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

Ryan Johnson
Sterling Estates Homeowners Association, I
JohnsonRA1@wofford.edu

	Income -	Expenses =	Cash Flow
MTD	$20,063.24	$18,158.62	$1,904.62
YTD	$90,724.03	$46,388.20	$44,335.83
	Misc Income		$8,030.78
	Account Balance:		$88,131.61

Expenses:

More Than Cleaning Services LLC	$430.00
Duke Energy	$753.54
Duke Energy	$130.04
Spartanburg Water Works	$1,141.41
Spartanburg Water Works	$24.72
Spartanburg Water Works	$37.25

Spartanburg Water Works	$48.36
TNN CompuTech and Services	$250.00
Tanja Hitch	$33.03
AT&T	$129.21
Hinson Management, Inc.	$875.00
Stick Fencing LLC	$150.00
Fresh Splash Pool Services LLC	$923.58
Duke Energy	$2,719.79
Duke Energy	$547.54
Sterling Landscape	$2,450.00
Duke Energy	$2,643.21
Duke Energy	$604.19
Smith Plumbing	$125.00
Hinson Management, Inc.	$676.80
Shaun Fowler	$475.00
Gerald Knight	$29.95
Management Fee	$2,961.0C
Totals	$18,158.62

Clubhouse Sterling Estates		Income -	Expenses =	Cash Flow
	MTD	$525.00	$0.00	$525.00
	YTD	$1,525.00	$490.00	$1,035.00

Income:			**Paid:**	**Balance**
Sterling Estates Clubhous		Current	$525.00	
Sterling Estates Pool	Sterling Estates Poo	Current		
Totals			$525.00	$0.00

Expenses:

Totals	$0.00

997968

CUSTOMER'S ORDER NO.	DEPARTMENT	DATE
Shaun Foulk	864 216-1881	9-1-26

NAME

ADDRESS Hinson Mary

CITY, STATE, ZIP

Sterling Estates HOA

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

QUANTITY	DESCRIPTION	PRICE	AMOUNT
	Sterling Estates Club house		
(1)	Cleaned all gutters on clubhouse		
(2)	Replaced all light bulbs that were burned out		
(3)	looked at key fob on pool gate		
(4)	Changed batteries in clock and both thermostats		
(5)	Not sure on odor get plumber		
			475.00

RECEIVED SEP 11 2026

PAID SEP 15 2026

RECEIVED BY BY: BY:

A-5805
T-46320/46350

KEEP THIS SLIP FOR REFERENCE

01-11

Invoice

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

Date: September 2, 2026

To: Sterling Estates

Ref: Letter about pool closure and Social Club flyer

Mailing Prices

QTY	PRICE	$1.10 Letter Base Charge includes*	TOTAL
423	$1.30	Hinson Management Letterhead (1 page)	$549.90
		Hinson Management Envelope	
		Address Label	
		Additional Mailing Costs	
		Copies(each side of paper)	
	$0.20	B&W	$0.00
423	$0.30	Color Copy	$126.90
		Postcards	
	$0.95	Postcard with Label	$0.00
		Address Labels	
	$0.05	Additional Labels	$0.00
		Envelopes	
	$0.20	Self-addressed envelope	$0.00
	$1.00	Self-addressed envelope with Stamp	$0.00
		Additional Postage	
	$0.58	Additional Postage	$0.00
	$7.50	Certified Mail - (and copy by 1st class mail)	$0.00
	$5.00	Returned Receipt - Certified - Addition to cert.	$0.00
	$3.00	Certificate of Mailing	$0.00
		Miscellanous Charges	
	$0.35	6 x 9 Envelope	$0.00

PAID

SEP 15 2026

BY: _____

Total: $676.80

Invoice

Hinson Management, Inc
P.O. Box 160207
Boiling Springs, S.C. 29316
(864)599-9019

Date: August 28, 2026

To: Sterling Estates

Ref: Final Demand

Mailing Prices

QTY	PRICE	$1.00 Letter Base Charge includes*	TOTAL
25	$35.00	Final Demand	$875.00
		Final Collection Letter	
		Mailed Certified Return Reciept	
		This has been added to the homeowners account.	

