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

Sterling Estates Homeowners Association, I

	Income -	Expenses =	Cash Flow
MTD	$49,278.60	$16,388.84	$32,889.76
YTD	$49,278.60	$16,388.84	$32,889.76
	Misc Income		$35,525.00
	Account Balance:		$68,414.76

Expenses:

Piedmont Natural Gas	$28.67
Kelly Farotto	$255.78
Sterling Management Services	$260.00
Sterling Management Services	$203.30
Sterling Management Services	$141.82
Chris's Property Services Inc	$250.00

Sterling Management Services	$106.17
Duke Energy	$2,632.59
Spartanburg Water Works	$1,103.01
Spartanburg Water Works	$26.14
Gerald Knight	$104.29
Spartanburg Water Works	$246.13
Law Firm Carolinas	$360.00
Duke Energy	$747.40
Duke Energy	$141.01
Duke Energy	$547.22
Tanja Hitch	$43.64
Schneider Tree Care	$260.00
Register Of Mesne Conveyance	$10.00
Hinson Management, Inc.	$15.00
Fresh Splash Pool Services LLC	$923.58
Fresh Splash Pool Services LLC	$923.58
Sterling Landscape	$3,530.00
Spartanburg Water Works	$78.51
Management Fee	$2,961.0(
Totals	$15,898.84

Clubhouse Sterling Estates		Income -	Expenses =	Cash Flow
	MTD	$650.00	$490.00	$160.00
	YTD	$650.00	$490.00	$160.00

Income:			**Paid:**	**Balance**
Sterling Estates Clubhous		Current	$425.00	
Sterling Estates Pool	Sterling Estates Poo	Current	$225.00	

Totals	$650.00	$0.00

Expenses:

More Than Cleaning Services LLC	$190.00
Sterling Management Services	$300.00
Totals	$490.00

Register of Deeds Office - Recording Fees

To: Sterling Estates

Date: 7/8/2026

Type	Property Address	TOTAL
Release	Bates-326 Rhapsody Lane	$10.00

PAID

JUL 15 2026

BY: _____

Total: $10.00

DUKE ENERGY®

duke-energy.com
800.653.5307

RECEIVED
JUL 13 2026

BY: .....

Your Energy Bill

Service address
STERLING ESTATES HO ASSOC
535 STERLING DR

Bill date Jul 7, 2026
For service Jun 3 - Jul 2
30 days

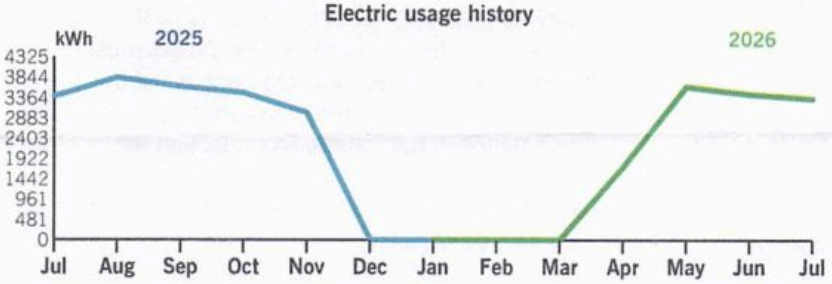
Billing summary

Previous Amount Due	$555.33
Payment Received Jun 29	-555.33
Current Electric Charges	511.42
Taxes	35.80
Total Amount Due Aug 03	**$547.22**

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° 85°

	Current Month	Jul 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3,353	3,402	26,200	2,183

12-month usage based on most recent history

PAID
JUL 21 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.20260706221412.7.afp-60695-000000787

DUKE ENERGY.

duke-energy.com
800.653.5307

RECEIVED
JUL 10 2026
BY: .....

Your Energy Bill

Service address
STERLING ESTATES HO ASSOC

Bill date Jul 8, 2026
For service Jun 3 - Jul 2

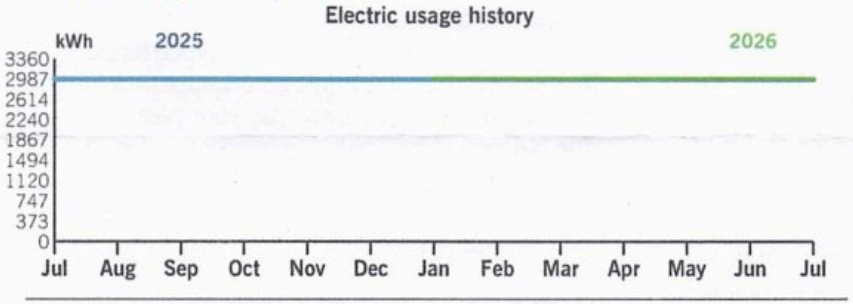
Billing summary

Previous Amount Due	$2,628.17
Payment Received Jun 30	-2,628.17
Current Lighting Charges	2,460.36
Taxes	172.23
Total Amount Due Aug 03	**$2,632.59**

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° 85°

	Current Month	Jul 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,987	2,987	35,844	2,987

12-month usage based on most recent history

PAID
JUL 17 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.20260707205716.55.afp-48283-000000883

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

"We Make Water Work" *** DRAFT NOTICE ***

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

Customer Name	STERLING ESTATES
Service Address	
Customer # / Account #	
Bill Date	06/24/2026

PAID RECEIVED
JUL 17 2026 JUL 14 2026
BY: BY:

ACCOUNT SUMMARY	
Previous Balance	$157.07
Payments	$(157.07)
Adjustments / Fees	$0.00
Balance Forward	$0.00
Current Charges	$246.13
Total Amount Due	**$246.13**
Current Charges Due Date	**7/19/2026**

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 5/15/2026 TO 6/16/2026 (32 DAYS)

Meter #		Previous Read	Current Read	Water Usage	Itemized Charges	Amount
Water	05027522	22868	23153	285	Base Charge – Water	$13.28
			Total Usage	285	Water Usage	$232.85
Sewer Volume		0			Total Current Charges	$246.13

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

***** Your bill will be drafted on or about the due date**

DUE TO DROUGHT CONDITIONS, SPARTANBURG WATER IS CURRENTLY ASKING ALL CUSTOMERS TO VOLUNTARILY RESTRICT THEIR NON-ESSENTIAL WATER USE. FOR MORE INFORMATION, PLEASE VISIT: HTTPS://WWW.SPARTANBURGWATER.ORG/DROUGHT-INFORMATION

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

"We Make Water Work" ***** DRAFT NOTICE *****

Customer Name	STERLING ESTATES
Service Address	
Customer # / Account #	
Bill Date	06/24/2026

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

PAID JUL 17 2026 BY:

RECEIVED JUL 14 2026 BY:

ACCOUNT SUMMARY	
Previous Balance	$27.73
Payments	$(27.73)
Adjustments / Fees	$0.00
Balance Forward	$0.00
Current Charges	$78.51
Total Amount Due	**$78.51**
Current Charges Due Date	**7/19/2026**

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 5/15/2026 TO 6/16/2026 (32 DAYS)

Meter #		Previous Read	Current Read	Water Usage	Itemized Charges	Amount
Water	05027568	2976	3013	37	Base Charge – Water	$13.28
			Total Usage	37	Water Usage	$30.23
					Base Charge – Sewer	$6.51
					Sewer Volume Charge	$28.49
Sewer Volume		37			Total Current Charges	$78.51

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

***** Your bill will be drafted on or about the due date**

DUE TO DROUGHT CONDITIONS, SPARTANBURG WATER IS CURRENTLY ASKING ALL CUSTOMERS TO VOLUNTARILY RESTRICT THEIR NON-ESSENTIAL WATER USE. FOR MORE INFORMATION, PLEASE VISIT: HTTPS://WWW.SPARTANBURGWATER.ORG/DROUGHT-INFORMATION

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

"We Make Water Work"

*** DRAFT NOTICE ***

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

Customer Name	STERLING ESTATES CLUB HS
Service Address	
Customer # / Account #	
Bill Date	06/24/2026

PAID
JUL 17 2026
BY:

RECEIVED
JUL 14 2026
BY:

ACCOUNT SUMMARY	
Previous Balance	$48.36
Payments	$(48.36)
Adjustments / Fees	$0.00
Balance Forward	$0.00
Current Charges	$26.14
Total Amount Due	**$26.14**
Current Charges Due Date	**7/19/2026**

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 5/15/2026 TO 6/16/2026 (32 DAYS)

Meter #		Previous Read	Current Read	Water Usage	Itemized Charges	Amount
Water	05027582	3436	3440	4	Base Charge – Water	$13.28
			Total Usage	4	Water Usage	$3.27
					Base Charge – Sewer	$6.51
					Sewer Volume Charge	$3.08
Sewer Volume		4			Total Current Charges	$26.14

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

***** Your bill will be drafted on or about the due date**

DUE TO DROUGHT CONDITIONS, SPARTANBURG WATER IS CURRENTLY ASKING ALL CUSTOMERS TO VOLUNTARILY RESTRICT THEIR NON-ESSENTIAL WATER USE. FOR MORE INFORMATION, PLEASE VISIT: HTTPS://WWW.SPARTANBURGWATER.ORG/DROUGHT-INFORMATION

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

"We Make Water Work" *** **DRAFT NOTICE** ***

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

Customer Name	STERLING ESTATES
Service Address	[redacted]
Customer # / Account #	
Bill Date	

PAID
JUL 17 2026
BY:

RECEIVED
JUL 14 2026
BY:

ACCOUNT SUMMARY	
Previous Balance	$914.28
Payments	$(914.28)
Adjustments / Fees	$0.00
Balance Forward	$0.00
Current Charges	$1,103.01
Total Amount Due	**$1,103.01**
Current Charges Due Date	**7/19/2026**

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 5/15/2026 TO 6/16/2026 (32 DAYS)

Meter #	Previous Read	Current Read	Water Usage	Itemized Charges	Amount
Irrigation 05026894	31682	32995	1313	Base Charge – Irrigation	$30.29
		Total Usage	1,313	Irrigation Usage	$1,072.72

Sewer Volume	0	Total Current Charges	$1,103.01

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

***** Your bill will be drafted on or about the due date**

DUE TO DROUGHT CONDITIONS, SPARTANBURG WATER IS CURRENTLY ASKING ALL CUSTOMERS TO VOLUNTARILY RESTRICT THEIR NON-ESSENTIAL WATER USE. FOR MORE INFORMATION, PLEASE VISIT: HTTPS://WWW.SPARTANBURGWATER.ORG/DROUGHT-INFORMATION

DUKE ENERGY.

duke-energy.com
800.653.5307

Your Energy Bill

Service address
STERLING ESTATES HO ASSOC
[redacted]

Bill date Jun 24, 2026
For service May 22 - Jun 22

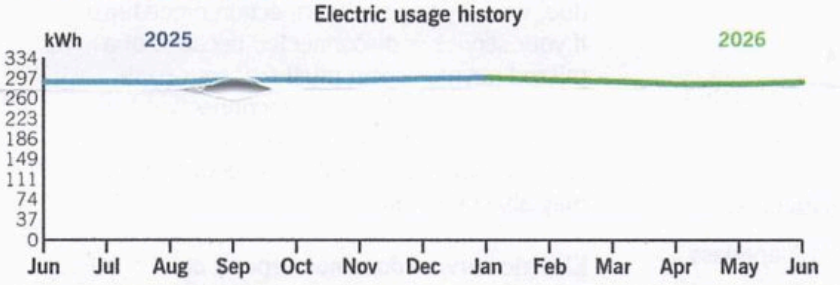
Billing summary

Previous Amount Due	$1,493.22
Payment Received Jun 22	-1,493.22
Current Lighting Charges	679.02
Current Electric Charges	19.49
Taxes	48.89
Total Amount Due Jul 20	**$747.40**

$

Thank you for your payment.

