

**SHERWOOD MANOR
COMMUNITY DEVELOPMENT
DISTRICT**

OCTOBER 02, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Sherwood Manor Community Development District

Board of Supervisors

Carlos de la Ossa, Chairman
Nick Dister, Vice Chairperson
Kyle Smith, Assistant Secretary
Alberto Viera, Assistant Secretary
Ryan Motko, Assistant Secretary

District Staff

Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Paul Young, Field Manger
Tabitha Vega, Clubhouse Manager

Regular Meeting Agenda

Thursday, October 02, 2025 at 2:00 p.m.

The Regular Meeting of the **Sherwood Manor Community Development District** will be held **October 02, 2025, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 240 062 334 037 6 **Passcode:** wU2Sy36X

Dial-in by phone +1 646-838-1601 **Pin:** 311 963 193#

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. BUSINESS ITEMS

- A. Consideration of Resolution 2026-01; Designation of Officers
- B. Consideration of Resolution 2026-02; Clubhouse Gathering Room Reservation Policies and Usage Agreement
- C. Consideration of Resolution 2026-03; Budget Amendment

4. CONSENT AGENDA

- A. Approval of Minutes of September 04, 2025, Regular Meeting
- B. Consideration of Operation and Maintenance August 2025
- C. Acceptance of the Financials and Approval of the Check Register for August 2025
- D. Ratification of Grand Mom's Taco Food Truck Agreement
- E. Ratification of Down to Earth Proposal #125273 (\$552.37)
- F. Ratification of Zebra Cleaning Team Proposal #1044 (\$2,397.00)
- G. Ratification of Egis Proposal of Insurance Coverage

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
 - i. Field Inspections Report

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Sherwood Manor Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing a Secretary, and such other officers as the Board may deem necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT:

1. District Officers. The District officers are as follows:

- _____ is appointed Chairperson.
- _____ is appointed Vice-Chairperson.
- _____ is appointed Assistant Secretary.
- _____ is appointed Assistant Secretary.
- _____ is appointed Assistant Secretary.
- _____ is appointed Secretary.
- _____ is appointed Treasurer.
- _____ is appointed Assistant Treasurer.

2. Conflicts. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

3. Effective Date. This Resolution shall become effective immediately upon its adoption.

Adopted this 2nd day of October, 2025.

Attest:

Sherwood Manor Community Development District

Secretary/Assistant Secretary

Chair of the Board of Supervisors

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT ADOPTING CLUBHOUSE GATHERING ROOM RESERVATION POLICIES AND USAGE AGREEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Sherwood Manor Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, the District owns, maintains, and operates certain recreational facilities;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.035, Florida Statutes, to establish policies and regulations for its amenity facilities;

WHEREAS, the Board held a public hearing on Tuesday, October 2, 2025, to receive public comment on its proposed Clubhouse Gathering Room Reservation Policies and Usage Agreement (the “**Reservation Policies and Usage Agreement**”);

WHEREAS, the proposed Reservation Policies and Usage Agreement are meant to provide for efficient and effective District operations, and for the safety and security of the District and its members; and

WHEREAS, after hearing and considering public comment, the Board has determined that the proposed Reservation Policies and Usage Agreement should be adopted.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Incorporation of Recitals**. The above recitals are true and correct and by this reference are incorporated as a material part of this Resolution.
2. **Adoption**. The Board hereby adopts the Clubhouse Gathering Room Reservation Policies and Usage Agreement for the Recreational Facilities as finalized in the form attached hereto as **Exhibit A**.
3. **Conflicts**. All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
4. **Severability**. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such

other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

5. **Effective Date.** This Resolution shall become effective upon adoption.

PASSED AND ADOPTED on October 2, 2025.

Attest:

**Sherwood Manor
Community Development District**

Name: _____
Title: Secretary/Assistant Secretary

Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

EXHIBIT A

**Sherwood Manor
Community Development District**

Clubhouse Gathering Room Reservation Policies and Usage Agreement

RESOLUTION 2026-03

**A RESOLUTION AMENDING THE SHERWOOD MANOR
COMMUNITY DEVELOPMENT DISTRICT GENERAL
FUND BUDGET FOR FISCAL YEAR 2026**

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of Sherwood Manor Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for Fiscal Year 2026, and

WHEREAS, the Board desires to reallocate funds budgeted to reappropriate Revenues and Expenses approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT THE FOLLOWING:

1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 2nd day of October and be reflected in the District’s Audited Financial Statements for Fiscal Year Ended September 30, 2026.

**Sherwood Manor
Community Development District**

by: _____
Chairman/ Vice Chairman

Attest:

by: _____
Secretary

Proposed Budget Amendment
For the Period Ending September 30, 2025

<u>ACCOUNT DESCRIPTION</u>	<u>CURRENT BUDGET</u>	<u>PROPOSED AMENDMENT</u>	<u>FINAL BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - Tax Collector	-	-	-	2,291	2,291
Rental Income	-	-	-	825	825
Special Assmnts- Tax Collector	315,379	-	315,379	513,391	198,012
Special Assmnts- CDD Collected	424,679	-	424,679	165,024	(259,655)
Other Miscellaneous Revenues	-	-	-	225	225
TOTAL REVENUES	740,058	-	740,058	681,756	(58,302)
EXPENDITURES					
Administration					
Supervisor Fees	12,000	-	12,000	12,200	(200)
Trustees Fees	8,200	-	8,200	8,297	(97)
Disclosure Report	8,400	-	8,400	8,400	-
District Counsel	7,500	20,000	27,500	26,621	879
District Engineer	4,000	15,000	19,000	19,030	(30)
District Management	30,000	-	30,000	31,000	(1,000)
Field Management	-	-	-	1,000	(1,000)
Accounting Services	12,000	-	12,000	-	12,000
Auditing Services	6,200	3,200	9,400	9,400	-
Onsite Staff	-	6,000	6,000	5,833	167
Website ADA Compliance	1,500	-	1,500	750	750
Email Hosting Vendor	600	(600)	-	-	-
Postage, Phone, Faxes, Copies	500	-	500	1,179	(679)
Public Officials Insurance	2,700	-	2,700	2,700	-
Legal Advertising	3,000	-	3,000	765	2,235
Misc Non Ad Valorem Taxes	-	3,600	3,600	3,546	54
Bank Fees	250	-	250	531	(281)
Website Admin Services	1,500	-	1,500	1,649	(149)
Dues, Licenses & Fees	500	-	500	472	28
Total Administration	98,850	47,200	146,050	133,373	12,677
Utility Services					
Security Monitoring Services	-	-	-	2,905	(2,905)
Electric Utility Services	100,000	40,500	140,500	140,539	(39)
Total Utility Services	100,000	40,500	140,500	143,444	(2,944)
Other Physical Environment					
Pool Monitor	12,000	(12,000)	-	-	-
Pool Additional Treatments	2,000	6,000	8,000	7,358	642

Proposed Budget Amendment
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Waterway Management Program	16,000	8,200	24,200	24,210	(10)
Field Management	12,000	-	12,000	10,000	2,000
Janitorial - Supplies/Others	8,000	-	8,000	8,821	(821)
Aquatics - Contract	17,000	4,200	21,200	21,279	(79)
Pool Maintenance - Contract	13,200	-	13,200	10,500	2,700
Landscape - Contract	235,000	-	235,000	234,216	784
Amenity Pest Control	2,000	(2,000)	-	-	-
Onsite Staff	70,000	-	70,000	64,167	5,833
Security Monitoring Services	1,500	8,000	9,500	6,923	2,577
Amenity Internet	1,800	-	1,800	2,453	(653)
Water/Waste	4,500	7,000	11,500	11,072	428
General Liability	30,000	(5,000)	25,000	21,128	3,872
Deductible	2,500	(2,500)	-	-	-
Landscape - Other R&M	9,000	900	9,900	10,974	(1,074)
R&M-Wetland Monitoring	20,000	-	20,000	6,943	13,057
Amenity R&M	27,208	-	27,208	27,013	195
Entrance Monuments, Gates, Walls R&M	7,500	14,000	21,500	21,208	292
Landscape - Plant Replacement Program	5,000	-	5,000	2,852	2,148
Landscape - Mulch	14,000	(10,000)	4,000	412	3,588
Garbage Dumpster - Rental/Collection	5,000	-	5,000	2,619	2,381
Landscape - Irrigation Maintenance	3,500	-	3,500	3,007	493
Community Events	10,000	(10,000)	-	-	-
Misc-Contingency	10,000	-	10,000	8,018	1,982
Key Card Distribution	2,500	(2,500)	-	-	-
Total Other Physical Environment	541,208	4,300	545,508	505,173	40,335
TOTAL EXPENDITURES	740,058	92,000	832,058	781,990	50,068 (41,932.00)
Excess (deficiency) of revenues					
Over (under) expenditures	-	(92,000)	(92,000)	(100,234)	(8,234)
OTHER FINANCING SOURCES (USES)					
Interfund Transfer - In	-	-	-	5,499	5,499
TOTAL FINANCING SOURCES (USES)	-	-	-	5,499	5,499
Net change in fund balance	-	(92,000)	(92,000)	(94,735)	(2,735)
FUND BALANCE, BEGINNING (OCT 1, 2024)	116,635	-	116,635	116,635	-
FUND BALANCE, ENDING	\$ 116,635	\$ (92,000)	\$ 24,635	\$ 21,900	\$ (2,735)

**MINUTES OF MEETING
SHERWOOD MANOR
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of Supervisors of Sherwood Manor Community
2 Development District was held on Thursday, September 4, 2025, and called to order at 2:28 pm
3 at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

4
5 Present and constituting a quorum were:

6		
7	Carlos de la Ossa	Chairperson
8	Nicholas Dister	Vice Chairperson
9	Ryan Motko	Assistant Secretary
10	Alberto Viera	Assistant Secretary
11	Kyle Smith	Assistant Secretary

12
13 Also present were:

14		
15	Jayna Cooper	District Manager
16	Kathryn Hopkinson	District Counsel
17	Tyson Waag	District Engineer (<i>via phone</i>)
18	John Vericker	District Counsel
19	Paul Young	Field Manager
20	Tabitha Vega	On-Site Manager (<i>via phone</i>)

21
22 *This is not a certified or verbatim transcript but rather represents the context and*
23 *summary of the meeting. The full meeting is available in audio format upon request. Contact*
24 *the District Office for any related costs for an audio copy.*

25
26 **FIRST ORDER OF BUSINESS**

Call To Order/Roll Call

27 Ms. Cooper called the meeting to order, and a quorum was established.

28
29 **SECOND ORDER OF BUSINESS**

Public Comments on Agenda Items

30 The Board received comments regarding resident participation, houses/clubhouses.

31
32 **THIRD ORDER OF BUSINESS**

Business Items

33 **A. Consideration of Goals & Objectives**

34
35

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, 36 Goals & Objectives, were approved. 5-0
--

37
38 **B. Consideration of Baby Changing Tables (\$1,362.00)**

39
40

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in 41 favor, Baby Changing Tables (\$1,362.00), was approved. 5-0
--

42
43 **C. Consideration of FY 2025-2026 Operations and Maintenance Budget Funding**
44 **Agreement**

45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, FY 2025-2026 Operations and Maintenance Budget Funding Agreement, in the amount of \$201,616.00, was approved. 5-0

FOURTH ORDER OF BUSINESS **Consent Agenda**

- A. Approval of Minutes of August 07, 2025, Public Hearing & Regular Meeting**
- B. Consideration of Operation and Maintenance July 2025**
- C. Acceptance of the Financials and Approval of the Check Register for July 2025**
- D. Ratification of Neptune Multi Services LLC Proposal #0053924 – Trash Debris – Pick Up and Disposal (\$580.00)**
- E. Ratification of ITZ Electric Corp Proposal F2052 – Instillation of Four Surge Protectors (\$1,300.00)**
- F. Ratification of Zebra Cleaning Team Proposal - 60 Grid Change Out (\$2,397.00)**

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, the Consent Agenda, was approved. 5-0

FIFTH ORDER OF BUSINESS **Staff Reports**

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There being no reports, the next item followed.

- i. Field Inspections Report**
- ii. Pond Audit**

The Field Inspections Report and Pond Audit were presented, copies of which were included in the agenda package. Mr. Young provided landscaping finished/pending updates. Discussion ensued.

SIXTH ORDER OF BUSINESS **Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS **Adjourned**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, meeting adjourned at 2:34 pm. 5-0

Jayna Cooper
District Manager

Carlos de la Ossa
Chairperson

SHERWOOD MANOR CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
ACTION SECURITY, INC	8/1/2025	30138	\$125.00	\$125.00	Aug 2025 Security monitoring system
ECO-LOGIC SERVICES LLC	8/1/2025	5558	\$6,105.00	\$6,105.00	July 2025 Pond maintenance
INFRAMARK LLC	8/1/2025	155237	\$700.00		Aug 2025 Dissemination Services
INFRAMARK LLC	8/1/2025	155237	\$2,500.00		Aug 2025 District management services
INFRAMARK LLC	8/1/2025	155237	\$5,833.33		Aug 2025 Personnel Services
INFRAMARK LLC	8/1/2025	155237	\$1,000.00	\$10,033.33	Aug 2025 Field Manager
ZEBRA CLEANING TEAM	8/1/2025	8061	\$1,050.00	\$1,050.00	Aug 2025 Pool cleaning service
Monthly Contract Subtotal			\$17,313.33	\$17,313.33	
Utilities					
BOCC ACH	7/29/2025	072925-3466-ACH	\$229.33	\$229.33	WATER
CHARTER COMMUNICATIONS - ACH	8/1/2025	2458267080125-ACH	\$205.00	\$205.00	08/01-08/31/2025 Internet
TECO ACH	8/1/2025	080125-3107-ACH	\$2,376.98	\$2,376.98	6/27-7/28/25 Electric
TECO ACH	8/1/2025	080125-8655-ACH	\$2,237.15	\$2,237.15	6/27-7/28/25 Electric
TECO ACH	8/1/2025	080125-5651-ACH	\$233.03	\$233.03	6/27-7/28/25 Electric
TECO ACH	8/1/2025	080125-5677-ACH	\$699.10	\$699.10	6/27-7/28/25 Electric
TECO ACH	8/5/2025	080525-6005	\$6,237.83	\$6,237.83	5/28 - 06/26/2025 Electric
Utilities Subtotal			\$12,218.42	\$12,218.42	
Regular Services					
ALBERTO VIERA	8/7/2025	AV-080725	\$200.00	\$200.00	BOARD 8/7/25
CARLOS DE LA OSSA	8/7/2025	CO-080725	\$200.00	\$200.00	BOARD 8/7/25
KYLE SMITH	8/7/2025	KS-080725	\$200.00	\$200.00	BOARD 8/7/25
NICHOLAS J. DISTER	8/7/2025	ND-080725	\$200.00	\$200.00	BOARD 8/7/25
PIPER FIRE PROTECTION	8/20/2025	147995	\$139.75	\$139.75	PROF SERVICES
RYAN MOTKO	8/7/2025	RM-080725	\$200.00	\$200.00	BOARD 8/7/25
STANTEC CONSULTING SERVICES	8/14/2025	2442472	\$9,320.75	\$9,320.75	district engineer Aug 2025

SHERWOOD MANOR CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
STRALEY ROBIN VERICKER	8/15/2025	26945	\$2,579.50	\$2,579.50	Aug 2025 District counsel services
Regular Services Subtotal			\$13,040.00	\$13,040.00	
Additional Services					
ACTION SECURITY, INC	8/27/2025	30335	\$1,610.00	\$1,610.00	Maintenance
DOWN TO EARTH	7/15/2025	148296	\$9,396.00	\$9,396.00	Jul 2025 Landscaping maintenance
DOWN TO EARTH	8/1/2025	148969	\$9,918.00	\$9,918.00	Aug 2025 Landscaping maintenance
ECO-LOGIC SERVICES LLC	8/12/2025	5605	\$5,150.00	\$5,150.00	Lake 10 littoral area spray and brushcut
FLA POOLS INC	5/13/2025	01194649	\$682.50	\$682.50	Tile and pavers repair - Final payment
Additional Services Subtotal			\$26,756.50	\$26,756.50	
TOTAL			\$69,328.25	\$69,328.25	

ACTION SECURITY, INC.
 1505 Manor Rd
 Englewood, FL 34223
 Sales@ActionSecurityFL.com

Invoice



BILL TO
Sherwood Manor CDD c/o Meritus Corp 2005 Pan Am Circle, Suite 300 Tampa , FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30138	08/01/2025	\$125.00	08/01/2025	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Service Monthly billing for Service Agreement at Sherwood Manor Amenity Center as approved by customer. Includes database management.	1	125.00	125.00

Contact ACTION SECURITY, INC. to pay this invoice.
 FL Contractor ES12001404

BALANCE DUE

\$125.00

Thank you, we appreciate your business!



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

155237

DATE

8/1/2025

BILL TO

Sherwood Manor CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

CUSTOMER ID

C2308

NET TERMS

Due On Receipt

PO#**DUE DATE**

8/1/2025

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	2	Ea	350.00		700.00
District Management	1	Ea	2,500.00		2,500.00
Personnel Services	1	Ea	5,833.33		5,833.33
Field Management	1	Ea	1,000.00		1,000.00
Subtotal					10,033.33

Subtotal	\$10,033.33
Tax	\$0.00
Total Due	\$10,033.33

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

INVOICE

Zebra Cleaning Team
PO Box 3456
Apollo Beach, FL 33572-1003

lancewood1970@gmail.com
+1 (813) 279-0437
zebrapoolteam.com

Sherwood Manor CDD - 1801 12th, Street S.E.

Bill to
Sherwood Manor CDD
1801 12th, Street S.E.
, FL.
Ruskin, FL 33570

Invoice details

Invoice no.: 8061
Terms: Net 15
Invoice date: 08/01/2025
Due date: 08/16/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Commercial Pool Service	Monthly Full Service	1	\$1,050.00	\$1,050.00

Total **\$1,050.00**

Mail to:
Zebra Cleaning Team
PO Box 3456
Apollo Beach FL 33572-1003



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHERWOOD MANOR CDD	8726963466	07/29/2025	08/19/2025

Service Address: 1801 12TH ST SE

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54676394	06/25/2025	23302	07/25/2025	23302	0 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Water Base Charge	\$65.23
Sewer Base Charge	\$158.07

Summary of Account Charges

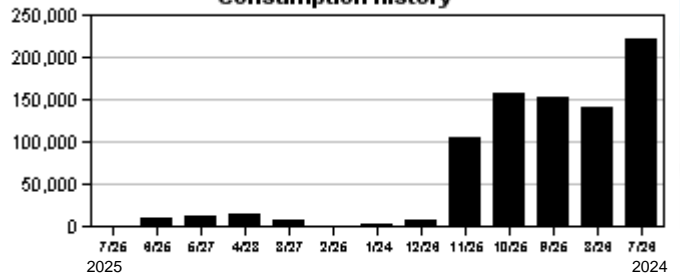
Previous Balance	\$325.51
Net Payments - Thank You	\$-325.51
Total Account Charges	\$229.33

AMOUNT DUE	\$229.33
-------------------	-----------------

Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.

Consumption History



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 8726963466



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCELGov.net/WaterBill
Additional Information: HCELGov.net/Water



THANK YOU!