PAID
SEP 1 2026
BY:

Total: $875.00

DUKE ENERGY.

duke-energy.com
800.653.5307

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

Your Energy Bill

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

Bill date Aug 7, 2026
For service Jul 3 - Aug 4
33 days

Account numb

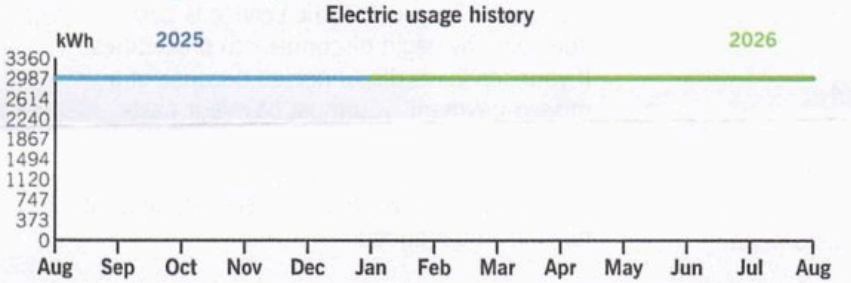
Billing summary

Previous Amount Due	$2,632.59
Payment Received Jul 23	-2,632.59
Current Lighting Charges	2,470.29
Taxes	172.92
Total Amount Due Sep 01	**$2,643.21**

$

Thank you for your payment.

Your usage snapshot



Average temperature in degrees

73° 70° 60° 53° 44° 41° 46° 59° 65° 68° 76° 80° 77°

	Current Month	Aug 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
AUG 2 6 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.20260806204955.82.afp-46679-000000836

DUKE ENERGY.

duke-energy.com
800.653.5307

RECEIVED
AUG 1 1 2026

BY: .....

Your Energy Bill

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

Bill date Aug 6, 2026
For service Jul 3 - Aug 4
33 days

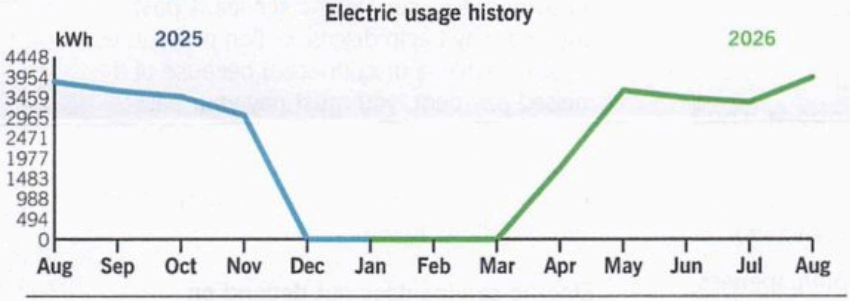
Account numb

Billing summary

Previous Amount Due	$547.22
Payment Received Jul 27	-547.22
Current Electric Charges	564.66
Taxes	39.53
Total Amount Due Aug 31	**$604.19**

$ Thank you for your payment.

Your usage snapshot



Average temperature in degrees

73° 70° 60° 53° 44° 41° 46° 59° 65° 68° 76° 80° 77°

	Current Month	Aug 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3,954	3,844	26,309	2,192

12-month usage based on most recent history

PAID
AUG 2 6 2026
BY: _____

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sb.dec.duke.bills.20260805212340.38.afp-59211-000000739

DUKE ENERGY®

duke-energy.com
800.653.5307

RECEIVED
SEP 14 2026

BY: .....

Your Energy Bill

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

Bill date Sep 8, 2026
For service Aug 5 - Sep 2
29 days

Account number

Billing summary

Previous Amount Due	$2,643.21
Payment Received Aug 31	-2,643.21
Current Lighting Charges	2,541.86
Taxes	177.93
Total Amount Due Oct 05	**$2,719.79**

$

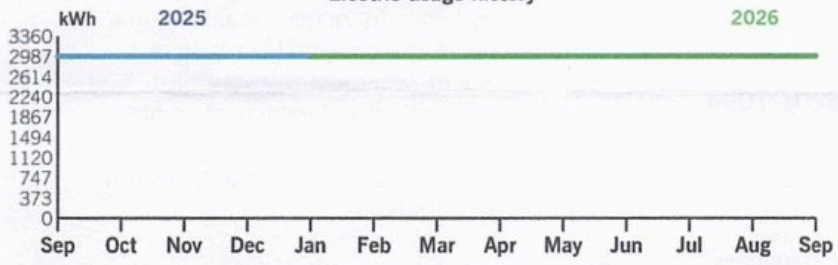
Thank you for your payment.