Your usage snapshot



Average temperature in degrees

77° 81° 73° 70° 60° 53° 44° 41° 46° 59° 65° 68° 75°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	289	290	3,497	291

12-month usage based on most recent history

RECEIVED
JUL 14 2026
BY:

PAID
JUL 17 2026
BY:

Late payments are subject to a 1.5% late charge.

sb.dec.duke.bills.20260623204327.40.afp-29747-000006277

DUKE ENERGY.

duke-energy.com
800.777.9898

Your Energy Bill

Service address
STERLING ESTATES HO ASSOC
5[redacted] STERLING DR
B[redacted]

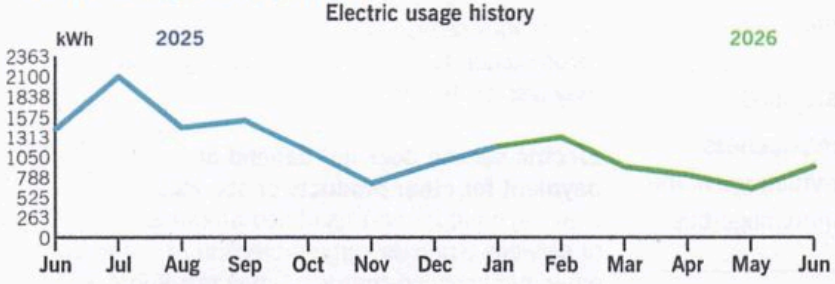
Bill date Jun 24, 2026
For service May 22 - Jun 22

Billing summary

Previous Amount Due	$226.67
Payment Received May 26	-226.67
Basic Customer Charge	11.96
Energy Charge	129.01
Fixed Monthly Leaf 50C Charge	0.52
Storm Recovery Charge	4.28
934.000 kWh @ $0.00458300	
Summary of Rider Adjustments	-4.76
Total Amount Due Jul 20	**$141.01**

RECEIVED
JUL 14 2026
BY:_____

Your usage snapshot



Average temperature in degrees

77° 81° 73° 70° 60° 53° 44° 41° 46° 59° 65° 68° 75°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	934	1,419	13,739	1,145

12-month usage based on most recent history

PAID
JUL 17 2026
BY:_____

$

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

Get a credit of up to $1,236 per charger to help cover the costs of preparing your home for convenient EV charging. Learn more at duke-energy.com/EVPrep.

Looking for ways to save money on future bills? We can help! Duke Energy offers eligible customers a FREE Home Energy Assessment to help customers save energy and money this Summer! This assessment will include a check for air leaks, examination of insulation levels, appliance review and more. To schedule a FREE assessment, call 866.518.1575 or visit duke-energy.com/EnergyPro

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.

Late payments are subject to a 1.5% late charge.

sb.dec.duke.bills.20260623204327.40.afp-28159-000006674

Piedmont Natural Gas

piedmontng.com
800.752.7504

Your Natural Gas Bill

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

Bill date Jun 22, 2026
For service May 20 - Jun 18
30 days

Accou

Account summary

Previous bill amount	**$28.67**
Payment(s) received as of Jun 19 - thank you	-28.67
Previous balance	0.00
Current billing and other basic charges	
Gas - Current month charges	26.79
Tax	1.88
Total current charges	28.67
Total account balance	**28.67**
Total amount due Jul 07	**$28.67**

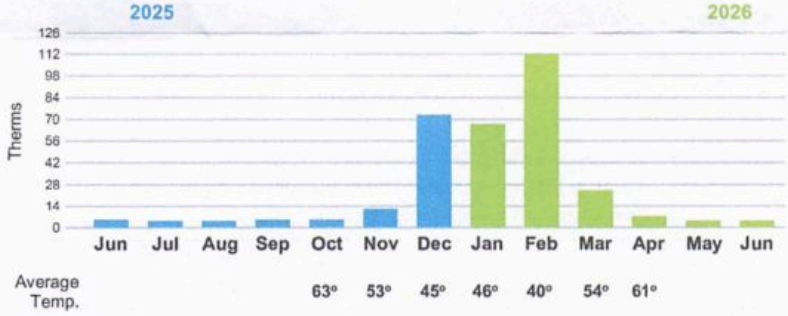
Late fees will be assessed after due date

Choose natural gas equipment for its superior energy efficiency, longer life and lower operating and maintenance costs. For more info, visit piedmontng.com/business.

PAID
JUL 17 2026
BY:

RECEIVED
JUL 14 2026
BY:

Gas usage history



One-year comparison

	Days in Service Period	Total Therms Used	Average Therms Used Per Day
Current	30	4	0.1333
Jun 2025	31	5	0.1613

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 Jun 18

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	May 20 to Jun 18 30 days	5679	5682	3	3	1.136	3.408	1.03580	4

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.20260619221340.17.afp-4395-000000397

South Carolina Secretary of State

Business Entities Online

File, Search, and Retrieve Documents Electronically

Transaction Complete

Your filing has been submitted for an approval.

Entity Name:

STERLING ESTATES HOMEOWNERS ASSOCIATION, INC.

Contact Information

Name: Gretchin McGuinn

Email: hoainfo@hinsonmanagement.com

Phone: 864-599-9019

Address: PO Box 160207
Boiling SPGS,
South Carolina
29316

Transaction Information

Transaction ID::2261233

Submission Date::7/3/2026 8:50:52 AM

PAID
JUL 15 2026
BY:

Forms Submitted

Notice of Change of Registered Office or Registered Agent or Both of a Nonprofit Corporation for a Domestic Nonprofit

Pricing Summary

Item	Price
Notice of Change of Registered Office or Registered Agent or Both of a Nonprofit Corporation	$10.00
Service Fee* SC.GOV	$5.00
Total Cost	**$15.00**

Please note that a hold may be placed on your account for the amount of the filing until the filing is reviewed by the SC Secretary of State's Office. This amount will be captured once the filing has been approved or released if the filing has been rejected.

Reimburse Hinson Management

Paid w/ Credit Card

For filing questions please contact us at **803-734-2158**

Copyright © 2026 State of South Carolina

Schneider Tree Care
231 Tanner Dr
Taylors, SC 29687
(864) 244 - 3088

INVOICE

Sterling Management Services
535 Sterling Drive
Boiling Springs, SC 29316

RECEIVED
JUL 14 2026
BY:

PO #	
Invoice #	77927
Billed Date	06/24/2026
Printed Date	06/24/2026
Amount Due	$260.00

Email: production@schneidertree.com
Website: www.schneidertree.com

Services

Service	Description	Complete	Total
Soil Applied Fungus Control	Soil Applied Fungus Control Treatment Area: Sweet Viburnum along Rocky Branch Road and behind the club house and along the fence line of neighbors backing up to Rocky Branch Road Treating For: Root disease Procedure: Apply a Fungus Control Treatment to the above-listed shrubs/trees to control the above-listed Fungus problems.	06/23/2026	$260.00

Terms Net 30

Service Address Sterling Estates HOA
535 Sterling Drive
Boiling Springs, SC 29316

PAID
JUL 15 2026
BY:

Subtotal	$260.00
Sales Tax	$0.00
Total	$260.00
Amount Received	
Amount Due	$260.00

Please Note:
This bill is for services completed prior to the date on this invoice and may not include all work to be completed on your job. To view the status of any remaining work, or to make a payment, please contact our office at (864) 244-3088 or log in to your client portal at client.schneidertree.com. All Payments are due upon the completion of service. A late payment charge of 2.5% (minimum $1) will be assessed at 35 days after the invoice date.

Name	Ryan Johnson
Company	Sterling Management Services
Service Address	535 Sterling Drive Boiling Springs, SC 29316
Job #	77927
Invoice Date	06/24/2026
Amount Due	$260.00

We greatly appreciate your business.

If You Love Your Trees...

Checks/Bill Pay

Schneider Tree Care
231 Tanner Dr
Taylors, SC 29687

Card Payments

Contact us at 864-244-3088 or
Log in at client.schneidertree.com

* All card payments are subject to a convenience fee of 3%

Pay by ACH

Gretchin McGuinn

From:
Sent:
To:
Subject:
Attachments:)g

This was for the ice cream social, and leftovers were used for the July 4th event

The Walmart receipt the first four lines = (28.65)

The Amazon Receipt the Ice scoopers - (We will keep that at the clubhouse for future use) (14.99)

Total= 43.64

Best Regards,
Tanja Zust HITCH

MICHELIN

PAID
JUL 15 2026
BY:_____

Search or ask a question

Order Summary

Save

526

Order Summary

Item(s) Subtotal:	$45.96
Shipping & Handling:	$0.00
Total before tax:	$45.96
Estimated tax to be collected:	$3.22
Grand Total:	**$49.18**

Delivered June 19
Your package was left near the front door or porch.



Ice Cream Giant Coloring Poster/Tablecloth, 30 x 72 Inch Summer Theme Craft for Kids Art Crafts Paper Banner Kids Games Activities,Ice Cream Party Decorations for Classroom Wall School Home Parties
Sold by: NatNarr
Return or replace items: Eligible through July 19, 2026
$8.99

Delivered June 19
Your package was left near the front door or porch.



Ice Cream Scoop, 6PCS Nonstick Anti-Freeze Food grade PPR Rubber Ice Cream Scooper with the Hung Hole Design, Comfortable Handle, Dishwasher Safe,Ice Cream Scoops (6)
Sold by: QIANLI
Return or replace items: Eligible through July 19, 2026
$14.99

Delivered June 19
Your package was left near the front door or porch.

