# Sterling Estates HOA - Financial Activity

Q3: July through October 2026

| Income Statement | July 2026 | August 2026 | Sept. 2026 | Oct. 2026 | YTD Totals |
|---|---|---|---|---|---|
| Income/Collections | 49,278.60 | 21,382.19 | 20,063.24 | 2,226.11 | 92,950.14 |
| Expenses/Payments | 16,388.84 | 11,840.74 | 18,158.62 | 13,728.93 | 60,117.13 |
| **Net Income (Cash Flow)** | **$32,889.76** | **$9,541.45** | **$1,904.62** | **($11,502.82)** | **32,833.01** |

| Bank Balance / Reconciliation | July 2026 | August 2026 | Sept. 2026 | Oct. 2026 | |
|---|---|---|---|---|---|
| Beginning Account Balance | - | 68,414.76 | 78,196.21 | 88,131.61 | |
| Net Income (Cash Flow) | 32,889.76 | 9,541.45 | 1,904.62 | (11,502.82) | |
| Transfers in | 35,525.00 | 240.00 | 8,030.78 | | |
| **Ending Trust Account Balance** | **$68,414.76** | **$78,196.21** | **$88,131.61** | **$76,628.79** | **76,628.79** |

| As of 9/30/2026 | | |
|---|---|---|
| | HOA Operating Account - in trust (Hinson) | $ 76,628.79 |
| | Reserve Account (Truist Bank) | $ 100,000.00 |
| | Total of HOA cash balances | $ 176,628.79 |

***Note:*** *When Hinson Management was hired, the an initial operating account fund was created from which Hinson could pay HOA bills and collect HOA assessments, in the amount of $35,525. The HOA subsequently closed its operating account with Truist Bank in September. The $8,030.78 ending Truist balance was transferred into the HOA trust account held by Hinson. Both of these amounts are noted in purple above. July 2026 was the first full month of Hinson functioning as management.*

# Sterling Estates HOA — Outstanding Balance Summary

Q3 -- July through October 2026

| | July 2026 | August 2026 | September 2026 | October 2026 |
|---|---|---|---|---|
| Past due homeowner accounts | 200 | 107 | 66 | 61 |
| Outstanding balances (total) | $70,170.27 | $49,404.46 | $32,225.14 | $29,221.70 |
| Credits | ($860.93) | ($1,127.31) | ($1,127.33) | ($1,105.74) |
| **Net outstanding balance** | **$69,309.34** | **$48,277.15** | **$31,097.81** | **$31,097.81** |

***Discussion:*** *Hinson Management's first full month of work was July 2026. Net outstanding homeowner balances declined from $69,309.34 in July to $48,277.15 in August and $31,097.81 in September.* ***This is a $38,211.53 (55.1%) reduction from July through September. The number of accounts with outstanding balances declined from 200 to 66.***

# SE HOA BUDGET

through 10/30/26 (q3)

| Section | Category | 2026 Projected | 2026 Prorated/ YTD Budget | 2026 YTD Actual | Variance | Fav/ Unf |
|---|---|---|---|---|---|---|
| Revenue | Revenue/Collections | 180,675 | 150,563 | 178,786 | 28,224 | F |
| Revenue | Clubhouse/Cabana Rentals | 8,000 | 6,667 | 2,175 | (4,017) | U |
| Revenue | Clubhouse Rental Refunds | - | - | (1,075) | (1,075) | U |
| Revenue | Other | - | - | - | - | F |
| **Revenue** | **BUDGETED 2026** | **188,675** | **157,229** | **179,886** | **23,132** | **F** |

| Section | Category | 2026 Projected | 2026 Prorated/ YTD Budget | 2026 YTD Actual | Variance | Fav/ Unf |
|---|---|---|---|---|---|---|
| Expenses | Utilities- Electricity | 43,054 | 35,878 | 37,028 | (1,149) | U |
| Expenses | Landscaping | 23,583 | 19,653 | 24,140 | (4,488) | U |
| Expenses | Pool Maintenance | 17,494 | 14,578 | 13,867 | 712 | F |
| Expenses | Utilities- Water | 8,377 | 6,981 | 8,391 | (1,410) | U |
| Expenses | Cleaning and Clubhouse | 7,888 | 6,573 | 9,488 | (2,914) | U |
| Expenses | Maintenance - Emergency | 6,314 | 5,262 | - | 5,262 | F |
| Expenses | Insurance | 5,760 | 4,800 | 5,611 | (811) | U |
| Expenses | Maintenance - Pond | 5,675 | 4,729 | - | 4,729 | F |
| Expenses | Software/services | 4,987 | 4,156 | 420 | 3,736 | F |
| Expenses | Hospitality | 4,150 | 3,982 | 672 | 3,310 | F |
| Expenses | Maintenance - General | 3,469 | 2,891 | 1,848 | 1,042 | F |
| Expenses | Transaction fees | 3,789 | 3,158 | 1,521 | 1,637 | F |
| Expenses | Website | 2,009 | 1,674 | - | 1,674 | F |
| Expenses | Telephone/Internet | 1,623 | 1,353 | 1,149 | 204 | F |
| Expenses | Security | 752 | 627 | - | 627 | F |
| Expenses | Utilities- Gas | 500 | 417 | 631 | (214) | U |
| Expenses | Management Fee | 21,900 | 18,250 | 16,709 | 1,541 | F |
| Expenses | Office/Admin/Misc Expenses | 3,220 | 2,683 | 2,145 | 538 | F |
| Expenses | Legal/Professional | - | - | 526 | (526) | U |
| Expenses | Charitable contributions | - | - | 1,276 | (1,276) | U |
| Expenses | Unknown | - | - | 4,016 | (4,016) | U |
| **Expenses** | **BUDGETED 2026** | **164,544** | **137,644** | **129,437** | **8,207** | **F** |
| | **RESULTS** | | | | **31,339** | **F** |