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.

PAID
SEP 22 2026
BY:_____

Your usage snapshot

Electric usage history



Average temperature in degrees

70° 60° 53° 44° 41° 46° 59° 65° 68° 76° 80° 78° 82°

	Current Month	Sep 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.20260904210858.19.afp-46575-000000825

DUKE ENERGY®

duke-energy.com
800.653.5307

RECEIVED
SEP 14 2026
BY: .....

Your Energy Bill

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

Bill date Sep 4, 2026
For service Aug 5 - Sep 2
29 days

Account numb

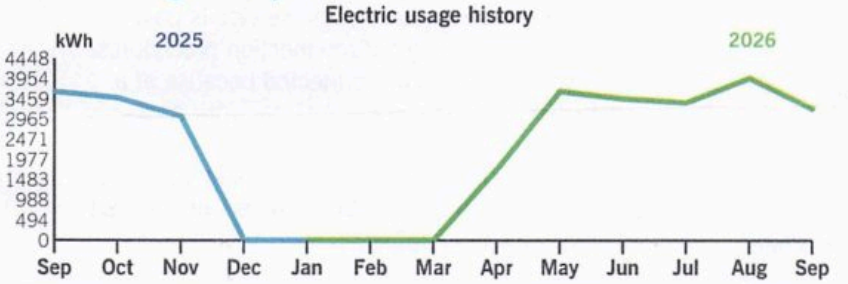
Billing summary

Previous Amount Due	$604.19
Payment Received Aug 31	-604.19
Current Electric Charges	511.72
Taxes	35.82
Total Amount Due Sep 29	**$547.54**

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.

Your usage snapshot



PAID
SEP 22 2026
BY: _____

Average temperature in degrees

70° 60° 53° 44° 41° 46° 59° 65° 68° 76° 80° 78° 82°

	Current Month	Sep 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3,207	3,631	25,885	2,157

12-month usage based on most recent history

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

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DUKE ENERGY.

duke-energy.com
800.777.9898

RECEIVED
AUG 31 2026
BY: .....

Your Energy Bill

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

Bill date Aug 26, 2026
For service Jul 24 - Aug 24
32 days

Account numbe

Billing summary

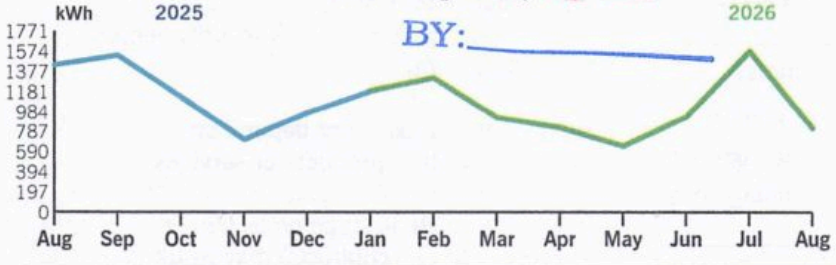
Previous Amount Due	$233.12
Payment Received Aug 14	-233.12
Basic Customer Charge	11.96
Energy Charge	113.26
Fixed Monthly Leaf 50C Charge	0.52
Storm Recovery Charge	3.76
820.000 kWh @ $0.00458300	
Summary of Rider Adjustments	0.54
Total Amount Due Sep 21	**$130.04**

PAID

Your usage snapshot

SEP 08 2026
BY:

Electric usage history



Average temperature in degrees

73° 70° 60° 53° 44° 41° 46° 59° 65° 68° 76° 80° 79°

	Current Month	Aug 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	820	1,446	12,587	1,049

12-month usage based on most recent history

Thank you for your payment.

Your current rate is Residential Service (RS).

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

Beautiful and practical, added safety and style. Outdoor lighting for big yards, small yards, driveways and walkways; with installation and maintenance handled by us. Start at duke-energy.com/LightTheNight.

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 Fall! 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, 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.

