

**SHERWOOD MANOR
COMMUNITY DEVELOPMENT
DISTRICT**

DECEMBER 04, 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
Rollamay Turkoane, District Manager

Regular Meeting Agenda
Thursday, December 04, 2025 at 2:00 p.m.

The Regular Meeting of the **Sherwood Manor Community Development District** will be held **December 04, 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 Arbitrage Rebate Counselors LLC Proposal – Annual Arbitrage Calculations Series 2018 Bonds
- B. Consideration of Arbitrage Rebate Counselors LLC Proposal – Annual Arbitrage Calculations Series 2023 Bonds
- C. Consideration of SchoolNow CDD Website Proposal
- D. Consideration of Easement Encroachment Agreement – 1463 Brown Mallet Place
- E. Consideration of Easement Encroachment Agreement – 1469 Brown Mallet Place
- F. Report of FY 2025 Goals & Objectives
- G. Resolution 2026-05; Designation of Officers

4. CONSENT AGENDA

- A. Approval of Minutes of November 04, 2025, Regular Meeting
- B. Consideration of Operation and Maintenance October 2025
- C. Acceptance of the Financials and Approval of the Check Register for October 2025
- D. Ratification of Zebra Cleaning Team Proposal #1050 (\$350.00)
- E. Ratification of Down to Earth Proposal #132968 (\$2,900.00)
- F. Ratification of Down to Earth Proposal #134170 (\$565.00)
- G. Ratification of Grau and Associates Audit Engagement Letter
- H. Ratification of Eco-Logic Aquatic Pest Management Services Agreement *(Lake 1 and Lake 2)*
- I. Ratification of Aqua Sentry, Inc Swimming Pool Maintenance and Chemical Services Agreement

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

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

November 12, 2025

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

Re: Proposal – Annual Arbitrage Calculations – Sherwood Manor CDD – \$9,555,000 Special Assessment Revenue Bonds, Series 2018 (Assessment Area One) (the “2018 Series”)

Dear Sherwood Manor Community Development District:

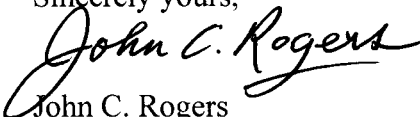
Arbitrage Rebate Counselors hereby contracts with Sherwood Manor Community Development District to provide annual arbitrage calculations for the above-referenced 2018 Series.

The annual arbitrage calculations for the 2018 Series will cover the one-year period September 20, 2023 to September 20, 2024, and each successive one-year period thereafter ending on September 20th.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analysis, (6) preparing arbitrage opinion letter, and (7) assisting with arrangements for paying any arbitrage due.

Our fee to prepare each annual arbitrage calculation for the 2018 Series is \$400.00. Sherwood Manor CDD may terminate this contract at any time at its discretion.

Sincerely yours,



John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

32 Whitmarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

Arbitrage Rebate Counselors, LLC
Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

November 12, 2025

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

Re: Proposal – Annual Arbitrage Calculations – Sherwood Manor CDD – \$9,380,000 Special Assessment Revenue Bonds, Series 2023 (Assessment Area Two) (the “2023 Series”)

Dear Sherwood Manor Community Development District:

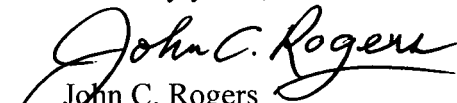
Arbitrage Rebate Counselors hereby contracts with Sherwood Manor Community Development District to provide annual arbitrage calculations for the above-referenced 2023 Series.

The annual arbitrage calculations for the 2023 Series will cover the one-year period March 22, 2023 to March 22, 2024, and each successive one-year period thereafter ending on March 22nd.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analysis, (6) preparing arbitrage opinion letter, and (7) assisting with arrangements for paying any arbitrage due.

Our fee to prepare each annual arbitrage calculation for the 2023 Series is \$400.00. Sherwood Manor CDD may terminate this contract at any time at its discretion.

Sincerely yours,


John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

32 Whitmarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

Bill To:

Sherwood Manor CDD
Brittney Carpio
2005 Pan Am Circle Ste 300
Tampa, Florida 33607

Shipping To:

Sherwood Manor CDD
Jayna Cooper
2005 Pan Am Circle Ste 300
Tampa, Florida 33607

Product	Start Date	End Date	QTY	Unit	Unit Price	Discount	Subtotal
Year 1 Products & Services							
SchoolNow CMS	2025-11-14	2026-11-13	1	Number of Schools	\$60.00	\$0.00	\$60.00
SchoolNow ADA	2025-11-14	2026-11-13	1	Number of Schools	\$938.00	\$0.00	\$938.00
SchoolNow Service Fee	2025-11-14	2026-11-13	1	Number of Schools	\$615.00	\$0.00	\$615.00
							\$1,613.00
Professional Services and Set-Up							
SchoolNow Implementation			1	Number of Schools	\$1,512.00	\$0.00	\$1,512.00
							\$1,512.00

Subtotal **\$3,125.00**

Contract Total Value \$3,125.00

Term Summary	
Total Years	Autorenew Term
1.00	12

Successive years are subject to 5% annual uplift, which shall be reflected on renewal quote

Payment Schedule	
Year	Invoice Due Date
Year 1	Within 30 Days of Invoice

Successive years are subject to 5% annual uplift, which shall be reflected on renewal quote

Additional Notes:

The initial term of this Agreement (the "Initial Term") shall be the number of years listed in the above table and, if Auto-Renewal Term is indicated in the above table, the Agreement shall automatically renew for successive terms for the number of months indicated in the table (each a "Successive Term" and together with the Initial Term, the "Term") unless either Party provides written notice at least 60 days prior to the end of such Initial or Successive Term or this Agreement is terminated sooner pursuant to Termination section of the Master Services Agreement that governs this Order Form.

Additional Payment Terms

For SchoolStatus Attend, there is an additional \$2,500 SIS change fee if Customer changes SIS during the Subscription/ Order Term. The fee will be due upon SchoolStatus commencing with the implementation of the new SIS.

This Order Form and the pricing contained herein are valid for 60 days from the quote created date above. All payments are to be remitted to SchoolStatus, LLC at P.O. Box 771470 St. Louis, MO 63177-9816.

By signing below, you agree to our [Master Services Agreement](#), the [Data Processing Addendum](#), the [Terms and Conditions](#) below your signature, and (d) the terms of this Order Form ("Agreement"), which together constitute the entirety of our Agreement with your organization, unless (i) Customer has a currently-effective, existing MSA and/or DPA executed by SchoolStatus, in which case such existing MSA will govern rather than (a) and/or such existing DPA will govern rather than (b); or (ii) otherwise set forth herein.

Authorized Representative: Jayna Cooper**Signature:****Title:** _____**Date:** _____

Prepared by and return to:
Kathryn "KC" Hopkinson, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606
Folio No.: 057481-2044

Easement Encroachment Agreement

This Easement Encroachment Agreement (this "Agreement") is entered into as of _____, 202__ (the "Effective Date"), between the **Sherwood Manor Community Development District** (the "**District**") whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, and **MICHAEL PARRA and NAOMI JOANNA PARRA** (collectively the "**Landowner(s)**"), whose mailing address is 1463 BROWN MALLET PLACE, Ruskin, Florida 33570.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 97, BROOKSIDE PHASE 4A (the "**Property**"), a subdivision according to the plat thereof recorded at Plat Book 146, Pages 31-36 (the "**Plat**"), of the Public Records of Hillsborough County, Florida (the "**Plat**"). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Hillsborough County.
2. **District Easement.** The District has a 12.5' Public Drainage Easement (the "**Easement**") on the South side of the Property, as shown on the Plat. Landowner desires to encroach into the Easement by installing a 6-foot-tall tan vinyl fence and a 4-foot-tall tan vinyl fence through the Easement (the "**Improvements**"). The improvements may be installed as long as the Improvements include a gate on both the front and back fences of a minimum width of five (5) feet.
3. **Underground Drainage Pipes.** Landowner acknowledges that there are underground drainage pipes in the Easement in which the Improvements will be placed. Landowner agrees that the fence posts for the Improvements will not be installed more than eighteen inches (18") below ground to avoid the underground drainage pipes. If the fence posts require additional depth below ground for safe installation, the Landowner will require the installer or contractor to prod the ground to determine the exact location of the underground drainage pipe and certify that the fence posts will not conflict with the underground pipe in order to determine the desired depth for the fence posts. The Landowner will instruct the installer or the contractor that any fence post placed over the pipe will have a six-inch (6") separation space between the top of the pipe and the bottom of the excavated area for installation of the fence posts. Landowner is

responsible for locating all other underground utility lines and cables.

4. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed, and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the easement area or the use of the easement for public purposes. The Landowner shall be responsible for routine maintenance of the Improvements within the Easement. The Landowner shall allow the District access through the Easement.
5. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners' association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.
6. **Term and Termination.**
 - a. This Agreement shall remain in effect in perpetuity until terminated by either party.
 - b. If Landowner fails to reimburse any costs owed to the District under this Agreement within 30 days, the District may terminate this Agreement with 10 days written notice.
 - c. If Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed, either party may terminate this Agreement with 60 days written notice.
 - d. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of the Clerk of the Circuit Court of Manatee County.
 - e. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
 - f. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.
7. **Indemnification.** Landowner agrees to indemnify, defend, and hold the District, its Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement or to any District or Manatee County improvements or structures located within the Easement; and (4) any claims for injury to any person or damages to any property because of the Improvements.

8. **Insurance**. Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.
9. **Covenants Run with the Land**. The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.
10. **Governing Law and Venue**. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.
11. **Attorney's Fees**. In the event that either party 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.
12. **No Title Search**. Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.
13. **Amendments**. This Agreement may only be amended in writing by the parties.
14. **Severability**. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
15. **Arm's Length Transaction**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
16. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

[SIGNATURE PAGES TO FOLLOW]

Witnesses:

**Sherwood Manor
Community Development District**

Print Name: _____
Address: _____

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

Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Sherwood Manor Community Development District, on behalf of the District, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Name: MICHAEL PARRA

Title: Landowner

Print Name

Address

Print Name

Address

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by MICHAEL PARRA, Landowner, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Name: NAOMI JOANNA PARRA

Title: Landowner

Print Name

Address

Print Name

Address

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by NAOMI JOANNA PARRA, Landowner, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Prepared by and return to:
Kathryn "KC" Hopkinson, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606
Folio No.: 057481-2044

Easement Encroachment Agreement

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WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 98, BROOKSIDE PHASE 4A (the "**Property**"), a subdivision according to the plat thereof recorded at Plat Book 146, Pages 31-36 (the "Plat"), of the Public Records of Hillsborough County, Florida (the "**Plat**"). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Hillsborough County.
2. **District Easement.** The District has a 12.5' Public Drainage Easement (the "**Easement**") on the North side of the Property, as shown on the Plat. Landowner desires to encroach into the Easement by installing a 6-foot-tall tan vinyl fence and a 4-foot-tall picket fence through the Easement (the "**Improvements**"). The improvements may be installed as long as the Improvements include a gate on both the front and back fences of a minimum width of five (5) feet.
3. **Underground Drainage Pipes.** Landowner acknowledges that there are underground drainage pipes in the Easement in which the Improvements will be placed. Landowner agrees that the fence posts for the Improvements will not be installed more than eighteen inches (18") below ground to avoid the underground drainage pipes. If the fence posts require additional depth below ground for safe installation, the Landowner will require the installer or contractor to prod the ground to determine the exact location of the underground drainage pipe and certify that the fence posts will not conflict with the underground pipe in order to determine the desired depth for the fence posts. The Landowner will instruct the installer or the contractor that any fence post placed over the pipe will have a six-inch (6") separation space between the top of the pipe and the bottom of the excavated area for installation of the fence posts. Landowner is

responsible for locating all other underground utility lines and cables.

4. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed, and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the easement area or the use of the easement for public purposes. The Landowner shall be responsible for routine maintenance of the Improvements within the Easement. The Landowner shall allow the District access through the Easement.
5. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners' association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.
6. **Term and Termination.**
 - a. This Agreement shall remain in effect in perpetuity until terminated by either party.
 - b. If Landowner fails to reimburse any costs owed to the District under this Agreement within 30 days, the District may terminate this Agreement with 10 days written notice.
 - c. If Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed, either party may terminate this Agreement with 60 days written notice.
 - d. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of the Clerk of the Circuit Court of Manatee County.
 - e. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
 - f. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.
7. **Indemnification.** Landowner agrees to indemnify, defend, and hold the District, its Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement or to any District or Manatee County improvements or structures located within the Easement; and (4) any claims for injury to any person or damages to any property because of the Improvements.

8. **Insurance**. Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.
9. **Covenants Run with the Land**. The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.
10. **Governing Law and Venue**. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.
11. **Attorney's Fees**. In the event that either party 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.
12. **No Title Search**. Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.
13. **Amendments**. This Agreement may only be amended in writing by the parties.
14. **Severability**. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
15. **Arm's Length Transaction**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
16. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

[SIGNATURE PAGES TO FOLLOW]

Witnesses:

**Sherwood Manor
Community Development District**

Print Name: _____
Address: _____

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

Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Sherwood Manor Community Development District, on behalf of the District, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Name: KNIKALUS GRAND MAGANA
Title: Landowner

Print Name

Address

Print Name

Address

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by KNIKALUS GRAND MAGANA, Landowner, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Name: SABRINA RAY HOPKINS
Title: Landowner

Print Name

Address

Print Name

Address

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by SABRINA RAY HOPKINS, Landowner, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

**The Sherwood Manor Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least twelve regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of twelve Board meetings were held during the fiscal year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes No

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Sherwood Manor Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Sherwood Manor Community Development District

RESOLUTION 2026-05

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:

- Carlos de la Ossa _____ is appointed Chairperson.
- Nicholas Dister _____ is appointed Vice-Chairperson.
- Brian Lamb _____ is appointed Secretary.
- Alberto Viera _____ is appointed Assistant Secretary.
- Kyle Smith _____ is appointed Assistant Secretary.
- Ryan Motko _____ is appointed Assistant Secretary.
- Jayna Cooper _____ is appointed Assistant Secretary.
- Rollamay Turkoane _____ is appointed Assistant Secretary.
- Eric Davidson _____ is appointed 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 4th

day of December 2025.

Attest:

Sherwood Manor Community Development District

Secretary/Assistant Secretary

Chair of the Board of Supervisors

**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, November 6, 2025, and called to order at 2:55 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 (<i>via phone</i>)
9	Ryan Motko	Assistant Secretary
10	Alberto Viera	Assistant Secretary
11	Kyle Smith	Assistant Secretary

12
13 Also present were:

14		
15	Rollamay Turkoane	District Manager
16	Kathryn Hopkinson	District Counsel
17	Vivek Babbar	District Counsel
18	Paul Young	Field Manager

19
20 *This is not a certified or verbatim transcript but rather represents the context and*
21 *summary of the meeting. The full meeting is available in audio format upon request. Contact*
22 *the District Office for any related costs for an audio copy.*

23
24 **FIRST ORDER OF BUSINESS**

Call To Order/Roll Call

25 Ms. Turkoane called the meeting to order, and a quorum was established.

26
27 **SECOND ORDER OF BUSINESS**

Public Comments on Agenda Items

28 There being no member of the public present, the next order of business followed.

29
30 **THIRD ORDER OF BUSINESS**

Business Items

31 **A. Consideration of Eco-Logic Services Agreement – Midge Fly Proposal**

32
33 On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in
34 favor, Eco-Logic Services Agreement – Midge Fly Proposal, was
35 approved. 5-0

36
37 **B. Consideration of Recreational Facilities Policies and Regulations / Parent**
38 **Consent and Waiver Form for Guest and/or Minor-Use of Recreational Facilities**

39
40 On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in
41 favor, Recreational Facilities Policies and Regulations / Parent Consent
42 and Waiver Form for Guest and/or Minor-Use of Recreational Facilities,
43 was approved. 5-0
44

- 45 **FOURTH ORDER OF BUSINESS** **Consent Agenda**
- 46 **A. Approval of Minutes of October 02, 2025, Regular Meeting**
- 47 **B. Consideration of Operation and Maintenance September 2025**
- 48 **C. Acceptance of the Financials and Approval of the Check Register for September**
- 49 **2025**

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

- 53
- 54 **FIFTH ORDER OF BUSINESS** **Staff Reports**
- 55 **A. District Counsel**
- 56 **B. District Engineer**
- 57 **C. District Manager**

58 There being no reports, the next item followed.

59 **i. Field Inspections Report**

60 The Field Inspections Report was presented, a copy of which was included in
 61 the agenda package. Mr. Young provided updates/pending statuses. Discussion ensued.