October invoices.pdf
7.7 MB

# SE HOA BUDGET

through 10/30/26 (q3)

| Section | Category | 2026 Projected | 2026 Prorated/ YTD Budget | 2026 YTD Actual | Variance | Fav/ Unf |
|---|---|---|---|---|---|---|
| Revenue | Revenue/Collections | 180,675 | 150,563 | 178,786 | 28,224 | F |
| Revenue | Clubhouse/Cabana Rentals | 8,000 | 6,667 | 2,175 | (4,017) | U |
| Revenue | Clubhouse Rental Refunds | - | - | (1,075) | (1,075) | U |
| Revenue | Other | - | - | - | - | F |
| **Revenue** | **BUDGETED 2026** | **188,675** | **157,229** | **179,886** | **23,132** | **F** |
| Expenses | Utilities- Electricity | 43,054 | 35,878 | 37,028 | (1,149) | U |
| Expenses | Landscaping | 23,583 | 19,653 | 24,140 | (4,488) | U |
| Expenses | Pool Maintenance | 17,494 | 14,578 | 13,867 | 712 | F |
| Expenses | Utilities- Water | 8,377 | 6,981 | 8,391 | (1,410) | U |
| Expenses | Cleaning and Clubhouse | 7,888 | 6,573 | 9,488 | (2,914) | U |
| Expenses | Maintenance - Emergency | 6,314 | 5,262 | - | 5,262 | F |
| Expenses | Insurance | 5,760 | 4,800 | 5,611 | (811) | U |
| Expenses | Maintenance - Pond | 5,675 | 4,729 | - | 4,729 | F |
| Expenses | Software/services | 4,987 | 4,156 | 420 | 3,736 | F |
| Expenses | Hospitality | 4,150 | 3,982 | 672 | 3,310 | F |
| Expenses | Maintenance - General | 3,469 | 2,891 | 1,848 | 1,042 | F |
| Expenses | Transaction fees | 3,789 | 3,158 | 1,521 | 1,637 | F |
| Expenses | Website | 2,009 | 1,674 | - | 1,674 | F |
| Expenses | Telephone/Internet | 1,623 | 1,353 | 1,149 | 204 | F |
| Expenses | Security | 752 | 627 | - | 627 | F |
| Expenses | Utilities- Gas | 500 | 417 | 631 | (214) | U |
| Expenses | Management Fee | 21,900 | 18,250 | 16,709 | 1,541 | F |
| Expenses | Office/Admin/Misc Expenses | 3,220 | 2,683 | 2,145 | 538 | F |
| Expenses | Legal/Professional | - | - | 526 | (526) | U |
| Expenses | Charitable contributions | - | - | 1,276 | (1,276) | U |
| Expenses | Unknown | - | - | 4,016 | (4,016) | U |
| **Expenses** | **BUDGETED 2026** | **164,544** | **137,644** | **129,437** | **8,207** | **F** |

| | | | |
|---|---|---|---|
| **RESULTS** | | **31,339** | **F** |

[redacted]

# Register of Deeds Office - Recording Fees

**To: Sterling Estates**

**Date:** 9/29/2026

| Type | Property Address | TOTAL |
|---|---|---|
| Release | Bartell-120 Colfax Drive | $10.00 |
| | | |
| | | |
| | |

DUKE ENERGY.

duke-energy.com
800.777.9898

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SEP 29 2026
BY: .....

# Your Energy Bill



**Service address**
STERLING ESTATES HO ASSOC
535 STERLING DR
BOILING SPRINGS SC 29316

Bill date Sep 25, 2026
For service Aug 25 - Sep 23
30 days

[redacted]

## Billing summary

| | |
|---|---|
| Previous Amount Due | $130.04 |
| *Payment Received Sep 15* | -130.04 |
| Basic Customer Charge | 11.96 |
| Energy Charge | 108.70 |
| Fixed Monthly Leaf 50C Charge | 0.52 |
| Storm Recovery Charge - Aug 25 to Aug 31 | 0.84 |
| 183.000 kWh @ $0.00458300 | |
| Storm Recovery Charge - Sep 01 to Sep 23 | 2.82 |
| 604.000 kWh @ $0.00467000 | |
| Summary of Rider Adjustments | 1.97 |
| **Total Amount Due Oct 20** | **$126.81** |

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

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least three full working days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit Call811.com.

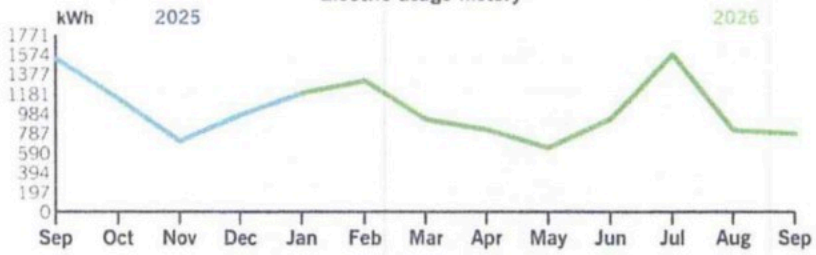
The PSCSC approved the Storm Recovery Charge to address costs from repairing damage to the electric grid from past severe weather (hurricanes, flooding, severe ice, etc.). Visit duke-energy.com/SRC learn more.