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.20260825211106.77.afp-20059-000008311

DUKE ENERGY.

duke-energy.com
800.653.5307

RECEIVED
AUG 31 2026
BY: .....

Your Energy Bill

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

Bill date Aug 26, 2026
For service Jul 24 - Aug 24
32 days

Account numbe

Billing summary

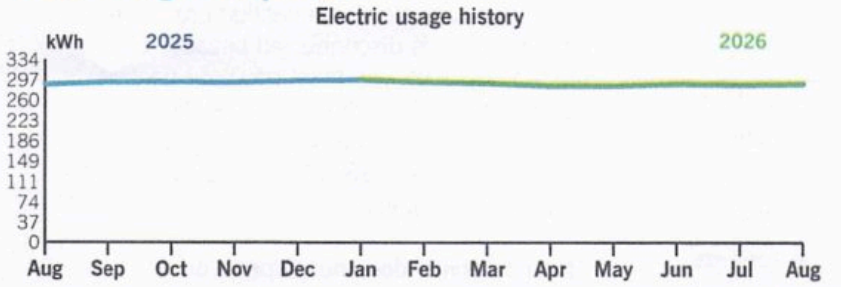
Previous Amount Due	$747.36
Payment Received Aug 17	-747.36
Current Lighting Charges	684.69
Current Electric Charges	19.55
Taxes	49.30
Total Amount Due Sep 21	**$753.54**

$

Thank you for your payment.

PAID
SEP 4 2026
BY:_____

Your usage snapshot



Average temperature in degrees

73° 70° 60° 53° 44° 41° 46° 59° 65° 68° 76° 80° 79°

	Current Month	Aug 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	289	289	3,495	291

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.

sb.dec.duke.bills.20260825211106.77.afp-27781-000006382

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

"We Make Water Work"

RECEIVED
AUG 31 2026
BY: .....

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

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

PAID
SEP 2 2026
BY: _____

ACCOUNT SUMMARY	
Previous Balance	$1,104.65
Payments	$(1,104.65)
Adjustments / Fees	$0.00
Balance Forward	$0.00
Current Charges	$1,141.41
Total Amount Due	$1,141.41
Current Charges Due Date	9/19/2026

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 7/16/2026 TO 8/17/2026 (32 DAYS)

Meter #	Previous Read	Current Read	Water Usage	Itemized Charges	Amount
Irrigation 05026894	34310	35670	1360	Base Charge – Irrigation	$30.29
		Total Usage	1,360	Irrigation Usage	$1,111.12
Sewer Volume	0			Total Current Charges	$1,141.41

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

DID YOU KNOW SPARTANBURG WATER HAS 12 TWICE THE ICE HOUSES LOCATED CONVENIENTLY THROUGHOUT SPARTANBURG COUNTY? YOU CAN DOWNLOAD OUR NEW ICE2U MOBILE APP AND GET YOUR FIRST BAG FREE! VISIT HTTPS://WWW.SPARTANBURGWATER.ORG/ICE-LOCATIONS-ICE2UAPP FOR INSTRUCTIONS ON DOWNLOADING APP.

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

"We Make Water Work"

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

RECEIVED
AUG 31 2026
BY: .....

Customer Name	STERLING ESTATES CLUB HS
Service Address	[redacted]
Customer # / Account	[redacted]
Bill Date	08/25/2026

PAID
SEP 2 2026
BY: _____

ACCOUNT SUMMARY	
Previous Balance	$24.55
Payments	$(24.55)
Adjustments / Fees	$0.00
Balance Forward	$0.00
Current Charges	$48.36
Total Amount Due	$48.36
Current Charges Due Date	9/19/2026

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 7/16/2026 TO 8/17/2026 (32 DAYS)

Meter #		Previous Read	Current Read	Water Usage	Itemized Charges	Amount
Water	05027582	3443	3461	18	Base Charge – Water	$13.28
			Total Usage	18	Water Usage	$14.71
					Base Charge – Sewer	$6.51
					Sewer Volume Charge	$13.86
Sewer Volume		18			Total Current Charges	$48.36

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

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

"We Make Water Work"

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

RECEIVED
AUG 3. 1 2026
BY: .....