SHERWOOD MANOR CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607-6008

2,304 0

DUE DATE	08/19/2025
Auto Pay Scheduled DO NOT PAY	



0087269634660 00000229336

August 1, 2025
 Invoice Number: 2458267080125
 Account Number: 8337 12 028 2458267
 Security Code: 4957
 Service At: 1801 12TH ST SE
 RUSKIN FL 33570

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at 855-252-0675

Summary Service from 08/01/25 through 08/31/25
 details on following pages

Previous Balance	205.00
Payments Received -Thank You!	-205.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	35.00
Other Charges	0.00
Current Charges	\$205.00
<i>YOUR AUTO PAY WILL BE PROCESSED 08/18/25</i>	
Total Due by Auto Pay	\$205.00

NEWS AND INFORMATION

NOTE: Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

IMPORTANT PHONE UPDATE

Good news: Effective on or after 10/1/2025, the Call Guard tool which protects Spectrum Business Voice customers from spam calls will be upgraded to version 3.0. You can adjust Call Guard settings by logging into your account at SpectrumBusiness.net.

- Change the Call Guard level of protection setting to High to block more calls or Low to block less.
- Go to, "Allow List" to add an unlimited number of trusted phone numbers

Stay connected to your business and save big with multi-line mobile savings. Call 1-855-767-1768

Thank you for choosing Spectrum Business.
 We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33575-8052
 8033-2390 DY RP BY 08022025 NWR#NWR#N 01 003672 0012

SHERWOOD MANOR CDD
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008



August 1, 2025
 SHERWOOD MANOR CDD

Invoice Number: 2458267080125
 Account Number: 8337 12 028 2458267
 Service At: 1801 12TH ST SE
 RUSKIN FL 33570

Total Due by Auto Pay \$205.00



CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833712028245826700205005



Invoice Number: 2458267080125
 Account Number: 6337 12 028 2458267
 Security Code: 4957

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8833 2390 DY RP 01 08022025 NNRNRRNRV01 003872 0012

Charge Details

Previous Balance		205.00
EFT Payment	07/18	-205.00
Remaining Balance		\$0.00

Payments received after 08/01/25 will appear on your next bill.

Service from 08/01/25 through 08/31/25

Spectrum Business™ Internet

Spectrum WiFi	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Ultra	200.00
Promotional Discount	-60.00
Business WiFi	10.00
	\$170.00

Spectrum Business™ Internet Total \$170.00

Spectrum Business™ Voice

Phone number (813) 260-3597

Spectrum Business Voice	50.00
Promotional Discount	-15.00
Voice Mail	0.00
	\$35.00

For additional call details, please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$35.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00

Other Charges Continued

Other Charges Total	\$0.00
Current Charges	\$205.00
Total Due by Auto Pay	\$205.00

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Continued on the next page.

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm



For questions or concerns, please call 1-866-619-1263





SHERWOOD MANOR COMMUNITY
DEVELOPMENT DISTRICT
SHERWOOD MANOR PH5A PH5B PH5C
RUSKIN, FL 33570

Statement Date: August 01, 2025

Amount Due: \$2,376.98

Due Date: August 22, 2025

Account #: 221009253107

DO NOT PAY. Your account will be drafted on August 22, 2025

Account Summary

Current Service Period: June 27, 2025 - July 28, 2025

Previous Amount Due \$2,376.98

Payment(s) Received Since Last Statement -\$2,376.98

Current Month's Charges **\$2,376.98**

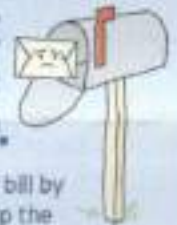
Amount Due by August 22, 2025 \$2,376.98

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.

**Let's be honest.
You don't need me anymore.**



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log In at TECOaccount.com and select "ON" to enroll.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009253107

Due Date: August 22, 2025

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$2,376.98

Payment Amount: \$ _____

690890347002

Your account will be drafted on August 22, 2025

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For: SHERWOOD MANOR PH5A PH5B PH5C RUSKIN, FL 33570

Account #: 221009253107 Statement Date: August 01, 2025 Charges Due: August 22, 2025

Service Period: Jun 27, 2025 - Jul 26, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Moving? Save time and reduce stress! Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 19%, Solar 10% and Coal 0%.

Table with 3 columns: Description, Quantity/Rate, and Amount. Includes items like Lighting Energy Charge, Fixture & Maintenance Charge, etc. Total Lighting Charges: \$2,376.98

Total Current Month's Charges \$2,376.98

0000014-000488 Page 12 of 18

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

Contact Us

- Bank Draft: Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
In-Person: Find list of Payment Agents at TampaElectric.com.
Mail A Check Payments: TECO P.O. Box 31318 Tampa, FL 33631-3318.
Credit or Debit Card: Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com.
Phone: Toll Free: 866-689-6469.
All Other Correspondences: Tampa Electric P.O. Box 111 Tampa, FL 33601-0111.

- Online: TampaElectric.com
Phone: Commercial Customer Care: 866-832-6249 Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)
Hearing Impaired/TTY: 7-1-1
Power Outage: 877-568-1010
Energy-Saving Programs: 813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
 SHERWOOD MANOR PH 4A
 RUSKIN, FL 33570

Statement Date: August 01, 2025

Amount Due: \$2,237.15

Due Date: August 22, 2025
 Account #: 221009048655

DO NOT PAY. Your account will be drafted on August 22, 2025

Account Summary

Current Service Period: June 27, 2025 - July 28, 2025

Previous Amount Due	\$2,237.15
Payment(s) Received Since Last Statement	-\$2,237.15
Current Month's Charges	\$2,237.15

Amount Due by August 22, 2025 \$2,237.15

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.

Let's be honest.
 You don't need me anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009048655
 Due Date: August 22, 2025

 **Pay your bill online at TampaElectric.com**
 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$2,237.15

Payment Amount: \$ _____

690890347001

Your account will be drafted on August 22, 2025

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
 2005 PAN AM CIRCLE SUITE 300
 TAMPA, FL 33607

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Make check payable to: TECO
 Please write your account number on the memo line of your check.

00200344-0205471-Page 15 of 18



Service For:
SHERWOOD MANOR PH 4A
RUSKIN, FL 33570

Account #: 221009048655
Statement Date: August 01, 2025
Charges Due: August 22, 2025

Service Period: Jun 27, 2025 - Jul 28, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Moving? Save time and reduce stress!
Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	912 kWh @ \$0.03412/kWh	\$31.12
Fixture & Maintenance Charge	48 Fixtures	\$797.28
Lighting Pole / Wire	48 Poles	\$1359.36
Lighting Fuel Charge	912 kWh @ \$0.03363/kWh	\$30.67
Storm Protection Charge	912 kWh @ \$0.00559/kWh	\$5.10
Clean Energy Transition Mechanism	912 kWh @ \$0.00043/kWh	\$0.39
Storm Surcharge	912 kWh @ \$0.01230/kWh	\$11.22
Florida Gross Receipt Tax		\$2.01
Lighting Charges		\$2,237.15

Total Current Month's Charges

\$2,237.15

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one-time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit card using KUBRA E2-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
1610 6TH ST SE
RUSKIN, FL 33570-5764

Statement Date: August 01, 2025

Amount Due: \$233.03

Due Date: August 22, 2025

Account #: 221009045651

DO NOT PAY. Your account will be drafted on August 22, 2025

Account Summary

Current Service Period: June 27, 2025 - July 28, 2025

Previous Amount Due \$233.03

Payment(s) Received Since Last Statement -\$233.03

Current Month's Charges \$233.03

Amount Due by August 22, 2025 \$233.03

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.

Let's be honest.
You don't need me anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009045651

Due Date: August 22, 2025

Pay your bill online at TampaElectric.com

See reverse side of your prystub for more ways to pay.

Go Paperless. Go Green! Visit TampaElectric.com/Paperless to enroll now.



Amount Due: \$233.03

Payment Amount: \$ _____

690890346999

Your account will be drafted on August 22, 2025

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
1610 6TH ST SE
RUSKIN, FL 33570-5764

Account #: 221009045651
Statement Date: August 01, 2025
Charges Due: August 22, 2025

Service Period: Jun 27, 2025 - Jul 28, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	95 kWh @ \$0.03412/kWh	\$3.24
Fixture & Maintenance Charge	5 Fixtures	\$83.05
Lighting Pole / Wire	5 Poles	\$141.60
Lighting Fuel Charge	95 kWh @ \$0.03363/kWh	\$3.19
Storm Protection Charge	95 kWh @ \$0.00559/kWh	\$0.53
Clean Energy Transition Mechanism	95 kWh @ \$0.00043/kWh	\$0.04
Storm Surcharge	95 kWh @ \$0.01230/kWh	\$1.17
Florida Gross Receipt Tax		\$0.21
Lighting Charges		\$233.03

Moving? Save time and reduce stress! Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source
Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

Total Current Month's Charges \$233.03

00000044-0000-NE3-Pays 4 of 18

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

-  **Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
-  **In-Person**
Find list of Payment Agents at TampaElectric.com
-  **Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
-  **Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
-  **Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online: TampaElectric.com
Phone:
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1
Power Outage: 877-588-3210
Energy-Saving Programs: 813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



SHERWOOD MANOR COMMUNITY
DEVELOPMENT DISTRICT
1102 14TH AVE SE
RUSKIN, FL 33570-4809

Statement Date: August 01, 2025

Amount Due: \$699.10

Due Date: August 22, 2025
Account #: 221009045677

DO NOT PAY. Your account will be drafted on August 22, 2025

Account Summary

Current Service Period: June 27, 2025 - July 28, 2025	
Previous Amount Due	\$699.10
Payment(s) Received Since Last Statement	-\$699.10
Current Month's Charges	\$699.10
Amount Due by August 22, 2025	\$699.10

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.

**Let's be honest.
You don't need me anymore.**



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009045677
Due Date: August 22, 2025

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$699.10

Payment Amount: \$ _____

690890347000

Your account will be drafted on August 22, 2025

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
1102 14TH AVE SE
RUSKIN, FL 33570-4809

Account #: 221009045677
Statement Date: August 01, 2025
Charges Due: August 22, 2025

Service Period: Jun 27, 2025 - Jul 28, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Moving? Save time and reduce stress! Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	285 kWh @ \$0.03412/kWh	\$9.72
Fixture & Maintenance Charge	15 Fixtures	\$249.15
Lighting Pole / Wire	15 Poles	\$424.80
Lighting Fuel Charge	285 kWh @ \$0.03363/kWh	\$9.58
Storm Protection Charge	285 kWh @ \$0.00559/kWh	\$1.59
Clean Energy Transition Mechanism	285 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	285 kWh @ \$0.01230/kWh	\$3.51
Florida Gross Receipt Tax		\$0.63
Lighting Charges		\$699.10

Total Current Month's Charges

\$699.10

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



SHERWOOD MANOR COMMUNITY
DEVELOPMENT DISTRICT
C/O MERITUS
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

Statement Date: September 04, 2025

Amount Due: \$6,418.50

Due Date: September 18, 2025
Account #: 321000026005

DO NOT PAY. Your account will be drafted on September 18, 2025

Account Summary

Previous Amount Due	\$6,237.83
Payment(s) Received Since Last Statement	-\$6,237.83
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$6,418.50
Amount Due by September 18, 2025 \$6,418.50	

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Locations With The Highest Usage

- 1801 SE 12TH ST, CLBHE, RUSKIN, FL 33570 **7,263 KWH**
- 1909 TIDAL ROCK AVE, FOUNTAIN, RUSKIN, FL 33570-5558 **2,307 KWH**



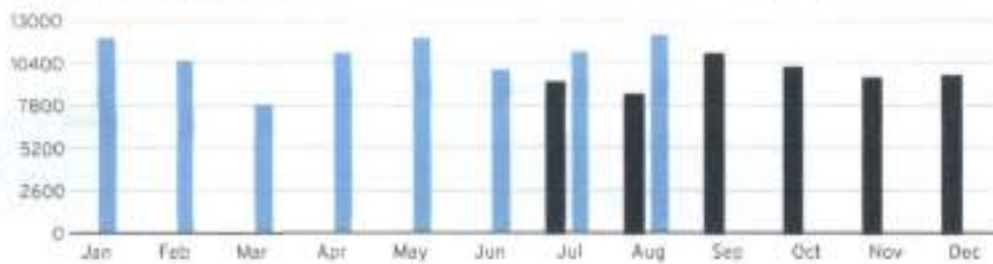
Scan here to interact with your bill online.



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911. Visit TampaElectric.com/Safety for more safety tips.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless. Go Green! Visit TampaElectric.com/Paperless to e-Bill now.



Account #: 321000026005
Due Date: September 18, 2025

Amount Due:	\$6,418.50
Payment Amount:	\$ _____

700125004432

Your account will be drafted on September 18, 2025

0000015 FT ECO58825293885118 86660 01 00000000 15 937

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
C/O MERITUS
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2359

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

Summary of Charges by Service Address

Account Number: 321000026005

Energy Usage From Last Month

 Increased  Same  Decreased

Service Address: 1109 TIDAL ROCK AVE, FOUNTAIN, RUSKIN, FL 33570-5558 **Sub-Account Number:** 211019020679

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000598798	07/28/2025	20,874		18,567		2,307 kWh	1	32 Days	\$379.10
									 10.4%

Service Address: 815 18TH AVE SE, RUSKIN, FL 33570 **Sub-Account Number:** 211019020687

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000558717	07/28/2025	1,137		1,137		0 kWh	1	32 Days	\$20.68

Service Address: 816 18TH AVE SE, RUSKIN, FL 33570-6021 **Sub-Account Number:** 211019020695

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000558720	07/28/2025	7,760		5,733		2,027 kWh	1	32 Days	\$335.60
									 10.4%

Service Address: 1850 SE 6TH AVE, RUSKIN, FL 33570 **Sub-Account Number:** 211019915753

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000580300	07/28/2025	238		237		1 kWh	1	32 Days	\$20.83
									 50.0%

Continued on next page →

Account-Details Page 2 of 14

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free: **866-689-6469**

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Summary of Charges by Service Address

Account Number: 321000026005

Energy Usage From Last Month

▲ Increased
 ▬ Same
 ▼ Decreased

Service Address: 1802 9TH ST SE, RUSKIN, FL 33570-6030

Sub-Account Number: 211020006345

Meter	Read Date	Current	-	Previous	=	Total Used
1000835803	07/28/2025	21,344		20,797		547 kWh

Multiplier	Billing Period	Amount
1	32 Days	\$105.67
		▲ 3.4%

Service Address: 1801 SE 12TH ST, CLBHSE, RUSKIN, FL 33570

Sub-Account Number: 211020923705

Meter	Read Date	Current	-	Previous	=	Total Used
1000597942	07/28/2025	63,799		56,536		7,263 kWh

Multiplier	Billing Period	Amount
1	32 Days	\$1,149.10
		▲ 9.6%

Service Address: 115B SE 21ST AVE, SIGN, RUSKIN, FL 33570

Sub-Account Number: 221008023634

Meter	Read Date	Current	-	Previous	=	Total Used
1000580299	07/28/2025	294		293		1 kWh

Multiplier	Billing Period	Amount
1	32 Days	\$20.83
		▬ 0.0%

Service Address: 820 SE 21ST AVE, SIGN, RUSKIN, FL 33570

Sub-Account Number: 221008023642

Meter	Read Date	Current	-	Previous	=	Total Used
1000580298	07/28/2025	308		306		2 kWh

Multiplier	Billing Period	Amount
1	32 Days	\$20.98
		▬ 0.0%

Service Address: SHERWOOD MANOR AMENITY CENTER, LIGHTS, RUSKIN, FL 33570

Sub-Account Number: 221008101729

Amount: \$207.25

Service Address: 9TH ST SE AND 16TH AVE SE PH1-3, LIGHTS, RUSKIN, FL 33570

Sub-Account Number: 221008143911

Amount: \$4,158.46

Total Current Month's Charges

\$6,418.50

00000015-00000004-Page 3 of 14





Sub-Account #: 211019020679
Statement Date: 08/29/2025

Service Address: 1109 TIDAL ROCK AVE, FOUNTAIN, RUSKIN, FL 33570-5558

Meter Read

Meter Location: FOUNTAIN

Service Period: 06/27/2025 - 07/28/2025

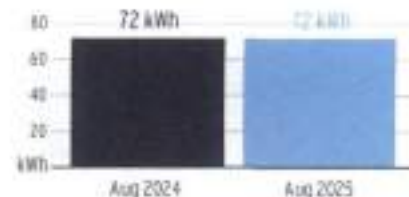
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000598798	07/28/2025	20,874	18,567		2,307 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	2,307 kWh @ \$0.08641/kWh	\$199.35
Fuel Charge	2,307 kWh @ \$0.03391/kWh	\$78.23
Storm Protection Charge	2,307 kWh @ \$0.00577/kWh	\$13.31
Clean Energy Transition Mechanism	2,307 kWh @ \$0.00418/kWh	\$9.64
Storm Surcharge	2,307 kWh @ \$0.02121/kWh	\$48.93
Florida Gross Receipt Tax		\$9.48
Electric Service Cost		\$379.10



Current Month's Electric Charges

\$379.10

Billing information continues on next page →

0000015-2000004-Page 4 of 14



Sub-Account #: 211019020687
Statement Date: 08/29/2025

Service Address: 815 18TH AVE SE, RUSKIN, FL 33570

Meter Read

Meter Location: FOUNTAIN

Service Period: 06/27/2025 - 07/28/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000558717	07/28/2025	1,137	1,137	0 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.68

Avg kWh Used Per Day



Current Month's Electric Charges \$20.68

Billing information continues on next page →

0000015-0000015-Page 5 of 14





Sub-Account #: 211019020695
Statement Date: 08/29/2025

Service Address: 816 18TH AVE SE, RUSKIN, FL 33570-6021

Meter Read

Meter Location: FOUNTAIN

Service Period: 06/27/2025 - 07/28/2025

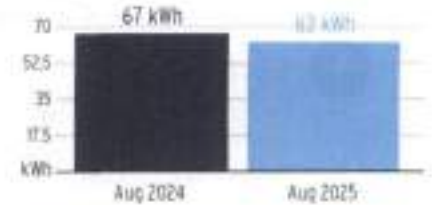
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000558720	07/28/2025	7,760	5,733	2,027 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	2,027 kWh @ \$0.08641/kWh	\$175.15
Fuel Charge	2,027 kWh @ \$0.03391/kWh	\$68.74
Storm Protection Charge	2,027 kWh @ \$0.00577/kWh	\$11.70
Clean Energy Transition Mechanism	2,027 kWh @ \$0.00418/kWh	\$8.47
Storm Surcharge	2,027 kWh @ \$0.02121/kWh	\$42.99
Florida Gross Receipt Tax		\$8.39
Electric Service Cost		\$335.60



