

Sherwood Manor Community Development District

July 02, 2026

Agenda Package

TEAMS MEETING INFORMATION

[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#

2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



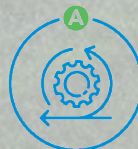
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Sherwood Manor Community Development District

Board of Supervisors

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

District Staff

Angel Montagna, District Manager
Kristee Cole, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Paul Young, Field Manager
Tabitha Vega, Clubhouse Manager

Regular Meeting Agenda

Thursday, July 02, 2026 at 2:00 p.m.

The Regular Meeting of the Sherwood Manor Community Development District will be held **July 02, 2026, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Following is the Agenda for the Meeting:

[Join the meeting now](#)

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

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

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

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

3. BUSINESS ITEMS

A. Consideration of Resolution 2026-11; Designation of Officers

B. Discussion of Down to Earth 60-Day Notice to Cure

4. CONSENT AGENDA

A. Approval of Minutes of June 04, 2026, Regular Meeting

B. Consideration of Operation and Maintenance May 2026

C. Acceptance of the Financials and Approval of the Check Register for May 2026

D. Ratification of Easement Encroachment Agreement – 1437 Brown Mallet Place, Ruskin, FL 33570

E. Ratification of Coastal Fence Services Proposal #181 (\$245.00)

F. Ratification of Kings Power Washing Services Proposal #10268 (\$875.00)

G. Ratification of One Team Inframark Proposal #364 (\$200.00)

H. Ratification of One Team Inframark Proposal #365 (\$1,750.00)

I. Ratification of Easement Encroachment Agreement – 1002 Golden Shiner Avenue, Ruskin, FL 33570

5. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

i. Field Inspections Report

ii. Lake Maintenance Service Report

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

RESOLUTION 2026-11

**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.
Albert Viera _____ is appointed Assistant Secretary.
Kyle Smith _____ is appointed Assistant Secretary.
Ryan Motko _____ is appointed Assistant Secretary.
Angel Montagna _____ is appointed Assistant Secretary.
Kristee Cole _____ 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 2nd

day of July 2026.

Attest:

Sherwood Manor Community Development District

Secretary/Assistant Secretary

Chair of the Board of Supervisors

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

The regular meeting of the Board of Supervisors of Sherwood Manor Community Development District was held on Thursday, June 4, 2026, and called to order at 3:24 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson	
Nicholas Dister	Vice Chairperson	(via phone)
Alberto Viera	Assistant Secretary	
Kyle Smith	Assistant Secretary	
Ryan Motko	Assistant Secretary	(via phone)

Also present were:

Jayna Cooper	District Manager
Rollamay Turkoane	District Manager
Brooke Chapman	District Manager
John Vericker	District Counsel
Kathryn Hopkinson	District Counsel
Paul Young	Field Manager

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

FIRST ORDER OF BUSINESS **Call To Order/Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comments**

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

THIRD ORDER OF BUSINESS **Business Items**

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS **Consent Agenda**

- A. Approval of Minutes of May 07, 2026, Regular Meeting
- B. Consideration of Operation and Maintenance April 2026
- C. Acceptance of the Financials and Approval of the Check Register for April 2026
- D. Ratification of Down to Earth Proposal #146900 (\$5,645.18)
- E. Ratification of Down to Earth Proposal #147619 (\$300.00)
- F. Ratification of Down to Earth Proposal #147756 (\$210.15)
- G. Ratification of AR Protective Services LLC/Signal 88, LLC Pool Monitor Services Agreement
- H. Ratification of Down to Earth Proposal #148752 (\$586.25)

I. Ratification of Down to Earth Proposal # 148829 (\$15,400.40)**J. Ratification of Aqua Sentry Proposal #1784 (\$4,191.50)**

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

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Ms. Hopkinson requested the Board ratify the 60 day notice provided to *Down-to-Earth* and Inframark.

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, the 60 day notice provided to *Down-to-Earth* and Inframark, as discussed, was ratified. 5-0

B. District Engineer**C. District Manager**

There being no reports, the next item followed.

i. Field Inspections Report**ii. Lake Maintenance Service Report**

The Field Inspections and Lake Maintenance Reports were presented, copies of which were included in the agenda package. Mr. Young provided updates, completed/pending items.

iii. Reminder of the Form 1 Submission

The Board was reminded, to submit their Form 1 financial disclosures before the upcoming deadline.

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

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS**Adjourned**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mir. Smith, with all in favor, meeting adjourned at 3:28 p.m. 5-0

Jayna Cooper/Rollamay Turkoane
District Manager

Carlos de la Ossa
Chairperson

SHERWOOD MANOR CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
ACTION SECURITY, INC	5/1/2026	32594	\$125.00			May 2026 Security Monitoring System
CHARTER COMMUNICATIONS - ACH	4/1/2026	2458267040126-ACH	\$219.29			SVC PRD 04/01-04/30/2026
CHARTER COMMUNICATIONS - ACH	5/1/2026	2458267050126-ACH	\$219.21		\$438.50	AMENITY TV/INTERNET/PHONE 05/01-05/31/2026
CITY-WIDE CLEANING LLC	5/18/2026	20154	\$766.00			Janitorial Cleaning 05/26
DOWN TO EARTH	5/1/2026	173454	\$9,918.00			May 2026 Landscaping Maintenance
ECO-LOGIC SERVICES LLC	5/1/2026	6536	\$6,700.00			Apr 2026 Pond Maintenance
Monthly Contract Subtotal			\$17,947.50			
Variable Contract						
RISK MANAGEMENT ASSOCIATES INC	5/12/2026	24840519	\$6,160.00			Policy #PK FL1 0294982 25-01 05/01/26-10/01/26
RISK MANAGEMENT ASSOCIATES INC	5/12/2026	24840519	\$1,216.00	\$7,376.00	\$7,376.00	Policy #PK FL1 0294982 25-01 05/01/26-10/01/26
Variable Contract Subtotal			\$7,376.00			
Utilities						
BOCC ACH	5/6/2026	050626-3466-ACH	\$727.76			WATER 03/26/26-04/27/26
TECO ACH	5/6/2026	050626-6005-ACH	\$6,417.95			ELECTRIC SERVICES 02/27/26-03/27/2026
TECO ACH	5/4/2026	050426-8655-ACH	\$2,238.11			STREETLIGHTS 03/28/26-04/28/26
TECO ACH	5/4/2026	050426-3107-ACH	\$2,377.99			STREETLIGHTS 03/28/26-04/28/26
TECO ACH	5/4/2026	050426-5651-ACH	\$233.14			STREETLIGHTS 03/28/26-04/28/26
TECO ACH	5/4/2026	050426-5677-ACH	\$699.42		\$11,966.61	STREETLIGHTS 03/28/26-04/28/26
Utilities Subtotal			\$12,694.37			
Regular Services						
ALBERTO VIERA	5/7/2026	AV-050726	\$200.00			BOARD 05/07/2026
BL POOLS DBA AQUASENTRY	5/1/2026	H10773	\$1,995.00			Pool Cleaning and Maintenance-May 2026
BUSINESS OBSERVER	5/8/2026	26-01536H	\$85.31			LEGAL AD 26-01536H 05/08/2026