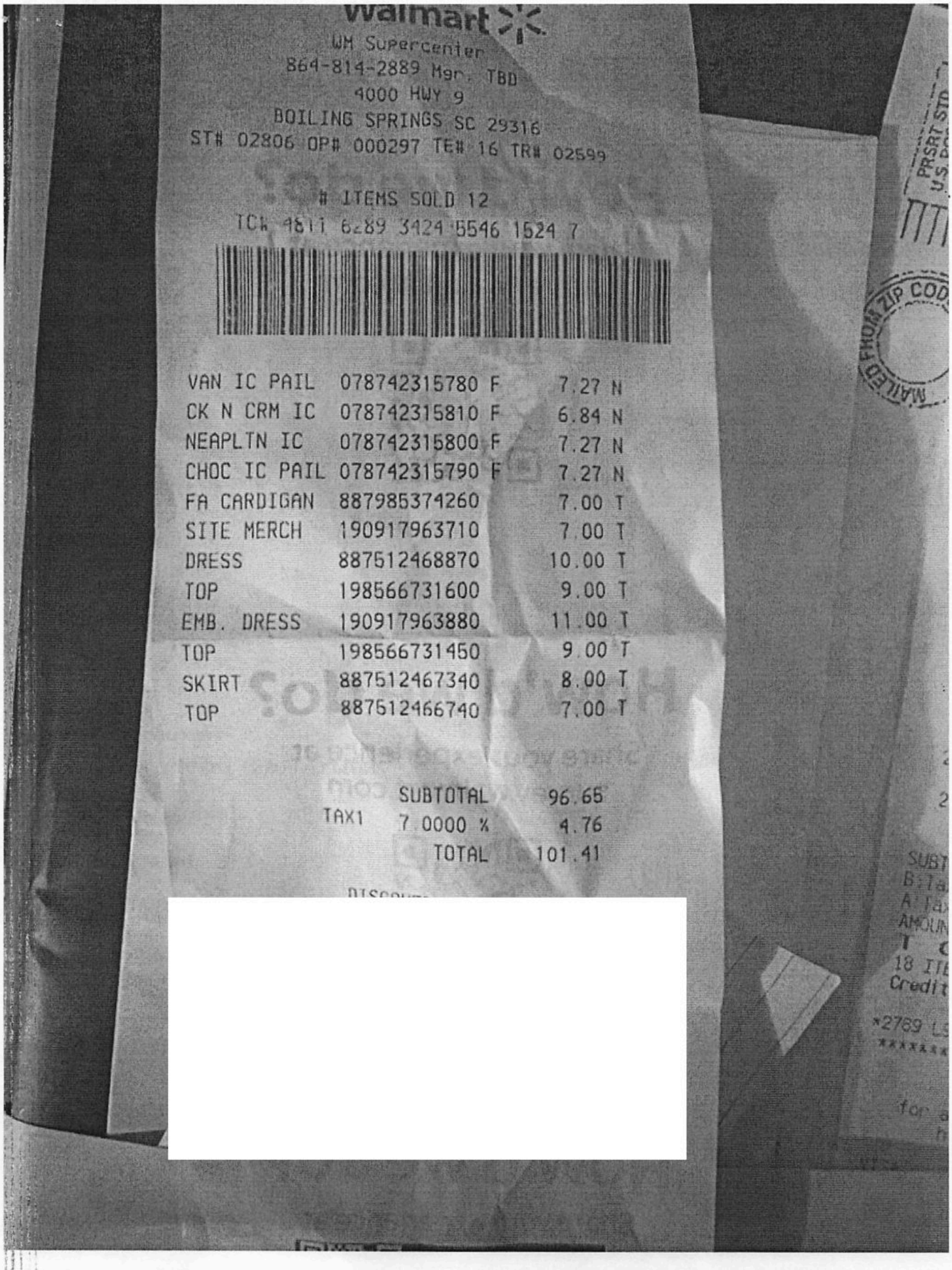


3 Pieces Ice Cream Sprinkle Plastic Tablecloth – 54x108 Inch Disposable Table Cover with Colorful Dripping Ice Cream and Confetti Design for Birthday, Socials, Kids' Parties, Summer Table Decorations
Sold by: Tedercle
Return or replace items: Eligible through July 19, 2026
$9.99

Delivered June 19
Your package was left near the front door or porch.



zilue Ice Cream Party Decorations, Hanging Ice Cream Paper Honeycomb Decorations for Birthday Party Baby Shower Two Sweet Party Decor Pack of 5 Mix
Sold by: Zilue
Return or replace items: Eligible through July 19, 2026
$11.99


Walmart
WM Supercenter
864-814-2889 Mgr: TBD
4000 HWY 9
BOILING SPRINGS SC 29316
ST# 02806 OP# 000297 TE# 16 TR# 02599
ITEMS SOLD 12
TC# 4811 6289 3424 5546 1524 7
VAN IC PAIL 078742315780 F 7.27 N
CK N CRM IC 078742315810 F 6.84 N
NEAPLTN IC 078742315800 F 7.27 N
CHOC IC PAIL 078742315790 F 7.27 N
FA CARDIGAN 887985374260 7.00 T
SITE MERCH 190917963710 7.00 T
DRESS 887512468870 10.00 T
TOP 198566731600 9.00 T
EMB. DRESS 190917963880 11.00 T
TOP 198566731450 9.00 T
SKIRT 887512467340 8.00 T
TOP 887512466740 7.00 T
SUBTOTAL 96.65
TAX1 7.0000 % 4.76
TOTAL 101.41

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

Invoice

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
98664	06/06/2026	$250.00	07/06/2026	Net 30	

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/30/2026	**Labor**	1.50	150.00	225.00
	Fuel / Vehicle Expense	1	25.00	25.00

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 TO EARN YOUR BUSINESS!

BALANCE DUE **$250.00**

RECEIVED
JUL 08 2026
BY:_____

Ways to pay

View and pay

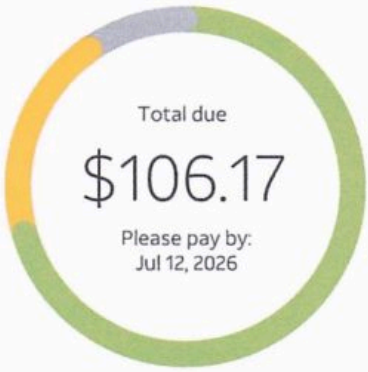
PAID
JUL 11 2026
BY:_____

AT&T

STERLING MANAGEMENT SERVICES,
PO BOX 160311
BOILING SPGS SC 29316-0040

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

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



Sterling Estates

Account summary

Your last bill	$95.85
Payment, Jun 18 - Thank you!	-$95.85
Remaining balance	$0.00

Paid to Sterling Management

Service summary

Account charges	Page 2	$10.32 Last bill $0.00, Difference +$10.32	What's changed? < Late payment fee
Internet	Page 2	$74.90 Last bill $74.90	
Phone	Page 2	$20.95 Last bill $20.95	
Total services		$106.17	

Total due $106.17
Please pay by Jul 12, 2026

RECEIVED
JUL 0 8 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

Return this portion with your check in the enclosed envelope. Payments may take 7 days to post.

Service activity

Account charges

Activity since last bill	May 21 - Jun 20		
1. Late Payment Fee	Jun 12	$9.99	< One-time charge
Company fees & surcharges			
2. Cost Assessment Charge		$0.12	
Government fees & taxes			
3. SC County Telecom Tax		$0.03	
4. SC State Telecom Tax		$0.18	
Total for Account charges		**$10.32**	

Internet

Monthly charges	Jun 21 - Jul 20	
1. Internet 300M / 300M *(Monthly Recurring Charge)*		$70.00
Company fees & surcharges		
2. Cost Assessment Charge		$4.90
Total for Internet		**$74.90**

Phone

Monthly charges	Jun 21 - Jul 20	
1. Phone Unlimited N. America 864.345.2171 *Promotional Offer*		$15.00
Company fees & surcharges		
2. Cost Assessment Charge		$0.36
3. Federal Universal Service Fee		$3.68
4. SC Telephone Relay Charge		$0.03
5. SC Universal Service Fee		$0.56
Government fees & taxes		
6. SC County 911 Service Fee		$0.50

Phone continues...

AutoPay enrollment

If I enroll in AutoPay, I authorize AT&T to pay my bill monthly by electronically deducting money from my bank account. I can cancel authorization by notifying AT&T at www.att.com or by calling the customer care number listed on my bill. Your enrollment could take 1-2 billing cycles for AutoPay to take effect. Continue to submit payment until page one of your invoice reflects that AutoPay has been scheduled.

Bank Account Holder Signature: _____

Date: _____

...Phone continued

7. SC County Telecom Tax	$0.12
8. SC State Telecom Tax	$0.70
Total for Phone	**$20.95**

News you can use

Products and services
Discover the latest AT&T products and services designed to keep you connected at att.com. Visit today to explore options that fit your lifestyle and needs.

Important information

Late payment fee
A late payment fee of up to $9.99 will be assessed if payment is not received on or before the due date.

Electronic check conversion
Paying by check authorizes AT&T to use the information from your check to make a one-time electronic fund transfer from your account. Funds may be withdrawn from your account as soon as your payment is received. If we cannot process the transaction electronically, you authorize AT&T to present an image copy of your check for payment. Your original check will be destroyed once processed. If your check is returned unpaid you agree to pay such fees as identified in the terms and conditions of your agreement, up to $30. Returned checks may be presented electronically. If you want to save time and stamps, sign up for AutoPay at att.com/autopay using your checking account. It's easy, secure, and convenient!

Fees and surcharges notice
AT&T collects monthly fees and surcharges to help recover its required contribution to government programs and to recover costs AT&T pays in taxes and required payments levied by federal, state, and local governments. These fees and surcharges included on your bill are periodically adjusted to align with the rates determined by the government agency that is responsible for the state or federal fund or tax and subject to change at any time without notice to you unless required by law. For more information, please contact an AT&T Service Representative at the phone number listed on the front of your bill.

AT&T Internet and AT&T Phone provided by AT&T South Carolina.
© 2026 AT&T Intellectual Property. All rights reserved.

Sterling Management Services, LLC

INVOICE

PO Box 160311
Boiling Springs, SC 29316
Phone: (864) 256-1136

INVOICE #	DATE
062026-18	6/18/2026

BILL TO

Sterling Estates HOA
535 Sterling Dr
Boiling Springs, SC 29316
SterlingEstatesHOA@gmail.com

RECEIVED
JUL 0 8 2026
BY:

TERMS

Due on Receipt

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Clubhouse cleaning	2	150.00	$ 300.00
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -

PAID
JUL 11 2026
BY:

Thank you for your business!

SUBTOTAL		300.00
TAX		N/A
TOTAL	**$**	**300.00**

If you have any questions about this invoice, please contact
[Sterling.Management.Svcs@gmail.com]

STERLING MANAGEMENT SERVICES

PO Box 160311
Boiling Springs, SC 29316
Phone: (864) 256-1136

STERLING

INVOICE
62026-15

DATE of Service
Jun-26

TERMS
Due on Receipt

BILL TO:
Sterling Estates HOA
535 Sterling dr
Boiling Springs, SC 29316

RECEIVED
JUL 0 8 2026
BY:

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Schneider TreeCare invoice 70890	1	$ 260.00	$ 260.00
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
	SUBTOTAL		$ 260.00

Thank you for your business!

If you have any questions about this invoice, please contact
[Sterling.Management.Svcs@gmail.com]

PAID
JUL 11 2026
BY:

Schneider Tree Care
231 Tanner Dr
Taylors, SC 29687
(864) 244 - 3088

PAID IN FULL

INVOICE

Sterling Management Services
PO Box 160311
Boiling Springs, SC 29316

PO #	
Invoice #	70890
Billed Date	12/09/2025
Printed Date	12/09/2025
Amount Due	$0.00

Email: production@schneidertree.com
Website: www.schneidertree.com

Services

Service	Description	Complete	Total
Soil Applied Fungus Control	Soil Applied Fungus Control Treatment Area: Sweet Viburnum along Rocky Branch Road and behind the club house and along the fence line of neighbors backing up to Rocky Branch Road Treating For: Root disease Procedure: Apply a Fungus Control Treatment to the above-listed shrubs/trees to control the above-listed Fungus problems.	12/08/2025	$260.00

Terms	Net 30
Service Address	Sterling Estates HOA 535 Sterling Drive Boiling Springs, SC 29316

Subtotal	$260.00
Sales Tax	$0.00
Total	$260.00
Amount Received	$260.00
Amount Due	$0.00

Please Note:
This bill is for services completed prior to the date on this invoice and may not include all work to be completed on your job. To view the status of any remaining work, or to make a payment, please contact our office at (864) 244-3088 or log in to your client portal at client.schneidertree.com. All Payments are due upon the completion of service. A late payment charge of 2.5% (minimum $1) will be assessed at 35 days after the invoice date.