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, excess deferred income tax, deferred benefits of production tax credits, 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.

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OCT 01 2026
BY: _____

## Your usage snapshot

Electric usage history




Average temperature in degrees

70° 60° 53° 44° 41° 46° 59° 65° 68° 76° 80° 78° 78°

| | Current Month | Sep 2025 | 12-Month Usage | Avg Monthly Usage |
|---|---|---|---|---|
| Electric (kWh) | 787 | 1,536 | 11,838 | 987 |

12-month usage based on most recent history

**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.

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800.653.5307

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BY: .....

# Your Energy Bill



**Service address**
STERLING ESTATES HO ASSOC
510 STERLING DR
SPARTANBURG SC 29316

Bill date Sep 25, 2026
For service Aug 25 - Sep 23
30 days

[redacted]

## Billing summary

| | |
|---|---|
| Previous Amount Due | $753.54 |
| *Payment Received Sep 10* | -753.54 |
| Current Lighting Charges | 686.12 |
| Current Electric Charges | 19.39 |
| Taxes | 49.39 |
| **Total Amount Due Oct 20** | **$754.90** |

Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least three full working days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit Call811.com.

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OCT 0 1 2026
BY: _____

## Your usage snapshot

Electric usage history




Average temperature in degrees

70° 60° 53° 44° 41° 46° 59° 65° 68° 76° 80° 78° 78°

| | Current Month | Sep 2025 | 12-Month Usage | Avg Monthly Usage |
|---|---|---|---|---|
| Electric (kWh) | 288 | 293 | 3,490 | 291 |

12-month usage based on most recent history

Find ways to save.
duke-energy.com/FindWays

**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.

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Piedmont Natural Gas

piedmontng.com
800.752.7504

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# Your Natural Gas Bill



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

Bill date Sep 22, 2026
For service Aug 20 - Sep 18
30 days

Accou[redacted]

## Account summary

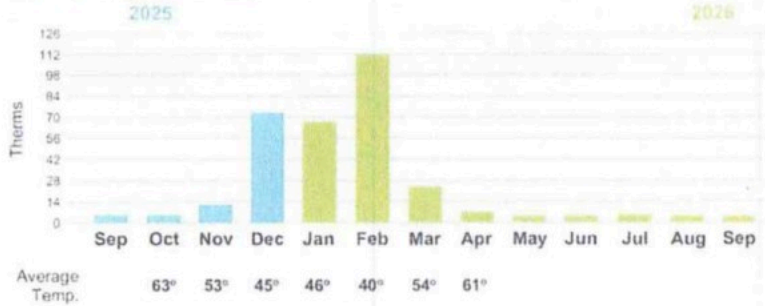
| | |
|---|---|
| **Previous bill amount** | **$0.00** |
| *Payment(s) received as of Sep 21* | 0.00 |
| Previous balance | 0.00 |
| **Current billing and other basic charges** | |
| Gas - Current month charges | 26.79 |
| Tax | 1.88 |
| Total current charges | 28.67 |
| **Total account balance** | **28.67** |
| **Total amount due Oct 07** | **$28.67** |

*Late fees will be assessed after due date*

Piedmont Natural Gas offers a wide range of services that can be tailored to the needs of your business. Find out more by visiting **piedmontng.com/foryourbusiness.**

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SEP 29 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 |
| Sep 2025 | 30 | 5 | 0.1667 |

*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 Sep 18

| [redacted] | ervice Period | Meter Reading | | | Therms Calculation | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | g 20 to Sep 18<br>30 days | Previous | Current | Difference | Billed Units X Meter Multiplier = Gas Used (CCF) X Heat Factor = **Total Therms Used** | | | | |
| | | 5689 | 5692 | 3 | 3 | 1.136 | 3.408 | 1.03722 | **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.

gp.png.sc03.bills.20260921215907 69.alp-749-000001833

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

"We Make Water Work"

PAID
SEP 29 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 [redacted] |
| Bill Date | 09/24/2026 |

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SEP 29 2026
BY: .....

| ACCOUNT SUMMARY | |
|---|---|
| Previous Balance | $1,141.41 |
| Payments | $(1,141.41) |
| Adjustments / Fees | $0.00 |
| Balance Forward | $0.00 |
| Current Charges | $954.32 |
| Total Amount Due | **$954.32** |
| Current Charges Due Date | **10/19/2026** |

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 8/17/2026 TO 9/16/2026 (30 DAYS)**

| | Previous Read | Current Read | Water Usage | Itemized Charges | Amount |
|---|---|---|---|---|---|
| Irriga[redacted] | 35670 | 36801 | 1131 | Base Charge – Irrigation | $30.29 |
| | | Total Usage | 1,131 | Irrigation Usage | $924.03 |
| Sewer Volume | 0 | | | Total Current Charges | $954.32 |

**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

BEING A GOOD NEIGHBOR HAS NEVER BEEN EASIER. TO LEARN MORE ABOUT THE GOOD NEIGHBOR PROGRAM, INCLUDING OPERATION ROUND UP, AND HOW YOU CAN HELP LOCAL FAMILIES IN NEED, GO TO HTTPS://WWW.SPARTANBURGWATER.ORG/CUSTOMER-ASSISTANCE-PROGRAM.