Current Month's Electric Charges

\$335.60

Billing information continues on next page →

00000013-00000013-Page 6 of 14



Sub-Account #: 211019915753
Statement Date: 08/29/2025

Service Address: 1850 SE 6TH AVE, RUSKIN, FL 33570

Meter Read

Meter Location: ENTRY SIGN

Service Period: 06/27/2025 - 07/28/2025

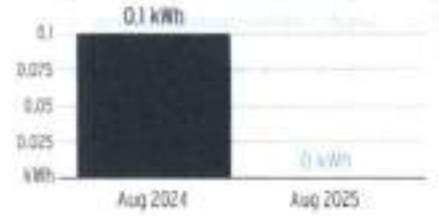
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000580300	07/28/2025	238	237	1 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	1 kWh @ \$0.08641/kWh	\$0.09
Fuel Charge	1 kWh @ \$0.03391/kWh	\$0.03
Storm Protection Charge	1 kWh @ \$0.00577/kWh	\$0.01
Storm Surcharge	1 kWh @ \$0.02121/kWh	\$0.02
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.83

Avg kWh Used Per Day



Current Month's Electric Charges \$20.83

Billing information continues on next page →

Account: 211019915753 Page 7 of 14





Sub-Account #: 211020006345
Statement Date: 08/29/2025

Service Address: 1802 9TH ST SE, RUSKIN, FL 33570-6030

Meter Read

Meter Location: MAIL KIOSK

Service Period: 06/27/2025 - 07/28/2025

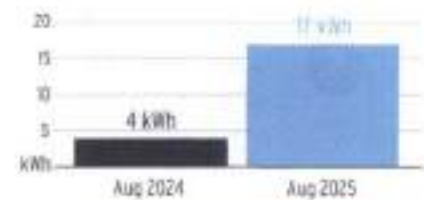
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000835803	07/28/2025	21,344	20,797	547 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	547 kWh @ \$0.08641/kWh	\$47.27
Fuel Charge	547 kWh @ \$0.03391/kWh	\$18.55
Storm Protection Charge	547 kWh @ \$0.00577/kWh	\$3.16
Clean Energy Transition Mechanism	547 kWh @ \$0.00418/kWh	\$2.29
Storm Surcharge	547 kWh @ \$0.02121/kWh	\$11.60
Florida Gross Receipt Tax		\$2.64
Electric Service Cost		\$105.67

Avg kWh Used Per Day



Current Month's Electric Charges

\$105.67

Billing information continues on next page →

08000515-0000000-Page 8 of 14



Sub-Account #: 211020923705
Statement Date: 08/29/2025

Service Address: 1801 SE 12TH ST, CLBHSE, RUSKIN, FL 33570

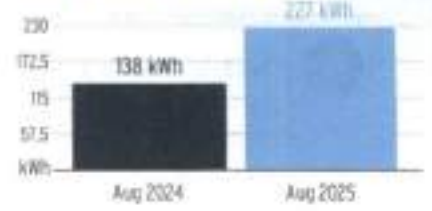
Meter Read

Service Period: 06/27/2025 - 07/28/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000597942	07/28/2025	63,799	56,536	7,263 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



00000001 - Page 9 of 14

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	7,263 kWh @ \$0.08641/kWh	\$627.60
Fuel Charge	7,263 kWh @ \$0.03391/kWh	\$246.29
Storm Protection Charge	7,263 kWh @ \$0.00577/kWh	\$41.91
Clean Energy Transition Mechanism	7,263 kWh @ \$0.00418/kWh	\$30.36
Storm Surcharge	7,263 kWh @ \$0.02121/kWh	\$154.05
Florida Gross Receipt Tax		\$28.73
Electric Service Cost		\$1,149.10

Current Month's Electric Charges \$1,149.10

Billing information continues on next page →





Sub-Account #: 221008023634
Statement Date: 08/29/2025

Service Address: 1158 SE 21ST AVE, SIGN, RUSKIN, FL 33570

Meter Read

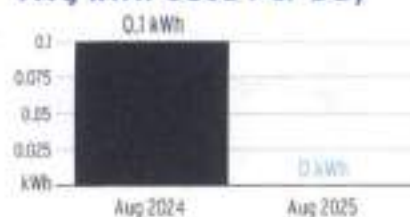
Service Period: 06/27/2025 - 07/28/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580299	07/28/2025	294		293		1 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	1 kWh @ \$0.08641/kWh	\$0.09
Fuel Charge	1 kWh @ \$0.03391/kWh	\$0.03
Storm Protection Charge	1 kWh @ \$0.00577/kWh	\$0.01
Storm Surcharge	1 kWh @ \$0.02121/kWh	\$0.02
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.83

Current Month's Electric Charges \$20.83

Billing information continues on next page →

account: account - Page 10 of 14



Sub-Account #: 221000023642
Statement Date: 08/29/2025

Service Address: 820 SE 21ST AVE, SIGN, RUSKIN, FL 33570

Meter Read

Meter Location: SIGN

Service Period: 06/27/2025 - 07/28/2025

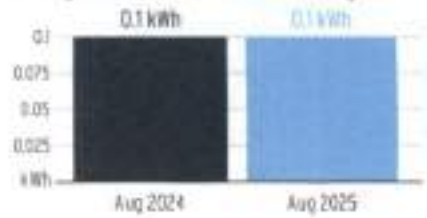
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580298	07/28/2025	308	306		2 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	2 kWh @ \$0.08641/kWh	\$0.17
Fuel Charge	2 kWh @ \$0.03391/kWh	\$0.07
Storm Protection Charge	2 kWh @ \$0.00577/kWh	\$0.01
Clean Energy Transition Mechanism	2 kWh @ \$0.00418/kWh	\$0.01
Storm Surcharge	2 kWh @ \$0.02121/kWh	\$0.04
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.98

Avg kWh Used Per Day



Current Month's Electric Charges \$20.98

Billing information continues on next page →

0000015-000001-Page 11 of 14





Sub-Account #: 221008101729
Statement Date: 08/29/2025

Service Address: SHERWOOD MANOR AMENITY CENTER, LIGHTS, RUSKIN, FL 33570

Service Period: 06/27/2025 - 07/28/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	108 kWh @ \$0.03412/kWh	\$3.68
Fixture & Maintenance Charge	4 Fixtures	\$84.44
Lighting Pole / Wire	4 Poles	\$113.28
Lighting Fuel Charge	108 kWh @ \$0.03363/kWh	\$3.63
Storm Protection Charge	108 kWh @ \$0.00559/kWh	\$0.60
Clean Energy Transition Mechanism	108 kWh @ \$0.00043/kWh	\$0.05
Storm Surcharge	108 kWh @ \$0.01230/kWh	\$1.33
Florida Gross Receipt Tax		\$0.24

Lighting Charges \$207.25

Current Month's Electric Charges

\$207.25

Billing information continues on next page →

00000015-00000008 Page 12 of 14



Sub-Account #: 221008143911
Statement Date: 08/29/2025

Service Address: 9TH ST SE AND 16TH AVE SE PHI-3, LIGHTS, RUSKIN, FL 33570

Service Period: 06/27/2025 - 07/28/2025

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	1707 kWh @ \$0.03412/kWh	\$58.24
Fixture & Maintenance Charge	89 Fixtures	\$1487.29
Lighting Pole / Wire	89 Poles	\$2520.48
Lighting Fuel Charge	1707 kWh @ \$0.03363/kWh	\$57.41
Storm Protection Charge	1707 kWh @ \$0.00559/kWh	\$9.54
Clean Energy Transition Mechanism	1707 kWh @ \$0.00043/kWh	\$0.73
Storm Surcharge	1707 kWh @ \$0.01230/kWh	\$21.00
Florida Gross Receipt Tax		\$3.77
Lighting Charges		\$4,158.46

Current Month's Electric Charges \$4,158.46

Total Current Month's Charges \$6,418.50

0000015-000005-Page 13 of 14



Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor CDD

Board Meeting Date: August 07, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nick Dister		X
3	Ryan Motko	X	\$200
4	Albert Vierra	X	\$200
5	Kyle Smith	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Jayna Cooper

08/07/2025

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor CDD

Board Meeting Date: August 07, 2025

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	X	\$200
2 Nick Dister		X
3 Ryan Motko	X	\$200
4 Albert Vierra	X	\$200
5 Kyle Smith	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Jayna Cooper

08/07/2025

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor CDD

Board Meeting Date: August 07, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nick Dister		X
3	Ryan Motko	X	\$200
4	Albert Vierra	X	\$200
5	Kyle Smith	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Jayna Cooper

08/07/2025

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor CDD

Board Meeting Date: August 07, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nick Dister	X	\$200
3	Ryan Motko	X	\$200
4	Albert Vierra	X	\$200
5	Kyle Smith	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Jayna Cooper

08/07/2025

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****



Pay on line at www.piperfire.com

INVOICE

147995

REMIT TO: 13075 US HWY 19 N
Clearwater, FL 33764
Phone: (800) 327-7604

Sarasota Location:
1595 Barber Rd
Sarasota, FL 34240

BILL TO		SITE			
Customer No:	PF-26308	SiteNo:	PF-20003	Date:	08/20/2025
Company:	Inframark	Company:	Sherwood Manor CDD	Sales Rep:	
Address:	2002 Pan Am Circle #300 Tampa, FL 33607	Address:	1801 12th St SE Ruskin, FL 33570	Terms:	NET 30
				Due Date:	09/20/2025
				Call No:	226146

PART NUMBER	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
3-ITAG1LFR	AE1 Annual Exting Inspect Loc Flat Rate	1.00	\$130.00	\$130.00

COMMENTS		
Call Details: Annual Extinguisher Inspection	Subtotal:	\$130.00
	Tax:	\$9.75
	Total:	\$139.75
Solution: Completed annual extinguisher inspection.	Paid Amount:	\$0.00
	Balance:	\$139.75

Any amounts not paid when due shall bear interest at the rate of 1.5% per month until paid or the maximum rate permitted by law, whichever is less. Customer shall pay all reasonable costs and expenses included by Piper for collection of any past due amounts owed by customer, including attorney's fees.

Thank you for the opportunity to serve and being a valued customer! We appreciate your business and look forward to serving you again.

13075 US Highway 19 N
 Clearwater, FL 33764
 STATEWIDE (800) 327-7604
 WWW.PIPERFIRE.COM



FIRE EXTINGUISHERS
 EMERGENCY LIGHTS
 EXIT LIGHTS

FIRE EXTINGUISHER SERIAL SHEET

Date: 8/22/2025 I# : _____ Work Order #: 226146
 Project: Sherwood Manor CDD TECH Tyson Stolley
 Address: 1801 12th Street SE. CITY Tampa State: FL Zip: 33570

No.		SERIAL No.	TYPE	DUE	No.	LOCATION	SERIAL No.	TYPE	DUE
1	CLUBHOUSE	G33872821	10LB	27R	26				
2					27				
3					28				
4					29				
5					30				
6					31				
7					32				
8					33				
9					34				
10					35				
11					36				
12					37				
13					38				
14					39				
15					40				
16					41				
17					42				
18					43				
19					44				
20					45				
21					46				
22					47				
23					48				
24					49				
25					50				

TOTAL INSPECTIONS 1 TOTAL HYDRO-TEST: 0
 TOTAL RECHARGES: 0 TOTAL NEW 0

R= 6 year maintenance and Recharge

H= 12 year Maintenance and Hydrostatic Test

N=New

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor CDD

Board Meeting Date: August 07, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nick Dister		X
3	Ryan Motko	X	\$200
4	Albert Vierra	X	\$200
5	Kyle Smith	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Jayna Cooper

08/07/2025

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****



INVOICE

Invoice Number 2442472
Invoice Date August 14, 2025
Customer Number 149265
Project Number 238202096

Bill To

Sherwood Manor Community
 Development District
 Accounts Payable
 c/o Meritus Districts
 2005 Pan Am Circle, Suite 300
 Tampa FL 33607
 United States

EFT/ACH Remit To (Preferred)

Stantec Consulting Services Inc. (SCSI)
 Bank of America
 ABA No. : 111000012
 Account No: 3752096026
 Email Remittance: eff@stantec.com

Alternative Remit To

Stantec Consulting Services Inc.
 (SCSI)
 13980 Collections Center Drive
 Chicago IL 60693
 United States
 Federal Tax ID
 11-2167170

Project Description: Sherwood Manor CDD

Stantec Project Manager:	Stewart, Tonja L
Authorization Amount:	\$11,667.50
Authorization Previously Billed:	\$2,139.50
Authorization Budget Remaining:	\$207.25
Authorization Billed to Date:	\$11,460.25
Current Invoice Due:	\$9,320.75
For Period Ending:	August 8, 2025

Email Invoice: InframarkCMS@payableslockbox.com
CC: bryan.radcliff@inframark.com

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

Invoice Number

2442472

Project Number

238202096

Top Task 2025

2025 FY General Consulting

Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Level 07				
Dabash, Sama	2025-06-20	0.25	167.00	41.75
Nurse, Vanessa M	2025-01-13	4.00	167.00	668.00
Nurse, Vanessa M (OT)	2025-01-13	3.00	167.00	501.00
Nurse, Vanessa M	2025-01-23	0.25	167.00	41.75
Nurse, Vanessa M	2025-01-28	0.50	167.00	83.50
Nurse, Vanessa M	2025-02-18	0.50	167.00	83.50
Nurse, Vanessa M	2025-02-19	0.50	167.00	83.50
Nurse, Vanessa M	2025-02-24	1.00	167.00	167.00
Nurse, Vanessa M	2025-02-25	0.50	167.00	83.50
Nurse, Vanessa M	2025-03-17	0.50	167.00	83.50
Nurse, Vanessa M	2025-03-26	1.50	167.00	250.50
Nurse, Vanessa M	2025-03-27	7.00	167.00	1,169.00
Nurse, Vanessa M (OT)	2025-03-28	5.00	167.00	835.00
Nurse, Vanessa M (OT)	2025-03-29	10.00	167.00	1,670.00
Nurse, Vanessa M	2025-03-29	1.00	167.00	167.00
Nurse, Vanessa M	2025-04-15	0.75	167.00	125.25
Nurse, Vanessa M	2025-04-24	0.25	167.00	41.75
Nurse, Vanessa M	2025-04-28	0.25	167.00	41.75
Nurse, Vanessa M	2025-06-16	0.25	110.00	27.50
		37.00		6,164.75
Level 08				
Litzelfelner, Samantha Lee	2025-04-22	0.25	177.00	44.25
Litzelfelner, Samantha Lee	2025-04-24	0.25	177.00	44.25
		0.50		88.50
Level 09				
Nurse, Vanessa M	2025-07-23	0.25	110.00	27.50
		0.25		27.50
Level 10				
Rankin, Ashley Alexandra	2025-07-22	0.25	190.00	47.50
Waag, R Tyson (Tyson)	2025-03-06	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2025-04-03	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2025-05-01	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2025-05-19	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2025-05-20	4.00	190.00	760.00
Waag, R Tyson (Tyson)	2025-06-05	0.75	190.00	142.50
Waag, R Tyson (Tyson)	2025-06-12	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2025-06-13	0.50	190.00	95.00

INVOICE

Invoice Number

2442472

Project Number

238202096

Waag, R Tyson (Tyson)	2025-06-23	1.00	190.00	190.00
Waag, R Tyson (Tyson)	2025-06-26	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2025-06-27	2.50	190.00	475.00
Waag, R Tyson (Tyson)	2025-06-30	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2025-07-08	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2025-07-09	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2025-07-10	1.00	190.00	190.00
Waag, R Tyson (Tyson)	2025-07-21	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2025-07-24	0.25	190.00	47.50
Waag, R Tyson (Tyson)	2025-08-06	0.25	190.00	47.50
Waag, R Tyson (Tyson)	2025-08-07	0.50	190.00	95.00
		16.00		3,040.00
Professional Services Subtotal		53.75		9,320.75

Top Task 2025 Total

9,320.75

Total Fees & Disbursements

\$9,320.75

INVOICE TOTAL (USD)

\$9,320.75

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-06-20	238202096	2025	Direct - Regular	DABASH, SAMA	0.25	167.00	41.75	PROJECT COORDINATION	
2025-04-22	238202096	2025	Direct - Regular	LITZELFELNER, SAMANTHA LEE	0.25	177.00	44.25	PROJECT MANAGER SUPPORT	
2025-04-24	238202096	2025	Direct - Regular	LITZELFELNER, SAMANTHA LEE	0.25	177.00	44.25	PROJECT MANAGER SUPPORT	
2025-01-13	238202096	2025	Direct - Overtime	NURSE, VANESSA M	3.00	167.00	501.00	PREPARED NEW OWNERSHIP MAP	
2025-01-13	238202096	2025	Direct - Regular	NURSE, VANESSA M	4.00	167.00	668.00	PREPARED NEW OWNERSHIP MAP	
2025-01-23	238202096	2025	Direct - Regular	NURSE, VANESSA M	0.25	167.00	41.75	UPDATED EPG MAPPING ONEDRIVE FOLDER	
2025-01-28	238202096	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-02-18	238202096	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	REQUISITIONS	
2025-02-19	238202096	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	REQUISITIONS	
2025-02-24	238202096	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	MAPPING COORDINATION/STATUS TRACKING FOR EPG MEETING	
2025-02-24	238202096	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	REQUISITIONS	
2025-02-25	238202096	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	REQUISITIONS	
2025-03-17	238202096	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	REQUISITION	
2025-03-26	238202096	2025	Direct - Regular	NURSE, VANESSA M	1.50	167.00	250.50	UPDATED OWNERSHIP MAP AND PREPARED NEW EASEMENT & MAINTENANCE MAPS	
2025-03-27	238202096	2025	Direct - Regular	NURSE, VANESSA M	7.00	167.00	1,169.00	UPDATED OWNERSHIP MAP AND PREPARED NEW EASEMENT & MAINTENANCE MAPS	
2025-03-28	238202096	2025	Direct - Overtime	NURSE, VANESSA M	5.00	167.00	835.00	UPDATED OWNERSHIP MAP AND PREPARED NEW EASEMENT & MAINTENANCE MAPS	
2025-03-29	238202096	2025	Direct - Overtime	NURSE, VANESSA M	10.00	167.00	1,670.00	PREPARED NEW OWNERSHIP MAP	
2025-03-29	238202096	2025	Direct - Regular	NURSE, VANESSA M	1.00	167.00	167.00	PREPARED NEW OWNERSHIP MAP	
2025-04-15	238202096	2025	Direct - Regular	NURSE, VANESSA M	0.75	167.00	125.25	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-04-24	238202096	2025	Direct - Regular	NURSE, VANESSA M	0.25	167.00	41.75	OWNERSHIP MAP	
2025-04-28	238202096	2025	Direct - Regular	NURSE, VANESSA M	0.25	167.00	41.75	OWNERSHIP MAP	
2025-06-16	238202096	2025	Direct - Regular	NURSE, VANESSA M	0.25	110.00	27.50	OWNERSHIP MAP	
2025-07-23	238202096	2025	Direct - Regular	NURSE, VANESSA M	0.25	110.00	27.50	OWNERSHIP MAP	
2025-07-22	238202096	2025	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.25	190.00	47.50	PROJECT COORDINATION	
2025-03-06	238202096	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW AGENDA AND MEETING ATTENDANCE.	
2025-04-03	238202096	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE.	
2025-05-01	238202096	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE.	
2025-05-19	238202096	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	PHONE CALL WITH FIELD MANAGER TO DISCUSS EROSION CONCERNS AND SCHEDULE ON SITE VISIT.	
2025-05-20	238202096	2025	Direct - Regular	WAAG, R TYSON (TYSON)	4.00	190.00	760.00	FIELD PREPARATION. SITE VISIT TO VIEW POND 6 AND POND 8 EROSION. UPLOAD FIELD PHOTOS AND BEGIN FIELD REPORT	
2025-06-05	238202096	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE.	
2025-06-12	238202096	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW FINN OUTDOOR PROPOSAL AND DISCUSS WITH DM.	
2025-06-13	238202096	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	SEND OUT EROSION SCOPE OF WORK TO VENDORS FOR ADDITIONAL PROPOSALS.	
2025-06-23	238202096	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	PREPARE EROSION LOCATION MAP AND WRITE-UP FOR VENDORS. PROVIDE POND BANK EROSION CONCERNS TO VENDORS FOR PROPOSALS.	
2025-06-26	238202096	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	ADDRESS VENDOR QUESTIONS REGARDING EROSION PROPOSAL.	