Name	Jared Anderson
Company	Sterling Management Services
Service Address	535 Sterling Drive Boiling Springs, SC 29316
Job #	70890
Invoice Date	12/09/2025
Amount Due	$0.00

Checks/Bill Pay

Schneider Tree Care
231 Tanner Dr
Taylors, SC 29687

Card Payments

Contact us at 864-244-3088 or
Log in at client.schneidertree.com

* All card payments are subject to a convenience fee of 3%

We greatly appreciate your business.

If You Love Your Trees...

07

STERLING MANAGEMENT SERVICES

PO Box 160311
Boiling Springs, SC 29316
Phone: (864) 256-1136

STERLING

INVOICE
62026-15

DATE of Service
Jun-26

TERMS
Due on Receipt

BILL TO:
Sterling Estates HOA
535 Sterling dr
Boiling Springs, SC 29316

RECEIVED
JUL 08 2026
BY:

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Quickbooks subscription - Jan	1	$ 40.66	$ 40.66
Quickbooks subscription - Feb	1	$ 40.66	$ 40.66
Quickbooks subscription - Mar	1	$ 40.66	$ 40.66
Quickbooks subscription - Apr	1	$ 40.66	$ 40.66
Quickbooks subscription - May	1	$ 40.66	$ 40.66
			$ -
			$ -
			$ -
	SUBTOTAL		$ 203.30

Thank you for your business!

If you have any questions about this invoice, please contact
[Sterling.Management.Svcs@gmail.com]

PAID
JUL 11 2026
BY:

INTUIT

Intuit Inc.
2800 E. Commerce Center Place
Tucson, AZ 85706

Invoice

Invoice number: 10001463456939
Total: $40.66

Bill to

Payment details

Item	Qty	Unit price	Amount
QuickBooks Online Simple Start	1	$38.00	$38.00
Sales tax - Standard:			$2.66
Total invoice:			**$40.66**

Tax reporting information

Period for monthly fees:	Jan 30, 2026 - Mar 1, 2026
Total without tax:	$38.00
Total tax:	$2.66

(1) For subscriptions, your payment method on file will be automatically charged monthly/annually at the then-current list price until you cancel. If you have a discount it will apply to the then-current list price until it expires or is canceled. To cancel your subscription at any time, go to the Subscriptions and billing page and cancel the subscription. If your subscription is managed by an account manager, contact your account manager for changes to your subscription. (2) For one-time services, your payment method on file will reflect the charge in the amount referenced in this invoice. Terms, conditions, pricing, features, service, and support options are subject to change without notice.

Amounts are shown in USD. All dates and times are Pacific Standard Time (PST).

INTUIT

Invoice

Intuit Inc.
2800 E. Commerce Center Place
Tucson, AZ 85706

Invoice number: 10001480314521
Total: $40.66

Bill to

Payment details

Item	Qty	Unit price	Amount
QuickBooks Online Simple Start	1	$38.00	$38.00
Sales tax - Standard:			$2.66
Total invoice:			**$40.66**

Tax reporting information

Period for monthly fees:	Mar 30, 2026 - Apr 30, 2026
Total without tax:	$38.00
Total tax:	$2.66

(1) For subscriptions, your payment method on file will be automatically charged monthly/annually at the then-current list price until you cancel. If you have a discount it will apply to the then-current list price until it expires or is canceled. To cancel your subscription at any time, go to the Subscriptions and billing page and cancel the subscription. If your subscription is managed by an account manager, contact your account manager for changes to your subscription. (2) For one-time services, your payment method on file will reflect the charge in the amount referenced in this invoice. Terms, conditions, pricing, features, service, and support options are subject to change without notice.

Amounts are shown in USD. All dates and times are Pacific Standard Time (PST).

INTUIT

Intuit Inc.
2800 E. Commerce Center Place
Tucson, AZ 85706

Invoice

Invoice number: 10001488808518
Total: $40.66

Bill to

Payment details

Item	Qty	Unit price	Amount
QuickBooks Online Simple Start	1	$38.00	$38.00
Sales tax - Standard:			$2.66
Total invoice:			**$40.66**

Tax reporting information

Period for monthly fees:	Apr 30, 2026 - May 30, 2026
Total without tax:	$38.00
Total tax:	$2.66

(1) For subscriptions, your payment method on file will be automatically charged monthly/annually at the then-current list price until you cancel. If you have a discount it will apply to the then-current list price until it expires or is canceled. To cancel your subscription at any time, go to the Subscriptions and billing page and cancel the subscription. If your subscription is managed by an account manager, contact your account manager for changes to your subscription. (2) For one-time services, your payment method on file will reflect the charge in the amount referenced in this invoice. Terms, conditions, pricing, features, service, and support options are subject to change without notice.

Amounts are shown in USD. All dates and times are Pacific Standard Time (PST).

INTUIT

Intuit Inc.
2800 E. Commerce Center Place
Tucson, AZ 85706

Invoice

Invoice number: 10001497393632
Total: ~~$40.66~~

Bill to

Payment details

Item	Qty	Unit price	Amount
QuickBooks Online Simple Start	1	$38.00	$38.00
Sales tax - Standard:			$2.66
Total invoice:			**$40.66**

Tax reporting information

Period for monthly fees:	May 30, 2026 - Jun 30, 2026
Total without tax:	$38.00
Total tax:	$2.66

(1) For subscriptions, we will charge or bill you in accordance with your selected payment method at the then-current list price until you cancel. If you have a discount it will apply to the then-current list price until it expires or is canceled. To cancel your subscription at any time, go to the Subscriptions and billing page and cancel the subscription. If your subscription is managed by an account manager, contact your account manager for changes to your subscription. (2) For one-time services, your payment method on file will reflect the charge in the amount referenced in this invoice. Terms, conditions, pricing, features, service, and support options are subject to change without notice.

Amounts are shown in USD. All dates and times are Pacific Standard Time (PST).

STERLING MANAGEMENT SERVICES

PO Box 160311
Boiling Springs, SC 29316
Phone: (864) 256-1136

STERLING
MANAGEMENT SERVICES

INVOICE
62026-15

DATE of Service
Jun-26

TERMS
Due on Receipt

BILL TO:
Sterling Estates HOA
535 Sterling dr
Boiling Springs, SC 29316

RECEIVED
JUL 0 8 2026
BY:_____

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
2025 Property Taxes - 2-44-00-041.01	1	$ 10.64	$ 10.64
2025 Property Taxes - 2-44-00-041.67	1	$ 28.36	$ 28.36
2025 Property Taxes - 2-44-00-169.00	1	$ 10.64	$ 10.64
2025 Property Taxes - 2-44-00-041.00	1	$ 70.90	$ 70.90
2025 Property Taxes - 2-44-00-041.07	1	$ 10.64	$ 10.64
2025 Property Taxes - 2-44-00-041.06	1	$ 10.64	$ 10.64
			$ -
			$ -
	SUBTOTAL		$ 141.82

Thank you for your business!

If you have any questions about this invoice, please contact
[Sterling.Management.Svcs@gmail.com]

PAID
JUL 11 2026
BY:_____

Oren L. Brady III
Spartanburg County Treasurer
PO Box 100260
Columbia, SC 29202-3260

RETURN SERVICE REQUESTED

SEE REVERSE SIDE

SPARTANBURG COUNTY, SOUTH CAROLINA
PROPERTY TAX NOTICE
2025

RECEIPT NUMBER	DISTRICT	TOWN	PROPERTY TYPE
183003-25-3	2SSBSF		REAL

STERLING ESTATES HOMEOWNERS
PO BOX 26844
CHARLOTTE NC 28221

	PROPERTY VALUATION	TAX LEVY	PROPERTY TAX
COUNTY	30	354.500	10.64

NO. ACRES	NO. LOTS	NO. BUILDINGS	TOTAL APPRAISAL		TOTAL ASSESSMENT
	1		500		30
PERSONAL APPRAISAL	RATIO	PERSONAL ASSESSMENT	LAND APPRAISAL	RATIO	LAND ASSESSMENT
			500	6%	30
MAP NUMBER			BUILDING APPRAISAL	RATIO	BUILDING ASSESSMENT
2-44-00-041.06					
PRIOR YEAR TAXES	$10.57				

PROPERTY / LOCATION DESCRIPTION

0 ROCKY BRANCH RD	ROCKY BRANCH RD

CLASS	PROPERTY TYPE	APPRAISAL	RATIO	ASSESSMENT
RG	REGULAR	500	6%	30

SEE HOMESTEAD INFORMATION ON BACK OF NOTICE

COUNTY TAX DOLLARS DISTRIBUTION

Tax Breakdown by Entity	Levy Mills	Levy %	Tax Dollars
Education School	.24810	70.02%	7.45
General County Oper. Budget	.04870	13.62%	1.45
County Bond Debt Service	.00630	1.79%	.19
Library	.00970	2.73%	.29
County Wide Fire	.00050	.19%	.02
Fire District	.02030	5.73%	.61
Fire District Bonds			
Water District			
Sewer	.00860	2.44%	.26
Charles Lea Center	.00120	.38%	.04
Spartanburg Comm. College	.00580	1.60%	.17
Park Fund	.00440	1.22%	.13
Federal Stormwater Mandate	.00090	.28%	.03

COUNTY TAXES	CITY TAXES	TOTAL TAXES
$10.64	$.00	$10.64

	COUNTY	CITY
TOTAL TAX	10.64	
LESS HOMESTEAD EXEMPTION		
LESS SCHOOL TAX CREDIT		
PLUS LANDFILL FEE		

PAY THIS AMOUNT ON OR BEFORE JANUARY 15, 2026

$10.64

After JANUARY 15, 2026 Plus 3% Penalty	$10.96
After FEBRUARY 2, 2026 Plus 10% Penalty	$11.70
After MARCH 16, 2026 Plus 15% Penalty	$12.24 PLUS COST

RETURN THE STUB BELOW WITH PAYMENT

False Alarm Ordinance: You must register your alarm system. See: www.spartanburgcounty.org

Avoid lines at the County Treasurer's Office: Pay by Mail or use the Night Depository box. You may also pay by telephone at 1-864-606-3466 or online at www.spartanburgcountytax.com You will be mailed a receipt if you pay online or by phone.

FOR TAX BILL INFORMATION CALL:

ASSESSOR'S OFFICE 864-596-2544	AUDITOR'S OFFICE 864-596-2600	TREASURER'S OFFICE 864-596-2603	TAX COLLECTOR'S OFFICE 864-596-2597
Questions on real estate appraisals and assessments. Mobile Homes are considered real estate for property taxation.	Questions on the billing of vehicles, boats / motors, aircraft, office furniture or manufacturing property. Questions on Homestead eligibility.	Questions on receipt of tax payment or to verify payment by an individual or mortgage company. To make a payment by phone: 1-864-606-3466	Questions on delinquent taxes, tax sale, or redemption of tax sale property. S.C. Law requires the delinquent tax collector to sell property if all taxes, penalties and costs are not paid by 9 AM on the day of Tax Sale.