SHERWOOD MANOR CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
CARLOS DE LA OSSA	5/7/2026	CO-050726	\$200.00			BOARD 05/07/2026
DOWN TO EARTH	5/21/2026	175896	\$300.00			Trash & Debris Removal 05/26
DOWN TO EARTH	5/27/2026	177095	\$94.00			Irrigation Repairs 05/26
DOWN TO EARTH	5/27/2026	177094	\$210.15		\$604.15	Root Strength & Recovery TruGreen Stress Guard Turf Application 05/26
FLORIDA DEPARTMENT OF HEALTH	5/21/2026	29-BID-8542890	\$400.00			Pool Permit #29-60-2021524 Renewal 05/26
KYLE SMITH	5/7/2026	KS-050726	\$200.00			BOARD 05/07/2026
NICHOLAS J. DISTER	5/7/2026	ND-050726	\$200.00			BOARD 05/07/2026
RYAN MOTKO	5/7/2026	RM-050726	\$200.00			BOARD 05/07/2026
STRALEY ROBIN VERICKER	5/12/2026	28337	\$1,279.50			APR 2026 DISTRICT COUNSEL SERVICE
US BANK	4/24/2026	8159926	\$2,128.07			Trustee Fees Series 2023 04/01/2026-03/31/2027
US BANK	4/24/2026	8159926	\$2,128.06	\$4,256.13	\$4,256.13	Trustee Fees Series 2023 04/01/2026-03/31/2027
WEISER SECURITY SERVICES ,INC.	5/21/2026	1267252	\$128.80			Weekly Billing 05/08/2026 - 05/14/2026
Regular Services Subtotal			\$9,748.89			
Additional Services						
ALVAREZ PLUMBING COMPANY	3/27/2026	81403	\$288.00			Plumbing Service Call 03/2026
ALVAREZ PLUMBING COMPANY	5/26/2026	84321	\$314.00		\$602.00	Service Call - Pool Drain Collection Area Cleaning 05/26
BL POOLS DBA AQUASENTRY	5/8/2026	H10872	\$4,388.62			Replaced Equipment - Pool Motors 05/26
COASTAL FENCE SERVICES, LLC	5/27/2026	118	\$720.00			Service Call - Replace Broken Light Fixture 05/26
DOWN TO EARTH	4/30/2026	174517	\$12.50			Irrigation Repairs 04/26
FIELDS CONSULTING GROUP LLC	5/13/2026	3807	\$275.00			Pool Signs 05/26
INFRAMARK LLC	4/30/2026	1166718	\$5,000.00			Maintenance Services 04/26
SHERWOOD MANOR CDD	5/15/2026	05152026-0515	\$796.63			SERIES 2018 FY26 DS
SHERWOOD MANOR CDD	5/15/2026	05152026-0515	\$810.34	\$1,606.97	\$1,606.97	SERIES 2023 FY26 DS
TRUIST BANK	4/22/2026	042226-1469-ACH	\$3.86			04/14/26 - Amazon - Key Ring/Key Chain
WEISER SECURITY SERVICES ,INC.	4/30/2026	1264509	\$740.00			50% Balance on Speaker Installation 04/26
Additional Services Subtotal			\$13,348.95			
TOTAL						
TOTAL			\$61,115.71			

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
32594	05/01/2026	\$125.00	05/01/2026	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!

April 1, 2026
Invoice Number: 2458267040126
Account Number: **8337 12 028 2458267**
Security Code: **4957**
Service At: 1801 12TH ST SE
RUSKIN FL 33570

Auto Pay Notice**Contact Us**

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

NEWS AND INFORMATION

You've been selected for exclusive multi-line mobile savings. Call
1-833-574-1237 now.

Summary *Service from 04/01/26 through 04/30/26
details on following pages*

Previous Balance	219.14
Payments Received -Thank You!	-219.14
Remaining Balance	\$0.00
Spectrum Business™ TV	45.00
Spectrum Business™ Internet	125.00
Spectrum Business™ Voice	35.00
Other Charges	0.00
Taxes, Fees and Charges	14.29
Current Charges	\$219.29
<i>YOUR AUTO PAY WILL BE PROCESSED 04/18/26</i>	
Total Due by Auto Pay	\$219.29

**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 04022026 NNNNNNNN 01 987836

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

April 1, 2026

SHERWOOD MANOR CDD

Invoice Number: 2458267040126
Account Number: 8337 12 028 2458267
Service At: 1801 12TH ST SE
RUSKIN FL 33570

Total Due by Auto Pay **\$219.29**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712028245826700219295



Invoice Number: 2458267040126
 Account Number: 8337 12 028 2458267
 Security Code: 4957

SHERWOOD MANOR CDD

Contact Us

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

8633 2390 DY RP 01 04022026 NNNNNNNN 01 987836

Charge Details

Previous Balance		219.14
EFT Payment	03/18	-219.14
Remaining Balance		\$0.00

Payments received after 04/01/26 will appear on your next bill.

Service from 04/01/26 through 04/30/26

Spectrum Business™ TV

Spectrum Business TV Stream	45.00
Your promotional price will expire on 03/31/27	
	\$45.00

Spectrum Business™ TV Total \$45.00

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Ultra	160.00
Promotional Discount	-65.00

Your promotional price will expire on 03/31/27

Advanced WiFi	10.00
	\$125.00

Spectrum Business™ Internet Total \$125.00

Spectrum Business™ Voice

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

Phone number (813) 260-3597

Spectrum Business™ Voice Continued

\$0.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$35.00

Other Charges

Payment Processing	10.00
Auto Pay Discount	-10.00
Other Charges Total	\$0.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.98
Federal Universal Service Fund	2.63
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	10.20
Taxes, Fees and Charges Total	\$14.29

Current Charges \$219.29

Total Due by Auto Pay \$219.29

Billing Information

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

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

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.



Invoice Number: 2458267040126
Account Number: 8337 12 028 2458267
Security Code: **4957**

SHERWOOD MANOR CDD**Contact Us**Visit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8633 2390 DY RP 01 04022026 NNNNNNNN 01 987836

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

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

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

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Video Closed Captioning Inquiries - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment.

For immediate closed captioning concerns, call **855-70-SPECTRUM** or email closedcaptioningsupport@charter.com.

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to **1-704-697-4935**, call **1-877-276-7432** or email closedcaptioningissues@charter.com.

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.



Invoice Number: 2458267040126
Account Number:: 8337 12 028 2458267
Security Code: **4957**

SHERWOOD MANOR CDD



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 DY RP 01 04022026 NNNNNNNN 01 987836



May 1, 2026
Invoice Number: 2458267050126
Account Number: **8337 12 028 2458267**
Security Code: **4957**
Service At: 1801 12TH ST SE
RUSKIN FL 33570

Auto Pay Notice**Contact Us**

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Or, call us at **855-252-0675**

NEWS AND INFORMATION

You've been selected for exclusive multi-line mobile savings. Call 1-866-294-9488 now.

Summary

*Service from 05/01/26 through 05/31/26
details on following pages*

Previous Balance	219.29
Payments Received -Thank You!	-219.29
Remaining Balance	\$0.00
Spectrum Business™ TV	45.00
Spectrum Business™ Internet	125.00
Spectrum Business™ Voice	35.00
Other Charges	0.00
Taxes, Fees and Charges	14.21
Current Charges	\$219.21
<i>YOUR AUTO PAY WILL BE PROCESSED 05/18/26</i>	
Total Due by Auto Pay	\$219.21

**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 05022026 NNNNNNNN 01 983800

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

May 1, 2026

SHERWOOD MANOR CDD

Invoice Number: 2458267050126
Account Number: 8337 12 028 2458267
Service At: 1801 12TH ST SE
RUSKIN FL 33570

Total Due by Auto Pay	\$219.21
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CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712028245826700219212



Invoice Number: 2458267050126
 Account Number: 8337 12 028 2458267
 Security Code: 4957

SHERWOOD MANOR CDD

Contact Us

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

8633 2390 DY RP 01 05022026 NNNNNNNN 01 983800

Charge Details

Previous Balance		219.29
EFT Payment	04/18	-219.29
Remaining Balance		\$0.00

Payments received after 05/01/26 will appear on your next bill.

Service from 05/01/26 through 05/31/26

Spectrum Business™ TV

Spectrum Business TV Stream	45.00
Your promotional price will expire on 03/31/27	
	\$45.00

Spectrum Business™ TV Total **\$45.00**

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Ultra	160.00
Promotional Discount	-65.00
Your promotional price will expire on 03/31/27	

Advanced WiFi	10.00
	\$125.00

Spectrum Business™ Internet Total **\$125.00**

Spectrum Business™ Voice

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

Phone number (813) 260-3597

Spectrum Business™ Voice Continued

\$0.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total **\$35.00**

Other Charges

Payment Processing	10.00
Auto Pay Discount	-10.00
Other Charges Total	\$0.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.97
State and Local Sales Tax	0.04
Federal Universal Service Fund	2.59
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	10.13
Taxes, Fees and Charges Total	\$14.21

Current Charges **\$219.21**

Total Due by Auto Pay **\$219.21**

Billing Information

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

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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.



City-Wide Cleaning LLC

P.O. Box 262142

Tampa, FL 33685

(813) 624-4479

INVOICE NO. 20154

TO:

Sherwood Manor

2005 Dec Am

Tampa, FL

DATE:

5/6/20

[illegible]

Down to Earth Landscape & Irrigation

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



Invoice: #173454
May 2026

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 (2026)
Estimate # 135111

Invoice Date

5/1/2026

Date Due

6/15/2026

Terms

Net 45

Customer PO #

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount
#135111 - Sherwood Manor CDD Contract (2026) May 2026				\$9,918.00

Billing Questions

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

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

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.