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

PAID
SEP 2 2026
BY: _____

ACCOUNT SUMMARY		
Previous Balance		$43.60
Payments		$(43.60)
Adjustments / Fees		$0.00
Balance Forward		$0.00
Current Charges		$37.25
Total Amount Due		$37.25
Current Charges Due Date	9/19/2026	

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 7/16/2026 TO 8/17/2026 (32 DAYS)

Meter #		Previous Read	Current Read	Water Usage
Water	05027568	3028	3039	11
			Total Usage	11

Itemized Charges	Amount
Base Charge – Water	$13.28
Water Usage	$8.99
Base Charge – Sewer	$6.51
Sewer Volume Charge	$8.47

Sewer Volume	11	Total Current Charges	$37.25

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

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

"We Make Water Work"

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

RECEIVED
AUG 31 2026
BY: .....

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

PAID
SEP 2 2026
BY: _____

ACCOUNT SUMMARY	
Previous Balance	$282.89
Payments	$(282.89)
Adjustments / Fees	$0.00
Balance Forward	$0.00
Current Charges	$24.72
Total Amount Due	**$24.72**
Current Charges Due Date	**9/19/2026**

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 7/16/2026 TO 8/17/2026 (32 DAYS)

Meter #		Previous Read	Current Read	Water Usage	Itemized Charges	Amount
Water	05027522	23483	23497	14	Base Charge – Water	$13.28
			Total Usage	14	Water Usage	$11.44
Sewer Volume		0			Total Current Charges	$24.72

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

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Piedmont Natural Gas

piedmontng.com
800.752.7504

RECEIVED
AUG 24 2026

BY: .....

Your Natural Gas Bill

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

Bill date Aug 21, 2026
For service Jul 22 - Aug 19
29 days

Account number

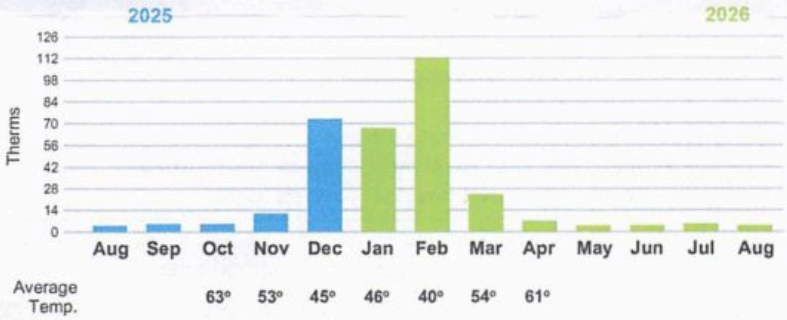
Piedmont Natural Gas offers a wide range of services that can be tailored to the needs of your business. Find out more by visiting **piedmontng.com/foryourbusiness.**

Account summary

Previous bill amount	**$59.04**
Payment(s) received as of Aug 20 - thank you	-87.71
Previous balance	-28.67
Current billing and other basic charges	
Gas - Current month charges	26.79
Tax	1.88
Total current charges	28.67
Total account balance	**0.00**
No amount due	**$0.00**

Late fees will be assessed after due date

Gas usage history



One-year comparison

	Days in Service Period	Total Therms Used	Average Therms Used Per Day
Current	29	4	0.1379
Aug 2025	30	4	0.1333

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 Aug 19

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	Jul 22 to Aug 19 29 days	5686	5689	3	3	1.136	3.408	1.03711	**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.

Please return this portion with your payment. Thank you for your business.

Piedmont Natural Gas

Account numbe

PO Box 1090
Charlotte, NC 28201-1090

Amount due

$0.00

No payment is required at this time.

☐ *Please check here and fill out reverse to enroll in Share the Warmth Round Up*

$_____ **Amount enclosed**

gb.png.sc03.bills.20260802015949.44.afp-3163-000000832

AT&T

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

Issue Date:
Account Number:

RECEIVED
AUG 26 2026
BY: .....

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



Account summary

Your last bill	$128.14
Payment, Aug 04 - Thank you!	-$128.14
Remaining balance	$0.00

Service summary

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

Total due $129.21
Please pay by Sep 08, 2026

PAID
AUG 26 2026
BY:

Ways to pay and manage your account:

AT&T app
iPhone and Android

att.com/pay

800.321.2000
TTY: 800.651.5111

Scan to pay

Fresh Splash Pool Service LLC

137 Twin Creek Dr.
Boiling Springs, SC 29316

Invoice

Date	Invoice #
9/14/2026	3941

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 September 2026	923.58	923.58

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SEP 15 2026
BY: .....