- 62
- 63 **SIXTH ORDER OF BUSINESS** **Board of Supervisors' Requests and**
- 64 **Comments**

65 There being none, the next order of business followed.

- 66
- 67 **SEVENTH ORDER OF BUSINESS** **Adjourned**

68 There being no further business,

69

70 On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor,
 71 meeting adjourned at 3:00 p.m. 5-0

72

73

74

75

76 _____
 77 Jayna Cooper/Rollamay Turkoane
 District Manager

76 _____
 77 Carlos de la Ossa
 Chairperson

SHERWOOD MANOR CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
ACTION SECURITY, INC	10/1/2025	30676	\$125.00			OCT 2025 Security monitoring system
DOWN TO EARTH	10/1/2025	155108	\$9,918.00			Oct 2025 Landscaping maintenance
ECO-LOGIC SERVICES LLC	10/1/2025	5788	\$4,800.00			Sep 2025 Pond maintenance
INFRAMARK LLC	10/8/2025	160647	\$700.00			MANAGEMENT FEE
INFRAMARK LLC	10/8/2025	160647	\$2,500.00			MANAGEMENT FEE
INFRAMARK LLC	10/8/2025	160647	\$5,833.33			MANAGEMENT FEE
INFRAMARK LLC	10/8/2025	160647	\$1,500.00			MANAGEMENT FEE
INFRAMARK LLC	10/8/2025	160647	\$1,000.00	\$11,533.33	\$11,533.33	MANAGEMENT FEE
JNJ CLEANING SERVICES LLC	9/25/2025	INV0018	\$600.00			Amenity Cleaning Contract
ZEBRA CLEANING TEAM	10/1/2025	8180	\$1,300.00			MONTHLY SERV
Monthly Contract Subtotal			\$28,276.33			
Variable Contract						
STRALEY ROBIN VERICKER	10/7/2025	27305	\$2,877.00			SEP 2025 DISTRICT COUNSEL SERVICE
Variable Contract Subtotal			\$2,877.00			
Utilities						
BOCC ACH	9/26/2025	092625-3466-ACH	\$2,411.80			WATER 08/26-09/24/25
CHARTER COMMUNICATIONS - ACH	10/1/2025	2458267100125-ACH	\$205.00			10/01-10/31/25 INTERNET
TECO ACH	10/3/2025	100325-6005-ACH	\$6,172.12			ELECTRIC
TECO ACH	10/1/2025	100125-3107-ACH	\$2,376.98			08/27-09/25/25 ELECTRIC
TECO ACH	10/1/2025	100125-5677-ACH	\$699.10			08/27-09/25/25 ELECTRIC
TECO ACH	10/1/2025	100125-8655-ACH	\$2,237.15			08/27-09/25/25 ELECTRIC
TECO ACH	10/1/2025	100125-5651-ACH	\$233.03		\$11,718.38	08/27-09/25/25 ELECTRIC
Utilities Subtotal			\$14,335.18			
Regular Services						

SHERWOOD MANOR CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
ALBERTO VIERA	10/2/2025	AV-100225	\$200.00			BOARD 10/02/25
CARLOS DE LA OSSA	10/2/2025	CO-100225	\$200.00			BOARD 10/02/25
EGIS INSURANCE	9/26/2025	30209	\$2,057.24			INSURANCE RENEWAL OCT 25
FLORIDA COMMERCE	10/1/2025	93382	\$175.00			DUES
KYLE SMITH	10/2/2025	KS-100225	\$200.00			BOARD 10/02/25
NICHOLAS J. DISTER	10/2/2025	ND-100225	\$200.00			BOARD 10/02/25
RYAN MOTKO	10/2/2025	RM-100225	\$200.00			BOARD 10/02/25
Regular Services Subtotal			\$3,232.24			
Additional Services						
COASTAL FENCE SERVICES, LLC	7/2/2025	15	\$4,115.00			FENCE REPAIR
FINN OUTDOOR	9/30/2025	2952	\$16,200.00			EROSION/POND BANK RESTORATION 09/25
ITZ ELECTRIC CORP	9/4/2025	F2094	\$1,300.00			Surge Protectors
TAMPA HOLIDAY LIGHTING	9/26/2025	7330	\$3,329.25			HOLIDAY LIGHT AND DECORATION
ZEBRA CLEANING TEAM	9/25/2025	8166	\$2,397.00			GRIDS AND LABOR
Additional Services Subtotal			\$27,341.25			
TOTAL			\$76,062.00			

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
30676	10/01/2025	\$125.00	10/01/2025	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!

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



Invoice: #155108

October 2025

Customer

Sherwood Manor CDD
 Inframark
 2005 Pan Am Circle Suite 300

Property / Project Address

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

Tampa, FL 33604

Project/Job

Sherwood Manor CDD Contract (2025)
 Estimate # 123455

Invoice Date

10/1/2025

Date Due

10/31/2025

Terms

Net 30

Customer PO #

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

<p>Billing Questions rhonda.culotta@down2earthinc.com (904) 780-2257</p> <p>Visit us at https://dtelandscape.com for all other questions or concerns.</p>	<p>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.property-service-portal.com</p> <p>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/</p>	<table> <tr> <td>Subtotal</td> <td>\$9,918.00</td> </tr> <tr> <td>Sales Tax</td> <td>\$0.00</td> </tr> <tr> <td>Total</td> <td>\$9,918.00</td> </tr> <tr> <td>Credits/Payments</td> <td>(\$0.00)</td> </tr> <tr> <td>Balance Due</td> <td>\$9,918.00</td> </tr> </table>	Subtotal	\$9,918.00	Sales Tax	\$0.00	Total	\$9,918.00	Credits/Payments	(\$0.00)	Balance Due	\$9,918.00
	Subtotal	\$9,918.00										
	Sales Tax	\$0.00										
	Total	\$9,918.00										
	Credits/Payments	(\$0.00)										
Balance Due	\$9,918.00											

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/>.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

160647

DATE

10/8/2025

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**

10/8/2025

Services provided for the Month of: October 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	1,500.00		1,500.00
Accounting Services	1	Ea	1,000.00		1,000.00
Subtotal					11,533.33

Subtotal	\$11,533.33
Tax	\$0.00
Total Due	\$11,533.33

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.



A M E N I T Y S E R V I C E S

JNJ AMENITY SERVICES

P.O. Box 18 Zephyrhills fl 33539
8137818999
services@jnjcleanservices.com

INVOICE

INV0018

DATE

09/25/2025

DUE DATE

10/15/2025

BALANCE DUE

USD \$600.00

BILL TO

Sherwood Manor CDD c/o Inframark

2005 Pan Am Circle Suite 300
Tampa FL 33607
inframarkcms@payableslockbox.com

DESCRIPTION	RATE	QTY	AMOUNT
Amenity cleaning services	\$600.00	1	\$600.00
TOTAL			\$600.00

Payment Info

BY CHECK
JNJ AMENITY SERVICES LLC

BALANCE DUE
USD \$600.00

September 2025 amenity cleaning service

****Please submit payment to the new address showing on invoice!**
Thank you!

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.: 8180
Terms: Net 15
Invoice date: 10/01/2025
Due date: 10/16/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Commercial Pool Service	Monthly Full Service	1	\$1,300.00	\$1,300.00

Total **\$1,300.00**

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

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

October 07, 2025
Client: 001497
Matter: 000001
Invoice #: 27305

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
9/3/2025	JMV	REVIEW EMAIL FROM A. BARLISO; REVIEW LEGAL NOTICE.	0.3	\$121.50
9/3/2025	LC	CORRESPONDENCE FROM AND TO J. COOPER RE DEVELOPER BUDGET FUNDING AGREEMENTS; WORK ON DEVELOPER FUNDING AGREEMENT AND AFFIDAVIT OF ANTI-HUMAN TRAFFICKING FOR FY 2026 BUDGET; PREPARE CORRESPONDENCE TO J. COOPER RE SAME.	0.4	\$78.00
9/3/2025	KCH	REVIEW DRAFT DEVELOPER FUNDING AGREEMENT.	0.3	\$112.50
9/4/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	\$162.00
9/4/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	\$187.50
9/10/2025	KCH	PREPARE SERVICES AGREEMENT FOR POOL MAINTENANCE WITH ZEBRA.	1.0	\$375.00
9/15/2025	WAS	COMMUNICATIONS WITH T. STEWART REGARDING ISSUE OF HOLE ON COUNTY RIGHT-OF-WAY ACROSS FROM CLUBHOUSE, REVIEW PLAT AND PROPERTY APPRAISER, ADVISE DISTRICT MANAGER ON DISTRICT RESPONSIBILITIES.	1.5	\$502.50
9/17/2025	MS	PREPARE RESOLUTION ADOPTING PARKING AND TOWING POLICY WITH PARKING AND TOWING POLICY INCLUDED.	1.0	\$195.00
9/18/2025	MS	REVISE RESOLUTION ADOPTING TOWING AND PARKING POLICY; FINALIZE AND TRANSMIT THE SAME.	0.3	\$58.50
9/18/2025	KCH	REVIEW AND REVISE RESOLUTION ADOPTING PARKING AND TOWING POLICIES.	0.5	\$187.50

SERVICES

Date	Person	Description of Services	Hours	Amount
9/19/2025	KCH	ATTEND CDD OPERATIONS MEETING VIA MICROSOFT TEAMS.	0.3	\$112.50
9/22/2025	AM	DRAFT CLUBHOUSE GATHERING ROOM AGREEMENT; REVIEW PROPERTY APPRAISER TO CONFIRM AMENITIES.	1.3	\$253.50
9/22/2025	KCH	REVIEW AND REVISE OCTOBER 2025 UPDATED CLUBHOUSE GATHERING ROOM RESERVATION POLICIES AND USAGE AGREEMENT; PREPARE RESOLUTION ADOPTING CLUBHOUSE GATHERING ROOM RESERVATION POLICIES AND USAGE AGREEMENT.	1.0	\$375.00
9/25/2025	MS	PREPARE PARENTAL CONSENT AND WAIVER.	0.8	\$156.00
Total Professional Services			9.6	\$2,877.00

Total Services	\$2,877.00
Total Disbursements	\$0.00
Total Current Charges	\$2,877.00
Previous Balance	\$1,404.00
Less Payments	(\$1,404.00)
PAY THIS AMOUNT	\$2,877.00

Please Include Invoice Number on all Correspondence



Hillsborough County Florida

CUSTOMER NAME SHERWOOD MANOR CDD	ACCOUNT NUMBER 8726963466	BILL DATE 09/26/2025	DUE DATE 10/17/2025
--	-------------------------------------	--------------------------------	-------------------------------

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	08/26/2025	25188	09/24/2025	26836	164800 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$497.70
Water Base Charge	\$65.23
Water Usage Charge	\$610.27
Sewer Base Charge	\$158.07
Sewer Usage Charge	\$1,074.50

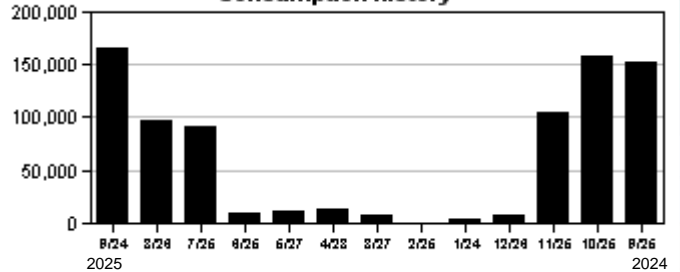
Summary of Account Charges

Previous Balance	\$2,533.95
Net Payments - Thank You	\$-2,533.95
Total Account Charges	\$2,411.80
AMOUNT DUE	\$2,411.80

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) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water



THANK YOU!



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

2.334 0

DUE DATE	10/17/2025
Auto Pay Scheduled DO NOT PAY	



0087269634660 00002411809

October 1, 2025
 Invoice Number: 2458267100125
 Account Number: **8337 12 028 2458267**
 Security Code: **4957**
 Service At: 1801 12TH ST SE
 RUSKIN FL 33570

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

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.



Summary *Service from 10/01/25 through 10/31/25 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 10/18/25</i>	
Total Due by Auto Pay	\$205.00

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 33578-8652
 8633 2390 DY RP 01 10022025 NNNNNNNN 01 003727 0012

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



October 1, 2025
SHERWOOD MANOR CDD

Invoice Number: 2458267100125
 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: 2458267100125
Account Number: 8337 12 028 2458267
Security Code: 4957

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

8633 2390 DY RP 01 10022025 NNNNNNNN 01 003727 0012

Charge Details table with columns for item, date, and amount. Includes Previous Balance (205.00), EFT Payment (09/18, -205.00), and Remaining Balance (\$0.00).

Other Charges Continued table showing Other Charges Total (\$0.00), Current Charges (\$205.00), and Total Due by Auto Pay (\$205.00).

Payments received after 10/01/25 will appear on your next bill.
Service from 10/01/25 through 10/31/25

Spectrum Business Internet table listing items like 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), and Business WiFi (10.00), totaling \$170.00.

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.).

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis.

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.

Spectrum Business Voice table listing Phone number (813) 260-3597, Spectrum Business Voice (50.00), Promotional Discount (-15.00), and Voice Mail (0.00), totaling \$35.00.

For additional call details, please visit SpectrumBusiness.net

Other Charges table listing Payment Processing (5.00) and Auto Pay Discount (-5.00).

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 1-866-519-1263.





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

Statement Date: October 03, 2025

Amount Due: \$6,172.12

Due Date: October 17, 2025
Account #: 321000026005

DO NOT PAY. Your account will be drafted on October 17, 2025

Account Summary

Previous Amount Due	\$6,418.50
Payment(s) Received Since Last Statement	-\$6,418.50
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$6,172.12
Amount Due by October 17, 2025	\$6,172.12

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, CLBHSE, RUSKIN, FL 33570 **6,490 KWH**
- 1109 TIDAL ROCK AVE, FOUNTAIN, RUSKIN, FL 33570-5558 **2,095 KWH**



Scan here to interact with your bill online.

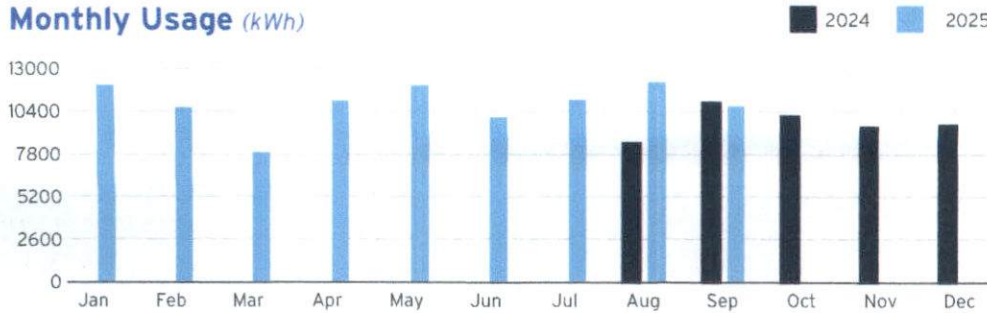


DOWNED IS DANGEROUS!