<https://huntington.billeriq.com/ebpp/DownToEarth/>

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

Eco-Logic Services

PO Box 18204

Sarasota, FL 34276

Pete@Eco-Logic-Services.com



INVOICE

BILL TO

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

INVOICE # 6536**DATE** 05/01/2026**DUE DATE** 05/31/2026**TERMS** Net 30

DESCRIPTION	AMOUNT
Mitigation Maintenance Services for April 2026	2,350.00
Lake Maintenance Services for April 2026	1,850.00
Maintenance of Ditch D1 for April 2026	95.00
Maintenance of Ditch D2 for April 2026	100.00
Maintenance of Ditch D3 for April 2026	85.00
Maintenance of Ditch D4 for April 2026	220.00
Midge control in Lakes 1 and 2 for April 2026	825.00
Midge control in Lakes 3 and 4 for April 2026	575.00
Midge control in Lakes 9 and 10 for April 2026	600.00

SUBTOTAL	6,700.00
TAX	0.00
TOTAL	6,700.00
BALANCE DUE	\$6,700.00

INVOICE



Mail payment to:
Risk Management Associates, Inc.
P.O. Box 745959
Atlanta, GA 30374-5959

Overnight payment to:
Risk Management Associates, Inc.
Lockbox 745959
6000 Feldwood Road
College Park, GA 30349

Sherwood Manor Community Development District
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Customer	Sherwood Manor Community Development District
Acct #	929981
Date	05/12/2026
Customer Service	(386)252-6176
Page	1 of 1

Payment Information	
Invoice Summary	\$ 7,376.00
Payment Amount	
Payment for:	Invoice#24840519
PK FL1 0294982 25-01	

Thank You

Please detach and return with payment



Customer: Sherwood Manor Community Development District

Invoice	Effective	Transaction	Description	Amount
24840519	05/01/2026	New business	Policy #PK FL1 0294982 25-01 05/01/2026-10/01/2026 Preferred Governmental Insurance Trust (PGIT) General Liability - New business 2,096.00 Crime - New business 209.00 Commercial Cyber and Privacy Liability - New business 210.00 Directors and Officers - New business 1,006.00 Inland Marine - New business 106.00 Commercial Property - New business 3,749.00	
				Total
				\$ 7,376.00

Thank You

Please Remit Payment Upon Receipt

Risk Management Associates, Inc.
P. O. Box 2416
Daytona Beach, FL 32115

(386)252-6176

Date

05/12/2026



Hillsborough
County Florida

S-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHERWOOD MANOR CDD	8726963466	05/06/2026	05/27/2026

Summary of Account Charges

Previous Balance	\$1,822.63
Net Payments - Thank You	\$-1,822.63
Total Account Charges	\$727.76

AMOUNT DUE	\$727.76
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Important Message

Worried about wasting water from an inefficient irrigation system?
To see if you qualify for a free irrigation evaluation that can help
conserve water, call UF/IFAS Extension Hillsborough County,
813-744-5519 X 54133

Effective 6/1/2026, AutoPay drafts will be updated from 7 days after
bill issue to occurring on the bill due date. No action is required to
maintain your enrollment. If you are not currently enrolled, you can
sign up at <https://www.govone.com/waterbill/>

This is your summary of charges. Detailed charges by
premise are listed on the following page(s)



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](https://www.HCFL.gov/WaterBill)

Additional Information: [HCFL.gov/Water](https://www.HCFL.gov/Water)



THANK YOU!



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

331 0

DUE DATE

05/27/2026

**Auto Pay Scheduled
DO NOT PAY**



0087269634660 00000727768



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHERWOOD MANOR CDD	8726963466	05/06/2026	05/27/2026

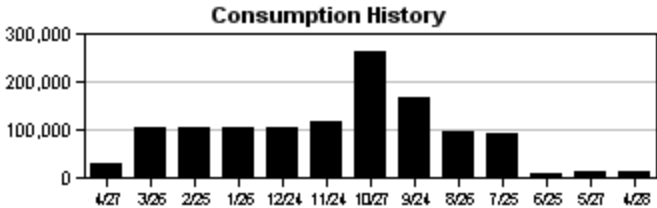
Service Address: 1801 12TH ST SE

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54676394	03/26/2026	31241	04/27/2026	31520	27900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$84.26
Water Base Charge	\$70.75
Water Usage Charge	\$34.90
Sewer Base Charge	\$171.43
Sewer Usage Charge	\$197.25
Total Service Address Charges	\$565.13



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHERWOOD MANOR CDD	8726963466	05/06/2026	05/27/2026

Service Address: 1208 ALPINE ASH PL H

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
22007741A	04/02/2026	900	04/30/2026	949	4900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$14.80
Water Base Charge	\$135.80
Water Usage Charge	\$5.49
Total Service Address Charges	\$162.63





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

Statement Date: May 06, 2026

Amount Due: \$6,416.94

Due Date: May 20, 2026

Account #: 321000026005

DO NOT PAY. Your account will be drafted on May 20, 2026

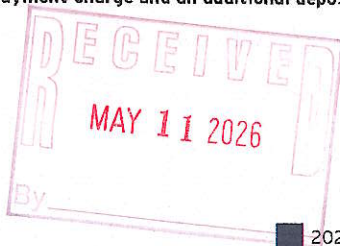
Account Summary

Previous Amount Due	\$6,487.47
Payment(s) Received Since Last Statement	-\$6,488.47
Miscellaneous Credits	-\$0.01
Credit Balance After Payments and Credits	-\$1.01
Current Month's Charges	\$6,417.95

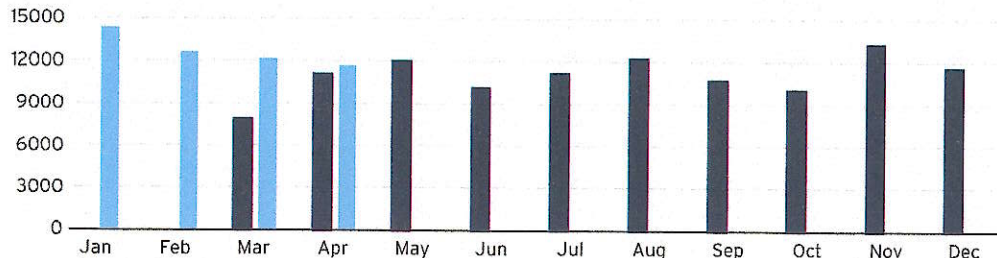
Amount Due by May 20, 2026

\$6,416.94

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



Monthly Usage (kWh)



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

Your Locations With The Highest Usage



1801 SE 12TH ST,
CLBHE, RUSKIN, FL
33570

**6,987
KWH**



1109 TIDAL ROCK AVE,
FOUNTAIN, RUSKIN, FL
33570-5558

**2,110
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.



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

Account #: 321000026005

Due Date: May 20, 2026



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: \$6,416.94

Payment Amount: \$ _____

700750003794

Your account will be
drafted on May 20, 2026

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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	03/27/2026	38,468		36,358		2,110 kWh	1	29 Days	\$362.09
									 0.1%

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	03/27/2026	1,137		1,137		0 kWh	1	29 Days	\$19.63

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	03/27/2026	23,907		21,919		1,988 kWh	1	29 Days	\$342.31
									 0.4%

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

Sub-Account Number: 211019915753

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000580300	03/27/2026	249		248		1 kWh	1	29 Days	\$19.79
									 0.0%

Continued on next page →

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.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](https://www.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](https://www.tampaelectric.com)

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Summary of Charges by Service Address

Account Number: 321000026005

Energy Usage From Last Month

☒ Increased
 ☐ Same
 ☐ Decreased

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

Sub-Account Number: 211020006345

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000835803	03/27/2026	26,584		26,004		580 kWh	1	29 Days	\$113.75
									☒ 4.9%

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	03/27/2026	20,821		13,834		6,987 kWh	1	29 Days	\$1,153.67
									☒ 5.9%

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	03/27/2026	305		304		1 kWh	1	28 Days	\$19.12
									☐ 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	03/27/2026	328		326		2 kWh	1	29 Days	\$19.95
									☒ 33.3%

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

Sub-Account Number: 221008101729

Amount: \$207.37

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

Sub-Account Number: 221008143911

Amount: \$4,160.27

Total Current Month's Charges

\$6,417.95

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Sub-Account #: 211019020679
Statement Date: 05/01/2026