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-06-27	238202096	2025	Direct - Regular	WAAG, R TYSON (TYSON)	2.50	190.00	475.00	ADDRESS VENDOR QUESTIONS REGARDING EROSION PROPOSAL. EMAIL CORRESPONDENCE WITH DM REGARDING PROPOSAL SUBMITTAL DATE. CALLS WITH VENDORS TO ADDRESS THEIR QUESTIONS WHILE OUT ON SITE.	
2025-06-30	238202096	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	PHONE CALL WITH VENDOR REGARDING PROPOSALS. SEND PROPOSALS TO DM	
2025-07-08	238202096	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	CORRESPONDENCE WITH DM AND VENDORS FOR EROSION AT PONDS E1, F1, AND D1.	
2025-07-09	238202096	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	CORRESPONDENCE WITH DM AND VENDORS FOR EROSION AT PONDS E1, F1, AND D1.	
2025-07-10	238202096	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	MONTHLY BOARD MEETING PREPARATION AND ATTENDANCE VIA TEAMS. SPEAK TO VENDOR REGARDING PROPOSAL AND SEND TO DM AND CHAIR FOR REVIEW.	
2025-07-21	238202096	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	DISCUSSION WITH VENDORS REGARDING OUTSTANDING PROPOSALS. NOTIFIED VENDORS OF THE COMMUNITY SELECTION.	
2025-07-24	238202096	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	TEAM COORDINATION MEETING.	
2025-08-06	238202096	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	MONTHLY BOARD MEETING PREPARATION.	
2025-08-07	238202096	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	MONTHLY BOARD MEETING ATTENDANCE (BUDGET MEETING AND REGULAR AGENDA).	
Total Project 238202096					53.75		\$9,320.75		

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Sherwood Manor CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

August 15, 2025

Client: 001497

Matter: 000001

Invoice #: 26945

Page: 1

RE: General

For Professional Services Rendered Through July 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
7/2/2025	KCH	PREPARE TERMINATION NOTICE TO THE POOL ATTENDANT EFFECTIVE JULY 7, 2025.	0.6	\$225.00
7/3/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
7/8/2025	WAS	DRAFT NO FISHING POLICY AND RESOLUTION ADOPTING NO FISHING POLICY.	0.8	\$268.00
7/9/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
7/9/2025	KCH	REVIEW DOWN TO EARTH REDLINE OF SERVICES AGREEMENT; EMAILS WITH DOWN TO EARTH REGARDING SAME; PREPARE RESOLUTION AUTHORIZING OPENING A CREDIT CARD ACCOUNT WITH VALLEY BANK.	1.7	\$637.50
7/10/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$202.50
7/10/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	\$187.50
7/11/2025	KCH	SEND TERMINATION LETTER TO LMP FOR NON-RESOLUTION OF LANDSCAPE CONCERNS; PREPARE ADDENDUM WITH ECO-LOGIC FOR ADDITIONAL DITCH; EMAILS WITH DOWN TO EARTH REGARDING REDLINES OF AGREEMENT.	2.1	\$787.50
Total Professional Services			6.9	\$2,579.50

August 15, 2025
Client: 001497
Matter: 000001
Invoice #: 26945

Page: 2

Total Services	\$2,579.50	
Total Disbursements	\$0.00	
Total Current Charges		\$2,579.50
Previous Balance		\$3,982.50
<i>Less Payments</i>		<i>(\$3,982.50)</i>
PAY THIS AMOUNT		\$2,579.50

Please Include Invoice Number on all Correspondence

ACTION SECURITY, INC.
 1505 Manor Rd
 Englewood, FL 34223
 Sales@ActionSecurityFL.com

Invoice



BILL TO
Sherwood Manor CDD c/o Meritus Corp 2005 Pan Am Circle, Suite 300 Tampa , FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30335	08/27/2025	\$1,610.00	09/24/2025	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Labor 8/15/25 Provided service to checkout report of card readers on two of the gates not working. Found men's bathroom reader and tracker board not functioning, replaced both and tested operation of all doors on clubhouse. Talked with customer and was requested to work on back pool gate. Found the push button and reader defective and getting insufficient power. Replaced push button and installed power supply for reader. Tested and left all doors and pool gates are functioning.	2	160.00	320.00
Tracker Board	1	725.00	725.00
Card Reader	1	325.00	325.00
Push Button with timer	1	95.00	95.00
Power supply	1	85.00	85.00
Trip charge	1	60.00	60.00

FL Contractor ES12001404

BALANCE DUE

\$1,610.00

Thank you, we appreciate your business!

Down to Earth

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #148296
July 2025

Customer

Sherwood Manor CDD
Inframark
2005 Pan Am Circle Suite 300
Tampa, FL 33604

Property / Project Address

Sherwood Manor CDD
1801 12th St. SE
Ruskin, FL 33570

<u>Project/Job</u>	<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
Sherwood Manor CDD Contract (2025)	7/15/2025	8/14/2025	Net 30	
Estimate # 123455				

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#123455 - Sherwood Manor CDD Contract (2025) July 2025				\$9,396.00

Billing Questions
rhonda.culotta@down2earthinc.com
 (904) 780-2257
 Visit us at <https://dtelandscape.com> for all other questions or concerns.

Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit card. A processing fee of 2.75% will be added to all credit card payments.

[DTElandscape.property-service-portal.com](https://dtelandscape.com/property-service-portal)

Subtotal	\$9,396.00
Sales Tax	\$0.00
Total	\$9,396.00
Credits/Payments	(\$0.00)
Balance Due	\$9,396.00

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments. See Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

Down to Earth

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #148969
August 2025

Customer

Sherwood Manor CDD
Inframark
2005 Pan Am Circle Suite 300
Tampa, FL 33604

Property / Project Address

Sherwood Manor CDD
1801 12th St. SE
Ruskin, FL 33570

Project/Job

Sherwood Manor CDD Contract (2025)

Invoice Date

8/1/2025

Date Due

8/31/2025

Terms

Net 30

Customer PO #

Estimate # 123455

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#123455 - Sherwood Manor CDD Contract (2025) August 2025				\$9,918.00

Billing Questions

rhonda.culotta@down2earthinc.com
(904) 780-2257

Visit us at <https://dtelandscape.com> for all other questions or concerns.

To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments.
[DTElandscape.propertyserviceportal.com](https://dtelandscape.propertyserviceportal.com)

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.
<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$9,918.00
Sales Tax	\$0.00
Total	\$9,918.00
Credits/Payments	(\$0.00)
Balance Due	\$9,918.00

FLA POOLS

PO Box 6004
Sun City Center, FL 33571
(813) 839-7665
info@flapools.com



INVOICE

BILL TO
Sherwood
1114 Swaying Sawgrass Ave
Ruskin, FL 33570

INVOICE 01194649
DATE 05/13/2025
TERMS Due on receipt

DESCRIPTION	AMOUNT
Repair approximately 20 ft of coping and 1 ft of tile	650.00
Final 50% JOB COMPLETED	
5% - Applied on Jul 2, 2025	32.50

If paying by debit or credit card there is a 3.5% convenience fee charge, you can call us, pay online or Zelle at service@flapools.com	
BALANCE DUE	\$682.50

Sherwood Manor Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2018	SERIES 2023	SERIES 2018	SERIES 2023	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
ASSETS								
Cash - Operating Account	\$ 94,710	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94,710
Investments:								
Construction Fund	-	-	-	-	197,563	-	-	197,563
Prepayment Account	-	1	-	-	-	-	-	1
Reserve Fund	-	473,878	644,750	-	-	-	-	1,118,628
Revenue Fund	-	421,003	179,334	-	-	-	-	600,337
Deposits	39	-	-	-	-	-	-	39
Fixed Assets								
Improvements - Stormwater Management	-	-	-	-	-	4,049,633	-	4,049,633
Improvements - Amenity	-	-	-	-	-	1,762,109	-	1,762,109
Improvements - Landscape & Hardscape	-	-	-	-	-	404,963	-	404,963
Equipment - Security	-	-	-	-	-	15,521	-	15,521
Construction Work In Process	-	-	-	-	-	5,614,865	-	5,614,865
Amount Avail In Debt Services	-	-	-	-	-	-	1,706,183	1,706,183
Amount To Be Provided	-	-	-	-	-	-	16,138,817	16,138,817
TOTAL ASSETS	\$ 94,749	\$ 894,882	\$ 824,084	\$ -	\$ 197,563	\$ 11,847,091	\$ 17,845,000	\$ 31,703,369
LIABILITIES								
Accounts Payable	\$ 31,661	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,661
Bonds Payable - Series 2018	-	-	-	-	-	-	8,740,000	8,740,000
Bonds Payable - Series 2023	-	-	-	-	-	-	9,105,000	9,105,000
TOTAL LIABILITIES	31,661	-	-	-	-	-	17,845,000	17,876,661

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2018	SERIES 2023	SERIES 2018	SERIES 2023	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	894,882	824,084	-	-	-	-	1,718,966
Capital Projects	-	-	-	-	197,563	-	-	197,563
Unassigned:	63,088	-	-	-	-	11,847,091	-	11,910,179
TOTAL FUND BALANCES	63,088	894,882	824,084	-	197,563	11,847,091	-	13,826,708
TOTAL LIABILITIES & FUND BALANCES	\$ 94,749	\$ 894,882	\$ 824,084	\$ -	\$ 197,563	\$ 11,847,091	\$ 17,845,000	\$ 31,703,369

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 2,291	\$ 2,291	0.00%
Rental Income	-	825	825	0.00%
Special Assmnts- Tax Collector	315,379	513,391	198,012	162.79%
Special Assmnts- CDD Collected	424,679	165,024	(259,655)	38.86%
Other Miscellaneous Revenues	-	225	225	0.00%
TOTAL REVENUES	740,058	681,756	(58,302)	92.12%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	11,200	800	93.33%
Trustees Fees	8,200	8,297	(97)	101.18%
Disclosure Report	8,400	7,700	700	91.67%
District Counsel	7,500	25,217	(17,717)	336.23%
District Engineer	4,000	19,030	(15,030)	475.75%
District Management	30,000	28,500	1,500	95.00%
Accounting Services	12,000	-	12,000	0.00%
Auditing Services	6,200	9,400	(3,200)	151.61%
Website ADA Compliance	1,500	750	750	50.00%
Email Hosting Vendor	600	-	600	0.00%
Postage, Phone, Faxes, Copies	500	1,179	(679)	235.80%
Public Officials Insurance	2,700	2,700	-	100.00%
Legal Advertising	3,000	671	2,329	22.37%
Misc Non Ad Valorem Taxes	-	3,546	(3,546)	0.00%
Bank Fees	250	531	(281)	212.40%
Website Admin Services	1,500	1,649	(149)	109.93%
Dues, Licenses & Fees	500	472	28	94.40%
Total Administration	98,850	120,842	(21,992)	122.25%
<u>Utility Services</u>				
Electric Utility Services	100,000	134,993	(34,993)	134.99%
Total Utility Services	100,000	134,993	(34,993)	134.99%

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Pool Monitor	12,000	-	12,000	0.00%
Pool Additional Treatments	2,000	6,308	(4,308)	315.40%
Waterway Management Program	16,000	24,210	(8,210)	151.31%
Field Management	12,000	10,000	2,000	83.33%
Janitorial - Supplies/Others	8,000	8,821	(821)	110.26%
Aquatics - Contract	17,000	15,404	1,596	90.61%
Pool Maintenance - Contract	13,200	10,500	2,700	79.55%
Landscape - Contract	235,000	224,298	10,702	95.45%
Amenity Pest Control	2,000	-	2,000	0.00%
Onsite Staff	70,000	64,167	5,833	91.67%
Security Monitoring Services	1,500	6,923	(5,423)	461.53%
Amenity Internet	1,800	2,248	(448)	124.89%
Water/Waste	4,500	8,538	(4,038)	189.73%
General Liability	30,000	21,128	8,872	70.43%
Deductible	2,500	-	2,500	0.00%
Landscape - Other R&M	9,000	10,974	(1,974)	121.93%
R&M-Wetland Monitoring	20,000	6,943	13,057	34.72%
Amenity R&M	27,208	27,013	195	99.28%
Entrance Monuments, Gates, Walls R&M	7,500	21,208	(13,708)	282.77%
Landscape - Plant Replacement Program	5,000	2,852	2,148	57.04%
Landscape - Mulch	14,000	412	13,588	2.94%
Garbage Dumpster - Rental/Collection	5,000	2,619	2,381	52.38%
Landscape - Irrigation Maintenance	3,500	2,964	536	84.69%
Community Events	10,000	-	10,000	0.00%
Misc-Contingency	10,000	7,438	2,562	74.38%
Key Card Distribution	2,500	-	2,500	0.00%
Total Other Physical Environment	541,208	484,968	56,240	89.61%
TOTAL EXPENDITURES	740,058	740,803	(745)	100.10%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(59,047)	(59,047)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	5,499	5,499	0.00%
TOTAL FINANCING SOURCES (USES)	-	5,499	5,499	0.00%
Net change in fund balance	\$ -	\$ (53,548)	\$ (53,548)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		116,636		
FUND BALANCE, ENDING		\$ 63,088		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025
Series 2018 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 34,273	\$ 34,273	0.00%
Special Assmnts- Tax Collector	629,269	541,397	(87,872)	86.04%
Special Assmnts- CDD Collected	-	119,770	119,770	0.00%
TOTAL REVENUES	629,269	695,440	66,171	110.52%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	185,000	175,000	10,000	94.59%
Interest Expense	444,269	448,316	(4,047)	100.91%
Total Debt Service	629,269	623,316	5,953	99.05%
TOTAL EXPENDITURES	629,269	623,316	5,953	99.05%
Excess (deficiency) of revenues Over (under) expenditures	-	72,124	72,124	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	114,634	114,634	0.00%
TOTAL FINANCING SOURCES (USES)	-	114,634	114,634	0.00%
Net change in fund balance	\$ -	\$ 186,758	\$ 186,758	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		708,124		
FUND BALANCE, ENDING		\$ 894,882		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025
Series 2023 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 41,212	\$ 41,212	0.00%
Special Assmnts- Tax Collector	-	338,067	338,067	0.00%
Special Assmnts- CDD Collected	643,156	307,751	(335,405)	47.85%
TOTAL REVENUES	643,156	687,030	43,874	106.82%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	140,000	140,000	-	100.00%
Interest Expense	503,156	506,394	(3,238)	100.64%
Total Debt Service	643,156	646,394	(3,238)	100.50%
TOTAL EXPENDITURES	643,156	646,394	(3,238)	100.50%
Excess (deficiency) of revenues Over (under) expenditures	-	40,636	40,636	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(37,548)	(37,548)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(37,548)	(37,548)	0.00%
Net change in fund balance	\$ -	\$ 3,088	\$ 3,088	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		820,996		
FUND BALANCE, ENDING		\$ 824,084		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025
Series 2023 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 42,134	\$ 42,134	0.00%
TOTAL REVENUES	-	42,134	42,134	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	1,889,736	(1,889,736)	0.00%
Total Construction In Progress	-	1,889,736	(1,889,736)	0.00%
TOTAL EXPENDITURES	-	1,889,736	(1,889,736)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,847,602)	(1,847,602)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	37,548	37,548	0.00%
Operating Transfers-Out	-	(120,133)	(120,133)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(82,585)	(82,585)	0.00%
Net change in fund balance	\$ -	\$ (1,930,187)	\$ (1,930,187)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,127,750		
FUND BALANCE, ENDING		\$ 197,563		

Bank Account Statement

Friday, September 19, 2025
Page 1

Sherwood Manor CDD

Bank Account No. 9155
Statement No. 08_25

Statement Date 08/31/2025

G/L Account No. 101001 Balance	94,709.64	Statement Balance	95,792.14
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	95,792.14
Subtotal	94,709.64	Outstanding Checks	-1,082.50
Negative Adjustments	0.00	Ending Balance	94,709.64
Ending G/L Balance	94,709.64		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
07/01/2025		JE000726	Water/Waste	Reverse Bank recon adj Hc-	343.49	343.49	0.00
08/13/2025		JE000768	Rental Income	Rental/Key revenue	150.00	150.00	0.00
08/29/2025		JE000769	Interest - Investments	Interest Earned	0.13	0.13	0.00
08/18/2025		JE000770	Landscape - Contract	Refund Ck100139	5,302.74	5,302.74	0.00
Total Deposits					5,796.36	5,796.36	0.00
Checks							
							0.00
07/15/2025	Payment	100144	COASTAL FENCE SERVICES, LLC	Inv: 8	-2,625.00	-2,625.00	0.00
07/28/2025	Payment	100147	THE POOL ATTENDANT COMPANY	Inv: A25-33607-3	-3,455.46	-3,455.46	0.00
07/28/2025	Payment	100148	JUNIPER LANDSCAPING OF FLORIDA LLC	Inv: 306582	-37.34	-37.34	0.00
07/28/2025	Payment	100150	ZEBRA CLEANING TEAM	Inv: 8037	-324.32	-324.32	0.00
07/28/2025	Payment	100151	INFRAMARK LLC	Inv: 154340	-5.54	-5.54	0.00
07/28/2025	Payment	100153	SPEAREM ENTERPRISES	Inv: 6242	-350.00	-350.00	0.00
07/28/2025	Payment	100154	COASTAL FENCE SERVICES, LLC	Inv: 16	-450.00	-450.00	0.00
07/29/2025	Payment	100155	ZEBRA CLEANING TEAM	Inv: 8045	-350.00	-350.00	0.00
07/29/2025	Payment	100156	INFRAMARK LLC	Inv: 151869	-522.52	-522.52	0.00
08/04/2025	Payment	100157	JNJ CLEANING SERVICES LLC	Inv: 0578	-600.00	-600.00	0.00
08/06/2025	Payment	100158	ZEBRA CLEANING TEAM	Inv: 8061	-1,050.00	-1,050.00	0.00
08/06/2025	Payment	100159	ECO-LOGIC SERVICES LLC	Inv: 5558	-6,105.00	-6,105.00	0.00
08/06/2025	Payment	100161	ACTION SECURITY, INC	Inv: 30138	-125.00	-125.00	0.00