**SPARTANBURG WATER SYSTEM**
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Spartanburg, SC 29304

"We Make Water Work"

PAID
SEP 29 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 [redacted] |
| Bill Date | 09/24/2026 |

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SEP 29 2026
BY: .....

| ACCOUNT SUMMARY | |
|---|---|
| Previous Balance | $24.72 |
| Payments | $(24.72) |
| Adjustments / Fees | $0.00 |
| Balance Forward | $0.00 |
| Current Charges | $114.59 |
| Total Amount Due | **$114.59** |
| Current Charges Due Date | **10/19/2026** |

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.

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

Each unit of usage is equal to 100 gallons

**CURRENT CHARGES FOR SERVICE PERIOD 8/17/2026 TO 9/16/2026 (30 DAYS)**

| | Previous Read | Current Read | Water Usage | Itemized Charges | Amount |
|---|---|---|---|---|---|
| Wate[redacted] | 23497 | 23621 | 124 | Base Charge – Water | $13.28 |
| | | Total Usage | 124 | Water Usage | $101.31 |

| | | | | |
|---|---|---|---|---|
| Sewer Volume | 0 | | Total Current Charges | $114.59 |

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"We Make Water Work"

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

PAID
SEP 29 2026
BY:

| | |
|---|---|
| Customer Name | STERLING ESTATES |
| Service Address | 535 STERLING DR [redacted] |
| Bill Date | 09/24/2026 |

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SEP 29 2026
BY: .....

| ACCOUNT SUMMARY | | |
|---|---|---|
| Previous Balance | | $37.25 |
| Payments | | $(37.25) |
| Adjustments / Fees | | $0.00 |
| Balance Forward | | $0.00 |
| Current Charges | | $27.73 |
| Total Amount Due | | **$27.73** |
| Current Charges Due Date | **10/19/2026** | |

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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 8/17/2026 TO 9/16/2026 (30 DAYS)**

| | Previous Read | Current Read | Water Usage |
|---|---|---|---|
| Wate[redacted] | 3039 | 3044 | 5 |
| | | Total Usage | 5 |

| Itemized Charges | Amount |
|---|---|
| Base Charge – Water | $13.28 |
| Water Usage | $4.09 |
| Base Charge – Sewer | $6.51 |
| Sewer Volume Charge | $3.85 |

| | | | |
|---|---|---|---|
| Sewer Volume | 5 | Total Current Charges | $27.73 |

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Spartanburg, SC 29304

"We Make Water Work"

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

PAID
SEP 29 2026
BY:

| | |
|---|---|
| Customer Name | STERLING ESTATES CLUB HS |
| Service Address | 535 STERLING DR [redacted] |
| Bill Date | 09/24/2026 |

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SEP 29 2026
BY: .....

| ACCOUNT SUMMARY | |
|---|---|
| Previous Balance | $48.36 |
| Payments | $(48.36) |
| Adjustments / Fees | $0.00 |
| Balance Forward | $0.00 |
| Current Charges | $24.55 |
| Total Amount Due | **$24.55** |
| Current Charges Due Date | **10/19/2026** |

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Each unit of usage is equal to 100 gallons

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**CURRENT CHARGES FOR SERVICE PERIOD 8/17/2026 TO 9/16/2026 (30 DAYS)**

| | Previous Read | Current Read | Water Usage |
|---|---|---|---|
| Wat[redacted] | 3461 | 3464 | 3 |
| | | Total Usage | 3 |

| Itemized Charges | Amount |
|---|---|
| Base Charge – Water | $13.28 |
| Water Usage | $2.45 |
| Base Charge – Sewer | $6.51 |
| Sewer Volume Charge | $2.31 |

| | | | |
|---|---|---|---|
| Sewer Volume | 3 | Total Current Charges | $24.55 |

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DUKE ENERGY

duke-energy.com
800.653.5307

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OCT 15 2026
BY: .....

# Your Energy Bill



**Service address**
STERLING ESTATES HO ASSOC
ROCKY BRANCH RD
SPARTANBURG SC 29316

Bill date Oct 7, 2026
For service Sep 3 - Oct 2
30 days

[redacted]

## Billing summary

| | |
|---|---|
| Previous Amount Due | $2,719.79 |
| *Payment Received Sep 25* | -2,719.79 |
| Current Lighting Charges | 2,536.18 |
| Taxes | 177.54 |
| **Total Amount Due Nov 02** | **$2,713.72** |

Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

PAID
OCT 16 2026
BY: _____

## Your usage snapshot

Electric usage history




Average temperature in degrees

| | Current Month | Oct 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

Find ways to save.
duke-energy.com/FindWays

**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.20261006221304.77.afp-40249-000000812

DUKE ENERGY

duke-energy.com
800.653.5307

RECEIVED
OCT 13 2026

BY: .....