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

Meter Read

Meter Location: FOUNTAIN

Service Period: 02/27/2026 - 03/27/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000598798	03/27/2026	38,468	36,358	2,110 kWh	1	29 Days

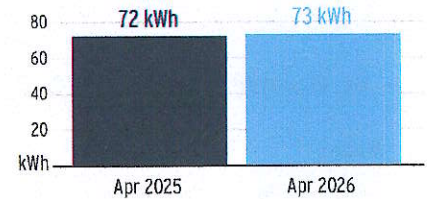
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	2,110 kWh @ \$0.09202/kWh	\$194.16
Fuel Charge	2,110 kWh @ \$0.03516/kWh	\$74.19
Storm Protection Charge	2,110 kWh @ \$0.00568/kWh	\$11.98
Clean Energy Transition Mechanism	2,110 kWh @ \$0.00418/kWh	\$8.82
Storm Surcharge	2,110 kWh @ \$0.02121/kWh	\$44.75
Florida Gross Receipt Tax		\$9.05
Electric Service Cost		\$362.09

Avg kWh Used Per Day



Current Month's Electric Charges

\$362.09

Billing information continues on next page →



Sub-Account #: 211019020687
Statement Date: 05/01/2026

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

Meter Read

Meter Location: FOUNTAIN

Service Period: 02/27/2026 - 03/27/2026

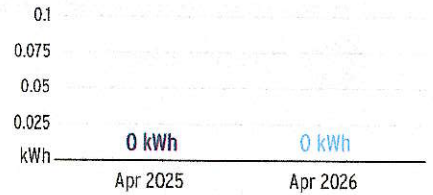
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000558717	03/27/2026	1,137		1,137		0 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
	Florida Gross Receipt Tax		\$0.49
	Electric Service Cost		\$19.63

Avg kWh Used Per Day



Current Month's Electric Charges

\$19.63

	Miscellaneous Credits	
	Interest for Cash Security Deposit	-\$0.01
	Total Current Month's Credits	-\$0.01

Billing information continues on next page →

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Sub-Account #: 211019020695
Statement Date: 05/01/2026

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

Meter Read

Meter Location: FOUNTAIN

Service Period: 02/27/2026 - 03/27/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000558720	03/27/2026	23,907		21,919		1,988 kWh	1	29 Days

Charge Details



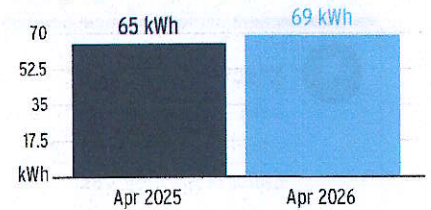
Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	1,988 kWh @ \$0.09202/kWh	\$182.94
Fuel Charge	1,988 kWh @ \$0.03516/kWh	\$69.90
Storm Protection Charge	1,988 kWh @ \$0.00568/kWh	\$11.29
Clean Energy Transition Mechanism	1,988 kWh @ \$0.00418/kWh	\$8.31
Storm Surcharge	1,988 kWh @ \$0.02121/kWh	\$42.17
Florida Gross Receipt Tax		\$8.56

Electric Service Cost

\$342.31

Avg kWh Used Per Day



Current Month's Electric Charges

\$342.31

Billing information continues on next page →



Sub-Account #: 211019915753
Statement Date: 05/01/2026

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

Meter Read

Meter Location: ENTRY SIGN

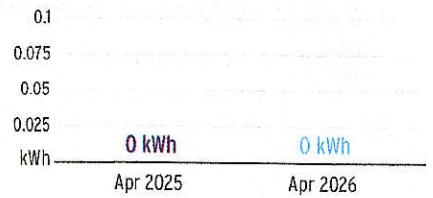
Service Period: 02/27/2026 - 03/27/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580300	03/27/2026	249		248		1 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	1 kWh @ \$0.09202/kWh	\$0.09
Fuel Charge	1 kWh @ \$0.03516/kWh	\$0.04
Storm Protection Charge	1 kWh @ \$0.00568/kWh	\$0.01
Storm Surcharge	1 kWh @ \$0.02121/kWh	\$0.02
Florida Gross Receipt Tax		\$0.49
Electric Service Cost		\$19.79

Current Month's Electric Charges

\$19.79

Billing information continues on next page →



Sub-Account #: 211020006345
Statement Date: 05/01/2026

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

Meter Read

Meter Location: MAIL KIOSK

Service Period: 02/27/2026 - 03/27/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000835803	03/27/2026	26,584	26,004	580 kWh	1	29 Days

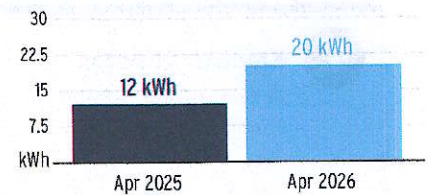
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	580 kWh @ \$0.09202/kWh	\$53.37
Fuel Charge	580 kWh @ \$0.03516/kWh	\$20.39
Storm Protection Charge	580 kWh @ \$0.00568/kWh	\$3.29
Clean Energy Transition Mechanism	580 kWh @ \$0.00418/kWh	\$2.42
Storm Surcharge	580 kWh @ \$0.02121/kWh	\$12.30
Florida Gross Receipt Tax		\$2.84
Electric Service Cost		\$113.75

Avg kWh Used Per Day



Current Month's Electric Charges

\$113.75

Billing information continues on next page →



Sub-Account #: 211020923705
Statement Date: 05/01/2026

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

Meter Read

Service Period: 02/27/2026 - 03/27/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000597942	03/27/2026	20,821		13,834		6,987 kWh	1	29 Days

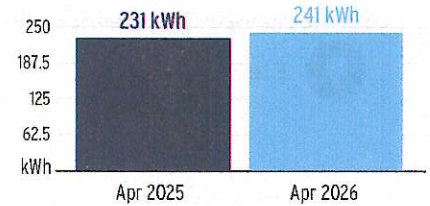
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	6,987 kWh @ \$0.09202/kWh	\$642.94
Fuel Charge	6,987 kWh @ \$0.03516/kWh	\$245.66
Storm Protection Charge	6,987 kWh @ \$0.00568/kWh	\$39.69
Clean Energy Transition Mechanism	6,987 kWh @ \$0.00418/kWh	\$29.21
Storm Surcharge	6,987 kWh @ \$0.02121/kWh	\$148.19
Florida Gross Receipt Tax		\$28.84
Electric Service Cost		\$1,153.67

Avg kWh Used Per Day



Current Month's Electric Charges

\$1,153.67

Billing information continues on next page →

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Sub-Account #: 221008023634
Statement Date: 05/01/2026

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

Meter Read

Service Period: 02/28/2026 - 03/27/2026

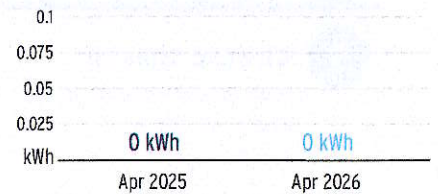
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580299	03/27/2026	305		304		1 kWh	1	28 Days

Charge Details

Avg kWh Used Per Day

	Electric Charges		
Daily Basic Service Charge	28 days @ \$0.66000		\$18.48
Energy Charge	1 kWh @ \$0.09202/kWh		\$0.09
Fuel Charge	1 kWh @ \$0.03516/kWh		\$0.04
Storm Protection Charge	1 kWh @ \$0.00568/kWh		\$0.01
Storm Surcharge	1 kWh @ \$0.02121/kWh		\$0.02
Florida Gross Receipt Tax			\$0.48
Electric Service Cost			\$19.12



Current Month's Electric Charges

\$19.12

Billing information continues on next page →



Sub-Account #: 221008023642
Statement Date: 05/01/2026

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

Meter Read

Meter Location: SIGN

Service Period: 02/27/2026 - 03/27/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000580298	03/27/2026	328	326	2 kWh	1	29 Days

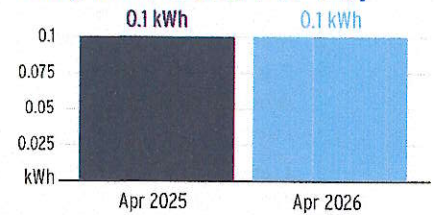
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	2 kWh @ \$0.09202/kWh	\$0.18
Fuel Charge	2 kWh @ \$0.03516/kWh	\$0.07
Storm Protection Charge	2 kWh @ \$0.00568/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		\$0.50
Electric Service Cost		\$19.95