IMPORTANT INFORMATION

TAX BILLS FOR REAL PROPERTY AND MOBILE HOMES ARE ISSUED TO THE OWNER OF RECORD AS OF DECEMBER 31st OF PREVIOUS YEAR. IF YOU HAVE SOLD THIS PROPERTY, THE NEW OWNER MAY BE LIABLE FOR THIS CHARGE. SPARTANBURG COUNTY DOES NOT PRORATE OR DIVIDE TAXES ON REAL PROPERTY. NEW OWNERS MAY BE ELIGIBLE FOR OWNER OCCUPIED SPECIAL ASSESSMENT IF THE PROPERTY IS USED AS A LEGAL RESIDENCE.

THE OWNER OF PERSONAL PROPERTY THAT IS REQUIRED TO BE LICENSED OR REGISTERED WITH AN AGENCY OR DEPARTMENT OF THE STATE MAY APPEAL IN WRITING TO THE COUNTY AUDITOR THE VALUATION OF THE PROPERTY AT ANY TIME ON OR BEFORE THE LAST DAY THE TAX CAN BE TIMELY PAID.

FREQUENTLY ASKED QUESTIONS

DO I PAY TAXES TO EVERY TAXING DISTRICT?
No. There are many taxing districts within Spartanburg County. In your district you are taxed for countywide expenses and specific expenses for that district. Residents pay different taxes depending on where they live and what expenses are incurred in that district. For example, you also elect a school board for your district. Schools control the largest portion of your tax bill and you will pay a different tax than someone in a different school district.

ARE THESE ALL COUNTY TAXES?
No. Although you receive your tax bill from the County Auditor and pay your taxes to the County Treasurer, there are various non-county government taxes that are included in your tax bill. Rather than you receiving numerous bills from different taxing entities, and in order to keep mailing costs down, the County sends out and collects taxes for everyone.

HOMESTEAD EXEMPTION
If you became 65 years of age during the prior year and you own your primary residence, you may qualify for Homestead Exemption. For questions regarding eligibility status and application procedures, call your County Auditor at 864-596-2600.

NOTICE:

IF THERE IS A CITY FEE INCLUDED ON YOUR TAX NOTICE, IT WAS AUTHORIZED AND CHARGED BY THE CITY IN WHICH YOUR PROPERTY IS LOCATED. ANY QUESTIONS CONCERNING THESE FEES SHOULD BE DIRECTED TO THE CITY PHONE NUMBER PROVIDED ON THE FRONT OF THIS BILL.

If your address has changed...Please fill out the information below.

Physical Address	Mailing Address
Street: _____	Street: _____
_____	_____
City: _____	City: _____
State: _____ Zip: _____	State: _____ Zip: _____

Change of Address Authorization: _____

Oren L. Brady III
Spartanburg County Treasurer
PO Box 100260
Columbia, SC 29202-3260

RETURN SERVICE REQUESTED

SEE REVERSE SIDE

SPARTANBURG COUNTY, SOUTH CAROLINA
PROPERTY TAX NOTICE
2025

RECEIPT NUMBER	DISTRICT	TOWN	PROPERTY TYPE
183005-25-3	2SSBSF		REAL

00623776

**********ALL FOR AADC 282
STERLING ESTATES HOMEOWNERS ASSOCIATION
HINSON MANAGEMENT C/O
PO BOX 26844
CHARLOTTE, NC 28221-6844

	PROPERTY VALUATION	TAX LEVY	PROPERTY TAX
COUNTY	30	354.500	10.64

NO. ACRES	NO. LOTS	NO. BUILDINGS	TOTAL APPRAISAL	TOTAL ASSESSMENT
	1		500	30

PERSONAL APPRAISAL	RATIO	PERSONAL ASSESSMENT	LAND APPRAISAL	RATIO	LAND ASSESSMENT
			500	6%	30

MAP NUMBER	BUILDING APPRAISAL	RATIO	BUILDING ASSESSMENT
2-44-00-041.07			

PRIOR YEAR TAXES	$10.57

PROPERTY / LOCATION DESCRIPTION

ROCKY BRANCH RD	ROCKY BRANCH RD

CLASS	PROPERTY TYPE	APPRAISAL	RATIO	ASSESSMENT
RG	REGULAR	500	6%	30

SEE HOMESTEAD INFORMATION ON BACK OF NOTICE

COUNTY TAX DOLLARS DISTRIBUTION

Tax Breakdown by Entity	Levy Mills	Levy %	Tax Dollars
Education School	.24810	70.02%	7.45
General County Oper. Budget	.04870	13.62%	1.45
County Bond Debt Service	.00630	1.79%	.19
Library	.00970	2.73%	.29
County Wide Fire	.00050	.19%	.02
Fire District	.02030	5.73%	.61
Fire District Bonds			
Water District			
Sewer	.00860	2.44%	.26
Charles Lea Center	.00120	.38%	.04
Spartanburg Comm. College	.00580	1.60%	.17
Park Fund	.00440	1.22%	.13
Federal Stormwater Mandate	.00090	.28%	.03

COUNTY TAXES	CITY TAXES	TOTAL TAXES
$10.64	$.00	$10.64

	COUNTY	CITY
TOTAL TAX	10.64	
LESS HOMESTEAD EXEMPTION		
LESS SCHOOL TAX CREDIT		
PLUS LANDFILL FEE		

PAY THIS AMOUNT ON OR BEFORE JANUARY 15, 2026

$10.64

After JANUARY 15, 2026 Plus 3% Penalty	$10.96
After FEBRUARY 2, 2026 Plus 10% Penalty	$11.70
After MARCH 16, 2026 Plus 15% Penalty	$12.24 PLUS COST

RETURN THE STUB BELOW WITH PAYMENT

False Alarm Ordinance: You must register your alarm system. See: www.spartanburgcounty.org

Avoid lines at the County Treasurer's Office: Pay by Mail or use the Night Depository box. You may also pay by telephone at 1-864-606-3466 or online at www.spartanburgcountytax.com You will be mailed a receipt if you pay online or by phone.

FOR TAX BILL INFORMATION CALL:

ASSESSOR'S OFFICE 864-596-2544	AUDITOR'S OFFICE 864-596-2600	TREASURER'S OFFICE 864-596-2603	TAX COLLECTOR'S OFFICE 864-596-2597
Questions on real estate appraisals and assessments. Mobile Homes are considered real estate for property taxation.	Questions on the billing of vehicles, boats / motors, aircraft, office furniture or manufacturing property. Questions on Homestead eligibility.	Questions on receipt of tax payment or to verify payment by an individual or mortgage company. To make a payment by phone: 1-864-606-3466	Questions on delinquent taxes, tax sale, or redemption of tax sale property. S.C. Law requires the delinquent tax collector to sell property if all taxes, penalties and costs are not paid by 9 AM on the day of Tax Sale.

IMPORTANT INFORMATION

TAX BILLS FOR REAL PROPERTY AND MOBILE HOMES ARE ISSUED TO THE OWNER OF RECORD AS OF DECEMBER 31st OF PREVIOUS YEAR. IF YOU HAVE SOLD THIS PROPERTY, THE NEW OWNER MAY BE LIABLE FOR THIS CHARGE. SPARTANBURG COUNTY DOES NOT PRORATE OR DIVIDE TAXES ON REAL PROPERTY. NEW OWNERS MAY BE ELIGIBLE FOR OWNER OCCUPIED SPECIAL ASSESSMENT IF THE PROPERTY IS USED AS A LEGAL RESIDENCE.

THE OWNER OF PERSONAL PROPERTY THAT IS REQUIRED TO BE LICENSED OR REGISTERED WITH AN AGENCY OR DEPARTMENT OF THE STATE MAY APPEAL IN WRITING TO THE COUNTY AUDITOR THE VALUATION OF THE PROPERTY AT ANY TIME ON OR BEFORE THE LAST DAY THE TAX CAN BE TIMELY PAID.

FREQUENTLY ASKED QUESTIONS

DO I PAY TAXES TO EVERY TAXING DISTRICT?
No. There are many taxing districts within Spartanburg County. In your district you are taxed for countywide expenses and specific expenses for that district. Residents pay different taxes depending on where they live and what expenses are incurred in that district. For example, you also elect a school board for your district. Schools control the largest portion of your tax bill and you will pay a different tax than someone in a different school district.

ARE THESE ALL COUNTY TAXES?
No. Although you receive your tax bill from the County Auditor and pay your taxes to the County Treasurer, there are various non-county government taxes that are included in your tax bill. Rather than you receiving numerous bills from different taxing entities, and in order to keep mailing costs down, the County sends out and collects taxes for everyone.

HOMESTEAD EXEMPTION
If you became 65 years of age during the prior year and you own your primary residence, you may qualify for Homestead Exemption. For questions regarding eligibility status and application procedures, call your County Auditor at 864-596-2600.

NOTICE:

IF THERE IS A CITY FEE INCLUDED ON YOUR TAX NOTICE, IT WAS AUTHORIZED AND CHARGED BY THE CITY IN WHICH YOUR PROPERTY IS LOCATED. ANY QUESTIONS CONCERNING THESE FEES SHOULD BE DIRECTED TO THE CITY PHONE NUMBER PROVIDED ON THE FRONT OF THIS BILL.

If your address has changed...Please fill out the information below.

Physical Address	Mailing Address
Street: _____	Street: _____
_____	_____
City: _____	City: _____
State: _____ Zip: _____	State: _____ Zip: _____

Change of Address Authorization: _____

Oren L. Brady III
Spartanburg County Treasurer
PO Box 100260
Columbia, SC 29202-3260

RETURN SERVICE REQUESTED

SEE REVERSE SIDE

SPARTANBURG COUNTY, SOUTH CAROLINA
PROPERTY TAX NOTICE
2025

RECEIPT NUMBER	DISTRICT	TOWN	PROPERTY TYPE
183004-25-3	2SSBSF		REAL

**********ALL FOR AADC 282
STERLING ESTATES HOMEOWNERS ASSOCIATION
PO BOX 26844
CHARLOTTE, NC 28221-6844

	PROPERTY VALUATION	TAX LEVY	PROPERTY TAX
COUNTY	200	354.500	70.90

NO. ACRES	NO. LOTS	NO. BUILDINGS	TOTAL APPRAISAL	TOTAL ASSESSMENT
	1		3,300	200

PERSONAL APPRAISAL	RATIO	PERSONAL ASSESSMENT	LAND APPRAISAL	RATIO	LAND ASSESSMENT
			3,300	6%	200

MAP NUMBER	BUILDING APPRAISAL	RATIO	BUILDING ASSESSMENT
2-44-00-041.00			
PRIOR YEAR TAXES $70.48			

PROPERTY / LOCATION DESCRIPTION	
COLFAX DR	COLFAX DR

CLASS	PROPERTY TYPE	APPRAISAL	RATIO	ASSESSMENT
RG	REGULAR	3300	6%	200

SEE HOMESTEAD INFORMATION ON BACK OF NOTICE

COUNTY TAX DOLLARS DISTRIBUTION

Tax Breakdown by Entity	Levy Mills	Levy %	Tax Dollars
Education School	.24810	69.99%	49.62
General County Oper. Budget	.04870	13.72%	9.74
County Bond Debt Service	.00630	1.78%	1.26
Library	.00970	2.74%	1.94
County Wide Fire	.00050	.14%	.10
Fire District	.02030	5.73%	4.06
Fire District Bonds			
Water District			
Sewer	.00860	2.43%	1.72
Charles Lea Center	.00120	.34%	.24
Spartanburg Comm. College	.00580	1.64%	1.16
Park Fund	.00440	1.24%	.88
Federal Stormwater Mandate	.00090	.25%	.18

COUNTY TAXES	CITY TAXES	TOTAL TAXES
$70.90	$.00	$70.90

	COUNTY	CITY
TOTAL TAX	70.90	
LESS HOMESTEAD EXEMPTION		
LESS SCHOOL TAX CREDIT		
PLUS LANDFILL FEE		

PAY THIS AMOUNT ON OR BEFORE JANUARY 15, 2026

$70.90

After JANUARY 15, 2026 Plus 3% Penalty	$73.03
After FEBRUARY 2, 2026 Plus 10% Penalty	$77.99
After MARCH 16, 2026 Plus 15% Penalty	$81.54 PLUS COST

RETURN THE STUB BELOW WITH PAYMENT

False Alarm Ordinance: You must register your alarm system. See: www.spartanburgcounty.org

Avoid lines at the County Treasurer's Office: Pay by Mail or use the Night Depository box. You may also pay by telephone at 1-864-606-3466 or online at www.spartanburgcountytax.com You will be mailed a receipt if you pay online or by phone.