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

00000015-0000083-Page 1 of 14

Monthly Usage (kWh)



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

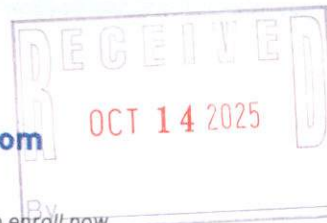


To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 321000026005
Due Date: October 17, 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: \$6,172.12

Payment Amount: \$ _____

700625003559

Your account will be drafted on October 17, 2025

00000015 FTeco510032522391310 00000 01 00000000 15 007

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	08/26/2025	22,969		20,874		2,095 kWh	1	29 Days	\$344.23
									▼ 9.2%

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	08/26/2025	1,137		1,137		0 kWh	1	29 Days	\$18.74

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	08/26/2025	9,599		7,760		1,839 kWh	1	29 Days	\$304.46
									▼ 9.3%

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	08/26/2025	239		238		1 kWh	1	29 Days	\$18.89
									= 0.0%

Continued on next page →

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Tampa, FL 33631-3318
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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

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Online:
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Phone:
Commercial Customer Care:
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888-223-0800 (All Other Counties)

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

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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	Multiplier	Billing Period	Amount
1000835803	08/26/2025	21,578		21,344		234 kWh	1	29 Days	\$55.09
									<input checked="" type="checkbox"/> 57.2%

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

Sub-Account Number: 211020923705

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000597942	08/26/2025	70,289		63,799		6,490 kWh	1	29 Days	\$1,027.06
									<input checked="" type="checkbox"/> 10.6%

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

Sub-Account Number: 221008023634

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000580299	08/26/2025	295		294		1 kWh	1	29 Days	\$18.89
									<input type="checkbox"/> 0.0%

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

Sub-Account Number: 221008023642

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000580298	08/26/2025	310		308		2 kWh	1	29 Days	\$19.05
									<input type="checkbox"/> 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 PHI-3, LIGHTS, RUSKIN, FL 33570

Sub-Account Number: 221008143911

Amount: \$4,158.46

Total Current Month's Charges

\$6,172.12

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Sub-Account #: 211019020679
Statement Date: 09/30/2025

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

Meter Read

Meter Location: FOUNTAIN

Service Period: 07/29/2025 - 08/26/2025

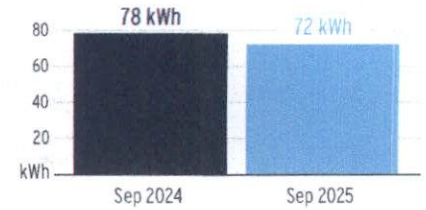
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000598798	08/26/2025	22,969		20,874		2,095 kWh	1	29 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	2,095 kWh @ \$0.08641/kWh	\$181.03
Fuel Charge	2,095 kWh @ \$0.03391/kWh	\$71.04
Storm Protection Charge	2,095 kWh @ \$0.00577/kWh	\$12.09
Clean Energy Transition Mechanism	2,095 kWh @ \$0.00418/kWh	\$8.76
Storm Surcharge	2,095 kWh @ \$0.02121/kWh	\$44.43
Florida Gross Receipt Tax		\$8.61
Electric Service Cost		\$344.23

Avg kWh Used Per Day



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Current Month's Electric Charges \$344.23

Billing information continues on next page →



Sub-Account #: 211019020687
Statement Date: 09/30/2025

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

Meter Read

Meter Location: FOUNTAIN

Service Period: 07/29/2025 - 08/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000558717	08/26/2025	1,137		1,137		0 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



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Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Florida Gross Receipt Tax		\$0.47
Electric Service Cost		\$18.74

Current Month's Electric Charges \$18.74

Billing information continues on next page →





Sub-Account #: 211019020695
Statement Date: 09/30/2025

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

Meter Read

Meter Location: FOUNTAIN

Service Period: 07/29/2025 - 08/26/2025

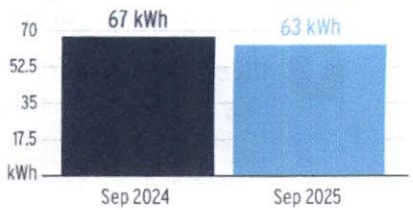
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000558720	08/26/2025	9,599	7,760		1,839 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	1,839 kWh @ \$0.08641/kWh	\$158.91
Fuel Charge	1,839 kWh @ \$0.03391/kWh	\$62.36
Storm Protection Charge	1,839 kWh @ \$0.00577/kWh	\$10.61
Clean Energy Transition Mechanism	1,839 kWh @ \$0.00418/kWh	\$7.69
Storm Surcharge	1,839 kWh @ \$0.02121/kWh	\$39.01
Florida Gross Receipt Tax		\$7.61
Electric Service Cost		\$304.46

Avg kWh Used Per Day



Current Month's Electric Charges \$304.46

Billing information continues on next page →

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Sub-Account #: 211019915753
Statement Date: 09/30/2025

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

Meter Read

Meter Location: ENTRY SIGN

Service Period: 07/29/2025 - 08/26/2025

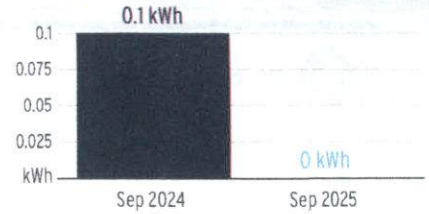
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580300	08/26/2025	239		238		1 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
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		\$0.47
Electric Service Cost		\$18.89

Avg kWh Used Per Day



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Current Month's Electric Charges \$18.89

Billing information continues on next page →





Sub-Account #: 211020006345
Statement Date: 09/30/2025

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

Meter Read

Meter Location: MAIL KIOSK

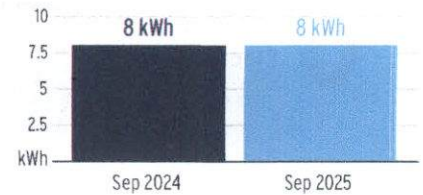
Service Period: 07/29/2025 - 08/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835803	08/26/2025	21,578		21,344		234 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



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Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	234 kWh @ \$0.08641/kWh	\$20.22
Fuel Charge	234 kWh @ \$0.03391/kWh	\$7.93
Storm Protection Charge	234 kWh @ \$0.00577/kWh	\$1.35
Clean Energy Transition Mechanism	234 kWh @ \$0.00418/kWh	\$0.98
Storm Surcharge	234 kWh @ \$0.02121/kWh	\$4.96
Florida Gross Receipt Tax		\$1.38
Electric Service Cost		\$55.09

Current Month's Electric Charges \$55.09

Billing information continues on next page →



Sub-Account #: 211020923705
Statement Date: 09/30/2025

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

Meter Read

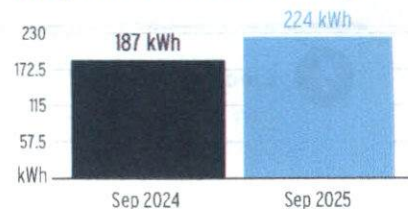
Service Period: 07/29/2025 - 08/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000597942	08/26/2025	70,289	63,799	6,490 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



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Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	6,490 kWh @ \$0.08641/kWh	\$560.80
Fuel Charge	6,490 kWh @ \$0.03391/kWh	\$220.08
Storm Protection Charge	6,490 kWh @ \$0.00577/kWh	\$37.45
Clean Energy Transition Mechanism	6,490 kWh @ \$0.00418/kWh	\$27.13
Storm Surcharge	6,490 kWh @ \$0.02121/kWh	\$137.65
Florida Gross Receipt Tax		\$25.68
Electric Service Cost		\$1,027.06

Current Month's Electric Charges \$1,027.06

Billing information continues on next page →





Sub-Account #: 221008023634
Statement Date: 09/30/2025

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

Meter Read

Service Period: 07/29/2025 - 08/26/2025

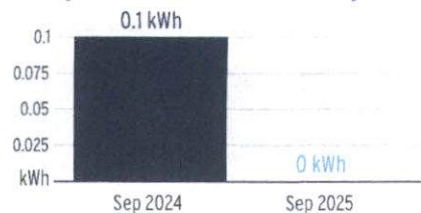
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580299	08/26/2025	295		294		1 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
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		\$0.47
Electric Service Cost		\$18.89

Avg kWh Used Per Day



Current Month's Electric Charges \$18.89

Billing information continues on next page →

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Sub-Account #: 221008023642
Statement Date: 09/30/2025

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

Meter Read

Meter Location: SIGN

Service Period: 07/29/2025 - 08/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580298	08/26/2025	310		308		2 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
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		\$0.48
Electric Service Cost		\$19.05

Avg kWh Used Per Day



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Current Month's Electric Charges \$19.05

Billing information continues on next page →






Sub-Account #: 221008101729
Statement Date: 09/30/2025

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

Service Period: 07/29/2025 - 08/26/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 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 →

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Sub-Account #: 221008143911
Statement Date: 09/30/2025

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

Service Period: 07/29/2025 - 08/26/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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 \$6,172.12

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

Statement Date: October 01, 2025

Amount Due: \$2,376.98

Due Date: October 22, 2025

Account #: 221009253107

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



Account Summary

Current Service Period: August 27, 2025 - September 25, 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 October 22, 2025	\$2,376.98
---------------------------------------	-------------------

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



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Account #: 221009253107

Due Date: October 22, 2025

Amount Due: \$2,376.98

Payment Amount: \$ _____

651384395297

Your account will be drafted on October 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.

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

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

Service Period: Aug 27, 2025 - Sep 25, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	969 kWh @ \$0.03412/kWh	\$33.06
Fixture & Maintenance Charge	51 Fixtures	\$847.11
Lighting Pole / Wire	51 Poles	\$1444.32
Lighting Fuel Charge	969 kWh @ \$0.03363/kWh	\$32.59
Storm Protection Charge	969 kWh @ \$0.00559/kWh	\$5.42
Clean Energy Transition Mechanism	969 kWh @ \$0.00043/kWh	\$0.42
Storm Surcharge	969 kWh @ \$0.01230/kWh	\$11.92
Florida Gross Receipt Tax		\$2.14
Lighting Charges		\$2,376.98

Total Current Month's Charges \$2,376.98

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- 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

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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
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- Energy-Saving Programs:** 813-275-3909

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

Statement Date: October 01, 2025

Amount Due: \$699.10

Due Date: October 22, 2025

Account #: 221009045677

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



Account Summary

Current Service Period: August 27, 2025 - September 25, 2025	
Previous Amount Due	\$699.10
Payment(s) Received Since Last Statement	-\$699.10
Current Month's Charges	\$699.10
Amount Due by October 22, 2025	\$699.10

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



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



Account #: 221009045677

Due Date: October 22, 2025

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Amount Due: \$699.10

Payment Amount: \$ _____

651384395295

Your account will be drafted on October 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: October 01, 2025
Charges Due: October 22, 2025

Service Period: Aug 27, 2025 - Sep 25, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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

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Payments:
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P.O. Box 31318
Tampa, FL 33631-3318
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Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
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P.O. Box 111
Tampa, FL 33601-0111

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- 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
SHERWOOD MANOR PH 4A
RUSKIN, FL 33570

Statement Date: October 01, 2025

Amount Due: \$2,237.15

Due Date: October 22, 2025

Account #: 221009048655

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

Account Summary

Current Service Period: August 27, 2025 - September 25, 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 October 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.

**DON'T
BE FOOLED!**

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at



TampaElectric.com/Scam.

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: October 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: \$ _____

651384395296

Your account will be drafted on October 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.

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

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

Service Period: Aug 27, 2025 - Sep 25, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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**

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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
1610 6TH ST SE
RUSKIN, FL 33570-5764

Statement Date: October 01, 2025

Amount Due: \$233.03

Due Date: October 22, 2025

Account #: 221009045651

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



Account Summary

Current Service Period: August 27, 2025 - September 25, 2025	
Previous Amount Due	\$233.03
Payment(s) Received Since Last Statement	-\$233.03
Current Month's Charges	\$233.03
Amount Due by October 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.

**DON'T
BE FOOLED!**

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at



TampaElectric.com/Scam.

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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: October 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:	\$233.03
Payment Amount: \$	_____

651384395294

Your account will be drafted on October 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:
 1610 6TH ST SE
 RUSKIN, FL 33570-5764

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

Service Period: Aug 27, 2025 - Sep 25, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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

Total Current Month's Charges \$233.03

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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

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor CDD

Board Meeting Date: October 02, 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
District Manager Signature

10/02/2025
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor CDD

Board Meeting Date: October 02, 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
District Manager Signature

10/02/2025
Date

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



INVOICE

Customer	Sherwood Manor Community Development District
Acct #	799
Date	09/26/2025
Customer Service	Christina Wood
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 2,057.24
Payment Amount	
Payment for:	Invoice#30209
100125338	

Thank You

Please detach and return with payment



Customer: Sherwood Manor Community Development District

Invoice	Effective	Transaction	Description	Amount
30209	10/01/2025	Renew policy	Policy #100125338 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy PF - FC pays Company - Renew policy Due Date: 9/26/2025	24,491.00 -22,433.76

Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total
\$ 2,057.24

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC
 Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555	accounting@egisadvisors.com	09/26/2025
Atlanta, GA 30374-8555		

GAA.PROCESSING@IPFS.COM
 400 NORTHRIDGE ROAD SUITE 450
 ATLANTA, GA 30350
 (877)513-9487 FAX: (770)225-2866
 CUSTOMER SERVICE: (800)584-9969

PREMIUM FINANCE AGREEMENT

IPFS CORPORATION

A	CASH PRICE (TOTAL PREMIUMS)	\$24,491.00	AGENT (Name & Place of business) EGIS INSURANCE & RISK ADVISORS 150 E PALMETTO PARK RD SUITE 705 BOCA RATON, FL 33432-4827 (561)693-4515 FAX:	INSURED (Name & Residence or business) Sherwood Manor CDD Inframark 2005 Pan Am Cir Ste 300 Tampa, FL 33607-6008 (813)608-8242 jayna.cooper@inframark.com
B	CASH DOWN PAYMENT	\$2,057.24		
C	PRINCIPAL BALANCE (A MINUS B)	\$22,433.76		
D	DOC STAMP	\$78.75		

Commercial

Account #: _____

LOAN DISCLOSURE

Quote Number: 32328329

ANNUAL PERCENTAGE RATE The cost of your credit as a yearly rate.	FINANCE CHARGE The dollar amount the credit will cost you.	AMOUNT FINANCED The amount of credit provided to you or on your behalf.	TOTAL OF PAYMENTS The amount you will have paid after you have made all payments as scheduled
13.650%	\$1,565.39	\$22,512.51	\$24,077.90

YOUR PAYMENT SCHEDULE WILL BE

Number Of Payments	Amount Of Payments	When Payments Are Due	Beginning:
11	\$2,188.90	Beginning:	MONTHLY 11/01/2025

ITEMIZATION OF THE AMOUNT FINANCED: THE AMOUNT FINANCED IS FOR APPLICATION TO THE PREMIUMS SET FORTH IN THE SCHEDULE OF POLICIES UNLESS OTHERWISE NOTED.

Security: Refer to paragraph 1 below for a description of the collateral assigned to Lender to secure this loan.

Late Charges: A late charge will be imposed on any installment in default 5 days or more. This late charge will be 5.00% of the installment due.