Avg kWh Used Per Day



Current Month's Electric Charges

\$19.95

Billing information continues on next page →



Sub-Account #: 221008101729
Statement Date: 05/01/2026

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

Service Period: 02/27/2026 - 03/27/2026 **Rate Schedule:** Lighting Service

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	108 kWh @ \$0.03411/kWh	\$3.68
Fixture & Maintenance Charge	4 Fixtures	\$84.44
Lighting Pole / Wire	4 Poles	\$113.28
Lighting Fuel Charge	108 kWh @ \$0.03452/kWh	\$3.73
Storm Protection Charge	108 kWh @ \$0.00574/kWh	\$0.62
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		\$207.37

Current Month's Electric Charges \$207.37

Billing information continues on next page →

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Sub-Account #: 221008143911
Statement Date: 05/01/2026

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

Service Period: 02/27/2026 - 03/27/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	1707 kWh @ \$0.03411/kWh	\$58.23
Fixture & Maintenance Charge	89 Fixtures	\$1487.29
Lighting Pole / Wire	89 Poles	\$2520.48
Lighting Fuel Charge	1707 kWh @ \$0.03452/kWh	\$58.93
Storm Protection Charge	1707 kWh @ \$0.00574/kWh	\$9.80
Clean Energy Transition Mechanism	1707 kWh @ \$0.00043/kWh	\$0.73
Storm Surcharge	1707 kWh @ \$0.01230/kWh	\$21.00
Florida Gross Receipt Tax		\$3.81

Lighting Charges **\$4,160.27**

Current Month's Electric Charges **\$4,160.27**

Total Current Month's Charges **\$6,417.95**

00000015-0000089-Page 13 of 14



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

Statement Date: May 04, 2026

Amount Due: \$2,238.11

Due Date: May 26, 2026

Account #: 221009048655

DO NOT PAY. Your account will be drafted on May 26, 2026

Account Summary

Current Service Period: March 28, 2026 - April 28, 2026

Previous Amount Due	\$2,238.11
Payment(s) Received Since Last Statement	-\$2,238.11

Current Month's Charges	\$2,238.11
-------------------------	------------

Amount Due by May 26, 2026	\$2,238.11
-----------------------------------	-------------------

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 TOUCH
DOWNED
POWER LINES
OR POLES.**

Assume downed power
lines and poles are
energized, stay away,
call 911, then call us at
877-588-1010.

[TampaElectric.com/PowerLineSafety](https://www.tampaelectric.com/PowerLineSafety)

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: May 26, 2026



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: \$2,238.11

Payment Amount: \$ _____

648915399879

Your account will be
drafted on May 26, 2026

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

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

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



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

Account #: 221009048655
Statement Date: May 04, 2026
Charges Due: May 26, 2026

Service Period: Mar 28, 2026 - Apr 28, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	912 kWh @ \$0.03411/kWh	\$31.11
Fixture & Maintenance Charge	48 Fixtures	\$797.28
Lighting Pole / Wire	48 Poles	\$1359.36
Lighting Fuel Charge	912 kWh @ \$0.03452/kWh	\$31.48
Storm Protection Charge	912 kWh @ \$0.00574/kWh	\$5.23
Clean Energy Transition Mechanism	912 kWh @ \$0.00043/kWh	\$0.39
Storm Surcharge	912 kWh @ \$0.01230/kWh	\$11.22
Florida Gross Receipt Tax		\$2.04

Lighting Charges **\$2,238.11**

Total Current Month's Charges

\$2,238.11

Important Messages

Be Prepared This Storm Season

Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

00000029-0000318- Page 12 of 18

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: May 04, 2026

Amount Due: \$2,377.99

Due Date: May 26, 2026

Account #: 221009253107

DO NOT PAY. Your account will be drafted on May 26, 2026

Account Summary

Current Service Period: March 28, 2026 - April 28, 2026

Previous Amount Due	\$2,377.99
Payment(s) Received Since Last Statement	-\$2,377.99

Current Month's Charges	\$2,377.99
-------------------------	------------

Amount Due by May 26, 2026	\$2,377.99
----------------------------	------------

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 TOUCH
DOWNED
POWER LINES
OR POLES.**

Assume downed power
lines and poles are
energized, stay away,
call 911, then call us at
877-588-1010.

TampaElectric.com/PowerLineSafety

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



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

Account #: 221009253107

Due Date: May 26, 2026



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: \$2,377.99

Payment Amount: \$ _____

648915399880

Your account will be
drafted on May 26, 2026

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

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

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



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

Account #: 221009253107
Statement Date: May 04, 2026
Charges Due: May 26, 2026

Service Period: Mar 28, 2026 - Apr 28, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	969 kWh @ \$0.03411/kWh	\$33.05
Fixture & Maintenance Charge	51 Fixtures	\$847.11
Lighting Pole / Wire	51 Poles	\$1444.32
Lighting Fuel Charge	969 kWh @ \$0.03452/kWh	\$33.45
Storm Protection Charge	969 kWh @ \$0.00574/kWh	\$5.56
Clean Energy Transition Mechanism	969 kWh @ \$0.00043/kWh	\$0.42
Storm Surcharge	969 kWh @ \$0.01230/kWh	\$11.92
Florida Gross Receipt Tax		\$2.16

Lighting Charges **\$2,377.99**

Total Current Month's Charges

\$2,377.99

Important Messages

Be Prepared This Storm Season

Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

00000029-0000320-Page 16 of 18

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at **TampaElectric.com**



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: May 04, 2026

Amount Due: \$233.14

Due Date: May 26, 2026

Account #: 221009045651

DO NOT PAY. Your account will be drafted on May 26, 2026

Account Summary

Current Service Period: March 28, 2026 - April 28, 2026

Previous Amount Due	\$233.14
Payment(s) Received Since Last Statement	-\$233.14

Current Month's Charges	\$233.14
-------------------------	----------

Amount Due by May 26, 2026	\$233.14
----------------------------	----------

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 TOUCH
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POWER LINES
OR POLES.**

Assume downed power
lines and poles are
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call 911, then call us at
877-588-1010.

TampaElectric.com/PowerLineSafety

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: May 26, 2026



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: \$233.14

Payment Amount: \$ _____

648915399877

Your account will be
drafted on May 26, 2026

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

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

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



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

Account #: 221009045651
Statement Date: May 04, 2026
Charges Due: May 26, 2026

Service Period: Mar 28, 2026 - Apr 28, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	95 kWh @ \$0.03411/kWh	\$3.24
Fixture & Maintenance Charge	5 Fixtures	\$83.05
Lighting Pole / Wire	5 Poles	\$141.60
Lighting Fuel Charge	95 kWh @ \$0.03452/kWh	\$3.28
Storm Protection Charge	95 kWh @ \$0.00574/kWh	\$0.55
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 **\$233.14**

Total Current Month's Charges

\$233.14

Important Messages

Be Prepared This Storm Season

Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

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Ways To Pay Your Bill



Bank Draft

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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

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

Statement Date: May 04, 2026

Amount Due: \$699.42

Due Date: May 26, 2026
Account #: 221009045677

DO NOT PAY. Your account will be drafted on May 26, 2026

Account Summary

Current Service Period: March 28, 2026 - April 28, 2026

Previous Amount Due	\$699.42
Payment(s) Received Since Last Statement	-\$699.42
Current Month's Charges	\$699.42

Amount Due by May 26, 2026 \$699.42

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 TOUCH
DOWNED
POWER LINES
OR POLES.**

Assume downed power
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877-588-1010.