# Your Energy Bill

**Service address**
STERLING ESTATES HO ASSOC
535 STERLING DR
BOILING SPRINGS SC 2931[redacted]

Bill date Oct 6, 2026
For service Sep 3 - Oct 2
30 days

## Billing summary

| | |
|---|---|
| Previous Amount Due | $547.54 |
| *Payment Received Sep 25* | -547.54 |
| Current Electric Charges | 169.60 |
| Taxes | 11.87 |
| **Total Amount Due Nov 02** | **$181.47** |

Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

PAID
OCT 16 2026
BY: _____

## Your usage snapshot

Electric usage history




Average temperature in degrees

60° 53° 44° 47° 46° 59° 65° 68° 79° 80° 78° 74° 73°

| | Current Month | Oct 2025 | 12-Month Usage | Avg Monthly Usage |
|---|---|---|---|---|
| Electric (kWh) | 962 | 3,488 | 23,358 | 1,947 |

12-month usage based on most recent history

Find ways to save.
duke-energy.com/FindWays

**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.20261005220334.17.afp-58255-0000000748

AT&T

STERLING ESTATES HOMEOWNERS AS
PO BOX 160207
BOILING SPGS SC 29316-0005

Page: 1 of 3
Issue Date: Sep 17, 2026
[redacted]

RECEIVED
SEP 28 2026
BY: .....

We've updated our terms of service, including dispute resolution and arbitration, effective 11/1/26. By continuing to use our services, you agree. See att.com/CSA and end of bill.

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

Total due
$129.21
Please pay by:
Oct 10, 2026

## Account summary

| | |
|---|---|
| Your last bill | $129.21 |
| Payment, Aug 31 - Thank you! | -$129.21 |
| Remaining balance | $0.00 |

## Service summary

| | | |
|---|---|---|
| Internet | Page 2 | $108.00 |
| Phone | Page 2 | $21.21 |
| Total services | | $129.21 |

PAID
SEP 29 2026
BY: _____

**Total due** $129.21
Please pay by Oct 10, 2026

**Ways to pay and manage your account:**

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

[redacted]

# 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:**

September 2026 Invoice

**Invoice To:**

Sterling Estates HOA

| | |
|---|---|
| Invoice # | 9292026 |
| Date: | 9/29/2026 |

**Items**

| Date | Description | Price |
|---|---|---|
| 9/7/2026 | Weekly Cleaning of Club House | $ 150.00 |
| 9/7/2026 | Weekly Cleaning of Club House bathrooms | $ 40.00 |
| 9/28/2026 | Weekly Cleaning of Club House | $ 150.00 |
| | | $ - |
| | | $ - |
| | | $ - |
| | | $ - |
| | | $ - |
| | | $ - |
| | | $ - |
| | | $ - |
| | | $ - |
| | | $ - |
| | | $ - |
| | | $ 340.00 |

RECEIVED
OCT 0 1 2026
BY: .....

PAID
OCT 15 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!

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 |
|---|---|---|
| 4731 | 10/1/2026 | 10/1/2026 |

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

| | |
|---|---|
| **Last Payment Received** | 2450.00 |
| **Previous Balance** | 0.00 |
| **Invoice #4731 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 |
|---|---|---|---|---|
| 10/4/2026 | Last Payment Received | | | 2450.00 |
| | ********** NEW ACCOUNT ACTIVITY ********** | | | |
| 10/1/2026 | Monthly HOA Lawn Maintenance | 1.00 | 2450.00 | 2450.00 |
| 9/17/2026 | Clean up adjacent lot | 1.00 | 360.00 | 360.00 |
| 9/17/2026 | Clean Up Retention Pond | 1.00 | 720.00 | 720.00 |

RECEIVED
OCT 0 9 2026
BY: .....

PAID
OCT 2 1 2026
BY: _____

**Client Name** Sterling Estates HOA
**For** 535 Sterling Drive, Boiling Springs SC 29316
**Invoice #** 4731
**Invoice Date** 10/1/2026
**Amount Due** $3,530.00
**Amount Enclosed**

## PAYMENT STUB

Sterling Landscape
336 Verdana Court
Boiling Springs, SC 29316

# Invoice

Fresh Splash Pool Service LLC

137 Twin Creek Dr.
Boiling Springs, SC 29316

| Date | Invoice # |
|---|---|
| 10/14/2026 | 3968 |

| Bill To |
|---|
| Sterling Estates HOA<br>Hinson Management<br>P.O. Box 160207<br>Boiling Springs, SC 29316 |

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

| Quantity | Description | Rate | Amount |
|---|---|---|---|
| | Cleaning and maintenance for October 2026 | 923.58 | 923.58 |

RECEIVED
OCT 14 2026
BY: .....

PAID
OCT 21 2026
BY: _____

| | Total | $923.58 |
|---|---|---|

*JOHN STEADING COMPANY LLC*
*311 HUNTERS ROAD*
*PAULINE, SC 29374*
*864-809-1197*

**Invoice No.** 4256

# INVOICE

**Customer**

| | | | |
|---|---|---|---|
| Name | HINSON MTG HOA | | |
| Address | P. O. BOX 160207 | | |
| City | BOILING SPRINGS | State SC | ZIP 29316 |
| Phone | | | |

**Misc**

| | |
|---|---|
| Date | 10/20/2026 |
| Order No. | |
| Rep | |
| FOB | |

| Qty | Description | Unit Price | TOTAL |
|---|---|---|---|
| | REPLACED THERMOSTATES AND PHOTO CONTROL @ STERLING ESTATES | | |
| 1 | MATERIAL & LABOR | $ 534.38 | $ 534.38 |

PAID
OCT 22 2026
BY:

RECEIVED
OCT 20 2026
BY:

| | |
|---|---|
| SubTotal | $ 534.38 |
| Shipping | |
| Tax Rate(s) | |
| **TOTAL** | $ 534.38 |

**Payment** Other

Comments CASH OR CHECK ONLY
Name
CC #
Expires

*THANK YOU FOR YOUR BUSINESS!!!*

**Gretchin McGuinn**

**From:** [redacted]
**Sent:** Friday, October 16, 2026 12:41 PM
**To:** Gretchin McGuinn
**Subject:** Fall Event- Sterling Estates
**Attachments:** Sterling Event Invoice 2026-1023 Facepainting.pdf; Image (10).jpeg; Image (9).jpeg; 007E62D2-2B93-4CA1-87BB-9B74785B8AE3_7C559EBA50CE_3109.pdf; 01B64ED3-AFF3-4484-9457-AD2757AE7135_0395B0BE23C9_6193.pdf; C724AEC7-2A1E-437B-AE32-D59B6C7ECF15_04493143B8DA_6502.pdf; 77D408C0-716A-4E4F-A4F3-9FB19A77283C_BE60597A4AF6_4908.pdf

Hello Gretchin,

Here are the invoices for the Fall Festival that will be held Next Friday . If we end up spending anything else - I send the receipts with the Social Club for this month

| | | |
|---|---|---|
| $ | 150.00 | Face painter |
| $ | 54.72 | Pumpkins |
| $ | 26.74 | Chili cook off Supplies |
| $ | 20.32 | Awards for Chilli cook-off |
| $ | 24.89 | popcorn |
| $ | 97.33 | games/bags |

$ 374.00

**Best Regards,**

[redacted]

PAID
OCT 22 2026
BY:

MICHELIN

# KW Artistry - Kristin White

## INVOICE


864-542-4872
clemgrad2001@yahoo.com

906 Winding Springs Rd.
Spartanburg, SC 29303


Attn: Tanja Zust Hitch c/o Sterling Estates
535 Sterling Drive
Boiling Springs, SC
[redacted]

10/08/2026
Event Title: Fall Neighborhood Event
Event Description: 2 hours faceprinting services - including Table and Chairs from Provider. Friday October 23rd 5:30-7:30 PM

Invoice Number: 2026-1023

Terms: Payment due at time of event. PayPal or Cashapp preferred.

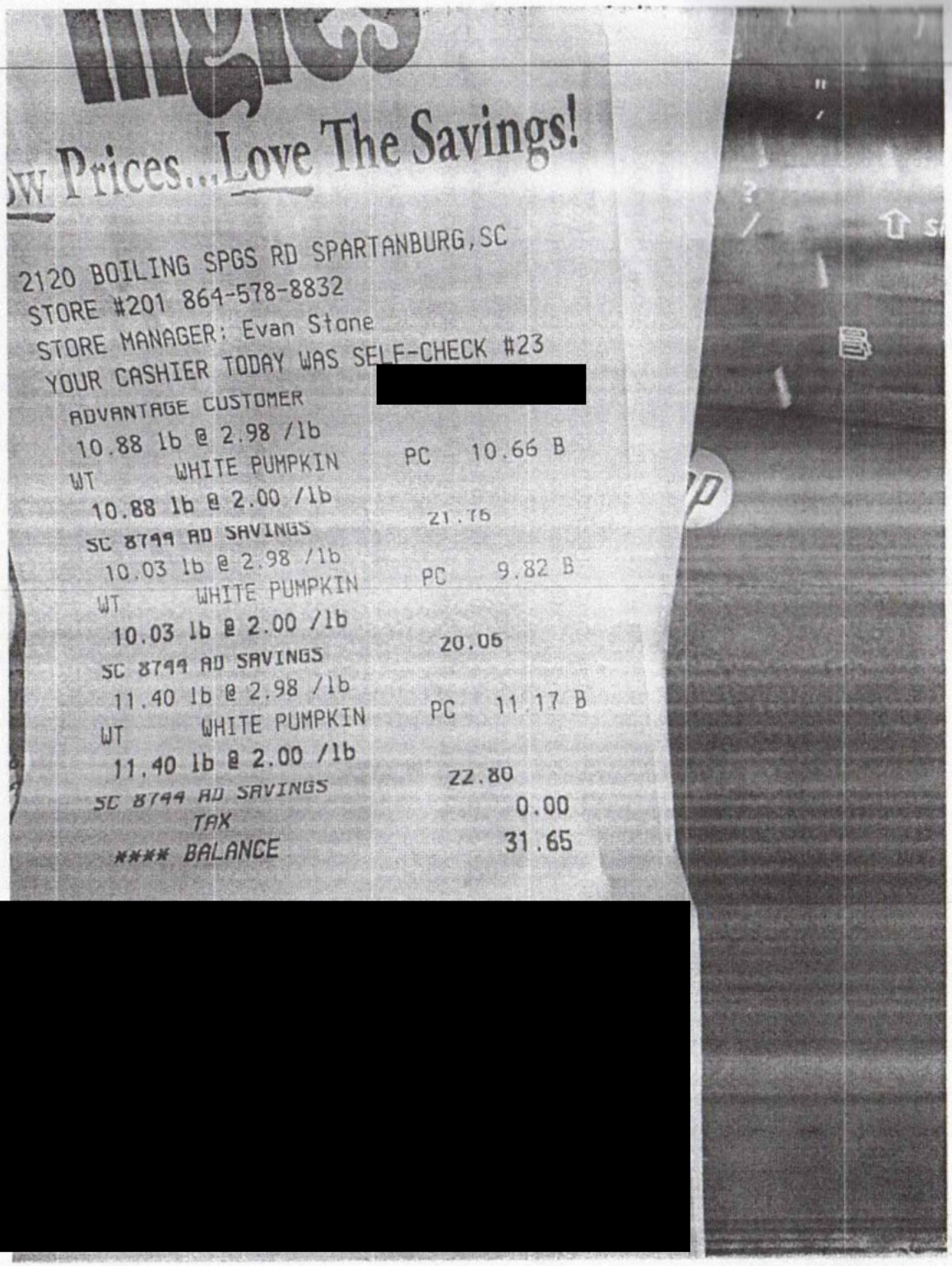
| Description | Quantity | Unit Price | Cost |
|---|---|---|---|
| 1 hr Facepainting services (at Discount) | 2 | $75.00 | $150.00 |
| (Tip Jar will be allowed by contract) | | Subtotal | $150.00 |
| | | Total | $150.00 |