FOR TAX BILL INFORMATION CALL:

ASSESSOR'S OFFICE 864-596-2544	AUDITOR'S OFFICE 864-596-2600	TREASURER'S OFFICE 864-596-2603	TAX COLLECTOR'S OFFICE 864-596-2597
Questions on real estate appraisals and assessments. Mobile Homes are considered real estate for property taxation.	Questions on the billing of vehicles, boats / motors, aircraft, office furniture or manufacturing property. Questions on Homestead eligibility.	Questions on receipt of tax payment or to verify payment by an individual or mortgage company. To make a payment by phone: 1-864-606-3466	Questions on delinquent taxes, tax sale, or redemption of tax sale property. S.C. Law requires the delinquent tax collector to sell property if all taxes, penalties and costs are not paid by 9 AM on the day of Tax Sale.

IMPORTANT INFORMATION

TAX BILLS FOR REAL PROPERTY AND MOBILE HOMES ARE ISSUED TO THE OWNER OF RECORD AS OF DECEMBER 31st OF PREVIOUS YEAR. IF YOU HAVE SOLD THIS PROPERTY, THE NEW OWNER MAY BE LIABLE FOR THIS CHARGE. SPARTANBURG COUNTY DOES NOT PRORATE OR DIVIDE TAXES ON REAL PROPERTY. NEW OWNERS MAY BE ELIGIBLE FOR OWNER OCCUPIED SPECIAL ASSESSMENT IF THE PROPERTY IS USED AS A LEGAL RESIDENCE.

THE OWNER OF PERSONAL PROPERTY THAT IS REQUIRED TO BE LICENSED OR REGISTERED WITH AN AGENCY OR DEPARTMENT OF THE STATE MAY APPEAL IN WRITING TO THE COUNTY AUDITOR THE VALUATION OF THE PROPERTY AT ANY TIME ON OR BEFORE THE LAST DAY THE TAX CAN BE TIMELY PAID.

FREQUENTLY ASKED QUESTIONS

DO I PAY TAXES TO EVERY TAXING DISTRICT?
No. There are many taxing districts within Spartanburg County. In your district you are taxed for countywide expenses and specific expenses for that district. Residents pay different taxes depending on where they live and what expenses are incurred in that district. For example, you also elect a school board for your district. Schools control the largest portion of your tax bill and you will pay a different tax than someone in a different school district.

ARE THESE ALL COUNTY TAXES?
No. Although you receive your tax bill from the County Auditor and pay your taxes to the County Treasurer, there are various non-county government taxes that are included in your tax bill. Rather than you receiving numerous bills from different taxing entities, and in order to keep mailing costs down, the County sends out and collects taxes for everyone.

HOMESTEAD EXEMPTION
If you became 65 years of age during the prior year and you own your primary residence, you may qualify for Homestead Exemption. For questions regarding eligibility status and application procedures, call your County Auditor at 864-596-2600.

NOTICE:

IF THERE IS A CITY FEE INCLUDED ON YOUR TAX NOTICE, IT WAS AUTHORIZED AND CHARGED BY THE CITY IN WHICH YOUR PROPERTY IS LOCATED. ANY QUESTIONS CONCERNING THESE FEES SHOULD BE DIRECTED TO THE CITY PHONE NUMBER PROVIDED ON THE FRONT OF THIS BILL.

If your address has changed...Please fill out the information below.

Physical Address	Mailing Address
Street: _____	Street: _____
_____	_____
City: _____	City: _____
State: _____ Zip: _____	State: _____ Zip: _____

Change of Address Authorization: _____

Oren L. Brady III
Spartanburg County Treasurer
PO Box 100260
Columbia, SC 29202-3260

RETURN SERVICE REQUESTED

SEE REVERSE SIDE

SPARTANBURG COUNTY, SOUTH CAROLINA
PROPERTY TAX NOTICE
2025

RECEIPT NUMBER	DISTRICT	TOWN	PROPERTY TYPE
183007-25-3	2SSBSF		REAL

STERLING ESTATES HOMEOWNERS ASSOCIATION
PO BOX 26844
CHARLOTTE NC 28221

	PROPERTY VALUATION	TAX LEVY	PROPERTY TAX
COUNTY	30	354.500	10.64

NO. ACRES	NO. LOTS	NO. BUILDINGS	TOTAL APPRAISAL	TOTAL ASSESSMENT
	1		500	30

PERSONAL APPRAISAL	RATIO	PERSONAL ASSESSMENT	LAND APPRAISAL	RATIO	LAND ASSESSMENT
			500	6%	30

MAP NUMBER	BUILDING APPRAISAL	RATIO	BUILDING ASSESSMENT
2-44-00-169.00			

PRIOR YEAR TAXES	$10.57

PROPERTY / LOCATION DESCRIPTION	
250 ROCKY BRANCH RD	250 ROCKY BRANCH RD

CLASS	PROPERTY TYPE	APPRAISAL	RATIO	ASSESSMENT
RG	REGULAR	500	6%	30

SEE HOMESTEAD INFORMATION ON BACK OF NOTICE

COUNTY TAX DOLLARS DISTRIBUTION

Tax Breakdown by Entity	Levy Mills	Levy %	Tax Dollars
Education School	.24810	70.02%	7.45
General County Oper. Budget	.04870	13.62%	1.45
County Bond Debt Service	.00630	1.79%	.19
Library	.00970	2.73%	.29
County Wide Fire	.00050	.19%	.02
Fire District	.02030	5.73%	.61
Fire District Bonds			
Water District			
Sewer	.00860	2.44%	.26
Charles Lea Center	.00120	.38%	.04
Spartanburg Comm. College	.00580	1.60%	.17
Park Fund	.00440	1.22%	.13
Federal Stormwater Mandate	.00090	.28%	.03

COUNTY TAXES	CITY TAXES	TOTAL TAXES
$10.64	$.00	$10.64

	COUNTY	CITY
TOTAL TAX	10.64	
LESS HOMESTEAD EXEMPTION		
LESS SCHOOL TAX CREDIT		
PLUS LANDFILL FEE		

PAY THIS AMOUNT ON OR BEFORE JANUARY 15, 2026

$10.64

After JANUARY 15, 2026 Plus 3% Penalty	$10.96
After FEBRUARY 2, 2026 Plus 10% Penalty	$11.70
After MARCH 16, 2026 Plus 15% Penalty	$12.24 PLUS COST

RETURN THE STUB BELOW WITH PAYMENT

False Alarm Ordinance: You must register your alarm system. See: www.spartanburgcounty.org

Avoid lines at the County Treasurer's Office: Pay by Mail or use the Night Depository box. You may also pay by telephone at 1-864-606-3466 or online at www.spartanburgcountytax.com You will be mailed a receipt if you pay online or by phone.

FOR TAX BILL INFORMATION CALL:

ASSESSOR'S OFFICE 864-596-2544	AUDITOR'S OFFICE 864-596-2600	TREASURER'S OFFICE 864-596-2603	TAX COLLECTOR'S OFFICE 864-596-2597
Questions on real estate appraisals and assessments. Mobile Homes are considered real estate for property taxation.	Questions on the billing of vehicles, boats / motors, aircraft, office furniture or manufacturing property. Questions on Homestead eligibility.	Questions on receipt of tax payment or to verify payment by an individual or mortgage company. To make a payment by phone: 1-864-606-3466	Questions on delinquent taxes, tax sale, or redemption of tax sale property. S.C. Law requires the delinquent tax collector to sell property if all taxes, penalties and costs are not paid by 9 AM on the day of Tax Sale.

IMPORTANT INFORMATION

TAX BILLS FOR REAL PROPERTY AND MOBILE HOMES ARE ISSUED TO THE OWNER OF RECORD AS OF DECEMBER 31st OF PREVIOUS YEAR. IF YOU HAVE SOLD THIS PROPERTY, THE NEW OWNER MAY BE LIABLE FOR THIS CHARGE. SPARTANBURG COUNTY DOES NOT PRORATE OR DIVIDE TAXES ON REAL PROPERTY. NEW OWNERS MAY BE ELIGIBLE FOR OWNER OCCUPIED SPECIAL ASSESSMENT IF THE PROPERTY IS USED AS A LEGAL RESIDENCE.

THE OWNER OF PERSONAL PROPERTY THAT IS REQUIRED TO BE LICENSED OR REGISTERED WITH AN AGENCY OR DEPARTMENT OF THE STATE MAY APPEAL IN WRITING TO THE COUNTY AUDITOR THE VALUATION OF THE PROPERTY AT ANY TIME ON OR BEFORE THE LAST DAY THE TAX CAN BE TIMELY PAID.

FREQUENTLY ASKED QUESTIONS

DO I PAY TAXES TO EVERY TAXING DISTRICT?
No. There are many taxing districts within Spartanburg County. In your district you are taxed for countywide expenses and specific expenses for that district. Residents pay different taxes depending on where they live and what expenses are incurred in that district. For example, you also elect a school board for your district. Schools control the largest portion of your tax bill and you will pay a different tax than someone in a different school district.

ARE THESE ALL COUNTY TAXES?
No. Although you receive your tax bill from the County Auditor and pay your taxes to the County Treasurer, there are various non-county government taxes that are included in your tax bill. Rather than you receiving numerous bills from different taxing entities, and in order to keep mailing costs down, the County sends out and collects taxes for everyone.

HOMESTEAD EXEMPTION
If you became 65 years of age during the prior year and you own your primary residence, you may qualify for Homestead Exemption. For questions regarding eligibility status and application procedures, call your County Auditor at 864-596-2600.

NOTICE:

IF THERE IS A CITY FEE INCLUDED ON YOUR TAX NOTICE, IT WAS AUTHORIZED AND CHARGED BY THE CITY IN WHICH YOUR PROPERTY IS LOCATED. ANY QUESTIONS CONCERNING THESE FEES SHOULD BE DIRECTED TO THE CITY PHONE NUMBER PROVIDED ON THE FRONT OF THIS BILL.

If your address has changed...Please fill out the information below.