TampaElectric.com/PowerLineSafety

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

Account #: 221009045677

Due Date: May 26, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$699.42

Payment Amount: \$ _____

648915399878

Your account will be
drafted on May 26, 2026

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: May 04, 2026
Charges Due: May 26, 2026

Service Period: Mar 28, 2026 - Apr 28, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	285 kWh @ \$0.03411/kWh	\$9.72
Fixture & Maintenance Charge	15 Fixtures	\$249.15
Lighting Pole / Wire	15 Poles	\$424.80
Lighting Fuel Charge	285 kWh @ \$0.03452/kWh	\$9.84
Storm Protection Charge	285 kWh @ \$0.00574/kWh	\$1.64
Clean Energy Transition Mechanism	285 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	285 kWh @ \$0.01230/kWh	\$3.51
Florida Gross Receipt Tax		\$0.64

Lighting Charges

\$699.42

Total Current Month's Charges

\$699.42

Important Messages

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Tampa, FL 33631-3318
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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:	<u>Sherwood Manor CDD</u>
Board Meeting Date:	<u>May 07, 2026</u>

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

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

Approved for payment:

<u>Jayna Cooper</u>	<u>May 07, 2026</u>
District Manager Signature	Date

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



13194 U.S. 301
154
Riverview, FL 33578
(813) 943-2755

Date: 05/01/2026
Due: 05/31/2026
Invoice #: H10773
Customer: Sherwoods Manor CDD
Bill To: Tabitha Vega
Sherwoods Manor CDD
2005 Pan Am Cir
Tampa, FL 33607 USA
Ship To: 2005 Pan Am Cir
Tampa, FL 33607

Item	Qty	Credit Card	Cash or Check
Commercial Account Cleaning & Maintenance Full Service Weekly Commercial Pool Cleaning, Maintenance and Chemical Services	1	2,064.82	1,995.00
Total		\$2,064.82	\$1,995.00

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-01536H

Date 05/08/2026

Attn:
Sherwood Manor CDD - Inframark
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-01536H

\$85.31

Notice of Qualifying Period for Candidates for the Board of Supervisors

RE: Sherwood Manor CDD Board of Supervisors Qualifying Period
Commence at noon on Monday 6/8/26 and Close at noon on 6/12/26
Published: 5/8/2026

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid

()

Total

\$85.31

Payment is due within 30 days of the
1st publication date of your notice. if
payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Sherwood Manor Community Development District (the "District") will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026.** Candidates may qualify for the office of board member of the District with the Hillsborough County Supervisor of Elections by mail to the Robert L. Gilder Elections Service Center (Attn: Candidate Services) or in person at the following office locations:

Fred B. Karl County Center
601 E. Kennedy Blvd, 16th Floor
Tampa, FL 33602

Northwest Regional Office
4575 Gunn Hwy.
Tampa, FL 33624

Robert L. Gilder Elections Service Center
2514 North Falkenburg Rd.
Tampa, FL 33619

Southeast Regional Office
10020 South U.S. Hwy. 301
Riverview, FL 33578

SouthShore Regional Service Center
410 30th Street SE
Ruskin, FL 33570

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has three (3) seats up for election, specifically **seat 1 and seat 2.** Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on Tuesday, November 3, 2026, in the manner prescribed by law for general elections.

Please note that information in this notice is subject to change. For the latest information and additional information, please contact the office of the Hillsborough County Supervisor of Elections or visit their website at <https://www.votehillsborough.gov>.

May 8, 2026

26-01536H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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for
BOARD OF SUPERVISORS

District Name:	<u>Sherwood Manor CDD</u>
Board Meeting Date:	<u>May 07, 2026</u>

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

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

Approved for payment:

<u>Jayna Cooper</u>	<u>May 07, 2026</u>
District Manager Signature	Date

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

Down to Earth Landscape & Irrigation

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



Invoice: #175896

May 2026

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

Trash & Debris Removal - May 2026
 Estimate # 147619

Invoice Date

5/21/2026

Date Due

6/5/2026

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#147619 - Trash & Debris Removal - May 2026				\$300.00

Discussed with Paul. Excessive trash on 12th St SE and Ace Outlaw Ave.
 Removed and disposed of on 5/5.



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.

LCE025: Tree/Plant Installation	\$300.00
Removal, & Disposal (E) (Labor)	\$300.00

Billing Questionsrhonda.culotta@down2earthinc.com

(904) 780-2257

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

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.

<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$300.00
Sales Tax	\$0.00
Total	\$300.00
Credits/Payments	(\$0.00)
Balance Due	\$300.00

**Down to Earth Landscape & Irrigation**

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

Estimate: #147619**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

Trash & Debris Removal - May
2026

Estimated Job Start Date

May 5, 2026

Proposed By

Alexandra Steiner

Due Date**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Removal, & Disposal (E)				\$300.00
Subtotal				\$300.00
Estimated Tax				\$0.00
Job Total				\$300.00

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/>.

Discussed with Paul. Excessive trash on 12th St SE and Ace Outlaw Ave. Removed and disposed of on 5/5.



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

05/08/2026
Date

Agreed & Accepted By:

Jayna Cooper 5/18/2026
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



Invoice: #177095

May 2026

Customer

Sherwood Manor CDD
 Inframark
 2005 Pan Am Circle Suite 300

Tampa, FL 33604

Property / Project Address

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

Project/Job

Invoice Irrigation Form 05.14.2026
 Estimate # 148045

Invoice Date

5/27/2026

Date Due

6/11/2026

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#148045 - Invoice Irrigation Form 05.14.2026				\$94.00
LCE006: Irrigation Repairs				\$94.00
12" Irrigation Spray Head Repaired/ Replaced/ Relocated (Kit)	Each	1.00	\$52.00	\$52.00
Standard Irrigation Nozzle Replaced (Kit)	Each	3.00	\$8.00	\$24.00
Drip Line Fittings (Kit)	Each	6.00	\$3.00	\$18.00

Billing Questions

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

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

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.
<https://huntington.billeri.com/ebpp/DownToEarth/>

Subtotal	\$94.00
Sales Tax	\$0.00
Total	\$94.00
Credits/Payments	(\$0.00)
Balance Due	\$94.00

Irrigation Service Report

General Information

Technician: Dleal

Customer: Sherwood Manor CDD

Branch: Sarasota

Report Type: Monthly Wet Check

Controller Name: Timer 1

Date: May 14, 2026

Programs Needed: No

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ACC2

POC Info: Well

Pump Status Type: Submersible

Programs

Program Name: Program A

Start Time: midnight

Seasonal Adjustment:

Run Days: tuesday,thursday

Program Name: Program B

Start Time: midnight

Seasonal Adjustment:

Run Days: monday,friday

Program Name: Program C

Start Time: 8 p.m.

Seasonal Adjustment:

Run Days: wednesday

Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Drip	Drip	Drip	Spray	Spray	Spray	Drip
Program Type	B	B	B	A	A	A	B
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	N/A	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	Yes	No
Head Adjusted	No	No	No	Yes	Yes	Yes	No
Billable Repairs	No	Yes	Yes	No	No	No	Yes
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	No repair items available	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 1	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 2	No repair items available	No repair items available	No repair items available	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 1

Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Drip	Drip	Spray	Spray	Spray	Drip	Bubbler
Program Type	B	B	A	A	A	B	C
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 10 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	Yes	Yes	No	No
Billable Repairs	No	No	Yes	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	No repair items available	No repair items available	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 3	No repair items available	No repair items available	No repair items available	No repair items available

Irrigation Zones

Attribute	15	16	17	18	19	20	21
Zone Type	Drip	Spray	Drip	Spray	Spray	Bubbler	Bubbler
Program Type	B	A	B	A	A	C	C
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 10 mins	0 hrs 10 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	Yes	No	No	No
Billable Repairs	No	Yes	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	No repair items available	Billable Items: 1. Irrigation Spray Head Repaired/Replaced/Relocated. Item Type: 12" Qty: 1	No repair items available	No repair items available	No repair items available	No repair items available	No repair items available

Irrigation Zones

Attribute	22	23	24	25	26	27	28
Zone Type	Spray	Drip	Drip	Drip	Spray	Spray	Spray
Program Type	A	B	B	B	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	No	No	No	No	Yes	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	No repair items available	No repair items available	No repair items available	No repair items available	No repair items available	No repair items available	No repair items available

Irrigation Zones

Attribute	29	30	31	32	33	34	35
Zone Type	Drip	Drip	Spray	Drip	Spray	Spray	Spray
Program Type	B	B	A	B	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	Yes	No	No	Yes	Yes
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	36	37	38	39	40	41	42
Zone Type	Spray	Drip	Bubbler	Drip	Rotor	Drip	Bubbler
Program Type	A	B	C	B	C	B	C
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 10 mins	0 hrs 20 mins	0 hrs 40 mins	0 hrs 20 mins	0 hrs 10 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	Yes	No	No
Billable Repairs	No	No	No	No	No	Yes	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 2	<i>No repair items available</i>

Irrigation Zones

Attribute	43	44	45	46	47	48	49
Zone Type	Rotor	Spray	Spray	Drip	Rotor	Rotor	Spray
Program Type	C	A	A	B	C	C	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 40 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 40 mins	0 hrs 40 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	Yes	No	No	Yes	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	50
Zone Type	Spray
Program Type	A
Run Time Schedule	None
Run Days	None
Power Type	Hardwire
Zone Faults	No
Zone Runtime	0 hrs 20 mins
Checked Filters	No
Clogged Nozzles	No
Head Adjusted	No
Billable Repairs	No
Proposed Repairs	No
Zone Repair Items	No repair items available

Account Manager Contact

Monthly Irrigation Inspection Status: Completed

Contacted Manager: Yes

Contact Time: 8:11 p.m.