Prepayment: If you pay your account off early, you may be entitled to a refund of a portion of the finance charge in accordance with Rule of 78's or as otherwise allowed by law. The finance charge includes a predetermined interest rate plus a non-refundable service/origination fee of \$20.00. See the terms below and on the next page for additional information about nonpayment, default and penalties.

POLICY PREFIX AND NUMBER	EFFECTIVE DATE OF POLICY	SCHEDULE OF POLICIES INSURANCE COMPANY AND GENERAL AGENT	COVERAGE	MINIMUM EARNED PERCENT	POL TERM	PREMIUM
100125338	10/01/2025	LLOYD'S LONDON - CERTAIN UNDERWRITE FLORIDA INSURANCE ALLIANCE	PACKAGE	0.000%	12	24,491.00
					Broker Fee:	\$0.00
					TOTAL:	\$24,491.00

The undersigned insured directs IPFS Corporation (herein, "Lender") to pay the premiums on the policies described on the Schedule of Policies. In consideration of such premium payments, subject to the provisions set forth herein, the insured agrees to pay Lender at the branch office address shown above, or as otherwise directed by Lender, the amount stated as Total of Payments in accordance with the Payment Schedule, in each case as shown in the above Loan Disclosure. The named insured(s), on a joint and several basis if more than one, hereby agree to the following provisions set forth on pages 1 and 2 of this Agreement: **1.**

SECURITY: To secure payment of all amounts due under this Agreement, insured assigns Lender a security interest in all right, title and interest to the scheduled policies, including (but only to the extent permitted by applicable law): (a) all money that is or may be due insured because of a loss under any such policy that reduces the unearned premiums (subject to the interest of any applicable mortgagee or loss payee), (b) any unearned premium under each such policy, (c) dividends which may become due insured in connection with any such policy and (d) interests arising under a state guarantee fund. **2. POWER OF ATTORNEY:** Insured irrevocably appoints its Lender attorney-in-fact with full power of substitution and full authority upon default to cancel all policies above identified. The insured agrees that Lender may endorse the insured's name on any check or draft received from the insuring company and apply the same as payment of this Agreement, returning any excess to the insured only if such excess is equal to or greater than \$1.00.

NOTICE: A. Do not sign this agreement before you read it or if it contains any blank space. B. You are entitled to a completely filled in copy of this agreement. C. Under the law, you have the right to pay in advance the full amount due and under certain conditions to obtain a partial refund of the finance charge. D. Keep your copy of this agreement to protect your legal rights.

The undersigned hereby warrants and agrees to Agent's Representations set forth herein.

Signed by:


 CC0CB251E795481...
 Signature of Insured or Authorized Agent 9/26/2025

 DATE

Signed by:


 C3B8B944D09A40B...
 Signature of Agent 9/26/2025

 DATE

insured and Lender further agree that: **3. POLICY EFFECTIVE DATES:** The finance charge begins to accrue as of the earliest policy effective date. **4.**

AGREEMENT EFFECTIVE DATE: This Agreement shall be effective when written acceptance is mailed to the insured by Lender. **5. DEFAULT AND DELINQUENT PAYMENTS:** Insured will be in default if a payment is not made when it is due. The acceptance by Lender of one or more late payments from the insured shall not estop Lender or be a waiver of the rights of Lender to exercise all of its rights hereunder or under applicable law in the event of any subsequent late payment. **6. CANCELLATION:** Lender may cancel the scheduled policies after providing at least 10 days notice of its intent to cancel or any other required statutory notice if the insured does not pay any installment according to the terms of this Agreement or transfers any of the scheduled policies to a third party and the unpaid balance due to Lender shall be immediately due and payable by the insured. Lender at its option may enforce payment of this debt without recourse to the security given to Lender. **7. CANCELLATION CHARGES:** If cancellation occurs, the insured agrees to pay a finance charge on the outstanding indebtedness at the maximum rate authorized by applicable state law in effect on the date of cancellation until the outstanding indebtedness is paid in full or until such other date as required by law. **8. INSUFFICIENT FUNDS (NSF) CHARGES:** If an insured's payment is dishonored for any reason, the insured will pay to Lender a fee, if permitted by law, equal to \$15.00 or the maximum amount permitted by law. **9. MONEY RECEIVED AFTER CANCELLATION:** Any payments made to Lender after Lender's Notice of Cancellation of the insurance policy(ies) has been mailed may be credited to the insured's account without any obligation on the part of Lender to request reinstatement of any policy. Any money Lender receives from an insurance company shall be credited to the balance due Lender with any surplus refunded to whomever is entitled to the money. In the event that Lender does request a reinstatement of the policy(ies) on behalf of the insured, such a request does not guarantee that coverage under the policy(ies) will be reinstated or continued. Only the insurance company has authority to reinstate the policy (ies). The insured agrees that Lender has no liability to the insured if the policy(ies) is not reinstated. **10. ASSIGNMENT:** The insured agrees not to assign this Agreement or any policy listed hereon or any interest therein (except for the interest of mortgagees or loss payees), without the written consent of Lender, and that Lender may sell, transfer and assign its rights hereunder or under any policy without the consent of the insured, and that all agreements made by the insured hereunder and all rights and benefits conferred upon Lender shall inure to the benefit of Lender's successors and assigns (and any assignees thereof). **11. INSURANCE AGENT OR BROKER:** The insured agrees that the insurance agent or broker soliciting the policies or through whom the policies were issued is not the agent of Lender; and the agent or broker named on the front of this Agreement is neither authorized by Lender to receive installment payments under this Agreement nor to make representations, orally or in writing, to the insured on Lender's behalf (except to the extent expressly required by applicable law). As and where permissible by law, Lender may compensate your agent/broker for assisting in arranging the financing of your insurance premiums. If you have any questions about this compensation you should contact your agent/broker. **12. FINANCING NOT A CONDITION:** The law does not require a person to enter into a premium finance agreement as a condition of the purchase of insurance. **13. COLLECTION COSTS:** Insured agrees to pay attorney fees and other collection costs to Lender, not to exceed 20% of the amount due, if this Agreement is referred to an attorney or collection agency who is not a salaried employee of Lender, to collect any money insured owes under this Agreement. **14. LIMITATION OF LIABILITY:** The insured agrees that Lender's liability to the insured, any other person or entity for breach of any of the terms of this Agreement for the wrongful or improper exercise of any of its powers under this Agreement shall be limited to the amount of the principal balance outstanding, except in the event of Lender's gross negligence or willful misconduct. Insured recognizes and agrees that Lender is a lender only and not an insurance company and that in no event does Lender assume any liability as an insurer hereunder or otherwise. **15. CLASSIFICATION AND FORMATION OF AGREEMENT:** This Agreement is and will be a general intangible and not an instrument (as those terms are used in the Uniform Commercial Code) for all purposes. Any electronic signature or electronic record may be used in the formation of this Agreement, and the signatures of the insured and agent and the record of this Agreement may be in electronic form (as those terms are used in the Uniform Electronic Transactions Act). A photocopy, a facsimile or other paper or electronic record of this Agreement shall have the same legal effect as a manually signed copy. **16. REPRESENTATIONS AND WARRANTIES:** The insured represents that (a) the insured is not insolvent or presently the subject of any insolvency proceeding (or if the insured is a debtor of bankruptcy, the bankruptcy court has authorized this transaction), (b) if the insured is not an individual, that the signatory is authorized to sign this Agreement on behalf of the insured, (c) all parties responsible for payment of the premium are named and have signed this Agreement, and (d) there is no term or provision in any of the scheduled policies that would require Lender to notify or get the consent of any third party to effect cancellation of any such policy. **17. ADDITIONAL PREMIUM FINANCING:** Insured authorizes Lender to make additional advances under this premium finance agreement at the request of either the Insured or the Insured's agent with the Insured's express authorization, and subject to the approval of Lender, for any additional premium on any policy listed in the Schedule of Policies due to changes in the insurable risk. If Lender consents to the request for an additional advance, Lender will send Insured a revised payment amount ("Revised Payment Amount"). Insured agrees to pay the Revised Payment Amount, which may include additional finance charges on the newly advanced amount, and acknowledges that Lender will maintain its security interest in the Policy with full authority to cancel all policies and receive all unearned premium if Insured fails to pay the Revised Payment Amount. **18. PRIVACY:** Our privacy policy may be found at <https://ipfs.com/Privacy>. **19. ENTIRE DOCUMENT / GOVERNING LAW:** This document is the entire Agreement between Lender and the insured and can only be changed in writing and signed by both parties except that the insured authorizes Lender to insert or correct on this Agreement, if omitted or incorrect, the insurer's name and the policy number(s). Lender is also authorized to correct patent errors and omissions in this Agreement. In the event that any provision of this Agreement is found to be illegal or unenforceable, it shall be deemed severed from the remaining provisions, which shall remain in full force and effect. The laws of the State of Florida will govern this Agreement. **20. AUTHORIZATION:** The insurance company(ies) and their agents, any intermediaries and the agent / broker named in this Agreement and their successors and assigns are hereby authorized and directed by insured to provide Lender with full and complete information regarding all financed insurance policy(ies), including without limitation the status and calculation of unearned premiums, and Lender is authorized and directed to provide such parties with full and complete information and documentation regarding the financing of such insurance policy(ies), including a copy of this Agreement and any related notices. **21. WAIVER OF SOVEREIGN IMMUNITY:** The insured expressly waives any sovereign immunity available to the insured, and agrees to be subject to the laws as set forth in this Agreement (and the jurisdiction of federal and/or state courts) for all matters relating to the collection and enforcement of amounts owed under this Agreement and the security interest in the scheduled policies granted hereby.

AGENT/BROKER REPRESENTATIONS

The agent/broker executing this, and any future, agreements represents, warrants and agrees: (1) installment payments totaling \$0.00 and all applicable down payment(s) have been received from the insured in immediately available funds, (2) the insured has received a copy of this Agreement; if the agent/broker has signed this Agreement on the insured's behalf, the insured has expressly authorized the agent/broker to sign this Agreement on its behalf or, if the insured has signed, to the best of the undersigned's knowledge and belief such signature is genuine, (3) the policies are in full force and effect and the information in the Schedule of Policies including the premium amounts is correct, (4) no direct company bill, audit, or reporting form policies or policies subject to retrospective rating or to minimum earned premium are included, except as indicated, and the deposit of provisional premiums is not less than anticipated premiums to be earned for the full term of the policies, (5) the policies can be cancelled by the insured or Lender (or its successors and assigns) on 10 days notice and the unearned premiums will be computed on the standard short rate or pro rata table except as indicated, (6) there are no bankruptcy, receivership, or insolvency proceedings affecting the insured, (7) to hold Lender, its successors and assigns harmless against any loss or expense (including attorney fees) resulting from these representations or from errors, omissions or inaccuracies of agent/broker in preparing this Agreement, (8) to pay the down payment and any funding amounts received from Lender under this Agreement to the insurance company or general agent (less any commissions where applicable), (9) to hold in trust for Lender or its assigns any payments made or credited to the insured through or to agent/broker directly or indirectly, actually or constructively by the insurance companies and to pay the monies, as well as the unearned commissions to Lender or its assigns upon demand to satisfy the outstanding indebtedness of the insured, (10) all material information concerning the insured and the financed policies necessary for Lender to cancel such policies and receive the unearned premium has been disclosed to Lender, (11) no term or provision of any financed policy requires Lender to notify or get the consent of any third party to effect cancellation of such policy, and (12) to promptly notify Lender in writing if any information on this Agreement becomes inaccurate.

AutoPay

Enroll in AutoPay on ipfs.com

IPFS Corporation® has made it easier than ever to pay your insurance coverages with AutoPay. Enrolling in AutoPay is easy and provides peace of mind by allowing you to set up recurring ACH or credit card payments to make your monthly installment payment automatically. After you have received your web access code, visit ipfs.com, view your account status page, and select Set Up to get started with AutoPay*!

AutoPay Benefits:



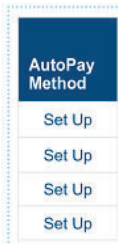
Easily maintain coverage



No risk of forgetting to make a payment



Less paperwork



Getting signed up is as easy as clicking the words **Set Up** on your **Account Status** page in column labeled the **AutoPay Method**.



*Fees may apply.

Please visit ipfs.com for more information



*Our payment processing service provider may charge a technology fee, where allowed by law, related to processing a payment. IPFS's payment processing service provider may charge a fee to set up AutoPay on behalf of a borrower. Imperial PFS® is a trade name affiliated with IPFS Corporation (IPFS®), a premium finance company. Loans remain subject to acceptance by IPFS in its sole discretion; issuance of a quote does not constitute an offer to lend. Access to products and services described herein may be subject to change and is subject to IPFS's standard terms and conditions in all respects, including the terms and conditions specifically applicable to use the of IPFS's website and mobile applications, as applicable, and IPFS's eForms Disclosure and Consent Agreement. IPFS is not responsible for insufficient funds or overdraft fees. Copyright © 2023 IPFS Corporation. All rights reserved.

AUTOMATIC DEBIT AUTHORIZATION

Name & Address of Insured/Borrower: Sherwood Manor CDD	
2005 Pan Am Cir Ste 300 Tampa, FL 33607-6008	
Telephone Number: (813)608-8242	
Name & Address of Account Holder (If different from above):	
Telephone Number: () -	Email Address:
IPFS Use Only: Quote No.: <u>GAA-32328329</u>	Debit Begins: <u>11/01/2025</u>

Please verify with your bank that the bank routing number for ACH transactions is the same as listed on your check or deposit slip.

Bank Account Title(Name): _____ [<input type="checkbox"/>] Checking or [<input type="checkbox"/>] Savings
Financial Institution: _____ ABA #/Routing #: _____
Address (City, State, ZIP): _____ Acct No: _____
Number of Payments: <u>11</u> Payment Amount: <u>\$2,188.90</u> First Payment Due: <u>11/01/2025</u>

AGREEMENT

I hereby authorize IPFS Corporation (IPFS) to initiate electronic debit entries to the account indicated on this form, from the financial institution identified above (BANK). I authorize BANK to honor the debit entries initiated by IPFS and debit the same to such account. This authority pertains to all financial obligations existing from time to time under the Premium Finance Agreement (PFA) I enter into with IPFS, including but not limited to scheduled payments and the cash down payment described in the PFA (or) revised payment amounts resulting from revisions to the PFA or otherwise, and applicable fees and charges. I understand and agree that enrollment for the IPFS AutoPay program is available at no cost if completed from my account at ipfs.com. I further understand and agree that I can print this form and send to IPFS at the address below, and that the electronic payment processor for IPFS, AndDone, will assess a \$10.00 fee for setting up the enrollment into the IPFS program which will be processed at the time the enrollment is completed, or a \$0.00 per transaction technology fee.

The debits for scheduled payments will be in accordance with the schedule of payments disclosed in the PFA, with a debit occurring on the First Payment Due Date, and on the subsequent same day of each month (or per the PFA Schedule of payments if different) thereafter, until all scheduled payments have been made. **If the payment due date falls on a weekend or holiday, IPFS will debit the account on the following business day.** I understand that funds must be available in the account on the date the debit is made.

I understand and agree that each time the BANK rejects a debit entry for Non-Sufficient Funds (NSF) or Account Closed, my account with IPFS will be assessed the maximum NSF fee permitted by law not to exceed \$40.00. The NSF Fee may be electronically debited from my BANK account indicated on this form. I also understand and agree that IPFS may re-initiate a debit returned NSF up to two more times, and the re-initiated debit may occur on a date other than my regular payment due date.

I also understand and agree that this authorization is to remain in force until (1) IPFS receives from me a signed written notice of revocation, sent to the IPFS address set forth below by first class mail postage prepaid in such time and manner as to afford IPFS a reasonable opportunity to act on it; OR (2) I have received written notification from IPFS that this authorization and agreement is terminated for any reason.