Physical Address	Mailing Address
Street: _____	Street: _____
_____	_____
City: _____	City: _____
State: _____ Zip: _____	State: _____ Zip: _____

Change of Address Authorization: _____

Oren L. Brady III
Spartanburg County Treasurer
PO Box 100260
Columbia, SC 29202-3260

RETURN SERVICE REQUESTED

00021777

**********ALL FOR AADC 282
STERLING ESTATES HOMEOWNERS ASSOCIATION
HINSON MANAGEMENT INC C/O
PO BOX 26844
CHARLOTTE, NC 28221-6844

SEE REVERSE SIDE

SPARTANBURG COUNTY, SOUTH CAROLINA
PROPERTY TAX NOTICE
2025

RECEIPT NUMBER	DISTRICT	TOWN	PROPERTY TYPE
183006-25-3	2SSBSF		REAL

	PROPERTY VALUATION	TAX LEVY	PROPERTY TAX
COUNTY	80	354.500	28.36

NO. ACRES	NO. LOTS	NO. BUILDINGS	TOTAL APPRAISAL	TOTAL ASSESSMENT
	1		1,400	80

PERSONAL APPRAISAL	RATIO	PERSONAL ASSESSMENT	LAND APPRAISAL	RATIO	LAND ASSESSMENT
			1,400	6%	80

MAP NUMBER	BUILDING APPRAISAL	RATIO	BUILDING ASSESSMENT
2-44-00-041.67			

PRIOR YEAR TAXES $28.19

PROPERTY / LOCATION DESCRIPTION

STERLING DR	STERLING DR

CLASS	PROPERTY TYPE	APPRAISAL	RATIO	ASSESSMENT
RG	REGULAR	1400	6%	80

COUNTY TAX DOLLARS DISTRIBUTION

Tax Breakdown by Entity	Levy Mills	Levy %	Tax Dollars
Education School	.24810	69.99%	19.85
General County Oper. Budget	.04870	13.77%	3.90
County Bond Debt Service	.00630	1.76%	.50
Library	.00970	2.75%	.78
County Wide Fire	.00050	.14%	.04
Fire District	.02030	5.71%	1.62
Fire District Bonds			
Water District			
Sewer	.00860	2.43%	.69
Charles Lea Center	.00120	.35%	.10
Spartanburg Comm. College	.00580	1.62%	.46
Park Fund	.00440	1.23%	.35
Federal Stormwater Mandate	.00090	.25%	.07

COUNTY TAXES	CITY TAXES	TOTAL TAXES
$28.36	$.00	$28.36

	COUNTY	CITY
TOTAL TAX	28.36	
LESS HOMESTEAD EXEMPTION		
LESS SCHOOL TAX CREDIT		
PLUS LANDFILL FEE		

PAY THIS AMOUNT ON OR BEFORE JANUARY 15, 2026

$28.36

After JANUARY 15, 2026 Plus 3% Penalty	$29.21
After FEBRUARY 2, 2026 Plus 10% Penalty	$31.20
After MARCH 16, 2026 Plus 15% Penalty	$32.61 PLUS COST

SEE HOMESTEAD INFORMATION ON BACK OF NOTICE

RETURN THE STUB BELOW WITH PAYMENT

Oren L. Brady III
Spartanburg County Treasurer
PO Box 100260
Columbia, SC 29202-3260

RETURN SERVICE REQUESTED

SEE REVERSE SIDE

SPARTANBURG COUNTY, SOUTH CAROLINA
PROPERTY TAX NOTICE
2025

RECEIPT NUMBER	DISTRICT	TOWN	PROPERTY TYPE
183002-25-3	2SSBSF		REAL

**********ALL FOR AADC 282
STERLING ESTATES HOMEOWNERS
PO BOX 26844
CHARLOTTE, NC 28221-6844

	PROPERTY VALUATION	TAX LEVY	PROPERTY TAX
COUNTY	30	354.500	10.64

NO. ACRES	NO. LOTS	NO. BUILDINGS	TOTAL APPRAISAL	TOTAL ASSESSMENT
	1		500	30

PERSONAL APPRAISAL	RATIO	PERSONAL ASSESSMENT	LAND APPRAISAL	RATIO	LAND ASSESSMENT
			500	6%	30

MAP NUMBER	BUILDING APPRAISAL	RATIO	BUILDING ASSESSMENT
2-44-00-041.01			

PRIOR YEAR TAXES	$10.57

PROPERTY / LOCATION DESCRIPTION

535 STERLING DR	535 STERLING DR

CLASS	PROPERTY TYPE	APPRAISAL	RATIO	ASSESSMENT
RG	REGULAR	500	6%	30

COUNTY TAX DOLLARS DISTRIBUTION

Tax Breakdown by Entity	Levy Mills	Levy %	Tax Dollars
Education School	.24810	70.02%	7.45
General County Oper. Budget	.04870	13.62%	1.45
County Bond Debt Service	.00630	1.79%	.19
Library	.00970	2.73%	.29
County Wide Fire	.00050	.19%	.02
Fire District	.02030	5.73%	.61
Fire District Bonds			
Water District			
Sewer	.00860	2.44%	.26
Charles Lea Center	.00120	.38%	.04
Spartanburg Comm. College	.00580	1.60%	.17
Park Fund	.00440	1.22%	.13
Federal Stormwater Mandate	.00090	.28%	.03

COUNTY TAXES	CITY TAXES	TOTAL TAXES
$10.64	$.00	$10.64

	COUNTY	CITY
TOTAL TAX	10.64	
LESS HOMESTEAD EXEMPTION		
LESS SCHOOL TAX CREDIT		
PLUS LANDFILL FEE		

PAY THIS AMOUNT ON OR BEFORE JANUARY 15, 2026

$10.64

After JANUARY 15, 2026 Plus 3% Penalty	$10.96
After FEBRUARY 2, 2026 Plus 10% Penalty	$11.70
After MARCH 16, 2026 Plus 15% Penalty	$12.24 PLUS COST

SEE HOMESTEAD INFORMATION ON BACK OF NOTICE

RETURN THE STUB BELOW WITH PAYMENT

False Alarm Ordinance: You must register your alarm system. See: www.spartanburgcounty.org

Avoid lines at the County Treasurer's Office: Pay by Mail or use the Night Depository box. You may also pay by telephone at 1-864-606-3466 or online at www.spartanburgcountytax.com You will be mailed a receipt if you pay online or by phone.

FOR TAX BILL INFORMATION CALL:

ASSESSOR'S OFFICE 864-596-2544	AUDITOR'S OFFICE 864-596-2600	TREASURER'S OFFICE 864-596-2603	TAX COLLECTOR'S OFFICE 864-596-2597
Questions on real estate appraisals and assessments. Mobile Homes are considered real estate for property taxation.	Questions on the billing of vehicles, boats / motors, aircraft, office furniture or manufacturing property. Questions on Homestead eligibility.	Questions on receipt of tax payment or to verify payment by an individual or mortgage company. To make a payment by phone: 1-864-606-3466	Questions on delinquent taxes, tax sale, or redemption of tax sale property. S.C. Law requires the delinquent tax collector to sell property if all taxes, penalties and costs are not paid by 9 AM on the day of Tax Sale.

IMPORTANT INFORMATION

TAX BILLS FOR REAL PROPERTY AND MOBILE HOMES ARE ISSUED TO THE OWNER OF RECORD AS OF DECEMBER 31st OF PREVIOUS YEAR. IF YOU HAVE SOLD THIS PROPERTY, THE NEW OWNER MAY BE LIABLE FOR THIS CHARGE. SPARTANBURG COUNTY DOES NOT PRORATE OR DIVIDE TAXES ON REAL PROPERTY. NEW OWNERS MAY BE ELIGIBLE FOR OWNER OCCUPIED SPECIAL ASSESSMENT IF THE PROPERTY IS USED AS A LEGAL RESIDENCE.

THE OWNER OF PERSONAL PROPERTY THAT IS REQUIRED TO BE LICENSED OR REGISTERED WITH AN AGENCY OR DEPARTMENT OF THE STATE MAY APPEAL IN WRITING TO THE COUNTY AUDITOR THE VALUATION OF THE PROPERTY AT ANY TIME ON OR BEFORE THE LAST DAY THE TAX CAN BE TIMELY PAID.

FREQUENTLY ASKED QUESTIONS

DO I PAY TAXES TO EVERY TAXING DISTRICT?
No. There are many taxing districts within Spartanburg County. In your district you are taxed for countywide expenses and specific expenses for that district. Residents pay different taxes depending on where they live and what expenses are incurred in that district. For example, you also elect a school board for your district. Schools control the largest portion of your tax bill and you will pay a different tax than someone in a different school district.

ARE THESE ALL COUNTY TAXES?
No. Although you receive your tax bill from the County Auditor and pay your taxes to the County Treasurer, there are various non-county government taxes that are included in your tax bill. Rather than you receiving numerous bills from different taxing entities, and in order to keep mailing costs down, the County sends out and collects taxes for everyone.

HOMESTEAD EXEMPTION
If you became 65 years of age during the prior year and you own your primary residence, you may qualify for Homestead Exemption. For questions regarding eligibility status and application procedures, call your County Auditor at 864-596-2600.

NOTICE:

IF THERE IS A CITY FEE INCLUDED ON YOUR TAX NOTICE, IT WAS AUTHORIZED AND CHARGED BY THE CITY IN WHICH YOUR PROPERTY IS LOCATED. ANY QUESTIONS CONCERNING THESE FEES SHOULD BE DIRECTED TO THE CITY PHONE NUMBER PROVIDED ON THE FRONT OF THIS BILL.

If your address has changed...Please fill out the information below.

Physical Address	Mailing Address
Street: _____	Street: _____
_____	_____
City: _____	City: _____
State: _____ Zip: _____	State: _____ Zip: _____

Change of Address Authorization: _____

Receipt #: 183004253 Status: Paid Date Paid: 01/15/26 Issue Date: 10/20/25 Total Paid: $70.90

Tax Information

Name:
STERLING ESTATES HOMEOWNERS ASSOCIATION

Tax Year:
2025

District/Levy:
2SSBSF / 354.5

City/Levy:
/

Total Appraisal:
3,300

Total Assessed:
200

Assessment Ratio:	Land Appraisal:	Building Appraisal:
6%	3,300	0

Property Information

Record Type:
Real Estate

Map Number:
2-44-00-041.00

Acres:
.00

Lots:
1

Description:
COLFAX DR

Property Address
COLFAX DR 00000 0000

Taxes

County Tax:
$70.90

City Tax:
$0.00

Fees:
$0.00

Residential Exemption:
$0.00

Homestead Exemption:
$0.00

Other Exemptions:
$0.00

Local Option Credit:
$0.00

Total Taxes:
$70.90

Receipt #: 183007253 Status: Paid Date Paid: 01/15/26 Issue Date: 10/20/25 Total Paid: $10.64

Tax Information

Name:
STERLING ESTATES HOMEOWNERS ASSOCIATION

Tax Year:
2025

District/Levy:
2SSBSF / 354.5

City/Levy:
/

Total Appraisal:
500

Total Assessed:
30

Assessment Ratio:	Land Appraisal:	Building Appraisal:
6%	500	0

Property Information

Record Type:
Real Estate

Map Number:
2-44-00-169.00

Acres:
.00

Lots:
1

Description:
250 ROCKY BRANCH RD

Property Address
250 ROCKY BRANCH RD 00000 0000

Taxes

County Tax:
$10.64

City Tax:
$0.00

Fees:
$0.00

Residential Exemption:
$0.00

Homestead Exemption:
$0.00

Other Exemptions:
$0.00

Local Option Credit:
$0.00

Total Taxes:
$10.64

Receipt #: 183006253 Status: Paid Date Paid: 01/15/26 Issue Date: 10/20/25 Total Paid: $28.36