Bank Account Statement

Sherwood Manor CDD

Bank Account No. 9155
Statement No. 08_25

Statement Date 08/31/2025

Date	Type	Check No.	Payee	Description	Debit	Credit	Balance
08/06/2025	Payment	100162	DOWN TO EARTH	Inv: 148296, Inv: 148969	-19,314.00	-19,314.00	0.00
08/12/2025	Payment	1035	ALBERTO VIERA	Check for Vendor V00048	-200.00	-200.00	0.00
08/12/2025	Payment	1036	CARLOS DE LA OSSA	Check for Vendor V00061	-200.00	-200.00	0.00
08/12/2025	Payment	1037	KYLE SMITH	Check for Vendor V00066	-200.00	-200.00	0.00
08/12/2025	Payment	100163	INFRAMARK LLC	Inv: 155237	-10,033.33	-10,033.33	0.00
08/12/2025	Payment	1039	NICHOLAS J. DISTER	Payment of Invoice 001492	-200.00	-200.00	0.00
08/25/2025		JE000767	Bank Fees	Bank Fees	-531.23	-531.23	0.00
08/22/2025	Payment	300052	TECO ACH	Inv: 080125-3107-ACH	-2,376.98	-2,376.98	0.00
08/22/2025	Payment	300053	TECO ACH	Inv: 080125-8655-ACH	-2,237.15	-2,237.15	0.00
08/22/2025	Payment	300054	TECO ACH	Inv: 080125-5651-ACH	-233.03	-233.03	0.00
08/22/2025	Payment	300055	TECO ACH	Inv: 080125-5677-ACH	-699.10	-699.10	0.00
08/18/2025	Payment	300056	COMMUNICATION S - ACH	Inv: 2458267080125-ACH	-205.00	-205.00	0.00
08/19/2025	Payment	300057	TECO ACH	Inv: 080525-6005	-6,237.83	-6,237.83	0.00
08/19/2025	Payment	300051	BOCC ACH	Inv: 072925-3466-ACH	-229.33	-229.33	0.00
08/31/2025		JE000796	Water/Waste	Clear outstanding journal	-343.49	-343.49	0.00
Total Checks					-59,240.65	-59,240.65	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/14/2025	Payment	1033	RYAN MOTKO	Check for Vendor V00052			-200.00
08/06/2025	Payment	100160	FLA POOLS INC	Inv: 01194649			-682.50
08/12/2025	Payment	1038	RYAN MOTKO	Check for Vendor V00052			-200.00
Total Outstanding Checks							-1,082.50

Outstanding Deposits

Total Outstanding Deposits

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2025 to 08/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100157	08/04/25	JNJ CLEANING SERVICES LLC	0578	July 2025 Amenity cleaning services	Janitorial - Supplies/Others	531165-53908	\$600.00
001	100158	08/06/25	ZEBRA CLEANING TEAM	8061	Aug 2025 Pool cleaning service	Pool Additional Treatments	531034-53908	\$1,050.00
001	100159	08/06/25	ECO-LOGIC SERVICES LLC	5558	July 2025 Pond maintenance	Aquatics - Contract	534067-53908	\$6,105.00
001	100160	08/06/25	FLA POOLS INC	01194649	Tile and pavers repair - Final payment	Pool Additional Treatments	531034-53908	\$682.50
001	100161	08/06/25	ACTION SECURITY, INC	30138	Aug 2025 Security monitoring system	Security Monitoring Services	534368-53150	\$125.00
001	100162	08/06/25	DOWN TO EARTH	148296	Jul 2025 Landscaping maintenance	Landscape - Contract	534171-53908	\$9,396.00
001	100162	08/06/25	DOWN TO EARTH	148969	Aug 2025 Landscaping maintenance	Landscape - Contract	534171-53908	\$9,918.00
001	100163	08/12/25	INFRAMARK LLC	155237	Aug 2025 District management services	Disclosure Report	531142-51301	\$700.00
001	100163	08/12/25	INFRAMARK LLC	155237	Aug 2025 District management services	District Management	531150-51301	\$2,500.00
001	100163	08/12/25	INFRAMARK LLC	155237	Aug 2025 District management services	Onsite Staff	534215-51301	\$5,833.33
001	100163	08/12/25	INFRAMARK LLC	155237	Aug 2025 District management services	Field Management	531152-51301	\$1,000.00
001	1035	08/12/25	ALBERTO VIERA	AV-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1036	08/12/25	CARLOS DE LA OSSA	CO-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1037	08/12/25	KYLE SMITH	KS-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1038	08/12/25	RYAN MOTKO	RM-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	1039	08/12/25	NICHOLAS J. DISTER	ND-080725	BOARD 8/7/25	Supervisor Fees	511100-51101	\$200.00
001	300051	08/19/25	BOCC ACH	072925-3466-ACH	Water 6/25 - 7/25/25	Water/Waste	543018-53908	\$229.33
001	300052	08/22/25	TECO ACH	080125-3107-ACH	6/27-7/28/25 Electric	Electric Utility Services	543041-53150	\$2,376.98
001	300053	08/22/25	TECO ACH	080125-8655-ACH	6/27-7/28/25 Electric	Electric Utility Services	543041-53150	\$2,237.15
001	300054	08/22/25	TECO ACH	080125-5651-ACH	6/27-7/28/25 Electric	Electric Utility Services	543041-53150	\$233.03
001	300055	08/22/25	TECO ACH	080125-5677-ACH	6/27-7/28/25 Electric	Electric Utility Services	543041-53150	\$699.10
001	300056	08/18/25	CHARTER COMMUNICATIONS - ACH	2458267080125-ACH	08/01-08/31/2025 Internet	Amenity Internet	541016-53908	\$205.00
001	300057	08/19/25	TECO ACH	080525-6005	5/28 - 06/26/2025 Electric	Electric Utility Services	543041-53150	\$6,237.83
Fund Total								\$51,128.25

Total Checks Paid	\$51,128.25
--------------------------	--------------------

Food Truck Agreement

This Food Truck Agreement (the "Agreement") is made as of the 15 day of August, 2025, by and between Gianna Mims Taco, (the "Independent Contractor"), whose mailing address is 9289 Hammer Blvd, Spring Hill FL 34609 and the **Sherwood Manor Community Development District** (the "District"), a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

Operative Provisions

1. **Term and Scope of Work.** The term of this Agreement is effective 8/15/2025 through 12/31/2025. Independent Contractor may schedule food trucks in the clubhouse parking lot every scheduled Thursday between 5:00 PM and 7:00 PM. Independent Contractor does not have exclusive use of the parking lot and may only use the spaces designated by the District. Independent Contractor may not store any items at the District's clubhouse.

2. **Payment.** Independent Contractor will not be required to make any payments to the District.

3. **General Provisions.**

- a. Any alterations or deviations from the Agreement must be executed in writing by the District and Independent Contractor.
- b. Independent Contractor shall obtain and provide the District with a copy of their liability insurance policy (Minimum \$1,000,000 in coverage). The Independent Contractor shall add the District as an additional insured on the insurance policy.
- c. Independent Contractor agrees to maintain proper training to keep all training certifications current and shall provide copies to the Clubhouse Manager for District files.
- d. Independent Contractor shall at his/her own expense obtain all permits and licenses necessary for the work to be performed.
- e. The Independent Contractor shall provide the District with thirty (30) days' notice of cancellation of insurance, certification or permits needed to provide the services. At no time shall the Independent Contractor be without insurance, certification or permits needed to provide the services. Failure to meet these requirements shall result in immediate termination of services and the Independent Contractor shall immediately cease and desist all activities at the District's clubhouse.
- f. Independent Contractor agrees to be on time and appropriately dressed. The Independent Contractor and the customers must abide by all of the clubhouse policies and rules.
- g. The Independent Contractor shall protect and prevent damage to the District's property, including but not limited to, the protection thereof from damage by from theft or vandalism. Restoration of such damage shall be the sole responsibility of the Independent Contractor.

- h. The Independent Contractor agrees to indemnify, save and hold harmless the District, its officers, agents, servants and employees and affiliated owners of the property, from and against any and all direct or indirect claims of loss, and further from and against any and all loss, cost expense, liability, damage or injury, including legal fees and disbursements, that the District, its officers, agents, servants or employees may directly or indirectly sustain, suffer or incur as a result of negligence, recklessness, or intentional wrongful misconduct from Independent Contractor, resulting from, arising out of or occurring in connection with the execution of the services.
- i. The Laws of the State of Florida shall govern this Agreement. Nothing herein shall be construed as or constitute a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law. The parties to this Agreement acknowledge venue as lying in the county where the District is located.
- j. Both the District and the Independent Contractor may terminate this agreement at any time without cause upon thirty (30) days written notice. Immediately upon termination, Independent Contractor shall remit to District any fees due to District in accordance with Section 2 of this Agreement.
- k. The District reserves the right to amend the days and times the Independent Contractor may give lessons at any time.
- l. As required under Section 119.0701, Florida Statutes, the Independent Contractor shall
 - (a) keep and maintain public records required by the District in order to perform the service,
 - (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law,
 - (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Independent Contractor does not transfer the records to District,
 - (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Independent Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE INDEPENDENT CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE INDEPENDENT CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7070, BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

- m. E-Verify. Pursuant to Section 448.095(2), Florida Statutes,

it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.

- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
- c. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.
- n. **Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
- o. **Default.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or the Independent Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
- p. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party, except as set forth in this Agreement. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

Grand Man's Taco LLC
[COMPANY NAME]

[Signature]
Name: Brian Gomez
Title: Director VP

**Sherwood Manor
Community Development District**

Signed by:
[Signature]
CC0CB251E795481
Name: **Carlos de la Ossa**
Title: **Chair of the Board of Supervisors**

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared Brian Keith Gomez, who being duly sworn, deposes and says (the "Affiant"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the Director / VP (Title) of GRAND MOM'S TACO (the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Spencer Creek Community Development District ("CDD").
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

[Handwritten Signature]
Signature of Affiant

Sworn before me on 15 August 2025

[Handwritten Signature]
Notary Public Signature
Expires 11/27/2028
Commission #M482180
State of Florida
Notary Public
PLAR HERNANDEZ



Notary Stamp



Down to Earth
 PO Box 72701
 Cleveland, Ohio 44192-0002
 (321) 263-2700

Estimate: #125273

Customer Address

Inframark
 Jayna Cooper
 2005 Pan Am Circle Suite 300
 Tampa, Florida 33604
 Jayna.Cooper@inframark.com
 813-608-8242

Billing Address

Jayna Cooper
 Inframark
 2005 Pan Am Circle Suite 300
 Tampa, FL 33604

Physical Job Address

Sherwood Manor CDD
 1801 12th St. SE
 Ruskin, FL 33570

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
Monument Signs - September Annuals 2025	August 25, 2025	Alexandra Steiner	

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Annuals 4-4.5" - installed (E)	4"	120	\$3.19	\$382.37
Irrigation Installation				
Irrigation Labor (Hide)				\$170.00
Subtotal				\$552.37
Estimated Tax				\$0.00
Job Total				\$552.37

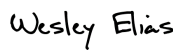
Install annuals at all monument signs

Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

Proposed By:

Alexandra Steiner
 Down to Earth
 09/04/2025
 Date

Agreed & Accepted By:

Signed by:

 6808EDC0628348D...
 Inframark
 9/10/2025
 Date

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

ESTIMATE

Zebra Cleaning Team

PO Box 3456

Apollo Beach, FL 33572-1003

lancewood1970@gmail.com

+1 (813) 279-0437

zebrapoolteam.com

Sherwood Manor CDD - 1801 12th, Street S.E.

Bill to

Sherwood Manor CDD

1801 12th, Street S.E.

Ruskin, FL 33570

Estimate details

Estimate no.: 1044

Estimate date: 08/29/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Grids	24 x 13 1/2 grids	60	\$29.95	\$1,797.00
2.	Labor	2 tech for 2 hours	4	\$150.00	\$600.00
				Total	\$2,397.00

Accepted date 9-1-2025

Accepted by

Jayna Cooper



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Sherwood Manor Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

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

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

About FIA

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

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

Competitive Advantage

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

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

How are FIA Members Protected?

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

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

What Are Members Responsible For?

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

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

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

Quotation being provided for:

Sherwood Manor Community Development District
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125338

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$1,378,166
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$30,000

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

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

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

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

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

TOTAL PROPERTY PREMIUM

\$17,463

Extensions of Coverage

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

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

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

CRIME COVERAGE

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

Deadly Weapon Protection Coverage

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

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

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

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

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

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

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
 Network Security Liability
 Privacy Liability
 First Party Extortion Threat
 First Party Crisis Management
 First Party Business Interruption
 Limit: \$100,000 each claim/annual aggregate
 Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

**Sherwood Manor Community Development District
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607**

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125338

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$17,463
Crime	\$0
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,867
Public Officials and Employment Practices Liability	\$3,162
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$24,492

IMPORTANT NOTE

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

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

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

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

Sherwood Manor Community Development District

 (Name of Local Governmental Entity)
 Signed by:
 By: Carlos de la Ossa
 CC0CB251E795481... Signature

 Carlos de la Ossa

 Print Name

DocuSigned by:
 Witness By: Jayna Cooper
 D2AA837090BA417... Signature

 Jayna Cooper

 Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
 Administrator



PROPERTY VALUATION AUTHORIZATION

Sherwood Manor Community Development District
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

QUOTATIONS TERMS & CONDITIONS

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

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

- Building and Content TIV \$1,378,166 As per schedule attached
Inland Marine \$30,000 As per schedule attached
Auto Physical Damage Not Included

Signed by: Carlos de la Ossa
Signature: CC0CB251E795481... Date: 9/26/2025

Name: Carlos de la Ossa

Title: Chair



Property Schedule
Sherwood Manor Community Development District

Policy No.: 100125338
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Roof Yr Blt	
			Roof Covering	Covering Replaced			
1	Clubhouse		2020	10/01/2025	\$349,320		\$383,248
	1801 12th St SE Ruskin FL 33570		Joisted masonry	10/01/2026	\$33,928		
	Complex			Asphalt shingles			
2	Pool - In Ground (including paver dec @ \$75k)		2020	10/01/2025	\$461,968		\$461,968
	1801 12th St SE Ruskin FL 33570		On ground liquid storage tank	10/01/2026			
3	Pool Fence		2020	10/01/2025	\$54,120		\$54,120
	1801 12th St SE Ruskin FL 33570		Non combustible	10/01/2026			
4	Playground w/Fence		2020	10/01/2025	\$186,038		\$186,038
	1801 12th St SE Ruskin FL 33570		Non combustible	10/01/2026			
5	Retention / Seat Wall		2020	10/01/2025	\$9,584		\$9,584
	1801 12th St SE Ruskin FL 33570		Masonry non combustible	10/01/2026			
6	Mail Kiosk Pavilion		2020	10/01/2025	\$76,670		\$76,670
	1801 12th St SE Ruskin FL 33570		Joisted masonry	10/01/2026			
	Simple hip			Asphalt shingles			
7	Gazebo		2020	10/01/2025	\$16,913		\$16,913
	1801 12th St SE Ruskin FL 33570		Frame	10/01/2026			

Sign: _____ Print Name: _____ Date: _____



Property Schedule
Sherwood Manor Community Development District

Policy No.: 100125338
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value	Roof Yr Blt	
	Roof Shape	Roof Pitch	Const Type	Term Date	Roof Covering	Covering Replaced	
8	Brookside Entry Monument		2020	10/01/2025	\$26,496		\$26,496
	1801 12th St SE Ruskin FL 33570		Masonry non combustible	10/01/2026			
9	2-Rail PVC Fencing w/Stone Fence Columns		2020	10/01/2025	\$9,020		\$9,020
	1801 12th St SE Ruskin FL 33570		Non combustible	10/01/2026			
10	Brookside Entry Monument		2020	10/01/2025	\$26,496		\$26,496
	9th St SE & 21st Ave SE Ruskin FL 33570		Masonry non combustible	10/01/2026			
11	6' PVC Perimeter Fencing		2020	10/01/2025	\$33,825		\$33,825
	Various Ruskin FL 33570		Non combustible	10/01/2026			
12	Mail Kiosk Pavilion		2020	10/01/2025	\$73,288		\$73,288
	9th St SE & 18th Ave SE Ruskin FL 33570 Simple hip		Joisted masonry	10/01/2026	Asphalt shingles		
13	Pool Furniture		2020	10/01/2025	\$20,500		\$20,500
	1801 12th St SE Ruskin FL 33570 Simple hip		Property in the Open	10/01/2026	Asphalt shingles		
Total:			Building Value	Contents Value	Insured Value		
			\$1,344,238	\$33,928	\$1,378,166		

Sign: _____ Print Name: _____ Date: _____



Inland Marine Schedule

Sherwood Manor Community Development District

Policy No.: 100125338
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
1			Other inland marine	10/01/2025	\$10,000	\$1,000
	Floating Pond Fountain			10/01/2026		
2			Other inland marine	10/01/2025	\$10,000	\$1,000
	Floating Pond Fountain			10/01/2026		
3			Other inland marine	10/01/2025	\$10,000	\$1,000
	Floating Pond Fountain			10/01/2026		
Total					\$30,000	

Sign: _____

Print Name: _____

Date: _____



Sherwood Manor CDD

Field Inspection Report - Down 2 Earth

Tuesday, September 16, 2025

Prepared For Board of Supervisors

28 Items Identified

Paul Young

District Field Inspector

Green - Completed

Red - Item has not been addressed

Orange - Monitoring / In progress

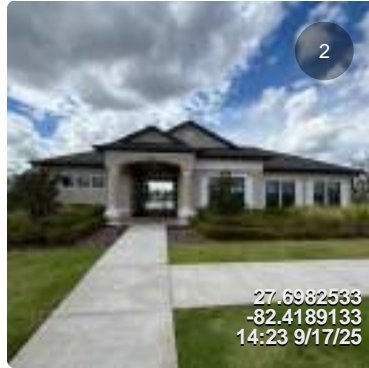
Item 1 - Amenity Center

Due By: Thursday, September 25, 2025

Assigned To: Down 2 Earth

Down 2 Earth - Provide fertilization dates for sod and ornamental treatments.

DTE will provide dates after 10/1/25, blackout dates 6/1-9/30

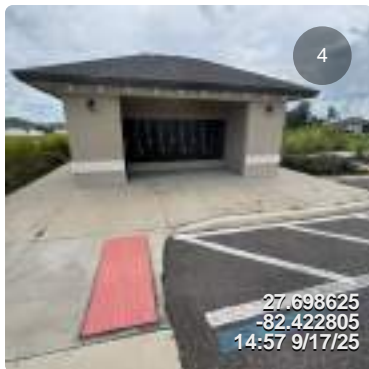


Item 2 - Mailbox Kiosk

Assigned To: District manager

1-2) Mailboxes at Clubhouse is clean and orderly.

3-4). Mailboxes at Dog Park is clean and orderly.