PAID
SEP 23 2026
BY: _____

Total $923.58

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
4614	9/1/2026	9/1/2026

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

Last Payment Received	2450.00
Previous Balance	0.00
Invoice #4614 Total	2450.00
Sales Tax	
Account Balance	**$2,450.00**

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

Date	Description	Qty	Price	Total
8/28/2026	Last Payment Received			2450.00
	********* NEW ACCOUNT ACTIVITY *********			
9/1/2026	Monthly HOA Lawn Maintenance	1.00	2450.00	2450.00

RECEIVED
SEP 0 8 2026
BY: .....

PAID
SEP 2 3 2026
BY: _____

PAYMENT STUB

Client Name	Sterling Estates HOA
For	535 Sterling Drive, Boiling Springs SC 29316
Invoice #	4614
Invoice Date	9/1/2026
Amount Due	$2,450.00
Amount Enclosed	

Sterling Landscape
336 Verdana Court
Boiling Springs, SC 29316

Smith Plumbing RM LLC
150 Frey Road
Spartanburg, SC 29301-1009
864-574-4275

Invoice 6526

BILL TO
Hinson Management
8499 Valley Falls Rd
Boiling Springs, SC 29316

DATE	PLEASE PAY	DUE DATE
09/02/2026	**$125.00**	10/01/2026

P.O. NUMBER
Sterling Estates HOA

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
09/02/2026	**Service Call**	Service Call //Dispatch/Service Fee	1	125.00	125.00

Service Location:
Sterling Estates HOA
535 Sterling Dr
Boiling Springs, South Carolina
29316-5656

We appreciate your business. Please leave us a review on Google if you are happy with the service we provided.

Ways to pay

View and pay

SUBTOTAL	125.00
TAX	0.00
TOTAL	125.00
TOTAL DUE	$125.00

THANK YOU.

RECEIVED
SEP 0 3 2026
BY: .....

PAID
SEP 1 5 2026
BY: _____

All past due balances will be subject to a SERVICE CHARGE of 1.5% per month.
We charge a 5% fee on all credit card payments.

Stick Fencing LLC

PO Box 1201 | Cowpens, South Carolina 29330
8644259552 | stickfencing.team@gmail.com | www.stickfencing.com

RECIPIENT:

Hinson Management, Inc.
535 Sterling Drive
Boiling Springs, South Carolina 29316

Invoice #168	
Issued	Sep 09, 2026
Due	Sep 24, 2026
Total	**$150.00**
Account Balance	$150.00

Gate Adjustment - Sterling Estates

Product/Service	Description	Qty.	Total
Gate Adjustment	Adjustments to self-closing hinges to restore functionality.	1	$150.00

RECEIVED
SEP 10 2026
BY: .....

PAID
SEP 15 2026
BY: _____

Total	**$150.00**
Account balance	**$150.00**

Payments can be given to the installer, or mailed to:
Stick Fencing LLC
PO Box 1201
Cowpens, SC 29330

Electronic payment can be made via:
Venmo at @stick-fencing
CashApp at $stickfencing
Zelle at stickfencing (business tag)

Thank you for your business!

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
SEP 1 2026
BY:

Notes:

August 2026 Invoice

Invoice To:

Sterling Estates HOA

RECEIVED
SEP 0 1 2026
BY:

Invoice #	8302026
Date:	8/31/2026

Items

Date	Description	Price
8/3/2026	Weekly Cleaning of Club House bathrooms	$ 60.00
8/10/2026	Weekly Cleaning of Club House bathrooms	$ 60.00
8/17/2026	Weekly Cleaning of Club House bathrooms	$ 60.00
8/24/2026	Weekly Cleaning of Club House	$ 150.00
8/24/2026	Weekly Cleaning of Club House bathrooms	$ 40.00
8/31/2026	Weekly Cleaning of Club House bathrooms	$ 60.00
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ 430.00

PAID
SEP 1 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!