Communication Type: Text

Additional Comments:

Down to Earth Landscape & Irrigation

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



Invoice: #177094

May 2026

Customer

Sherwood Manor CDD
 Inframark
 2005 Pan Am Circle Suite 300

Tampa, FL 33604

Property / Project Address

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

Project/Job

TruGreen Stress Guard Turf Application
 Estimate # 147756

Invoice Date

5/27/2026

Date Due

6/11/2026

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
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#147756 - TruGreen Stress Guard Turf Application

\$210.15**Root Strength & Recovery****Local issue:**

Sandy soils = shallow, weak root systems

Benefit:

- Slow-release nutrients feed grass steadily
- Encourages **deeper, more resilient root growth**
- Supports recovery from:
 - Foot traffic
 - Mowing stress
 - Minor drought damage

Bottom Line

Stress Guard is most valuable because it:

Helps turf survive **heat, drought, and humidity stress**
 Strengthens roots in **sandy Florida soils**

Improves **color and density without overgrowth**Adds resilience against **disease and salt exposure**

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.

LCE025: Tree/Plant Installation				\$210.15
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Subcontractor - Fert & Pest Application (Sub)	Each	1.00	\$210.15	\$210.15
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Billing Questions
rhonda.culotta@down2earthinc.com
(904) 780-2257

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

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.
<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$210.15
Sales Tax	\$0.00
Total	\$210.15
Credits/Payments	(\$0.00)
Balance Due	\$210.15

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/>.



Florida Department of Health
in Hillsborough County
Notification of Fees Due



29-BID-8542890

Permit Number

29-60-2021524

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2026).

Fee Amount: \$400.00

Previous Balance: \$0.00

Total Amount Due: \$400.00

Payment Due Date: 06/30/2026 or Upon Receipt

If not paid by 06/30/2026 then the fee will be: \$450.00

Mail To: Sherwood Manor Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Sherwood Manor Pool Volume: 94,500
Location: 1801 12th Street gallons
Ruskin, FL 33570 Bathing Load: 105

Owner Information:

Name: Sherwood Manor Community Development District
Address: 2005 Pan Am Circle, Suite 300
(Mailing) Tampa, FL 33607
Home Phone: (813) 873-7300 Work Phone: ()

Flow Rate: 263

Please go online to pay fee at:

www.MyFloridaEHPermit.com

Permit Number: 29-60-2021524 Bill ID: 29-BID-8542890

Billing Questions call DOH-Hillsborough at: (813) 307-8059

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in Hillsborough County

ATTN: Environmental Health

P O Box 5135

Tampa, FL 33675

Circle One: Visa MC

Name on Card: _____

Account #: _____

Exp Date: ____/____ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: ____ Zip: _____

I Authorize Florida Department of Health in Hillsborough County to charge my credit card account for the following:

Payment Amount: \$_____ For: _____

Signature _____

Date _____

[Please RETURN invoice with your payment]

Batch Billing ID: 113246

PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information



Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Sherwood Manor CDD</u>
Board Meeting Date:	<u>May 07, 2026</u>

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

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

Approved for payment:

<u>Jayna Cooper</u>	<u>May 07, 2026</u>
District Manager Signature	Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Sherwood Manor CDD</u>
Board Meeting Date:	<u>May 07, 2026</u>

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

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

Approved for payment:

<u>Jayna Cooper</u>	<u>May 07, 2026</u>
District Manager Signature	Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Sherwood Manor CDD</u>
Board Meeting Date:	<u>May 07, 2026</u>

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

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

Approved for payment:

<u>Jayna Cooper</u>	<u>May 07, 2026</u>
District Manager Signature	Date

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



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

8159926



000001271 02 SP 106481842630697 S

Sherwood Manor COM Dev District
C/O District Manager
2005 Pan AM Circle
Suite 120
Tampa, FL 33607





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	8159926
Account Number:	242714000
Invoice Date:	04/24/2026
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Sherwood Manor COM Dev District
C/O District Manager
2005 Pan AM Circle
Suite 120
Tampa, FL 33607
United States
SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2023 REVENUE FUND

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	\$4,256.13
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All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**SHERWOOD MANOR COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REVENUE BONDS,
SERIES 2023 REVENUE FUND**

Invoice Number:	8159926
Account Number:	242714000
Current Due:	\$4,256.13
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 242714000
Invoice # 8159926
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8159926
Invoice Date: 04/24/2026
Account Number: 242714000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

SHERWOOD MANOR COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REVENUE BONDS,
SERIES 2023 REVENUE FUND

Accounts Included 242714000 242714001 242714002 242714003 242714004 242714005
In This Relationship: 242714006

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 04/01/2026 - 03/31/2027				\$3,950.00
Incidental Expenses 04/01/2026 to 03/31/2027	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13





Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720
(504)949-7558

INVOICE NO.	1267252
DATE	05/21/26

CUSTOMER

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

SERVICE LOCATION

Sherwood Manor CDD
1801 12th St
Ruskin, FL 33570

TERMS: Net 15 Days	CUSTOMER NO. 4171798		P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
Weekly Billing 5/8/2026 - 5/14/2026				
Cyber Hours - Cyber	46.00	Hours	2.80	128.80
Total Hours	46.00			0.00
Questions? Call 504-586-4701. A finance charge of 1 1/2% per month (18% annual) will be added on accounts which are not paid within 15 days. Customer agrees to pay reasonable attorney fees if necessary. A \$30 fee on NSF check applies.			Sub-Total	128.80
			Sales Tax	
			TOTAL	\$128.80

▼ TO ENSURE PROPER CREDIT, PLEASE DETACH AND MAIL BOTTOM PORTION WITH YOUR PAYMENT ▼

ATTENTION:

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

PLEASE SEND REMITTANCE TO

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720

Customer No.	4171798
Job No.	1080241
Invoice No.	1267252
Invoice Date	05/21/26
Amount Due	\$128.80
Amount Remitted	



1623 S. 51st Street
Tampa, FL 33619-5327

(813) 655-7520
Plumbing #CFC019219
Air Conditioning #CAC1822951

BILL TO

Sherwood Manor Clubhouse c/o Inframark
2005 Pan Am Circle
Tampa, FL 33607 USA

Customer PO

Payment Term COD

Due Date 3/27/2026

JOB ADDRESS

Sherwood Manor Clubhouse
1801 12th Street Southeast
Ruskin, FL 33570 USA

INVOICE #

81403

INVOICE DATE

3/27/2026

DESCRIPTION OF WORK

Run closet auger through bowl to clear blockage .

Ran closet auger through bowl clearing blockage. To much paper was used.

TOTAL DUE

\$288.00

PAYMENT

\$0.00

BALANCE DUE

\$288.00

CUSTOMER AUTHORIZATION

By signing, I authorize Alvarez Plumbing & Air Conditioning to perform the services described and agree to the attached Terms & Conditions, which are incorporated into this invoice.

PHONE

Sign here

Date 3/27/2026

CUSTOMER ACKNOWLEDGEMENT

By signing, I acknowledge that all work has been completed in a satisfactory and workmanlike manner, accept the services and charges in full, and confirm that I have read and agree to the attached Terms & Conditions.

PHONE

Sign here

Date 3/27/2026



Alvarez Plumbing and Air Conditioning
1623 S. 51st Street, Tampa, Florida 33619
(813) 655-7520

Plumbing #CFC019219 / Air Conditioning #CAC1822951

Terms & Conditions

CUSTOMER AUTHORIZATION: By authorizing service and/or signing, Customer authorizes Alvarez Plumbing & Air Conditioning ("Contractor") to perform the plumbing, HVAC, and related services described. Materials are new unless stated otherwise. Work is performed in a professional and workmanlike manner in accordance with generally accepted industry standards and applicable Florida codes in effect at the time of service. Changes, additional diagnostics, labor, or materials beyond the original scope may result in additional charges and may be approved verbally or electronically. Customer acknowledges that HVAC and plumbing systems may contain concealed, aged, or pre-existing conditions not discoverable prior to service. Contractor is not responsible for latent defects, pre-existing failures, code deficiencies, or conditions outside the authorized scope. Contractor is not liable for unavoidable damage to existing piping, ductwork, wiring, drywall, flooring, landscaping, utilities, or other property due to age, corrosion, scale, or concealed conditions, nor for delays caused by events beyond its control (including weather, material shortages, acts of God, strikes, or third-party errors). For permit and inspection purposes, once work is completed and the balance due is paid, the Contractor will coordinate an inspection date. The Customer is responsible for facilitating an inspection with 2-weeks of work completion and must ensure an individual at least eighteen (18) years of age is present on-site for the full scheduled day to provide access. Failure to provide access will result in rescheduling and applicable fees. Contractor is not responsible for implications that arise from customer's delay and/or refusal to allow inspection.