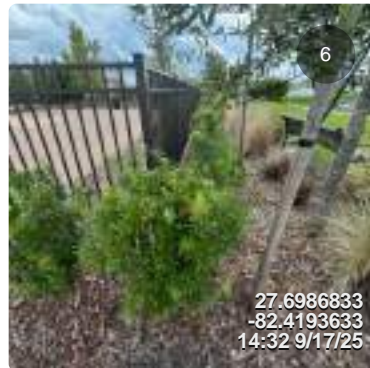
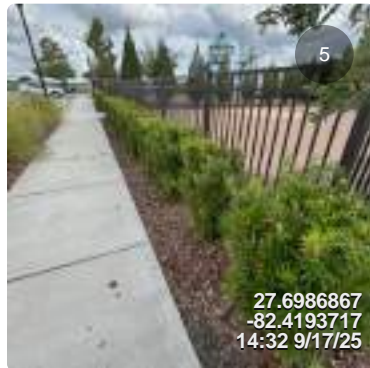
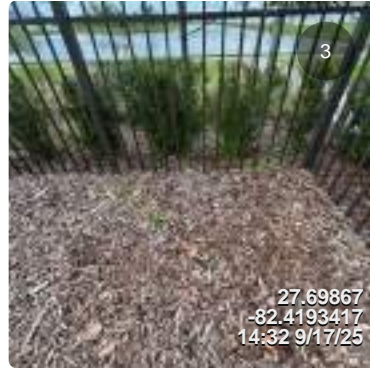
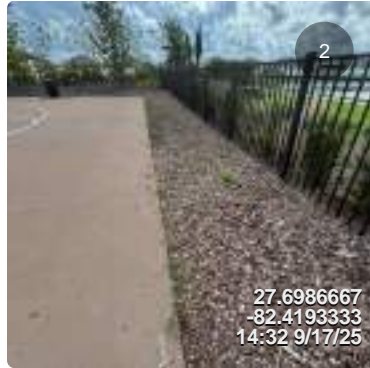
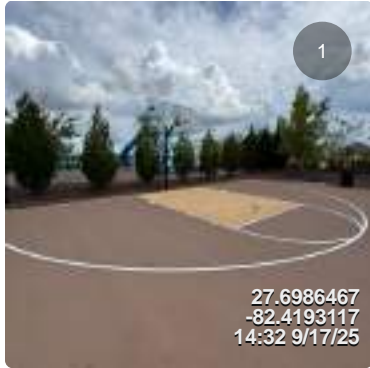


Item 3 - Basketball Court

Due By: Thursday, September 25, 2025

Assigned To: Down 2 Earth

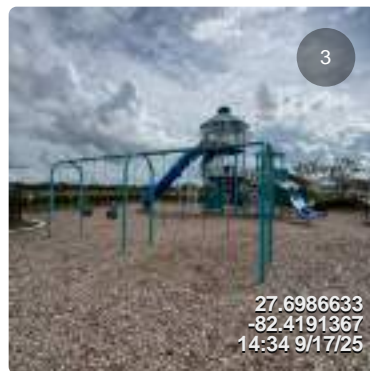
Basketball court is clean. Landscape around the court has been detailed. Weeds are still present inside the court mulch beds. **DTE applied treatments 9/18 & 9/25.**



Item 4 - Playground

Assigned To: District Manager

Playground equipment is operational.

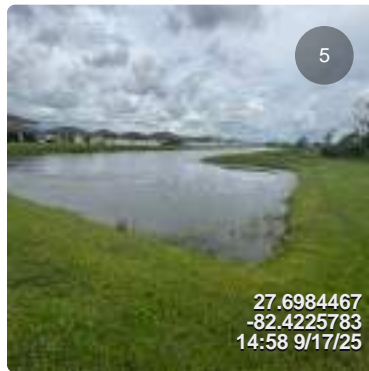
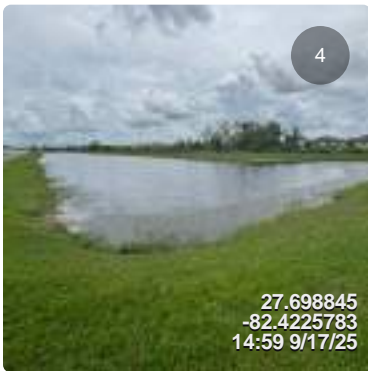
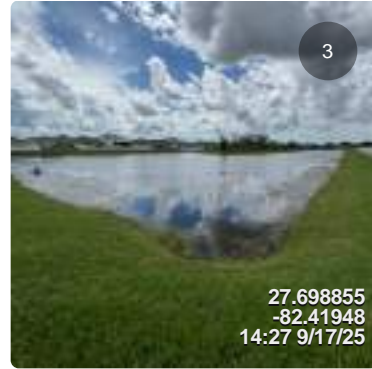
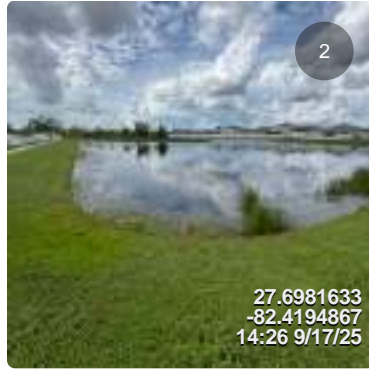
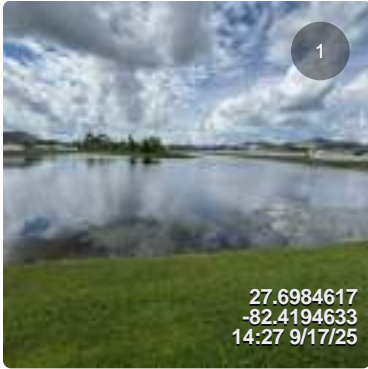


Item 5 - Pond C1 - Amenity Pond

Due By: Thursday, September 18, 2025

Assigned To: Eco-logic Aquatics

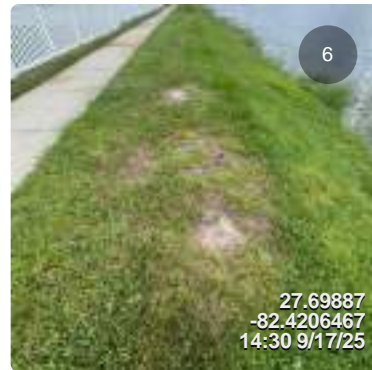
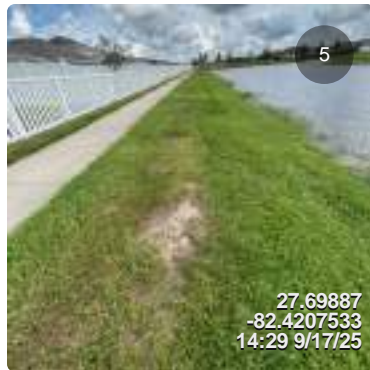
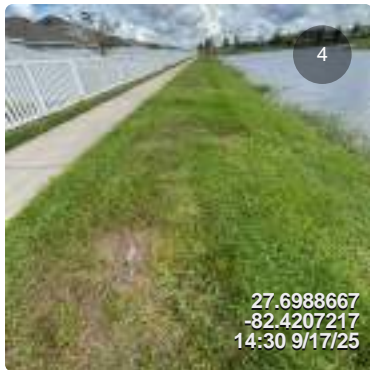
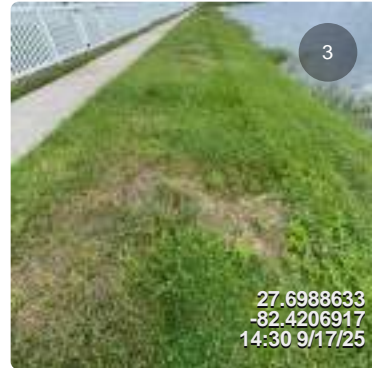
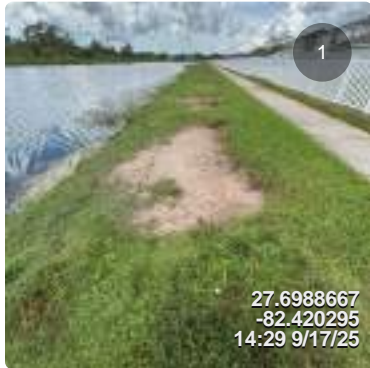
Eco-Logic was on-site 9/18/25 and applied treatments.



Item 6 - Pond C1

Assigned To: District Manager

Pond bank sod is filling in.

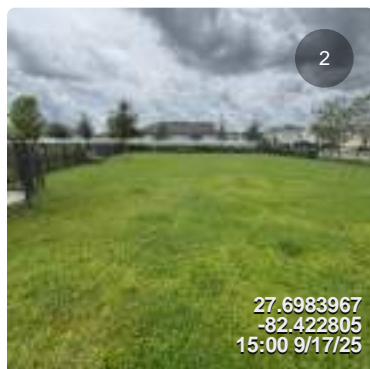
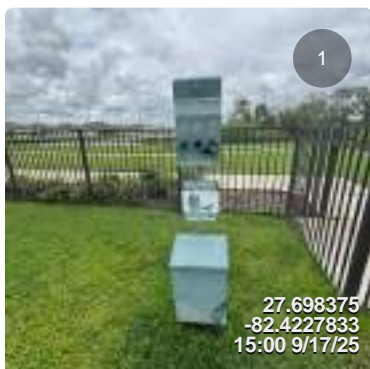


Item 7 - Dog Park

Due By: Thursday, September 25, 2025

Assigned To: Down 2 Earth

- 1). Dog station has supplies and canister emptied.
- 2). Dog park is maintained.

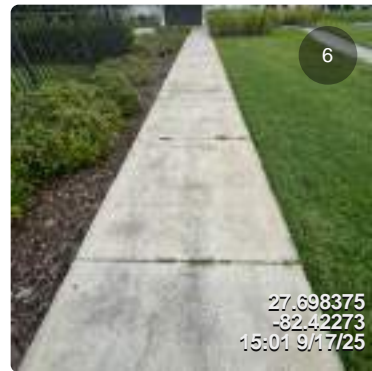
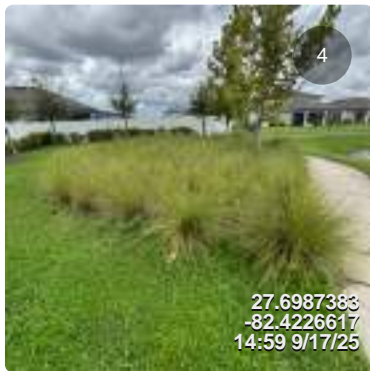
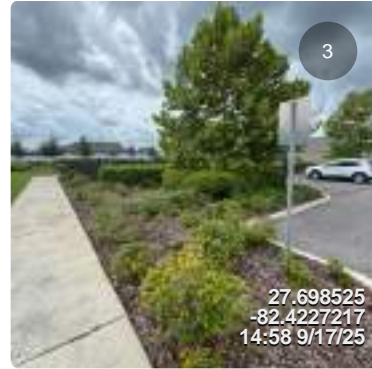
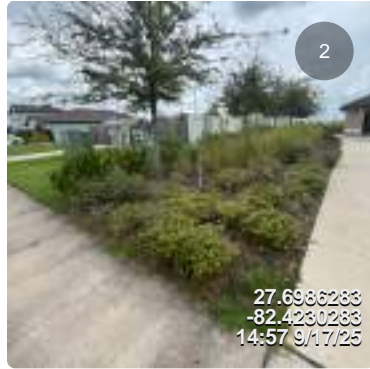


Item 8 - 9th Avenue SE Landscape

Due By: Thursday, September 25, 2025

Assigned To: Down 2 Earth

Mailbox Kiosk landscape is scheduled for detail work on 9/25/25.

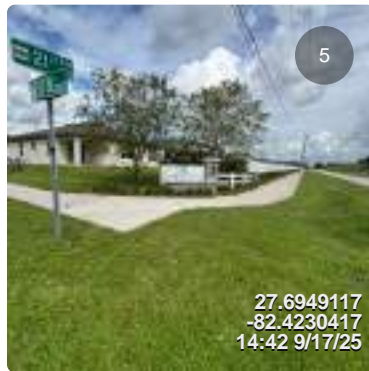
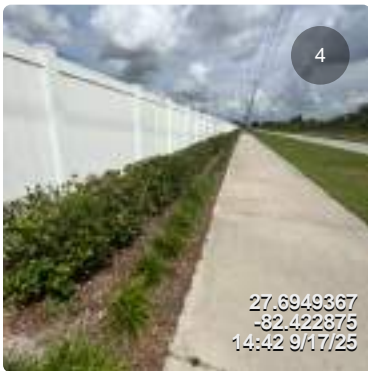
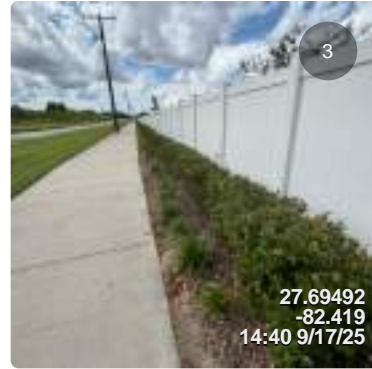
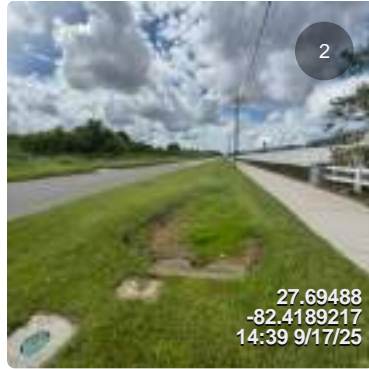


Item 9 - 21st Street Landscape

Due By: Thursday, September 25, 2025

Assigned To: Down 2 Earth

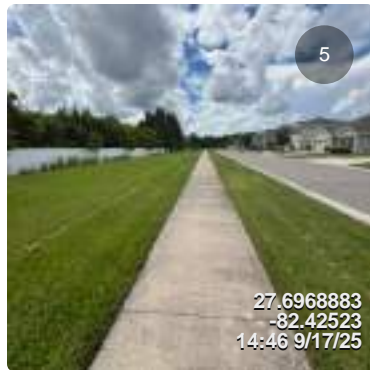
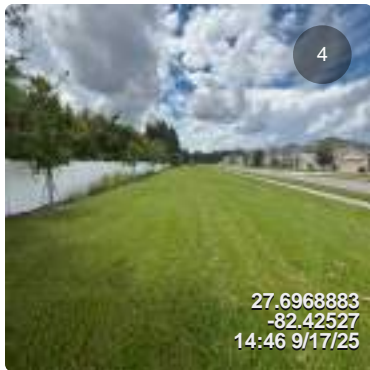
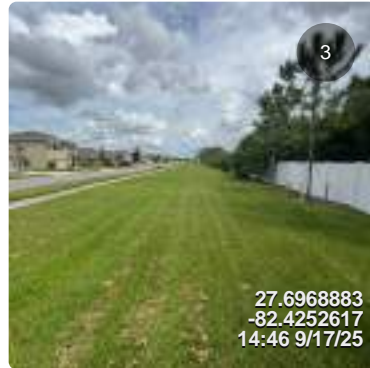
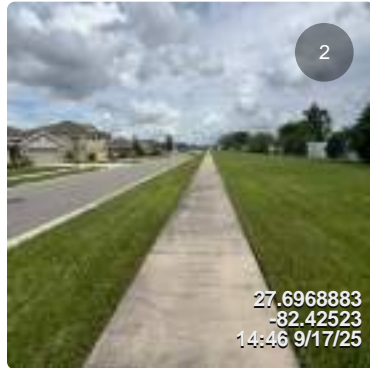
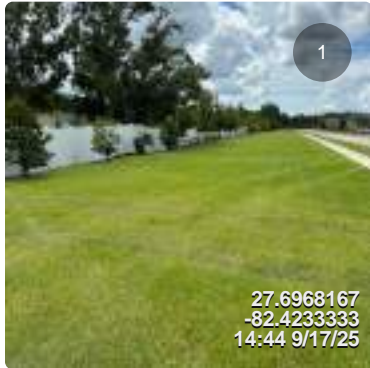
Detail trimming was completed along perimeter.



Item 10 - Tidal Rock Sod

Assigned To: Down 2 Earth

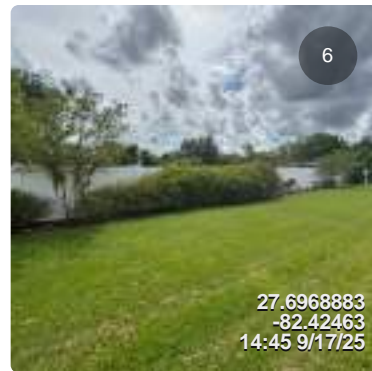
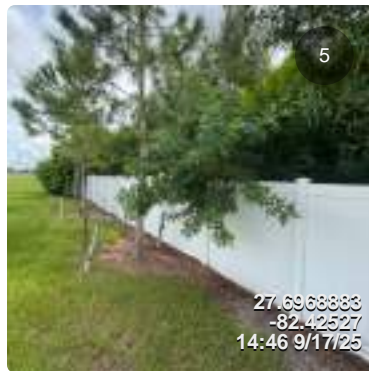
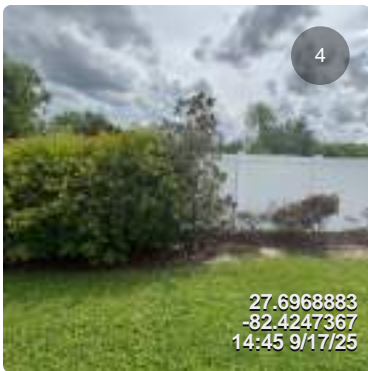
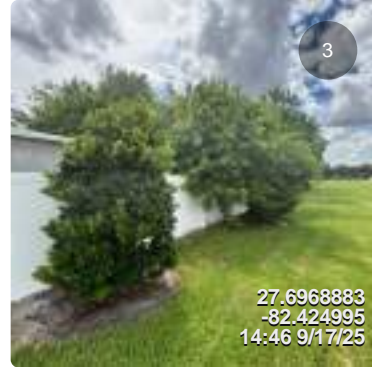
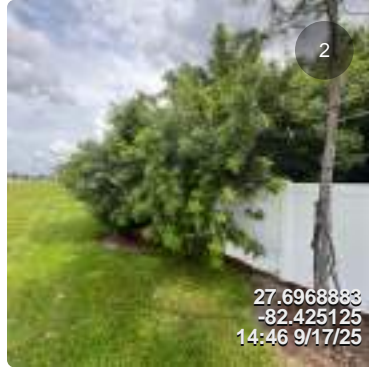
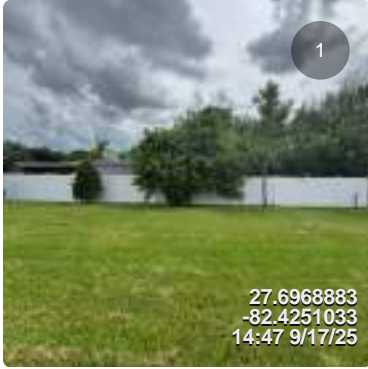
Tidal Rock sod and sidewalk maintenance is maintained.



Item 11 - Landscape Along CDD Perimeter

Assigned To: Down 2 Earth

Cut back all tree overgrowth encroaching CDD fencing. Conform trim bushes to an even height throughout length of landscape. DTE scheduled 10/2/25.