By: _____ Date _____
(Account Holder or Authorized Signatory of Account Holder)

Printed or Typed Name: _____ DBA _____

ACH (Automated Clearing House) GUIDELINES & PROCEDURES

1. For an account to be set up on ACH, insured needs to sign an automatic debit authorization form.
 - 1a. If form is electronically signed, keep for your records only and do not mail to IPFS.

2. IPFS Needs authorization at least two business days before the next payment due date. If authorization is received less than two business days before the next payment due date, insured has to send in a payment for that period and (IPFS) will initiate debit transactions for the following installment due date.

****Send back to:**

IPFS Corporation
GAA.PROCESSING@IPFS.COM ATLANTA, GA 30350
Phone: (877)513-9487
FAX: (770)225-2866

Check mailed Separately

FloridaCommerce, Special District Accountability Program

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93382
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:



Sherwood Manor Community Development District

Mr. Brian K. Lamb
Meritus
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

- 2. Telephone: 813-397-5120 Ext:
- 3. Fax: 813-873-7070
- 4. Email: brian.lamb@inframark.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: sherwoodmanorcdd.com
- 8. County(ies): Hillsborough
- 9. Special Purpose(s): Community Development
- 10. Boundary Map on File: 08/12/2022
- 11. Creation Document on File: 02/14/2018
- 12. Date Established: 02/14/2018
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: Hillsborough County
- 15. Creation Document(s): County Ordinances 18-7 and 22-22
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: [Signature] Date 10/7/2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, BOTH of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor CDD

Board Meeting Date: October 02, 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
District Manager Signature

10/02/2025
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor CDD

Board Meeting Date: October 02, 2025

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Jayna Cooper
District Manager Signature

10/02/2025
Date

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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
District Manager Signature

10/02/2025
Date

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

Coastal Fence Services LLC
6101 Ike Smith Rd
Plant City, Florida 33565
United States

813-394-1444
www.coastalfence.co

Invoice

BILL TO
Inframark- Sherwood Manor CDD
Jayna Cooper
2005 Pan Am Circle
suite 300
Tampa, Florida 33607
United States

813-340-9022
inframarkcms@payableslockbox.com

Invoice Number: 15
Invoice Date: July 2, 2025
Payment Due: July 2, 2025

Amount Due (USD): \$4,115.00

 [Pay Securely Online](#)

Items	Quantity	Price	Amount
Picket 2 new pickets needed	1	\$150.00	\$150.00
Magna Latch replace	2	\$140.00	\$280.00
Card Proximity Reader new one needed	1	\$250.00	\$250.00
Stop Plate for each gate to preserve the	2	\$50.00	\$100.00
Gate replace damaged gate that has been repaired to many times	1	\$975.00	\$975.00
Gate repair	1	\$425.00	\$425.00
Divider for mens bathroom repair 2 separate days required	1	\$350.00	\$350.00

Invoice

Items	Quantity	Price	Amount
Hinges Self-Closing hinges for gates	3	\$95.00	\$285.00
Powder Coating paint	1	\$250.00	\$250.00
Labor and mobilization for the above scope of work	1	\$900.00	\$900.00
Additional further diagnosed card reader problem and replaced power supply adapter	1	\$150.00	\$150.00
Total:			\$4,115.00
Amount Due (USD):			\$4,115.00

Pay Securely Online



link.waveapps.com/ax6fp3-wprnu8

Notes / Terms

Failure to pay on the agreed term will result in interest fees. Any form of non-payment voids any warranty. A 3% service fee will be applied to card payments.

Clarifications

1. Finish grade by others. NOT RESPONSIBLE for final grade and any site grading or debris removal will be billed at a 55\$ hourly per man rate if asked to perform plus equipment fee. Root grinding to be done by others if needed. If site is not ready on the agreed start date a trip charge of 250\$ minimum will be applied or additional cost if contractor requests us to take care of it.



2. Fencing/railing totals are approximate. Field measurements will be used at the close of the project to determine the exact amounts used and the price will be adjusted accordingly. There is no warranty for acts of God or damage by others.
3. Clean up of site limited to debris and waste generated by this contractor only.
4. If existing lines are not marked prior to install additional costs will incur due to additional labor costs or time traveled.
5. Proposal is based on quantities shown graphically on the plans.
6. This proposal is based on quantities indicated on the site plan. Quantities indicated on the plan may differ from actual quantities used on site. If Plan quantity is different we will need to adjust our final invoice to reflect those differences (plus or minus) using same unit prices. If plans contain material not listed in order to complete the scope we will need to adjust our invoice accordingly.
7. All materials required for this job are subject to market availability and due to high demand may result in adjusted prices to reflect true cost of goods at the time.
8. Customer is solely responsible for all underground obstructions, including without limitation utility & communication lines, lime rock, and construction debris. Coastal Fence reserves the right to pass on to the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this proposal.
9. These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.
10. Utilities: 3-5 business days are required to obtain mark out of underground utilities prior to work commencement if required (811 Locate Service).
11. Coastal Fence is not responsible for the contents of the material list developed by others. Several materials may not be available locally and alternatives may have to be proceeded with.
12. Additional requests outside the proposal require approved change orders from customers.

Exclusions

- 1 . Any work or items not specifically included are excluded.
- 2 . Finish grade and additional soil - if needed - not in proposal.
- 3 . Tree removal and relocation, root pruning, barricades, pavers, asphalt cutting and patching, root grinding, paving, fences, concrete work, curbing, tree wells, tree aeration systems, retaining walls, berms, drains & drainage systems, and other hardscape items not specifically included are excluded.
- 4 . Soil tests are not included. If soil tests are necessary, additional funding will be needed. Any amendments required will need additional funding.
- 5 . Proposal does not include water source, electric to irrigation timers or wells, or conduit into building for timer wires; no jack and bores; no sleeves; no cutting, patching, removal or replacement of asphalt, concrete, or sub-base unless specifically stated.
- 6 . Construction of berms of any type (for parking islands or otherwise), retention ponds, and swales are not in this proposal. This work, if needed, can be quoted after an on-site visit to determine exact field conditions and may need to be done at an hourly rate, specifically inspections are needed and additional work is needed.
- 7 . Removal of invasive, exotic species is not in proposal and can be done on a "Time and Materials" basis.

INVOICE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075



Bill to
Sherwood Manor CDD

Ship to
Sherwood Manor CDD

Invoice details

Invoice no.: 2952
Terms: Due on receipt
Invoice date: 09/30/2025
Due date: 09/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion/Pond Bank Restoration	Pond Bank Restoration - 1805 9th St SE - Restore approximately 50 linear feet of eroding pond bank -- Import and install rip rap with geotextile liner to recreate toe of slope; Import, grade, compact fill soil to rebuild pond bank to intended slope; Stabilize project area with Bahia sod	1	\$16,200.00	\$16,200.00

Total **\$16,200.00**

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

ITZ Electric Corp

36-09 20th Ave
Astoria NY 11105

(516)967-0093

itzelectric@earthlink.net

LIC # EC 1301807

Invoice

Date	Invoice #
9/4/2025	F2094

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

Service For

Project

Description	Amount
Supply and install (4) Surge Protection devices at the following locations. House Panel Pool Panel Outdoor AC Condenser Indoor evaporator	1,300.00
Total	\$1,300.00



Tampa Holiday Lights

10601 Leland Hawes Road | Thonotosassa, Florida 33592
(813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

RECIPIENT:

Sherwood Manor CDD

1810 12th Street Southeast
Ruskin, Florida 33570

Invoice #7330	
Issued	Sep 26, 2025
Due	Oct 11, 2025
Total	\$3,329.25
Portion of job	50.0% (\$3,329.25 of \$6,658.50)
Account Balance	\$3,329.25

2025 Holiday Lighting- - 1 of 2

Product/Service	Description	Item Total	Due this Invoice
Nov 18, 2025			
#1 Labor- Roofline (Front facing only)	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	\$750.00	\$375.00
#1 Materials- Roofline C9-12"-WW	Location: Front of clubhouse Materials- C9 Lights 12" Spacing Warm White OptiCore LED Bulbs Light Clips Extension Cords Timer(s) Timer Box(s)	\$750.00	\$375.00
#3 Labor-Wreath	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	\$225.00	\$112.50
#3 Materials- 48" Commercial Sequoia Fir pre-lit Wreath	- 48" wreath lit with 200 warm white LED lights Total weight: 22 lbs. Greenery rated for indoor / outdoor use 7 year warranty on greenery 3 year warranty on lights	\$285.00	\$142.50



Tampa Holiday Lights

10601 Leland Hawes Road | Thonotosassa, Florida 33592
 (813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

Product/Service	Description	Item Total	Due this Invoice
#4 Labor-Wrapping columns	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	\$225.00	\$112.50
#4 Materials Wrap Columns	(10)Wrap Columns with white wire mini lights, 4" warm white light \$210 Extension Cord \$30 Timer \$25	\$265.00	\$132.50
#5 Labor-Wrapping Fence	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	\$630.00	\$315.00
#5 Materials- Wrap top rail of Fence	(40)Wrap top piece of fence with white wire mini lights, 4" warm white light \$840 Extension Cord \$30 Timer \$50	\$920.00	\$460.00
#10 Labor-Garland	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	\$225.00	\$112.50
#10 Materials- Garland on Monument by east mail station	- 9' x 18" Sequoia Fir Prelit Commercial LED Holiday Garland, 100 Warm White Lights Warm White LED 5mm lights Commercial grade, heavy duty 7 year warranty on greenery 3 year warranty on lights	\$210.00	\$105.00
#11 Labor-Wreath	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	\$180.00	\$90.00
#11 Materials- Wreath on monument by east mail station	- 36" Sequoia Fir pre-lit wreath with 150 warm white LED lights Total weight: 11 lbs. Greenery rated for indoor / outdoor use 7 year warranty on greenery 3 year warranty on lights	\$205.00	\$102.50



Tampa Holiday Lights

10601 Leland Hawes Road | Thonotosassa, Florida 33592
 (813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

Product/Service	Description	Item Total	Due this Invoice
#12 Labor-Garland on other monuments	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	\$540.00	\$270.00
#12 Materials- Garland on monuments	Tidal Rock/6th St SE 9th St SE/21st Ave 12th St SE/21st Ave ***WOULD REQUIRE ELECTRICAL OUTLET TO BE INSTALLED AT EACH*** Or could do unlit garland and drop cost of material to \$390.00 - 9' x 18" Sequoia Fir Prelit Commercial LED Holiday Garland, 100 Warm White Lights Warm White LED 5mm lights Commercial grade, heavy duty 7 year warranty on greenery 3 year warranty on lights	\$630.00	\$315.00
#13 Labor-Trees by each monument	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	\$540.00	\$270.00
#13 Materials- Crepe Myrtle/Trees(one each) by each monument listed in #12	***WOULD REQUIRE ELECTRICAL OUTLET TO BE INSTALLED AT EACH*** (5) 70 5mm Wide Angle Warm White lights LED Mini Lights 6" on green (\$105) Extension Cords: (\$15) Timers: (\$25) Timer Boxes: (\$)	\$450.00	\$225.00



Tampa Holiday Lights

10601 Leland Hawes Road | Thonotosassa, Florida 33592
(813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

Subtotal	\$3,515.00
Discount	– \$185.75
Total	\$3,329.25
Account balance	\$3,329.25

Pay Now



Tampa Holiday Lights

10601 Leland Hawes Road | Thonotosassa, Florida 33592
(813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

Payment Schedule

Thank you for your business. Please contact us with any questions regarding this invoice.

This Invoice	50%	First Half-Due prior to installation - Required Quote Deposit	\$3,329.25
Upcoming	50%	Second Half- Due after installation	\$3,329.25

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.
Ruskin, FL 33570

Invoice details

Invoice no.: 8166
Terms: Net 15
Invoice date: 09/25/2025
Due date: 10/10/2025

#	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

Mail payments to:
Zebra Cleaning Team
PO Box 3456
Apollo Beach, FL 33572-1003
Zelle to: (813) 279-0437

Sherwood Manor Community Development District

Financial Statements
(Unaudited)

Period Ending
October 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 October 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2018		SERIES 2023		SERIES 2018	SERIES 2023	GENERAL	GENERAL	TOTAL
	GENERAL	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM		
	FUND	FUND	FUND	FUND	FUND	FUND	DEBT FUND		
ASSETS									
Cash - Operating Account	\$ 9,397	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,397
Accounts Receivable - Off-Roll	-	-	93,755	-	-	-	-	-	93,755
Due From Other Funds	-	1,014	1,032	-	-	-	-	-	2,046
Investments:									
Construction Fund	-	-	-	-	198,944	-	-	-	198,944
Prepayment Account	-	1	-	-	-	-	-	-	1
Reserve Fund	-	473,878	644,750	-	-	-	-	-	1,118,628
Revenue Fund	-	427,260	304,866	-	-	-	-	-	732,126
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	\$ 9,436	\$ 902,153	\$ 1,044,403	\$ -	\$ 198,944	\$ 11,847,091	\$ 17,845,000	\$ -	\$ 31,847,027
LIABILITIES									
Accounts Payable	\$ 75,118	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	75,118
Bonds Payable - Series 2018	-	-	-	-	-	-	8,740,000	-	8,740,000
Bonds Payable - Series 2023	-	-	-	-	-	-	9,105,000	-	9,105,000
Due To Other Funds	2,046	-	-	-	-	-	-	-	2,046
TOTAL LIABILITIES	77,164	-	-	-	-	-	17,845,000	-	17,922,164

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2018	SERIES 2023	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
				CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND			
FUND BALANCES								
Restricted for:								
Debt Service	-	902,153	1,044,403	-	-	-	-	1,946,556
Capital Projects	-	-	-	-	198,944	-	-	198,944
Unassigned:	(67,728)	-	-	-	-	11,847,091	-	11,779,363
TOTAL FUND BALANCES	(67,728)	902,153	1,044,403	-	198,944	11,847,091	-	13,924,863
TOTAL LIABILITIES & FUND BALANCES	\$ 9,436	\$ 902,153	\$ 1,044,403	\$ -	\$ 198,944	\$ 11,847,091	\$ 17,845,000	\$ 31,847,027

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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 - Investments	\$ -	\$ 42	\$ 42	0.00%
Special Assmnts- Tax Collector	875,644	1,619	(874,025)	0.18%
Other Miscellaneous Revenues	-	8	8	0.00%
TOTAL REVENUES	875,644	1,669	(873,975)	0.19%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	1,000	11,000	8.33%
Dissemination Agent/Reporting	10,000	-	10,000	0.00%
Trustees Fees	8,200	2,128	6,072	25.95%
Disclosure Report	8,400	3,200	5,200	38.10%
District Counsel	15,000	2,877	12,123	19.18%
District Engineer	12,000	-	12,000	0.00%
District Management	30,000	2,500	27,500	8.33%
Field Management	18,000	1,500	16,500	8.33%
Accounting Services	12,000	1,000	11,000	8.33%
Auditing Services	6,200	-	6,200	0.00%
Onsite Staff	70,000	5,833	64,167	8.33%
Website ADA Compliance	1,500	-	1,500	0.00%
Email Hosting Vendor	600	-	600	0.00%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
General Liability	25,354	3,981	21,373	15.70%
Public Officials Insurance	3,240	266	2,974	8.21%
Deductible	2,500	-	2,500	0.00%
Legal Advertising	2,000	-	2,000	0.00%
Misc Non Ad Valorem Taxes	4,000	-	4,000	0.00%
Bank Fees	250	260	(10)	104.00%
Website Admin Services	1,500	-	1,500	0.00%
Dues, Licenses & Fees	500	175	325	35.00%
Total Administration	243,744	24,720	219,024	10.14%
<u>Utility Services</u>				
Amenity Internet	2,500	205	2,295	8.20%
Water/Waste	16,000	-	16,000	0.00%
Electric Utility Services	120,000	12,239	107,761	10.20%
Total Utility Services	138,500	12,444	126,056	8.98%