Thank you for your business! It is a pleasure to work with you to perfect your event!

Sincerely yours,

[redacted]

Kristin White

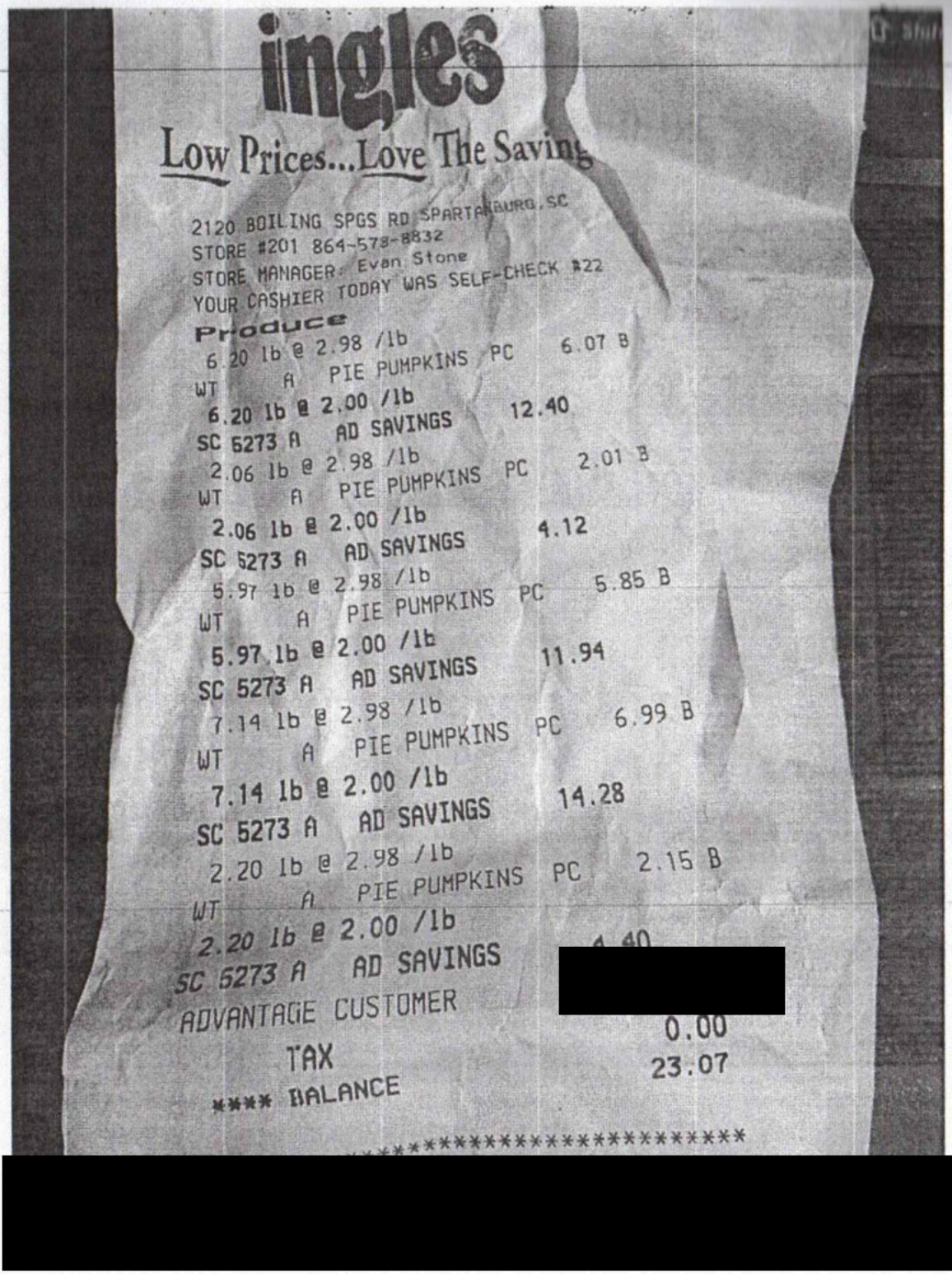


Ingles

ow Prices...Love The Savings!