Tax Information

Name:
STERLING ESTATES HOMEOWNERS ASSOCIATION

Tax Year:
2025

District/Levy:
2SSBSF / 354.5

City/Levy:
/

Total Appraisal:
1,400

Total Assessed:
80

Assessment Ratio:	Land Appraisal:	Building Appraisal:
6%	1,400	0

Property Information

Record Type:
Real Estate

Map Number:
2-44-00-041.67

Acres:
.00

Lots:
1

Description:
STERLING DR

Property Address
STERLING DR 00000 0000

Taxes

County Tax:
$28.36

City Tax:
$0.00

Fees:
$0.00

Residential Exemption:
$0.00

Homestead Exemption:
$0.00

Other Exemptions:
$0.00

Local Option Credit:
$0.00

Total Taxes:
$28.36

Receipt #: 183005253 Status: Paid Date Paid: 01/15/26 Issue Date: 10/20/25 Total Paid: $10.64

Tax Information

Name:
STERLING ESTATES HOMEOWNERS ASSOCIATION

Tax Year:
2025

District/Levy:
2SSBSF / 354.5

City/Levy:
/

Total Appraisal:
500

Total Assessed:
30

Assessment Ratio:	Land Appraisal:	Building Appraisal:
6%	500	0

Property Information

Record Type:
Real Estate

Map Number:
2-44-00-041.07

Acres:
.00

Lots:
1

Description:
ROCKY BRANCH RD

Property Address
ROCKY BRANCH RD 00000 0000

Taxes

County Tax:
$10.64

City Tax:
$0.00

Fees:
$0.00

Residential Exemption:
$0.00

Homestead Exemption:
$0.00

Other Exemptions:
$0.00

Local Option Credit:
$0.00

Total Taxes:
$10.64

Sterling Estates Reimbursement:

6/30/2026

Pay to: Gerald Knight

$101.19 Sam's Club

$3.10 Ellis Lock and Key

$104.29 Total Due

PAID
JUL 1 2026
BY:_____

Here's your Sam's Club receipt

From: Sam's Club (transaction@info.samsclub.com)

To:

Date: Tuesday, June 23, 2026 at 10:51 AM EDT

sam's club

Here's your Sam's Club receipt

Thanks! You can find your receipt in your order history on SamsClub.com.

Purchase details

Spartanburg Sam's Club #8142
200 Peachwood Centre Dr
Spartanburg SC 29301
8645743480
Get hours and directions

Date and Time
Tue, Jun 23 at 10:51 am

Cashier
Scan & Go

Purchased items (3)

BATH TISSUE
Item 007874224113

Qty 1 **$24.76**

POM TOWELS
Item 003650030504

Qty 1 **$35.83**

TOWEL
Item 004200020272

Qty 1 **$33.98**

Subtotal	$94.57
Sales tax	$6.62
Total	**$101.19**
Paid with	**Sam's Cash** **$1.29**
	99.90

Thanks for your order. If you have any questions, please visit our help center.

Get the App Your Account Your Club

Pickup | Instant Savings | All Services

*Please note that the Terms of Use located within Terms and Conditions and the Privacy Policy apply to both Sam's Club members and non-members. See below for additional details.

Sam's Club Member Services 2101 SE Simple Savings Drive, Bentonville, AR 72716-0745 ©2000–2026, Sam's Club Member Services. All rights reserved.

Privacy Policy and Terms & Conditions
Sam's Club wants to protect your security and privacy. Be assured that we will never ask for personal information (such as passwords or credit card numbers) in an email newsletter. If you receive such a request, please do not respond to that email. See our Privacy Policy and Terms and Conditions to learn more.

For questions about returns and refunds, see our Return / Refund Policy.

Having trouble viewing images? View this email on the web.

Key for Cleaning Vendor

Ellis Repair Service Locksmith

Ellis Repair Service Locksmith
199 John B White Sr Blvd

1 x Quick Item	$3.10
Subtotal	$3.10
Total	**$3.10**

Gretchin McGuinn

From:
Sent:
To:
Subject:
Attachments:

Gretchin,

These are approved for payment. If you can have a check ready on the 7th when we meet at Hinson's conference room I would appreciate it.
Check mis mate to Kelly Firrato

Thanks,
John Rogers

Here are the receipts for 4th of July.
$21 in coins. Mix of pennies and nickels. The bank has a $5 cap on pennies.
$234.78 from Instacart. Hotdogs, buns, water, Capri sun, popsicles, plates.
Please let me know if you need anything else. Thank you!

$255.78

PAID
JUL 1 2026
BY:_____


TRUIST
Thanks for banking with us.
It's easy to bank with us online.
Register for online banking
at Truist.com.
PD 06/30/2026 14:44 # 262
and collection from the issuing bank.
Building a better banking experience for
you.
Visit Truist.com or call
844.4TRUIST(844.487.8478).



$20.16 • each

~~$120.96~~



11 ct Sara Lee Hot Dog Buns, 16-count

$4.59 • each

"Typically Costco has 2 packs. This says...

$50.49



1 ct Kirkland Signature Purified Drinking Water, 16.9 fl oz, 40-count

$4.96 • each

$4.96



1 ct Capri Sun Flavored Juice Drink Blend, Variety Pack, 6 fl oz, 40-count

$13.05 • each

$13.05



1 ct Deebee's Organic Superfruit Freezie Pops Variety Pack, 1.35 fl oz,...

$12.43 • each

$12.43



1 ct Chinet Classic Lunch 8-3/4" Paper Plate, 225-count

$21.28 • each

$16.78

~~$21.28~~

8:40

← **Receipt**

BAKERY & DESSERTS



Sara Lee Hot Dog Buns, 16-count (each)
Item 1160114
11 x $4.59
$50.49

BEVERAGES



Capri Sun Flavored Juice Drink Blend, Variety Pack, 6 fl oz, 40-count (40 x 6 fl oz)
Item 438842
1 x $13.05
$13.05



Kirkland Signature Purified Drinking Water, 16.9 fl oz, 40-count (40 x 16.9 fl oz)
Item 782796
1 x $4.96
$4.96

DELI



Nathan's Beef Franks, 28 oz, 2-count (2 x 2 ct)
Item 965253
6 x $20.16
~~$120.96~~
~~$96.96~~
✓ Save $4

FROZEN FOODS



Deebee's Organic Superfruit Freezie Pops Variety Pack, 1.35 fl oz, 40-count (40 x 1.35 fl oz)
Item 1992399
1 x $12.43
$12.43

PAPER PRODUCTS & FOOD STORAGE



Chinet Classic Lunch 8-3/4" Paper Plate, 225-count (each)
Item 18695 [redacted]
~~$21.28~~



1 x $21.28

$10.78

✓ Save $4.50

ORDER TOTALS

Items Subtotal	$194.67
Delivery Fee	$5.99
Sales Tax	$1.29
Tip	$29.20
Service Fee	$13.63
Executive Member credit	-$10.00
Total	**$234.78**
You saved	$38.50

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

PAID
JUL 1 2026
BY:

Notes:

June 2026 Invoice

Invoice To:

Sterling Estates HOA

Invoice #	6292026
Date:	6/29/2026

Items

Date	Description	Price
6/26/2026	Weekly Cleaning of Club House	$ 150.00
6/26/2026	Weekly Cleaning of Club House bathrooms	$ 40.00
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -

RECEIVED
JUN 3 0 2026
BY: .....

PAID
JUL 1 2026

BY:_____

$ 190.00

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!

LAW FIRM CAROLINAS

Phone: 336-378-1899
Fax: 336-378-1850
www.lawfirmcarolinas.com
FEIN: 56-0949842

Statement Date May 27, 2026
Statement No.
Account No.

Sterling Estates Homeowners Association, Inc.
PO Box 160311
Boiling Springs, SC 29316

RECEIVED
JUL 16 2026
BY:

RE: HOA General (SC)

		Hours	
04/21/2026	DCW Initial receipt of questions re parking	0.10	40.00
04/21/2026	GG Sterling Estates - Reviewed all governing documents, including Declaration and Bylaws, with a focus on provisions related to parking provisions and restrictions to identify potential violations and advise on authority of the Board; Sterling Estates - Draft email detailing scope of parking provisions and to determine Board authority regarding street parking in the community to advise on options for potential parking violations;	1.00	200.00
04/22/2026	DCW Review and revise opinion and send to manager	0.30	120.00
	For Current Services Rendered	1.40	360.00
	Total Fees Plus Expenses		$360.00

PAID
JUL 23 2026
BY:

Major Credit Card

VISA MasterCard American Express Cards DISCOVER

Online payments with credit or debit cards are now available at www.lawfirmcarolinas.com/pay.cfm

Please Detach and Return This Portion With Your Remittance

Please make checks payable to:

Law Firm Carolinas
PO Box 41027
Greensboro, NC 27404-1027

Amount Remitted: _____
Check No.: _____
Statement Date
Statement No.
Account No.

Gretchin McGuinn

From:
Sent:
To:
Subject:

Gretchin,

You can pay this.

John Rogers

On 07/16/2026 11:16 AM EDT Gretchin McGuinn <hoainfo@hinsonmanagement.com> wrote:

Attached is the invoice from Law Office Carolinas for this invoice, please let me know if this is approved for payment.

Thank you,

GRETCHIN H. MCGUINN

Association Management Chief Financial Officer

864-599-9019 ext. 103

Office Hours: 8:30 AM to 5:00 PM Monday, Tuesday, Thursday, Friday

8:30 AM to 2:00 PM Wednesday

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
4399	7/1/2026	7/1/2026

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

Last Payment Received	2450.00
Previous Balance	0.00
Invoice #4399 Total	3530.00
Sales Tax	
Account Balance	**$3,530.00**

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

Date	Description	Qty	Price	Total
6/16/2026	Last Payment Received (Ref #: 335)			2450.00
	********* NEW ACCOUNT ACTIVITY *********			
7/1/2026	Monthly HOA Lawn Maintenance	1.00	2450.00	2450.00
6/22/2026	Clean Up Retention Pond	1.00	720.00	720.00
6/22/2026	Clean up adjacent lot	1.00	360.00	360.00

PAID
JUL 23 2026
BY:_____

RECEIVED
JUL 23 2026
BY:_____

PAYMENT STUB

Client Name	Sterling Estates HOA
For	535 Sterling Drive, Boiling Springs SC 29316
Invoice #	4399
Invoice Date	7/1/2026
Amount Due	$3,530.00
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 #
7/14/2026	3831

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 July 2026	923.58	923.58

RECEIVED
JUL 14 2026
BY: .....

PAID
JUL 23 2026
BY: _____

	Total	$923.58

Fresh Splash Pool Service LLC

137 Twin Creek Dr.
Boiling Springs, SC 29316

Invoice

Date	Invoice #
7/10/2026	3864

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 June 2026	923.58	923.58

RECEIVED
JUL 13 2026
BY: .....

PAID
JUL 23 2026
BY: _____

	Total	$923.58