TNN CompuTech and Service
Sterling Estates

Nathan Howell (864) 590-8148
Tommy Frick (864) 498-3022
Date 08/24/2026

Invoice 9360

ATTN:
Martha O'Dell

RECEIVED
AUG 25 2026
BY: .....

Remit To:
TNN CompuTech and Services
P.O. Box 186 Lyman,S.C.29365

Item Description	Quantity	Price Per	Total
Labor	2	$125.00	$250.00
		Subtotal	$250.00
		Sales tax 7%	$0.00
		TOTAL	$250.00

Description: SC Sterling Estates - TS Gate

On 08/21/2026 tech traveled to the site. Once on site, the tech troubleshot the gate. Tech adjusted and fixed the mag lock. Tech also started working on Net 2 software but there was no internet

**We appreciate your business.

PAID
SEP 1 2026
BY:_____

Outlook

Social Club August event

1 attachment (4 MB)
social club.jpeg;

Sterling Estates

Food for Music Bingo

33.03

Best Regards,
Tanja Zust HITCH
Manager Corporate and Commercial Controlling

MICHELIN

PAID
SEP 01 2026
BY:_____



Boiling Springs - 864-285-3073
3659 Boiling Springs Rd
Boiling Springs, South Carolina 29316-6021
08/25/2026 06:23 PM

GROCERY			
2[illegible]130703	FD DONUT	NF	$4.99
2[illegible]047037	SimplyBeverg	NF	$4.29
284040780	SIMPLY	NF	$4.79
218012580	FD CUPCAKES	NF	$8.98
	2 @ $4.49 ea		
218130027	FD CUPCAKES	NF	$9.98
	2 @ $4.99 ea		
	SUBTOTAL		$33.03
	NO TAX		$0.00
	TOTAL		$33.03

*6646 DISCOVER NETWORK CHARGE $33.03
AID: A0000001523010
Discover
AUTH CODE: 00195Q

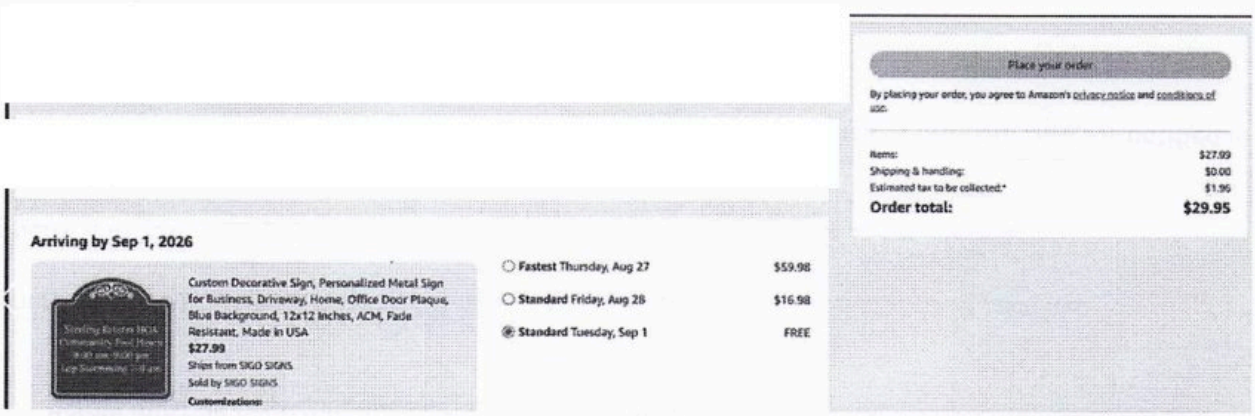
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If you've unlocked a partnership perk with this purchase, you may get an email. Visit Target.com/Circle to see details and all of your benefits.

Sterling Estates HOA

Reimbursement to HOA member for sign

Gerald Knight



Reimbursement Total of $29.95

Received by email 8/25/2026- smb

PAID

SEP 1 2026

BY:_____

Official Check

Customer Copy Non-Negotiable

STERLING ESTATES HOMEOWNERS A

September 15, 2026

EIGHT THOUSAND THIRTY DOLLARS and 78 CENTS

$8030.78

HInson Management

closeout to trust

Placed in account as
Misc Income
9/15/26