2120 BOILING SPGS RD SPARTANBURG,SC
STORE #201 864-578-8832
STORE MANAGER: Evan Stone
YOUR CASHIER TODAY WAS SELF-CHECK #23
[redacted]
ADVANTAGE CUSTOMER
10.88 lb @ 2.98 /lb
WT WHITE PUMPKIN PC 10.66 B
10.88 lb @ 2.00 /lb
21.76
SC 8799 AD SAVINGS
10.03 lb @ 2.98 /lb
WT WHITE PUMPKIN PC 9.82 B
10.03 lb @ 2.00 /lb
20.06
SC 8799 AD SAVINGS
11.40 lb @ 2.98 /lb
WT WHITE PUMPKIN PC 11.17 B
11.40 lb @ 2.00 /lb
22.80
SC 8799 AD SAVINGS
0.00
TAX
31.65
**** BALANCE

[redacted]



ingles

Low Prices...Love The Saving

2120 BOILING SPGS RD SPARTANBURG,SC
STORE #201 864-578-8832
STORE MANAGER: Evan Stone
YOUR CASHIER TODAY WAS SELF-CHECK #22

Produce

6.20 lb @ 2.98 /lb
WT A PIE PUMPKINS PC 6.07 B
6.20 lb @ 2.00 /lb
SC 5273 A AD SAVINGS 12.40

2.06 lb @ 2.98 /lb
WT A PIE PUMPKINS PC 2.01 B
2.06 lb @ 2.00 /lb
SC 5273 A AD SAVINGS 4.12

5.97 lb @ 2.98 /lb
WT A PIE PUMPKINS PC 5.85 B
5.97 lb @ 2.00 /lb
SC 5273 A AD SAVINGS 11.94

7.14 lb @ 2.98 /lb
WT A PIE PUMPKINS PC 6.99 B
7.14 lb @ 2.00 /lb
SC 5273 A AD SAVINGS 14.28

2.20 lb @ 2.98 /lb
WT A PIE PUMPKINS PC 2.15 B
2.20 lb @ 2.00 /lb
SC 5273 A AD SAVINGS 4.40

ADVANTAGE CUSTOMER [redacted]

TAX 0.00
**** BALANCE 23.07

**********

[redacted]

## Order Summary

Order placed October 2, 2026 [redacted]

[redacted]

| Order Summary | |
|---|---|
| Item(s) Subtotal: | $24.99 |
| Shipping & Handling: | $0.00 |
| Total before tax: | $24.99 |
| Estimated tax to be collected: | $1.75 |
| **Grand Total:** | **$26.74** |

**Delivered October 3**

Your package was left near the front door or porch.



RimCereal 400 Pcs Chili Cook off Tasting Cups and Spoons, 200 of Each,5 oz

Sold by: Oyhdnehgh

Return or replace items: Eligible through November 2, 2026

$24.99

## Order Summary

Order placed October 2, 2026 [redacted]

[redacted]

| Order Summary | |
|---|---|
| Item(s) Subtotal: | $18.99 |
| Shipping & Handling: | $0.00 |
| Total before tax: | $18.99 |
| Estimated tax to be collected: | $1.33 |
| **Grand Total:** | **$20.32** |

**Delivered October 4**

Your package was left near the front door or porch.




Yousoontic 3 Pcs Chili Cook Off Prizes 1st 2nd 3rd Place Medals Decorations

Sold by: Tatifound

**Return or replace items: Eligible through November 3, 2026**

$18.99

## Order Summary

Order placed October 4, 2026 [redacted]

[redacted]

| Order Summary | |
|---|---|
| Item(s) Subtotal: | $24.89 |
| Shipping & Handling: | $0.00 |
| Total before tax: | $24.89 |
| Estimated tax to be collected: | $0.00 |
| **Grand Total:** | **$24.89** |

**Delivered October 6**

Your package was left near the front door or porch.



Snappy Yellow Popcorn Kernels for Popping, Non-GMO Whole Grain, Works in Machines, Air Poppers and Stovetops, 12.5 lb Bulk Bag

Sold by: Snappy Popcorn Co.

Return items: Eligible through November 5, 2026

$24.89

## Order Summary

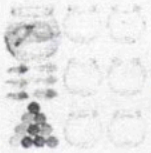
Order placed October 4, 2026 [redacted]

[redacted]

| Order Summary | |
|---|---|
| Item(s) Subtotal: | $90.96 |
| Shipping & Handling: | $0.00 |
| Total before tax: | $90.96 |
| Estimated tax to be collected: | $6.37 |
| **Grand Total:** | **$97.33** |

**Delivered October 6**

Your package was left near the front door or porch.



JolliLudo 6 Set 30 OZ Fish Bowl Tennis Halloween Carnival Game, Multicolor
Sold by: YeiKam
Return or replace items: Eligible through November 5, 2026
$26.99



Sweetude 60 Pcs Halloween Tote Bags Bulk with Handles, Reusable
Sold by: Koungen
Return or replace items: Eligible through November 5, 2026
$39.99

**Delivered October 6**

Your package was left near the front door or porch.



VOISEN Paper Popcorn Bags, 100 Pack 1oz Popcorn Bags Individual Servings
Sold by: VOISEN.STORE
Return items: Eligible through November 5, 2026
$5.99



JOYIN 13 Pcs Halloween Carnival Bean Bag Toss Game with Tin Cans and Beanbags for Kids & Adults Indoor Outdoor Carnival Party Games, Birthday Party Game, Halloween Gathering Party Supplies
Sold by: JoyinDirect
Return or replace items: Eligible through November 5, 2026
$17.99