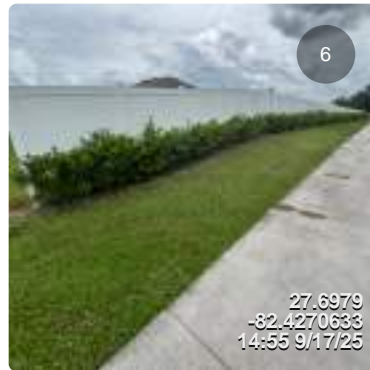
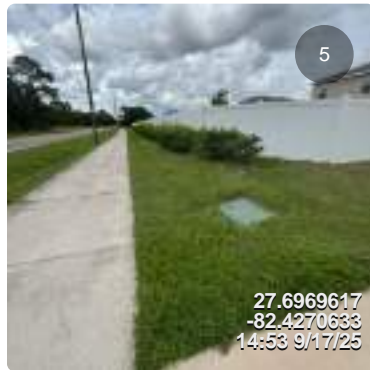
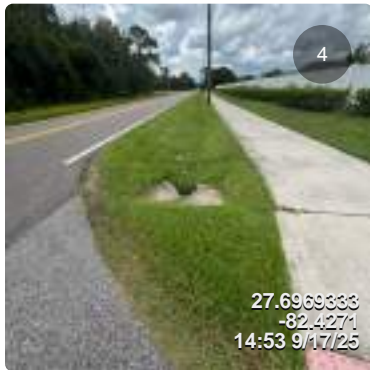
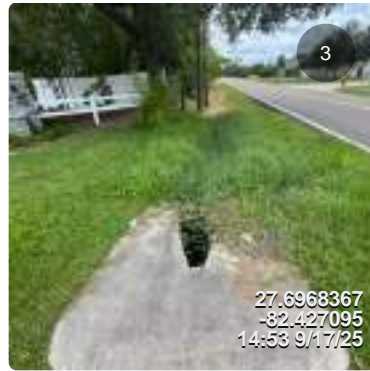
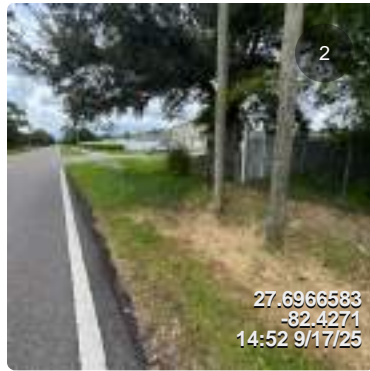


Item 12 - 6th Street SE

Due By: Thursday, September 25, 2025

Assigned To: Down 2 Earth

- 1). Clear drain and ditch
- 2). Line trim ditch to end of property line - **DTE scheduled 9/25**
- 3). Send after photos when detail trimming has been completed for September.

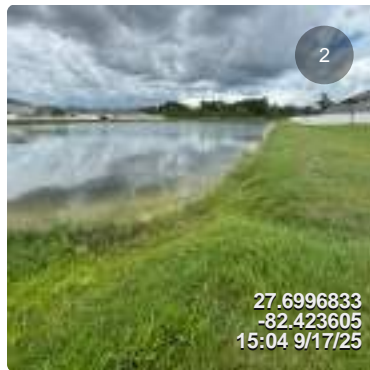
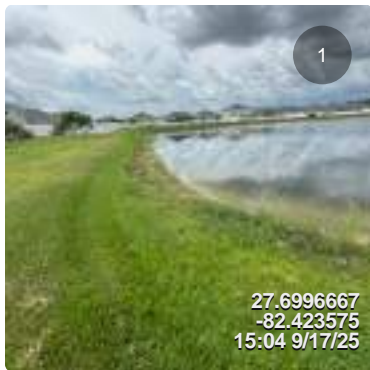


Item 13 - Pond F1 18th Avenue SE

Due By: Thursday, September 18, 2025

Assigned To: Eco-logic Aquatics

Aquatics serviced on 9/18/25.

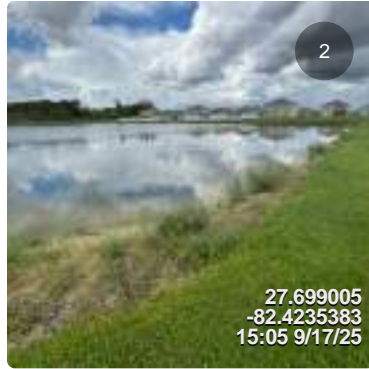
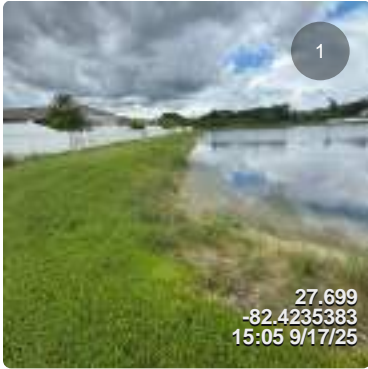


Item 14 - Pond F1

Due By: Thursday, September 25, 2025

Assigned To: Down 2 Earth

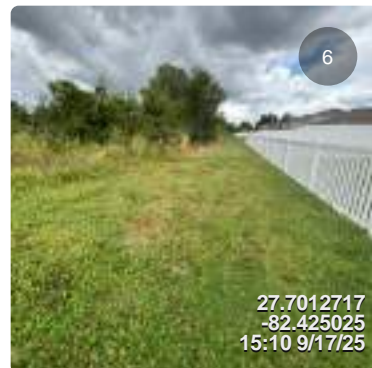
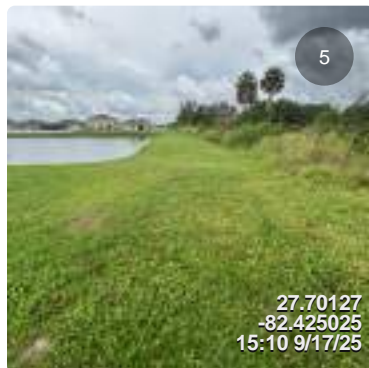
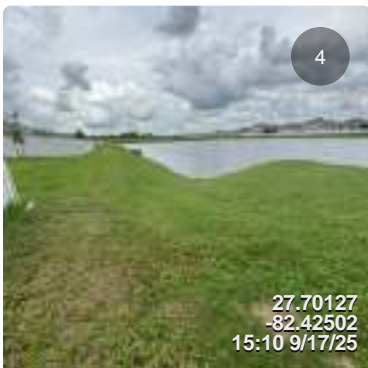
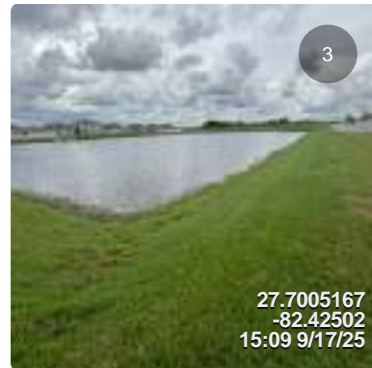
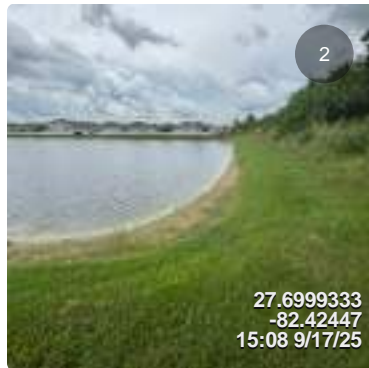
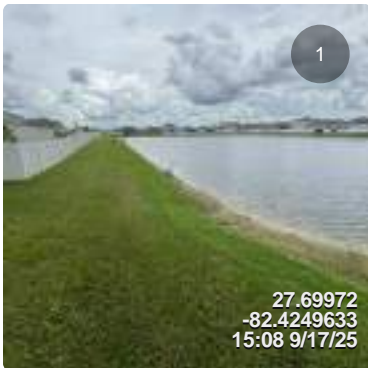
Pond edge should be line trimmed to the water line. DTE scheduled on 9/25.



Item 15 - Pond G1

Assigned To: Down 2 Earth

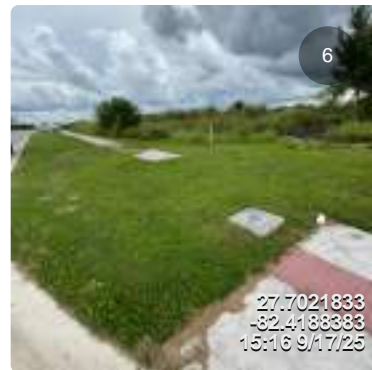
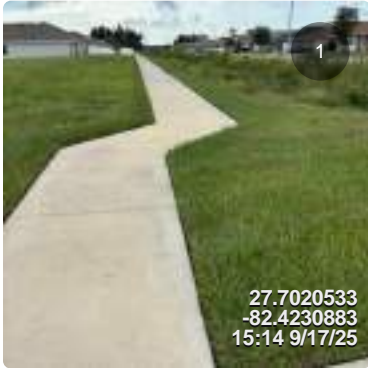
Pond banks and water's edge is maintained.



Item 16 - 12th Street SE

Assigned To: Down 2 Earth

During every service visit - blow excess mow duff far back onto the sod base to keep excess grass clippings from entering the roadways and drainage systems.



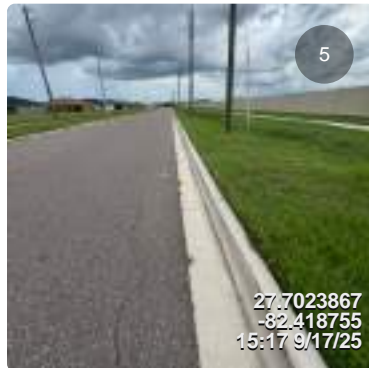
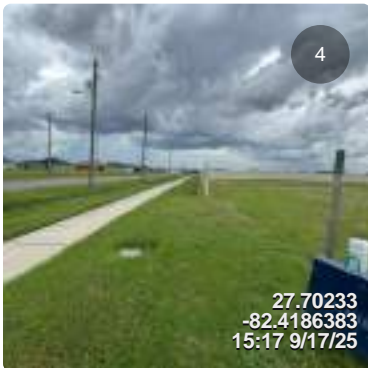
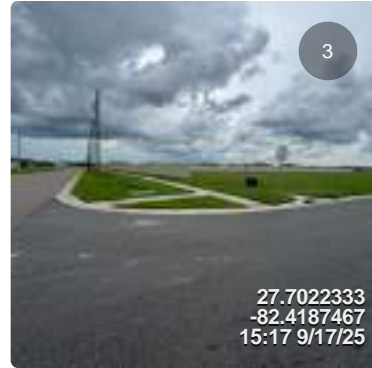
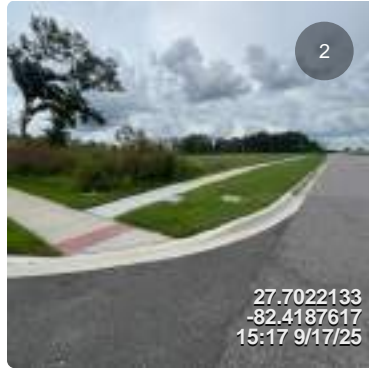
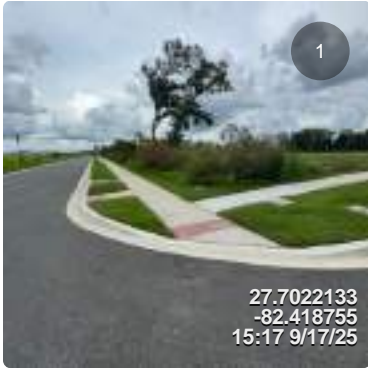
Item 17 - 16th Avenue SE

Due By: Thursday, September 25, 2025

Assigned To: Down 2 Earth

Edging and sod are maintained.

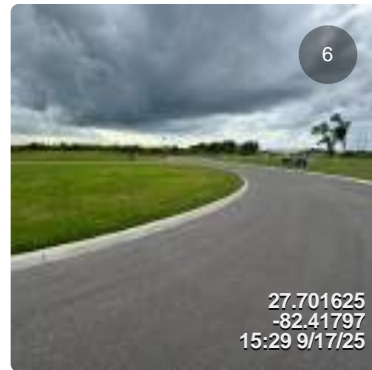
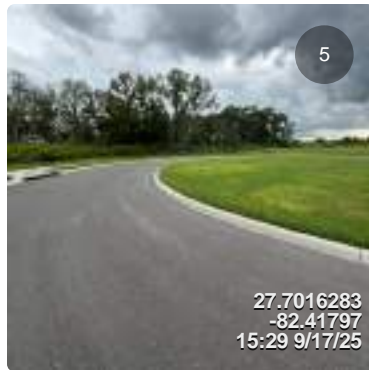
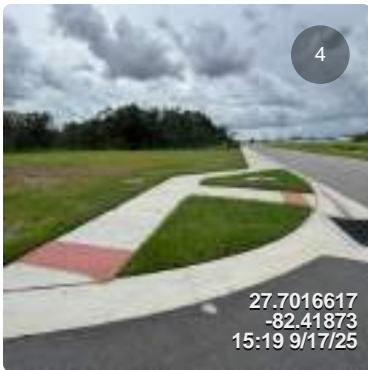
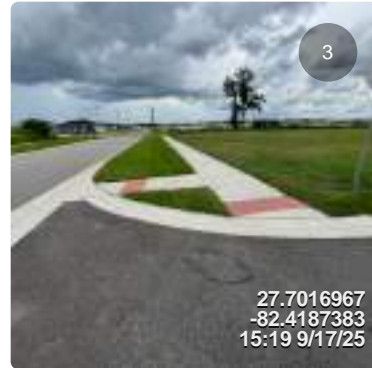
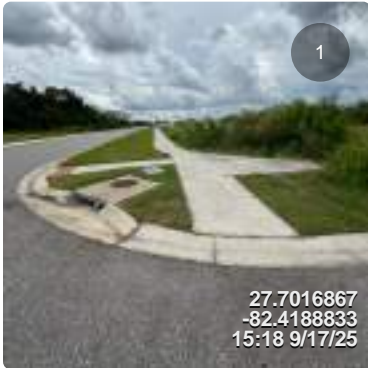
Curb weeds were treated, string scuff the dead weeds for a clean look.



Item 18 - 12th Street SE

Assigned To: Down 2 Earth

Ace Outlaw Avenue landscape is maintained.

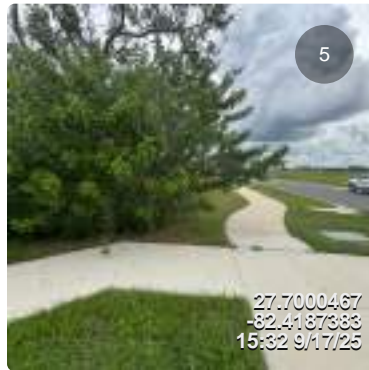
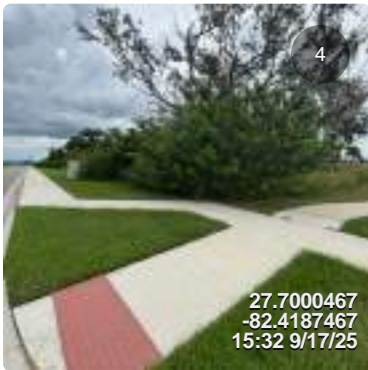
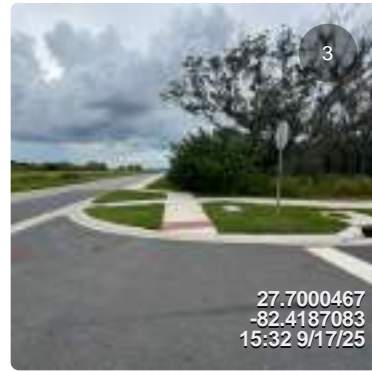
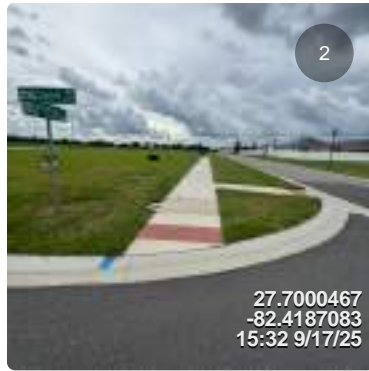
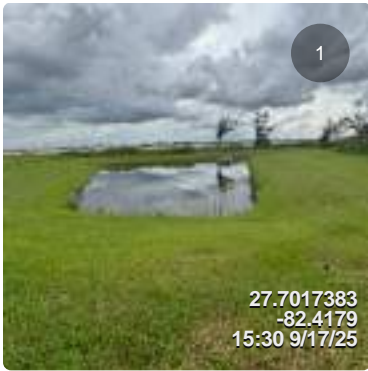


Item 19 - Will Scarlett Ave

Due By: Thursday, September 25, 2025

Assigned To: Down 2 Earth

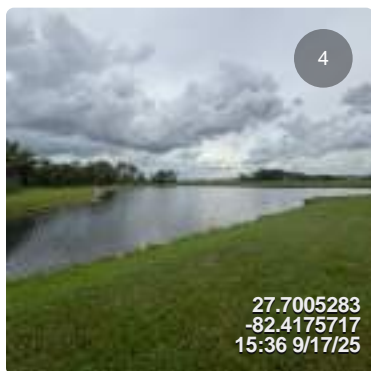
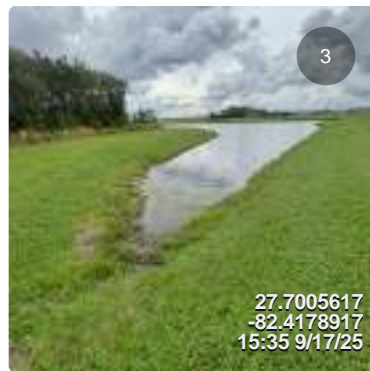
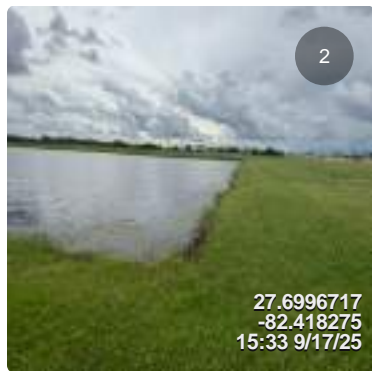
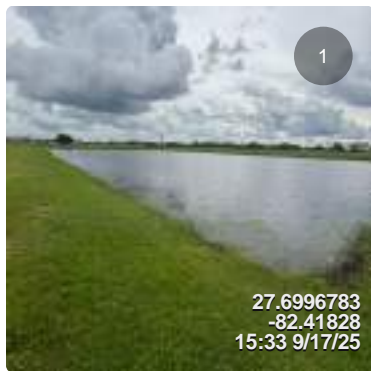
- 1). C12 Pond serviced on 9/18.
- 2). Will Scarlett Ave and 12th Street SE is maintained.
- 3). Cut back all overgrowth encroaching CDD sidewalks. **DTE scheduled 9/25.**