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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>				
Wildlife Control	9,000	-	9,000	0.00%
Waterway Management Program	10,000	-	10,000	0.00%
Aquatics - Contract	22,200	5,875	16,325	26.46%
Debris Removal	20,000	-	20,000	0.00%
Landscape - Contract	235,000	9,918	225,082	4.22%
Landscape - Other R&M	9,000	-	9,000	0.00%
R&M-Wetland Monitoring	5,000	-	5,000	0.00%
Ditch Cleanup	5,000	-	5,000	0.00%
Landscape - Plant Replacement Program	5,000	552	4,448	11.04%
Storm Cleanup	35,000	-	35,000	0.00%
Landscape - Mulch	14,000	-	14,000	0.00%
Landscape - Irrigation Maintenance	3,500	-	3,500	0.00%
Total Other Physical Environment	372,700	16,345	356,355	4.39%
<u>Parks and Recreation</u>				
Pool Monitor	12,000	-	12,000	0.00%
Pool Additional Treatments	4,000	1,300	2,700	32.50%
Janitorial - Supplies/Others	1,000	-	1,000	0.00%
Janitorial - Contract	9,600	-	9,600	0.00%
Pool Maintenance - Contract	12,600	-	12,600	0.00%
Amenity Pest Control	2,000	-	2,000	0.00%
Security Monitoring Services	2,000	513	1,487	25.65%
Amenity R&M	35,000	(2,753)	37,753	-7.87%
Entrance Monuments, Gates, Walls R&M	15,000	-	15,000	0.00%
Garbage Dumpster - Rental/Collection	5,000	-	5,000	0.00%
Community Events	10,000	-	10,000	0.00%
Misc-Contingency	10,000	3,329	6,671	33.29%
Key Card Distribution	2,500	-	2,500	0.00%
Total Parks and Recreation	120,700	2,389	118,311	1.98%
TOTAL EXPENDITURES	875,644	55,898	819,746	6.38%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(54,229)	(54,229)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		(13,499)		
FUND BALANCE, ENDING		\$ (67,728)		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3,034	\$ 3,034	0.00%
Special Assmnts- Tax Collector	634,991	1,014	(633,977)	0.16%
TOTAL REVENUES	634,991	4,048	(630,943)	0.64%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	195,000	-	195,000	0.00%
Interest Expense	439,991	-	439,991	0.00%
Total Debt Service	634,991	-	634,991	0.00%
TOTAL EXPENDITURES	634,991	-	634,991	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	4,048	4,048	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		898,105		
FUND BALANCE, ENDING		<u>\$ 902,153</u>		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 2,794	\$ 2,794	0.00%
Special Assmnts- Tax Collector	641,566	1,031	(640,535)	0.16%
Special Assmnts- CDD Collected	-	213,525	213,525	0.00%
TOTAL REVENUES	641,566	217,350	(424,216)	33.88%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	145,000	-	145,000	0.00%
Interest Expense	496,566	-	496,566	0.00%
Total Debt Service	641,566	-	641,566	0.00%
TOTAL EXPENDITURES	641,566	-	641,566	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	217,350	217,350	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		827,053		
FUND BALANCE, ENDING		\$ 1,044,403		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 669	\$ 669	0.00%
TOTAL REVENUES	-	669	669	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	669	669	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		198,275		
FUND BALANCE, ENDING		<u>\$ 198,944</u>		

Bank Account Statement

Monday, November 17, 2025
Page 1

Sherwood Manor CDD

Bank Account No. 9155
Statement No. 10_25

Statement Date 10/31/2025

G/L Account No. 101001 Balance	9,397.03	Statement Balance	13,043.43
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	13,043.43
Subtotal	9,397.03	Outstanding Checks	-3,646.40
Negative Adjustments	0.00	Ending Balance	9,397.03
Ending G/L Balance	9,397.03		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							0.00
10/14/2025		JE000813	Other Miscellaneous Revenues	Inframark - Ck #157708 - 09/25/2025 - Refund for Inv #124263	8.32	8.32	0.00
10/31/2025		JE000822	Interest - Investments	Interest Earned	41.01	41.01	0.00
10/03/2025		JE000832	Special Assmnts- Tax Collector	FY 2025 Tax Roll Excess Revenue	3,453.01	3,453.01	0.00
10/10/2025		JE000833	Special Assmnts- Tax Collector	FY 2025 Tax Roll Interest Revenue	210.87	210.87	0.00
Total Deposits					3,713.21	3,713.21	0.00
Checks							0.00
07/14/2025	Payment	1033	RYAN MOTKO	Check for Vendor V00052	-200.00	-200.00	0.00
08/12/2025	Payment	1038	RYAN MOTKO	Check for Vendor V00052	-200.00	-200.00	0.00
09/08/2025	Payment	100164	ACTION SECURITY, INC	Inv: 30335	-1,610.00	-1,610.00	0.00
09/16/2025	Payment	100175	ACTION SECURITY, INC	Inv: 30410	-125.00	-125.00	0.00
09/25/2025	Payment	100179	DOWN TO EARTH	Inv: 154264	-43.00	-43.00	0.00
09/25/2025	Payment	100180	STRALEY ROBIN VERICKER	Inv: 27105	-1,404.00	-1,404.00	0.00
10/01/2025	Payment	100181	ACTION SECURITY, INC	Inv: 30606	-2,780.00	-2,780.00	0.00
10/02/2025	Payment	1046	EGIS INSURANCE	Check for Vendor V00012	-2,057.24	-2,057.24	0.00
10/17/2025	Payment	300065	BOCC ACH	Inv: 092625-3466-ACH	-2,411.80	-2,411.80	0.00
10/20/2025	Payment	300066	COMMUNICATION S - ACH	Inv: 2458267100125-ACH	-205.00	-205.00	0.00
10/17/2025	Payment	300067	TECO ACH	Inv: 100325-6005-ACH	-6,172.12	-6,172.12	0.00
10/22/2025	Payment	300068	TECO ACH	Inv: 100125-3107-ACH	-2,376.98	-2,376.98	0.00
10/22/2025	Payment	300069	TECO ACH	Inv: 100125-5677-ACH	-699.10	-699.10	0.00
10/22/2025	Payment	300070	TECO ACH	Inv: 100125-8655-ACH	-2,237.15	-2,237.15	0.00
10/22/2025	Payment	300071	TECO ACH	Inv: 100125-5651-ACH	-233.03	-233.03	0.00
10/28/2025	Payment	1048	ALBERTO VIERA	Check for Vendor V00048	-200.00	-200.00	0.00

Bank Account Statement

Sherwood Manor CDD

Monday, November 17, 2025

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Bank Account No. 9155

Statement No. 10_25

Statement Date

10/31/2025

10/28/2025	Payment	1049	CARLOS DE LA OSSA	Check for Vendor V00061	-200.00	-200.00	0.00
10/21/2025		JE000823	Bank Fees	Bank Fees	-260.08	-260.08	0.00
Total Checks					-23,414.50	-23,414.50	0.00

Adjustments

Total Adjustments

Outstanding Checks

10/23/2025	Payment	1047	FLORIDA COMMERCE	Payment of Invoice 001626			-175.00
10/28/2025	Payment	1051	KYLE SMITH	Check for Vendor V00066			-200.00
10/28/2025	Payment	1052	NICHOLAS J. DISTER	Check for Vendor V00034			-200.00
10/28/2025	Payment	1053	RYAN MOTKO	Check for Vendor V00052			-200.00
10/28/2025	Payment	1054	FLA POOLS INC	Check for Vendor V00070			-682.50
10/16/2025	Payment	001701	IPFS CORPORATION	INSURANCE MONTHLY PAYMENT			-2,188.90
Total Outstanding Checks							-3,646.40

Outstanding Deposits

Total Outstanding Deposits

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(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	100181	10/01/25	ACTION SECURITY, INC	30606	SECURITY SERVICE SEP25	Security Monitoring Services	534368-53150	\$2,780.00
001	1046	10/02/25	EGIS INSURANCE	30209	RENEW POLICY 09/26/25	General Liability	545002-53908	\$2,057.24
001	1047	10/23/25	FLORIDA COMMERCE	93382	DUES	Dues, Licenses & Fees	554020-51301	\$175.00
001	1048	10/28/25	ALBERTO VIERA	AV-100225	BOARD 10/02/25	Supervisor Fees	511100-51101	\$200.00
001	1049	10/28/25	CARLOS DE LA OSSA	CO-100225	BOARD 10/02/25	Supervisor Fees	511100-51101	\$200.00
001	1051	10/28/25	KYLE SMITH	KS-100225	BOARD 10/02/25	Supervisor Fees	511100-51101	\$200.00
001	1052	10/28/25	NICHOLAS J. DISTER	ND-100225	BOARD 10/02/25	Supervisor Fees	511100-51101	\$200.00
001	1053	10/28/25	RYAN MOTKO	RM-100225	BOARD 10/02/25	Supervisor Fees	511100-51101	\$200.00
001	1054	10/28/25	FLA POOLS INC	01194649	Tile and pavers repair - Final payment	Pool Additional Treatments	531034-53908	\$682.50
001	300065	10/17/25	BOCC ACH	092625-3466-ACH	WATER 08/26-09/24/25	Water/Waste	543018-53150	\$2,411.80
001	300066	10/20/25	CHARTER COMMUNICATIONS - ACH	2458267100125-ACH	10/01-10/31/25 INTERNET	Amenity Internet	541016-53908	\$205.00
001	300067	10/17/25	TECO ACH	100325-6005-ACH	08/26-09/25/25 ELECTRIC	Electric Utility Services	543041-53150	\$6,172.12
001	300068	10/22/25	TECO ACH	100125-3107-ACH	08/27-09/25/25 ELECTRIC	Electric Utility Services	543041-53150	\$2,376.98
001	300069	10/22/25	TECO ACH	100125-5677-ACH	08/27-09/25/25 ELECTRIC	Electric Utility Services	543041-53150	\$699.10
001	300070	10/22/25	TECO ACH	100125-8655-ACH	08/27-09/25/25 ELECTRIC	Electric Utility Services	543041-53150	\$2,237.15
001	300071	10/22/25	TECO ACH	100125-5651-ACH	08/27-09/25/25 ELECTRIC	Electric Utility Services	543041-53150	\$233.03
Fund Total								\$21,029.92

Total Checks Paid	\$21,029.92
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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.: 1050

Estimate date: 10/31/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Hydronic Arms		2	\$175.00	\$350.00
				Total	\$350.00

Accepted date

Accepted by

Signed by:

Kollamay Turkoank 11/3/2025

1F3BE9E795D0415...



Down to Earth Landscape & Irrigation

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

Estimate: #132968

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

Job

Concrete Cleanup - Nov 2025

Estimated Job Start Date

November 17, 2025

Proposed By

Alexandra Steiner

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$2,550.00
Debris Disposal	Each	1	\$350.00	\$350.00
			Subtotal	\$2,900.00
			Estimated Tax	\$0.00
			Job Total	\$2,900.00

Cleanup piles of concrete debris. Pictures provided by Paul on 11/5/25.

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

11/11/2025

Date

Agreed & Accepted By:

Jayna Cooper

11-11-2025

Inframark

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/>.



Down to Earth Landscape & Irrigation

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

Estimate: #134170

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 - December Annuals 2025	December 16, 2025	Alexandra Steiner	

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$65.00
Annuals 4-4.5" - installed (E)	4"	125	\$3.32	\$415.00
Irrigation Installation				
Irrigation Labor (Hide)				\$85.00
			Subtotal	\$565.00
			Estimated Tax	\$0.00
			Job Total	\$565.00

Install annuals at 4 monument signs and the front gate to amenity center

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

11/25/2025

Date

Agreed & Accepted By:

Signed by:

Rollamay Turkoane

11/25/2025

Inframark

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/>.



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
 Boca Raton, Florida 33431
 (561) 994-9299 ▪ (800) 299-4728
 Fax (561) 994-5823
 www.graucpa.com

October 15, 2025

To Board of Supervisors
 Sherwood Manor Community Development District
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Sherwood Manor Community Development District, Hillsborough County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Sherwood Manor Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$6,600 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this

Sherwood Manor Community Development District

Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Sherwood Manor Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

Antonio J. Grau

RESPONSE:

^{Signed by:}
This letter correctly sets forth the understanding of Sherwood Manor Community Development District.

By: Carlos de la Ossa
CC0CB264E706481...

Title: Chair

Date: 11/13/2025



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

Aquatic Pest Management Services Agreement

(Lake 1 and Lake 2)

This Aquatic Pest Management Services Agreement (Lake 1 and Lake 2 (this “**Agreement**”) is entered into as of November 24, 2025, between the **Sherwood Manor Community Development District**, a community development district organized under the laws of the State of Florida (the “**District**”) and **Eco-Logic Services, LLC**, a Florida limited liability company, whose principal mailing address is PO Box 18204, Sarasota, FL 34276 (the “**Contractor**”).

Background Information:

The District is responsible for the operation and maintenance of various ponds, lakes, ditches, swales, and other conservation areas within the boundaries of the District. The Contractor provides environmental monitoring and aquatics maintenance services and the District desires to retain the Contractor to provide aquatic pest management services for Lakes 1 and 2 (eight treatments per year to each), as further described in this Agreement.

Operative Provisions:

1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.
2. **Scope of Services**. The Contractor shall perform the aquatic pest management services to Lake 1 and Lake 2 as further described in the attached **Exhibit A**.
3. **Manner of Performance and Care of the Property**.
 - a. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
 - b. Contractor agrees to keep property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each work day.
 - c. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District’s satisfaction, any damage resulting from Contractor’s activities and work within 24 hours. In the event Contractor does not repair or replace the damage to District’s satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.
4. **Compensation**. The District agrees to compensate the Contractor for the work described in **Exhibit A** for a per treatment/per event basis.
 - a. Aquatic Pest Management (Midge Fly Treatment)
 - i. Lake 1 = 8 Treatments per year at \$400.00 per treatment/event
 - ii. Lake 2 = 8 Treatments per year at \$425.00 per treatment/event
 - b. The Contractor shall bill the District after the services have been rendered on a monthly basis.
5. **Additional Services**. When authorized in advance, in writing by the District, the Contractor may provide additional services beyond those listed above.
6. **Term of this Agreement**. The initial term of this Agreement shall be for one year from the commencement date of this Agreement. At the end of the initial term, the Agreement shall

automatically renew for the same term and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.

7. **Termination.** Either party may terminate this Agreement without cause with 30 days written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.
8. **Notice.** Any notice, request, demand or other communication given by either party to the other shall be deemed to have been properly sent or given when delivered by U.S. mail certified mail return receipt requested to the following addresses. In the event that the Contractor or the District undergoes a change in address, notification to the other party shall be made by first class mail or email.

To the District:

c/o Inframark
Attn: Jayna Cooper, District Manager
2005 Pan Am Circle, Ste. 300
Tampa, Florida 33607
jayna.cooper@inframark.com

To the Contractor:

Eco-Logic Services, LLC
PO Box 18204
Sarasota, Florida 34276
Attn: Peter Nabor
pete@eco-logic-services.com

9. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
10. **Compliance with Governmental Regulation.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.
11. **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.
12. **Insurance.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

- a. Worker’s Compensation Insurance in accordance with the laws of the State of Florida.
- b. Commercial General Liability Insurance covering the Contractor’s legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors’ operation.
- c. Employer’s Liability Coverage with limits of at least \$1,000,000 per accident or disease.
- d. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within 30 days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

13. Indemnification. Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney’s fees, and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.

14. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

15. Responsibilities of the District. The District shall inform Contractor of any and all work areas that are required mitigation sites in which desirable plants have been or are to be installed. The District agrees to provide Contractor with copies of mitigation permits, site plans, and plant species relating to contracted work areas.

16. Public Entity Crimes. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public

entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

17. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

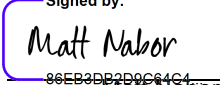
18. Public Records. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and 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, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of the contract 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 CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7300, OR BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT C/O INFRAMARK, 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

19. E-Verification. Pursuant to Section 448.095(2), Florida Statutes, Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as 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. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District may 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. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

- 20. **Controlling Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.
- 21. **Enforcement of Agreement.** Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fire, floods, strikes, riots, war, acts of God, accidents, material unavailability, governmental order and/or regulations. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
- 22. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
- 23. **Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 24. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
- 25. **Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
- 26. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- 27. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 28. **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. 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.

Eco-Logic Services, LLC,
a Florida limited liability company

Signed by:

Name: Matt Nabor
Title: Environmental Manager

Sherwood Manor
Community Development District

Signed by:

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

AGREEMENT FOR ENVIRONMENTAL SERVICES



Proposal Date: September 30, 2025

This Agreement is made effective by and between:

“Client”

Name: Sherwood Manor CDD
Address: c/o Inframark
2005 Pan Am Circle Suite 300
Tampa, FL 33607
Phone: 813.873.7300 ext. 330
Representative: Mr. Wesley Elias
Email: WElias@Inframark.com

“Eco-Logic Services”

Name: Eco-Logic Services LLC
Address: PO Box 18204
Sarasota, FL 34276
Phone: (941) 340-9893
Representative: Matt Nabor
Email: Matt@Eco-Logic-Services.com

Project: Sherwood Manor

Project Location: Hillsborough County, FL

Fee Type: Unit price per attached Scope of Services

Retainer: No

Scope of Services: Attached

Special Conditions:

- This document is a proprietary product produced by Eco-Logic Services and represents a considerable investment of resources with no compensation. Any reproduction, transmittal, or reuse of this document, or any portion thereof, by any third party without the express written consent of Eco-Logic Services is prohibited under penalty of legal action.
- All rates and fees shall be subject to renegotiation if this Agreement is not signed and returned within thirty days of date above.
- This Agreement with the attached Scope of Services and Terms and Conditions constitute the complete agreement between Eco-Logic Services and Client with respect to the scope of services hereunder.

Eco-Logic Services LLC

By:

Print Name: Matt Nabor

Title: Environmental Manager

Date: September 30, 2025

Sherwood Manor CDD

Signed by:
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Print Name: Carlos de la Ossa

Title: Chair

Date: 12/2/2025

SHERWOOD MANOR



1.0 Aquatic Pest Management

Eco-Logic Services will provide and dispense a midge control product into Lakes 1 and 2 at the Sherwood Manor site (shaded in light blue in Figure 1). When used according to label instructions, the product is not harmful to the environment, people, or pets. The applications target the midge larvae that develop in the lake (not the adult midges). The lakes will be treated on a monthly basis during the “midge season” (approximately February-May and again in August-November). Treatments will concentrate on the perimeter of the large lake out approximately 20 feet from shore. Results should be evident within 7-14 days with an 80-95% reduction in the adult midge population. If additional treatments are requested by the Client (either beyond the treatment months or additional treatments to combat a population boom between scheduled treatments), the treatment will be performed at the same per event fee.

2.0 Cost

Compensation for service of principles and employees of Eco-Logic Services rendered pursuant to the Scope of Services of this agreement will be paid based on the following schedule of services:

- 1.0 Aquatic Pest Management Lake 1 **eight events per year at \$400/event**
- 2.0 Aquatic Pest Management Lake 2 **eight events per year at \$425/event**

3.0 Assumptions of this Proposal

- 3.1 The Client will make provision for Eco-Logic Services to enter upon public and private property as required to perform services under this agreement.
- 3.2 This proposal was prepared using the best information available to us at the time this Scope was compiled. Any additional materials or services to be provided which are judged by Eco-Logic Services to be outside of the intent of this Scope of Services will be performed and billed as additional services.
- 3.3 There are many factors that may hinder the effectiveness of the midge treatment, including but not limited to the dilution caused by rainfall or lake supplementation via wells, organic matter in the water, pH balance, and other water quality parameters. Because of factors outside of our control, we cannot warrant the level of control achieved. Eco-Logic Services is not responsible for reduced results, or for retreatment of the lake(s) if desired by the Client for any reason. If additional treatment(s) are required or requested by the Client, upon authorization, they will be performed at the same per event fee.
- 3.4 Midge treatments will be performed at the same time as the lake management services and will not require additional mobilizations to the site.
- 3.5 This Scope of Services does not include permit modifications or actions necessary for resolution of compliance issues, including negotiations with regulatory agencies or necessary corrective actions.
- 3.6 All work products prepared during the completion of this Scope of Services may be used in marketing, advertising, corporate resume, and other similar business development materials. Use of such materials shall be in accordance with industry standards and normal business practices.



Figure 1. Site map for the Sherwood Manor community showing locations of the proposed treatment areas.

Swimming Pool Maintenance and Chemical Services Agreement

This Swimming Pool Maintenance and Chemical Services Agreement (this “**Agreement**”) is entered into as of November 20, 2025, between the **Sherwood Manor Community Development District** (the “**District**”) a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and **Aqua Sentry, Inc.**, a Florida for profit corporation (the “**Contractor**”).

Background Information:

The District owns and maintains a swimming pool at its recreational facilities located at 1801 12th Street, Ruskin, FL 33570. The District desires to retain an independent contractor to provide swimming pool cleaning, maintenance, and chemical services. The Contractor represents that it is qualified to provide such services. In consideration of the Contractor’s agreement to perform the services described below and the District’s agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.
2. **Scope of Services.** The Contractor shall perform all work, including all labor, material, equipment, supervision, and transportation necessary to perform the services for the District’s pool, 3 days per week (days and hours of service will be coordinated with the District Manager and/or Amenity Manager), as more specifically detailed in the Contractor’s proposal attached hereto as **Exhibit A**.
3. **Manner of Performance and Care of the Property.**
 - a. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
 - b. Contractor agrees to keep property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each work day.
 - c. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District’s satisfaction, any damage resulting from Contractor's activities and work within 24 hours. In the event Contractor does not repair or replace the damage to District’s satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.
4. **District Responsibility.** The District is required to test water on non-service days per the Florida Department of Health.
5. **Compensation.** The District agrees to compensate the Contractor for the work described above in the amount of **\$1,995.00** per month. Contractor shall provide the District with an

invoice for the work performed in the previous month. The District shall pay Contractor within 30 days of receipt of the invoice.

6. **Term and Renewal.** The initial term of this Agreement shall be for 1 year from the date of this Agreement. At the end of the initial term, this Agreement shall automatically renew for subsequent 1 year terms pursuant to the same price and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
7. **Termination.** Either party may terminate this Agreement without cause with 30 days written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.
8. **Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment or work order authorization. If the District authorizes service repairs, they will be performed at Contractor's rate of \$175.00 per hour plus parts.
9. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
10. **Compliance with Governmental Regulations.** The Contractor shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and shall hereafter comply with all federal, state and local laws and ordinances relating in any way to the services provided hereunder.
11. **Insurance.** The Contractor shall carry commercial general liability insurance of no less than \$1,000,000. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as "Additional Insured" under such policy. Such insurance policy may not be canceled without a 30-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.
12. **Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands

and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.

13. Limitations on Government Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

14. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

15. Public Entity Crimes. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

16. 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.

17. E-Verification. Pursuant to Section 448.095(2), Florida Statutes,

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as 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.
 - i. 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.

18. Public Records. As required under Section 119.0701, Florida Statutes, 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 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 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 CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7300, BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607.

19. Controlling Law. This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.

20. Enforcement of Agreement. In the event it shall become necessary for either party to institute legal proceedings to enforce the terms of this Agreement, the prevailing party shall

be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.

21. **Severability**. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
22. **Assignment**. This Agreement is not transferrable or assignable by either party without the written approval of both parties.
23. **Amendment**. This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.
24. **Arm's Length Transaction**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
25. **Authorization**. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Agreement.
26. **Notice**. Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

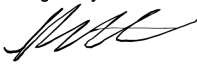
To the Contractor:
13194 US Hwy 301, Suite 154
Riverview, FL 33578
Attn: Bob Mock
info@AquaSentryTampa.com

To the District:
Attn: District Manager
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Jayna.Cooper@Inframark.com


27. **Counterparts**. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
28. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. 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.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date first above written.

Aqua Sentry, Inc.

Signed by:

FF8E34EF9B0F4A0
Name: Robert Mock
Title: Rm

**Sherwood Manor
Community Development District**

Signed by:

CC0CB251E795481...
Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

STATE OF FLORIDA
COUNTY OF _____

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 _____, 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 _____ (Title) of _____ (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 SHERWOOD MANOR Community Development District.
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.

Signature of Affiant

Sworn before me on _____, 2025

Notary Public Signature

Notary Stamp

EXHIBIT A



1info@AquaSentryTampa.com (813) 943-2755 AquaSentryTampa.com
13194 US Hwy 301 S Suite 154 - Riverview, FL 33578

SHERWOOD MANOR CDD- SWIMMING POOL CLEANING, MAINTENANCE AND CHEMICAL SERVICES

Jayna,

It was great meeting you the other day and thank you for taking the time to show me around the pool and equipment area. Hopefully the other pump that wasn't running was an easy and inexpensive fix. As we spoke about, I do most of the community pools around Shell Cove such as Little Harbour POA, Little Harbour Inn, Antigua Cove, Mira Lago, Pilars, Andalucia, Brisa Del Mar, College Chase, and Bimini Bay. These are long-term customers who I can get references from if needed. Having said that, Aqua Sentry is pleased to submit this bid for the maintenance and cleaning of the 94,000-gallon community swimming pool at Shell Cove. Aqua Sentry services has been in business for over 9 years and specializes in commercial and residential pools in the Tampa, Brandon, Ruskin and Sun City areas. My entire team of 7 pool techs and two CPC repair people are CPO certified, and we also carry the correct commercial limits on Liability, Auto, and Workers comp insurance. One of the things that Aqua Sentry prides themselves on is that we are available by phone, text, or email for any questions or emergencies at all times. Per our conversation the pool would be serviced on a 3x a week schedule.

Description of Services

Aqua Sentry will provide maintenance, cleaning and chemical service for the above pool, and associated equipment (Pumps, DE Filtration system, Stenner pumps, auto fill, etc.). The services shall consist of all labor and chemical supplies (Chlorine, Sodium Bicarb, and Muriatic Acid). Algaecide and Phosphate Remover are used rarely but they are a separate charge. Your assigned technician will maintain the pool and ensure water quality continues to meet or exceed all the appropriate Federal and State standards and guidelines, and in accordance with Florida Administrative Code (F.A.C.) 64-E9.008 Operational Requirements

Your assigned technician will create a site binder containing standard operating procedures (SOPs), CPO certificates, chemical logs, checklists, contact information etc and they will be maintained in the equipment enclosure. Your technician shall maintain documentation of:

- a. Tile Maintenance - spot cleaning and scrubbing.
- b. Vacuuming of Pool and pool filtration system cleaning
- c. Chemical usage
- d. Flow meter readings.
- e. Preventive Maintenance Inspections of the pool
- f. Water chemical levels and actions taken if levels out of range.

The technician shall conduct preventive maintenance/inspections (PMI) to sustain the water quality of the pool while limiting service interruptions. Areas of emphasis include all pools, filtration systems, pump room cleanliness and the immediate area surrounding the pools. During service visits, the technician will:



- a. Perform water chemical analysis and adjust chemicals as required.
- b. Vacuum and brush to remove any debris as required to eliminate dirt, scum, scale, calcium, algae, and any other harmful deposits from the water including seating area, steps, walls and surface of pool.
- c. Clean tile at water line as required.
- d. Empty pump and skimmer baskets and or clean gutter system.
- e. Monitor chemical feeding systems and test water to confirm proper disinfectant levels.
- f. Inspect equipment for leaks, clogs, and other malfunctions.
- g. Provide on-going communication and documentation with site management regarding the condition of pools.
- h. Records/logs: Your technician shall maintain daily service and testing log of appropriate sampling and analysis to ensure compliance with all regulatory requirements.

Chemicals: Aqua Sentry will be responsible for, supply and proper storage of all chemicals required for maintaining the pool's water quality. The technician shall comply with all Federal, State, local, industry safety, health standards, regulations and facility guidelines regarding handling and transportation of chemicals.

Approval and Acceptance:

Aqua Sentry, Inc. Authorized Representative

_____ Date: _____

Bob Mock;/.



SHERWOOD MANOR CDD

Field Inspection Report - November - Down 2 Earth

Wednesday, November 19, 2025

Prepared For Board of Supervisors

13 Items Identified

Paul Young

District Field Inspector

Green - Completed

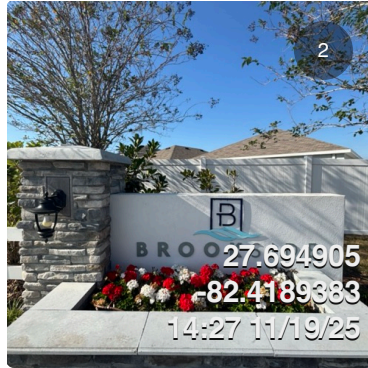
Red - Item has not been addressed

Orange - Monitoring / In progress

Item 1 - Community Signage

Assigned To: Down 2 Earth

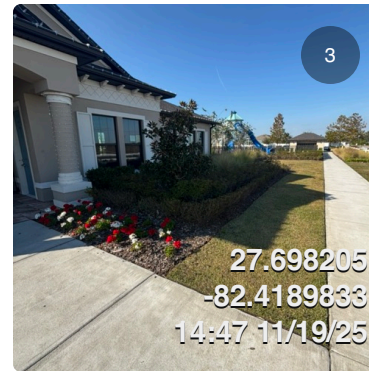
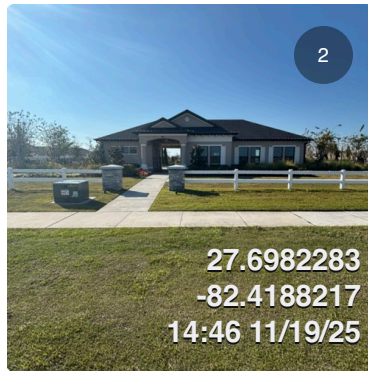
Community signage annuals are vibrant and colorful.



Item 2 - Amenity Center Landscape

Assigned To: Down 2 Earth

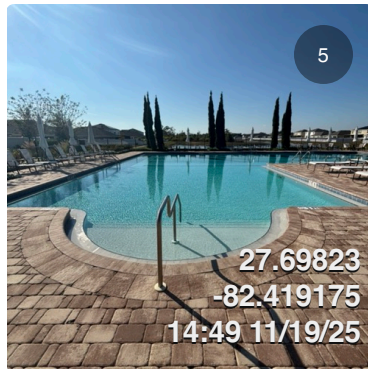
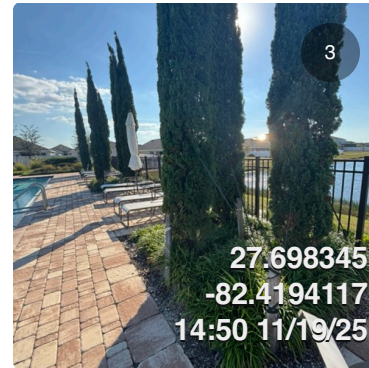
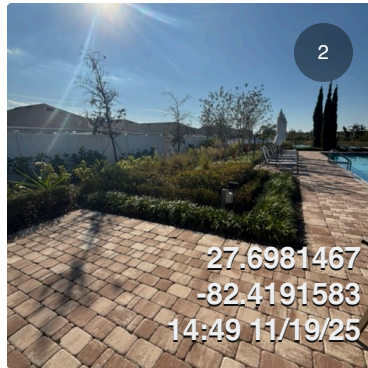
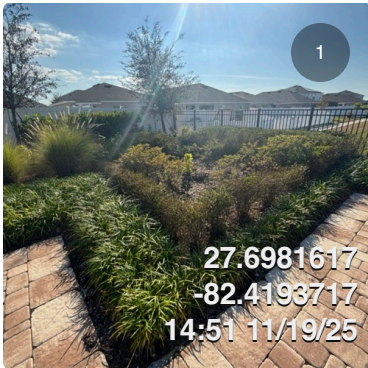
Amenity center landscape is well maintained.