Item 20 - Pond B2 / Pond A2

Due By: Thursday, September 18, 2025

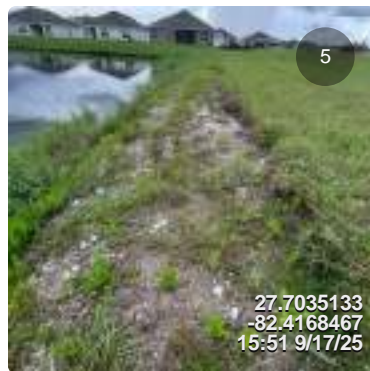
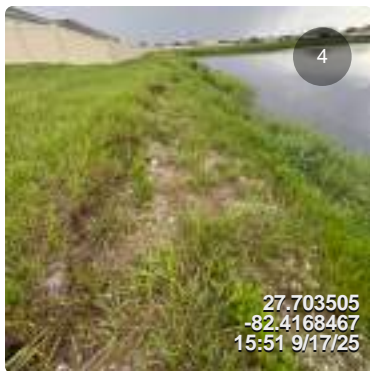
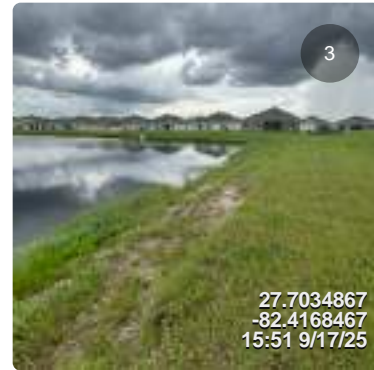
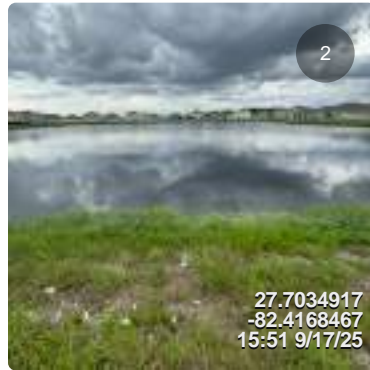
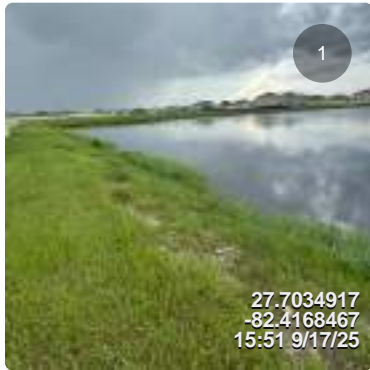
Assigned To: Eco-logic Aquatics



Item 21 - Pond A3 Sourwood Drive

Assigned To: Eco-logic

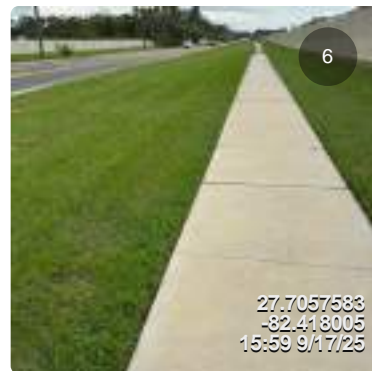
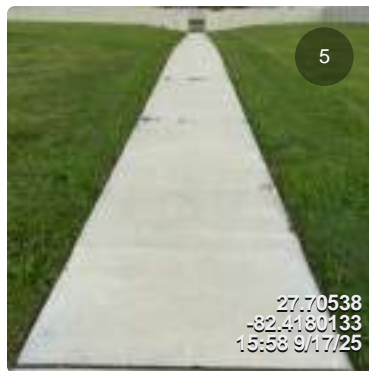
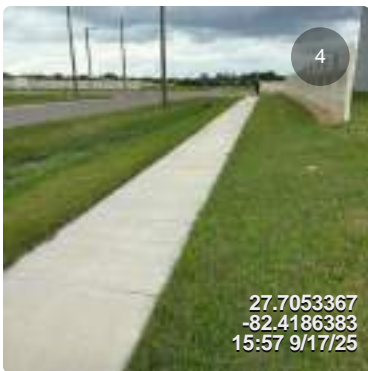
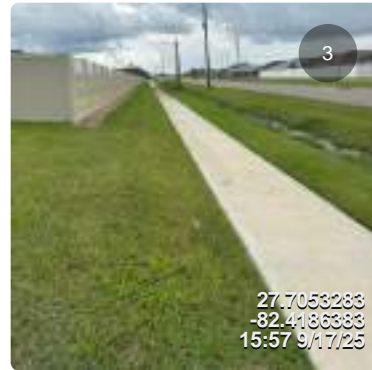
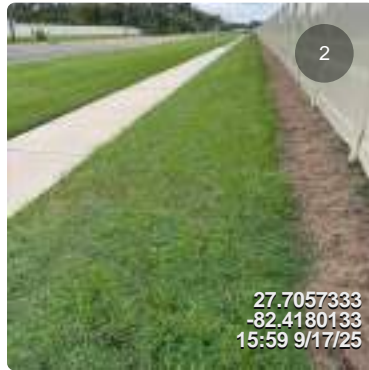
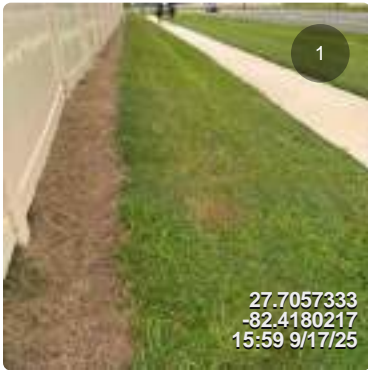
Eco-logic treated the low water line on 9/18 along with ditch maintenance.



Item 22 - 12th Street SE

Assigned To: Down 2 Earth

Sidewalk and sod maintenance is well maintained - remove crack weeds.

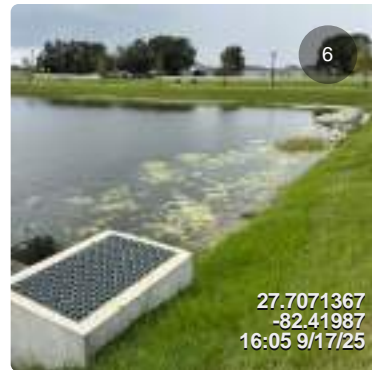
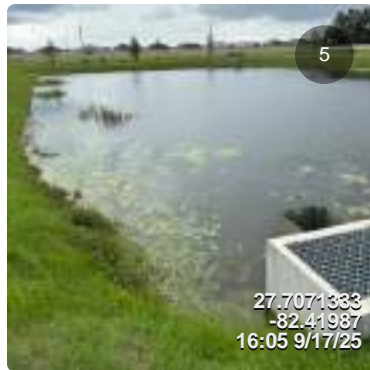
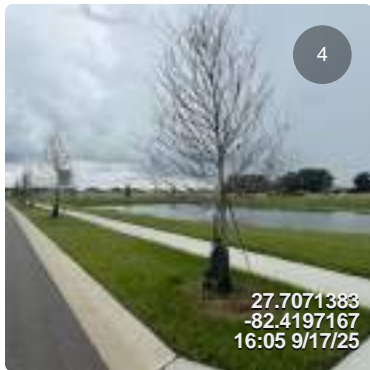
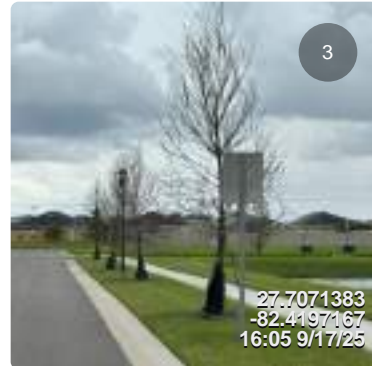
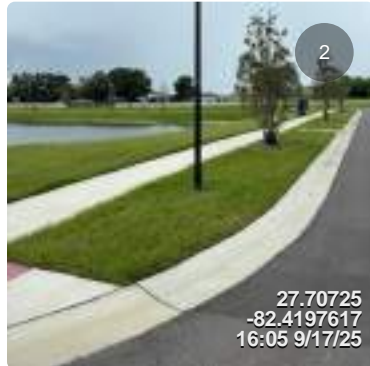
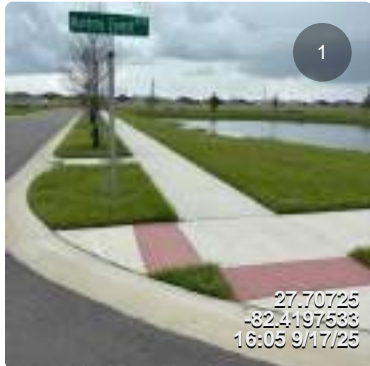


Item 23 - Alpine Ash Place

Assigned To: Down 2 Earth

Investigate struggling trees and report findings to Inframark

- scheduled for 10/1/25.

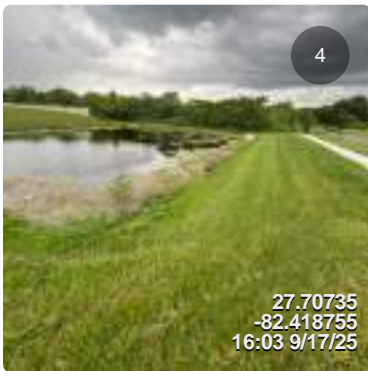
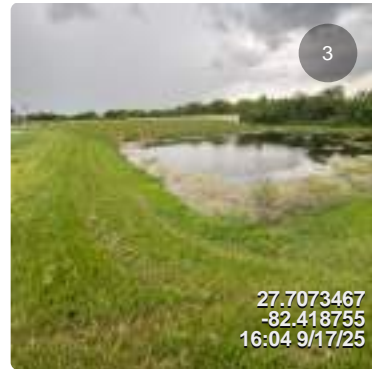
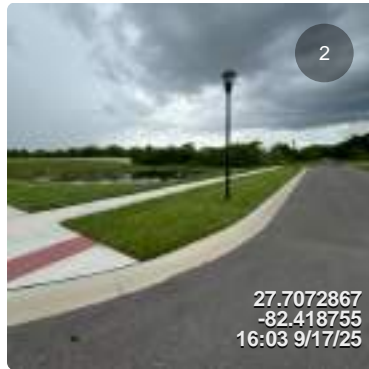
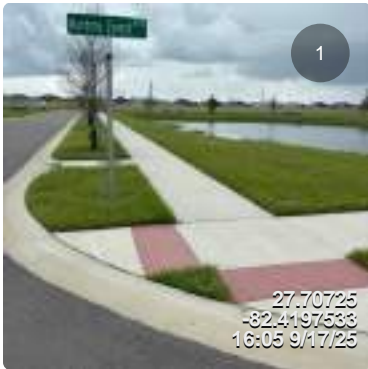


Item 24 - FPC Area C

Due By: Thursday, September 18, 2025

Assigned To: Eco-logic Aquatics

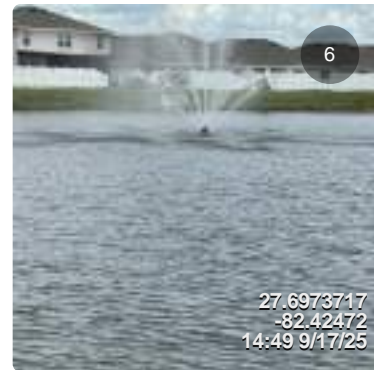
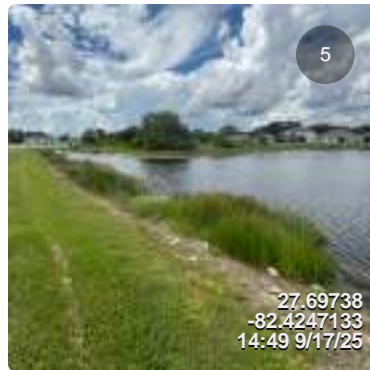
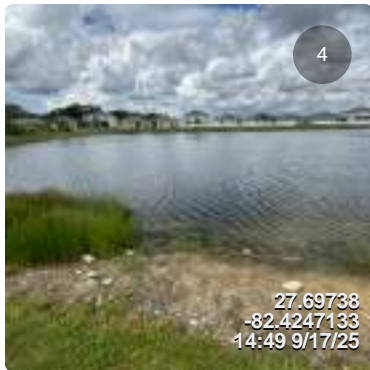
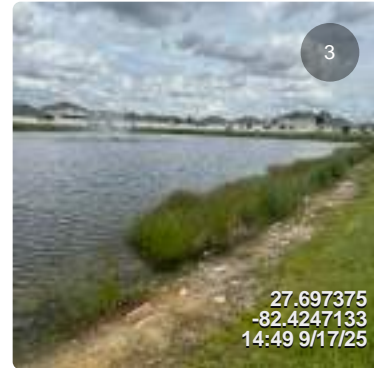
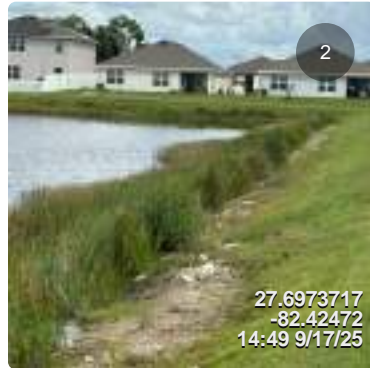
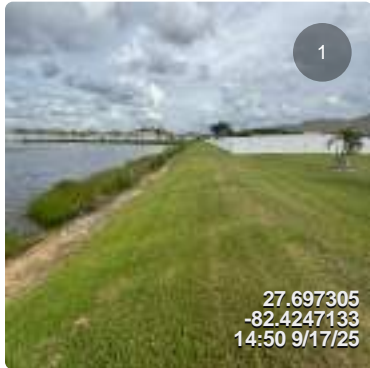
Pond treatments applied 9/18/25.



Item 25 - FPC Area A

Assigned To: Eco-logic

Brown Wallet Place fountain is operational.

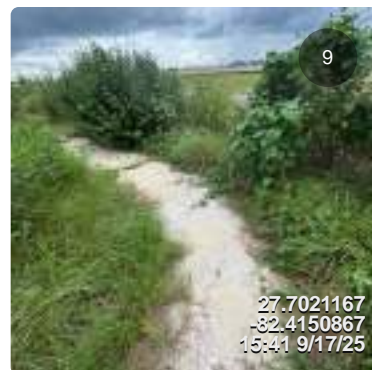
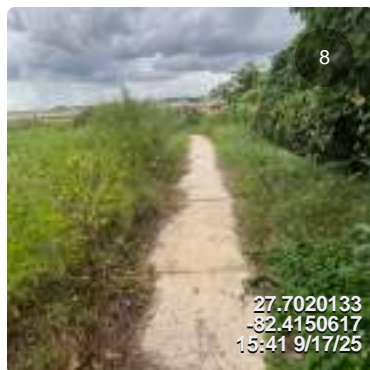
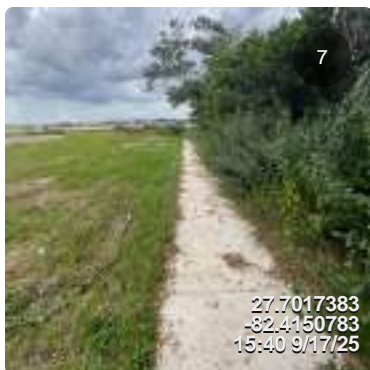
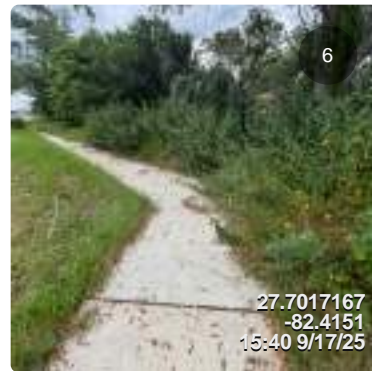
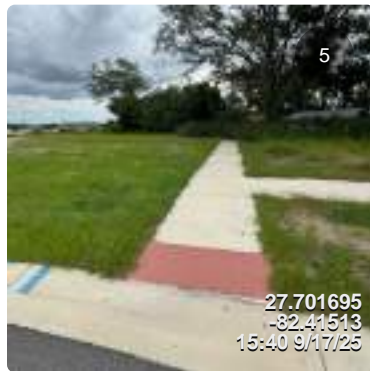
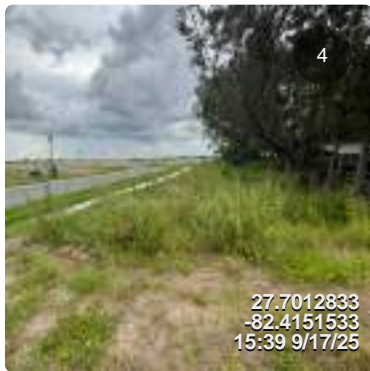
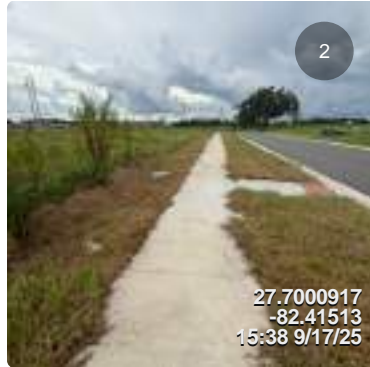


Item 26 - Jet Smooth Loop

Due By: Thursday, October 2, 2025

Assigned To: Down 2 Earth

Send after photos - CDD sidewalks need to be clearly visible and maintained. DTE scheduled 9/25/25.

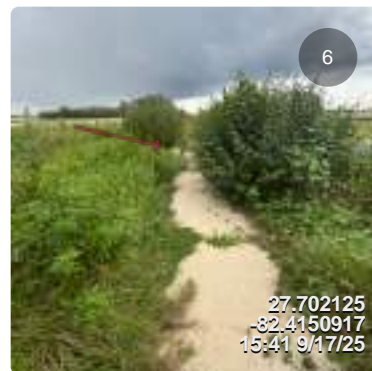
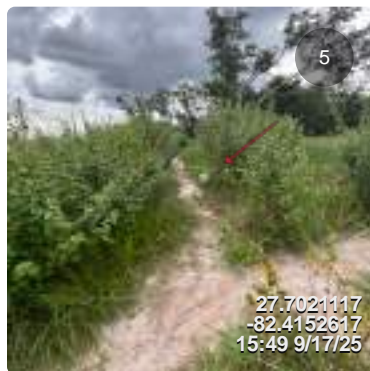
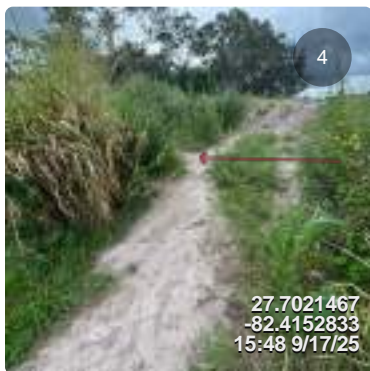
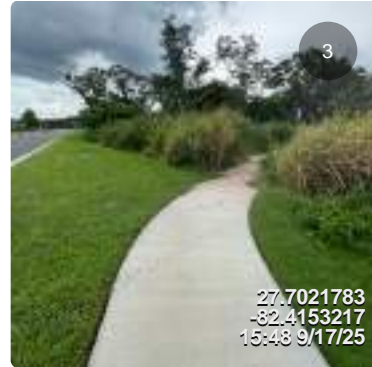


Item 27 - 16th Avenue SE

Due By: Thursday, October 2, 2025

Assigned To: Down 2 Earth

Clear sidewalk pathways while maintenance bush hog is pending scheduling. **DTE scheduled to be completed by 10/2.**



Item 28 - Colding Drive

Due By: Thursday, October 2, 2025

Assigned To: Down 2 Earth

Send tentative schedule for the completion of service map areas not currently being maintained. **DTE scheduled walking path to be completed by 10/2**