Item 3 - Pool Landscape

Assigned To: Down 2 Earth

Pool landscape is well maintained. Pool is clear and blue.



Item 4 - Mailbox Kiosk

Assigned To: District

Mailboxes are clean and landscape is detailed.



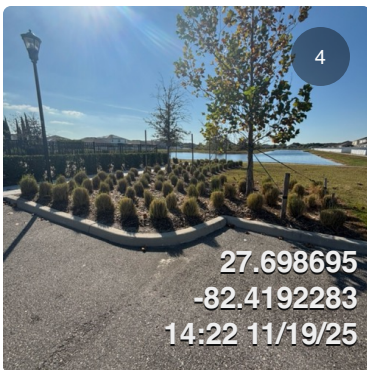
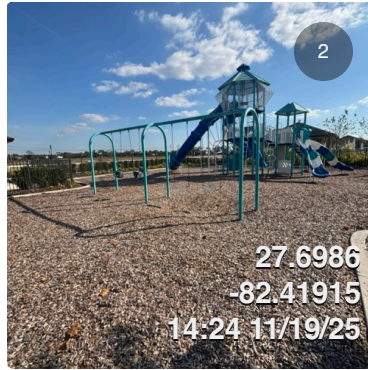
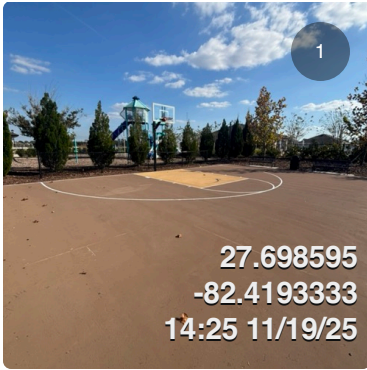
Item 5 - Amenity Facilities

Assigned To: Down 2 Earth

Basketball court is clean.

Playground equipment is operational.

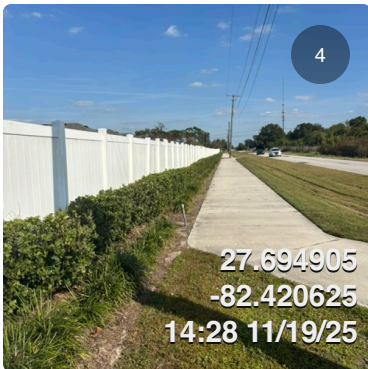
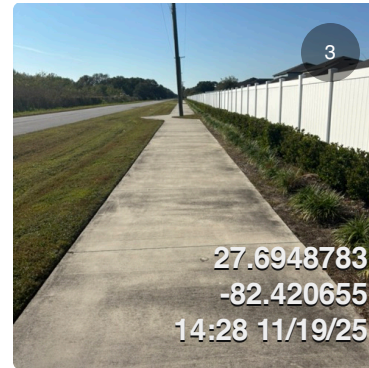
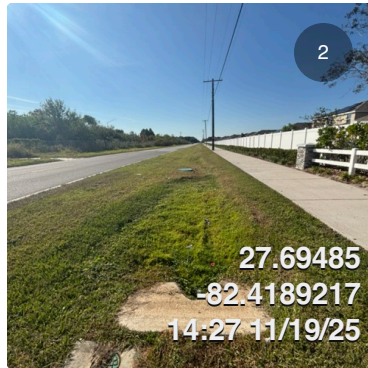
Landscape has been detailed and well maintained.



Item 6 - Perimeter Landscape

Assigned To: Down 2 Earth

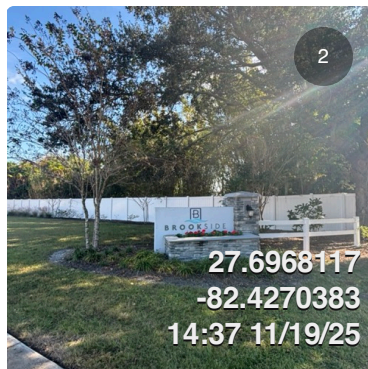
Down 2 Earth has maintained the landscape along the perimeter.



Item 7 - Tidal Rock Avenue

Assigned To: Down 2 Earth

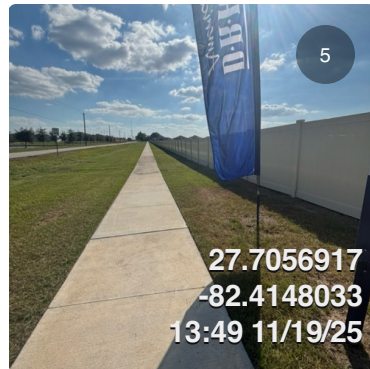
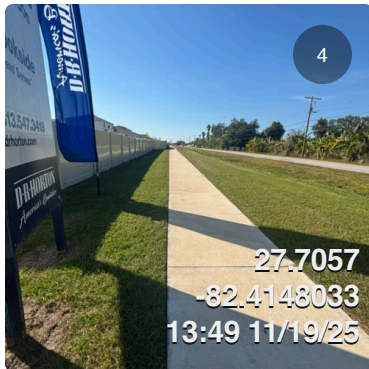
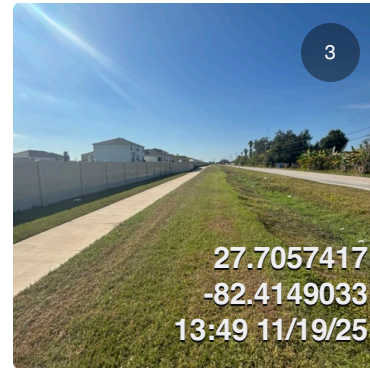
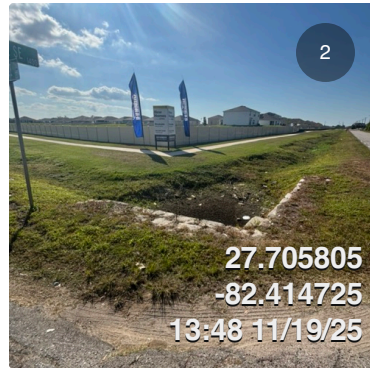
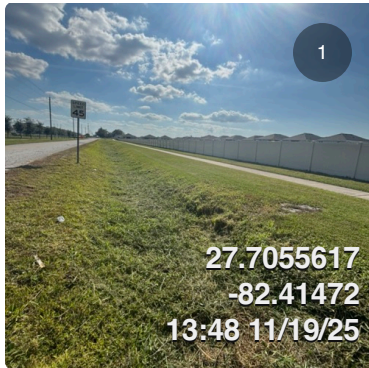
Tidal Rock landscape is well maintained.



Item 8 - Fourteenth Avenue SE

Assigned To: Down 2 Earth

Down 2 earth has maintained the ditches along 14th avenue.

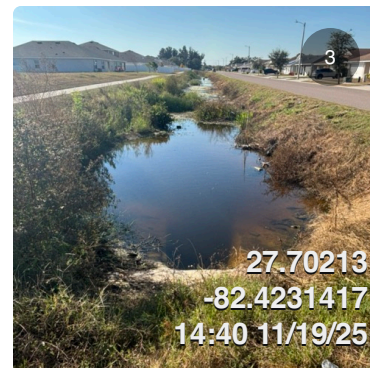
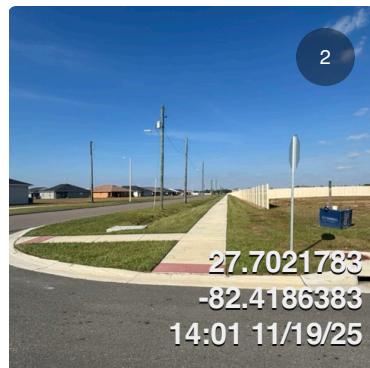
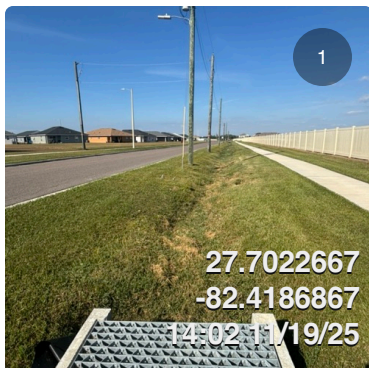


Item 9 - Ditches

Due By: Wednesday, December 3, 2025

Assigned To: Down 2 Earth / Eco-Logic

- 1). Ditches are maintained.
- 3). D1 ditch has some trash and algae - serviced 11/24/25.

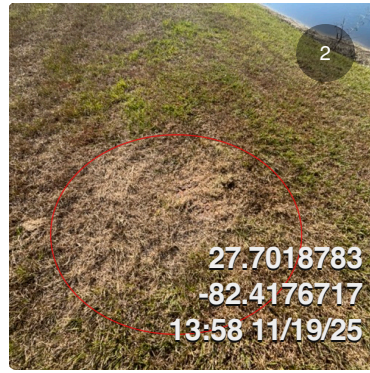
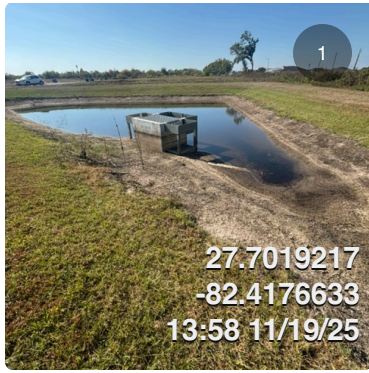


Item 10 - Ace Outlaw Avenue

Due By: Wednesday, December 3, 2025

Assigned To: Eco-Logic

- 1). Water level is very low, no signs of algae.
- 2). Down 2 Earth - maintain clearance around all manhole covers.

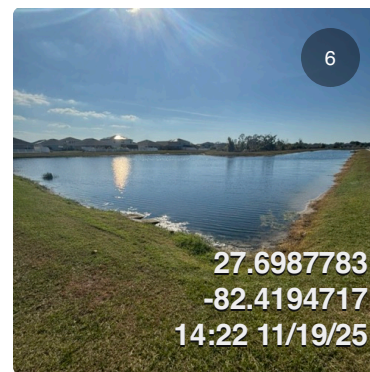
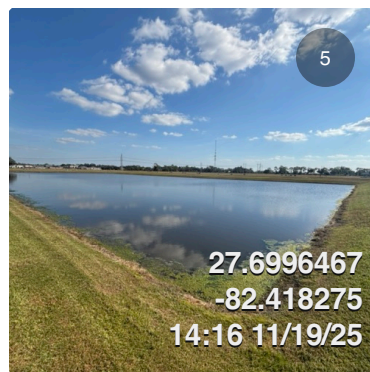
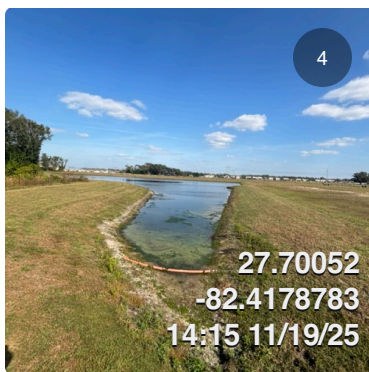
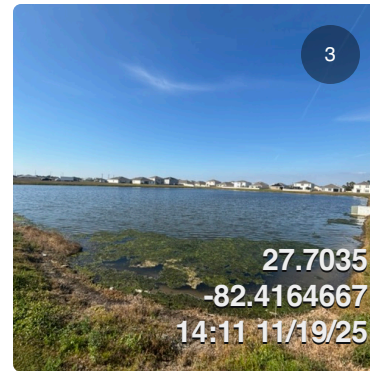
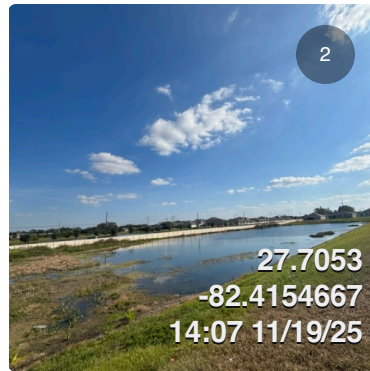
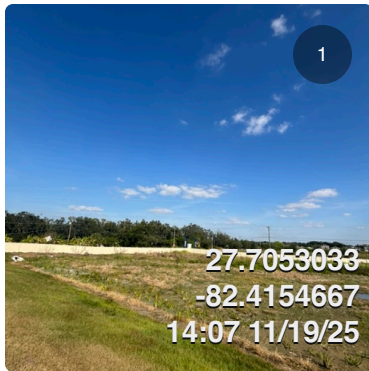


Item 11 - Ponds

Due By: Wednesday, December 3, 2025

Assigned To: Eco-Logic

Several ponds appear the have algae forming - serviced 11/24/25.

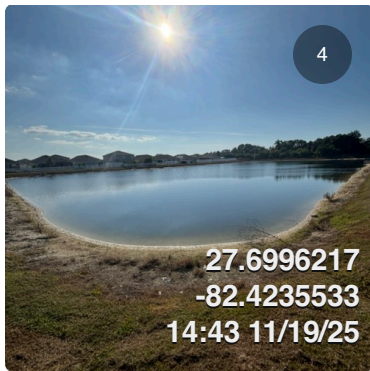
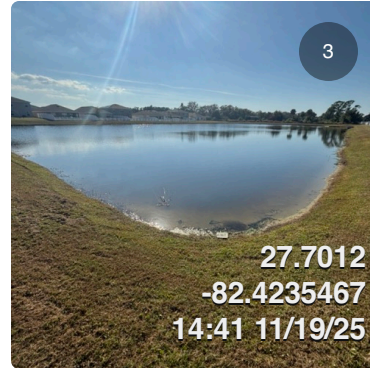
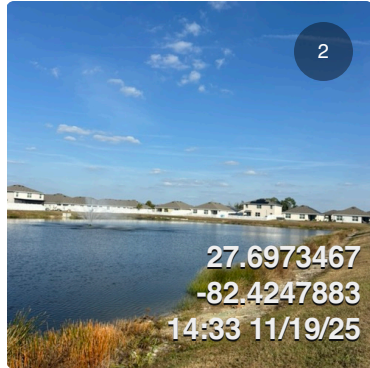
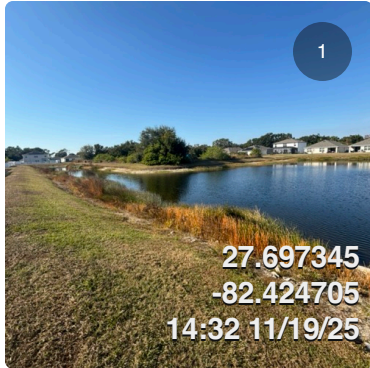


Item 12 - Ponds

Due By: Wednesday, December 3, 2025

Assigned To: Eco-Logic

Eco - Logic serviced on 11/24/25.



Item 13 - Ponds

Due By: Wednesday, December 3, 2025

Assigned To: Eco-Logic

Eco-Logic serviced on 11/24/25.