HVAC & PLUMBING DISCLOSURES Diagnostics identify probable causes only and do not guarantee discovery of all issues. Repairs address only approved components and do not guarantee remaining system life or performance. HVAC results may be affected by duct design, insulation, power, airflow, building conditions, or manufacturer limits. Plumbing systems may experience additional failures due to age, corrosion, pressure, or water quality. Photos, videos, readings, and documentation may be captured for quality control and communication.

ACCESS & CUSTOMER RESPONSIBILITIES Customer shall provide safe and reasonable access to all work areas, utilities, shutoffs, and mechanical spaces and identify private utilities and access points. Delays or additional labor due to restricted or unsafe conditions may result in added charges.

PAYMENT TERMS (FLORIDA) Payment is due upon completion unless otherwise agreed in writing and is not contingent on insurance or third-party reimbursement. Past-due balances (30 days) may accrue interest at the maximum rate allowed by Florida law. Customer agrees to pay reasonable collection costs, including attorney's fees and court costs, as permitted by law. Contractor may pursue all legal remedies, including lien rights where applicable.

LIMITATION OF LIABILITY To the fullest extent permitted by Florida law, Contractor's liability is limited to the amount paid for the specific service giving rise to the claim. Contractor is not liable for incidental, consequential, or indirect damages, including loss of use, comfort, or business.

CUSTOMER ACKNOWLEDGEMENT: Customer acknowledges the services described have been completed in a satisfactory and workmanlike manner. Customer has had the opportunity to review the work, ask questions, and raise concerns. Signature constitutes full and final acceptance of all work performed, materials provided, and charges incurred. These Terms & Conditions are incorporated by reference into the invoice and form a binding agreement.

GUARANTEES: Contractor provides limited warranties subject to proper use, operation, and maintenance. Repairs carry a thirty (30) day workmanship guarantee on labor for the specific repair performed. New equipment installations include a one (1) year parts and labor guarantee; manufacturer warranties apply thereafter. This warranty excludes consumable and normal-wear items, including filters, belts, capacitors, fuses, batteries, refrigerant loss not caused by installation defect, seals, gaskets, anodes, and similar components. Coverage does not apply to failures caused by misuse, abuse, neglect, lack of maintenance, improper operation, unauthorized modification, power surges, water quality, environmental conditions, acts of God, pre-existing conditions, or components not installed or repaired by Contractor. Warranty service is limited to correction of the covered defect only. No other express or implied warranties are provided except as stated herein or by the manufacturer. Alvarez's thirty (30) day residential stoppage guarantee excludes causes due to wipes, foreign obstructions, roots, or mechanical defects and does not apply to commercial properties.



1623 S. 51st Street
Tampa, FL 33619-5327

(813) 655-7520
Plumbing #CFC019219
Air Conditioning #CAC1822951

BILL TO

Sherwood Manor Clubhouse c/o Inframark
2005 Pan Am Circle
Tampa, FL 33607 USA

Customer PO

Payment Term Net 30

Due Date 6/25/2026

JOB ADDRESS

Sherwood Manor Clubhouse
1801 12th Street Southeast
Ruskin, FL 33570 USA

INVOICE #
84321

INVOICE DATE
5/26/2026

DESCRIPTION OF WORK

05/22/2026 - Alvarez Plumbing & A/C responded to service request. Upon arrival, technician observed slow water stagnation within pool drain collection area. Water was draining slowly but no major overflow or severe backup conditions were present at time of inspection.

Technician proceeded with drain cleaning by snaking drain line in order to clear partial blockage and restore proper drainage flow. After drain cleaning was completed, technician ran water through system multiple times and verified that water was flowing properly without additional stagnation or backing up within drain line.

Technician informed customer that there will always be a small amount of standing water visible inside the square collection box due to water level sitting below actual drain opening and piping elevation. At this time, drain itself is functioning properly and draining as intended.

05/26/2026 - Returned to return the pool key to the club house point of contact.

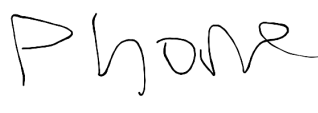
SS0526

TOTAL DUE \$314.00
PAYMENT \$0.00

BALANCE DUE \$314.00

CUSTOMER AUTHORIZATION

By signing, I authorize Alvarez Plumbing & Air Conditioning to perform the services described and agree to the attached Terms & Conditions, which are incorporated into this invoice.

Sign here 

Date 5/22/2026

CUSTOMER ACKNOWLEDGEMENT

By signing, I acknowledge that all work has been completed in a satisfactory and workmanlike manner, accept the services and charges in full, and confirm that I have read and agree to the attached Terms & Conditions.

Sign here Phone

Date 5/22/2026



Alvarez Plumbing and Air Conditioning
1623 S. 51st Street, Tampa, Florida 33619
(813) 655-7520

Plumbing #CFC019219 / Air Conditioning #CAC1822951

Terms & Conditions

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Aqua Sentry

13194 US Highway 301 S Suite 154
Riverview, FL 33578 US
+18139432755
AquaSentryTampa@gmail.com



INVOICE

BILL TO

Tabitha Vega
Sherwoods Manor CDD
2005 Pan Am Cir
Tampa
FL
33607
USA

INVOICE # H10872**DATE** 05/08/2026**DUE DATE** 05/23/2026**TERMS** Net 15

ACTIVITY	QTY	RATE	AMOUNT
Replaced Equipment Replace burned out both 5HP motors with new US Motors CloseCoupled ODP Replacement Pumps 230V. Includes labor	2	2,095.75	4,191.50
Replaced Equipment Seals for new motors(2)	2	98.56	197.12

BALANCE DUE**\$4,388.62**

INVOICE

Coastal Fence Services LLC

6101 Ike Smith Rd
Plant City, Florida 33565
United States

813-394-1444
www.coastalfence.co

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: 118**Invoice Date:** May 27, 2026**Payment Due:** May 27, 2026**Amount Due (USD): \$720.00**

Items	Quantity	Price	Amount
Replace Item replaced the broken light fixture that the customer provided . This lights fixture was installed by the two mailboxes total of 6 . the same style as the existing lights. However, the new fixture is equipped with a bulb, and the old one is with LED board	6	\$120.00	\$720.00

Total: \$720.00**Amount Due (USD): \$720.00****Pay Securely Online**link.waveapps.com/677v8c-m8qg63**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

INVOICE

Coastal Fence Services LLC

6101 Ike Smith Rd
Plant City, Florida 33565
United States

813-394-1444

www.coastalfence.co

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.

INVOICE

Coastal Fence Services LLC

6101 Ike Smith Rd
Plant City, Florida 33565
United States

813-394-1444

www.coastalfence.co

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.

Down to Earth Landscape & Irrigation

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



Invoice: #174517

April 2026

Customer

Sherwood Manor CDD
 Inframark
 2005 Pan Am Circle Suite 300

Tampa, FL 33604

Property / Project Address

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

Project/Job

Invoice Irrigation Form 04.23.2026
 Estimate # 146478

Invoice Date

4/30/2026

Date Due

5/15/2026

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#146478 - Invoice Irrigation Form 04.23.2026				\$12.50
LCE006: Irrigation Repairs				\$12.50
Drip Line (Kit)	Foot	5.00	\$2.50	\$12.50

Billing Questions

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

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

To make payment by **ACH (electronic check)** or
credit card, please click the link below. There is
no fee for ACH payments, and a **3% processing**
fee for credit card payments.

<https://huntington.billeri.com/ebpp/DownToEarth/>

Subtotal	\$12.50
Sales Tax	\$0.00
Total	\$12.50
Credits/Payments	(\$0.00)
Balance Due	\$12.50

Irrigation Service Report

General Information

Technician: Kvelazquez

Customer: Sherwood Manor CDD

Branch: Sarasota

Report Type: Monthly Wet Check

Controller Name: Timer 1

Date: April 23, 2026

Programs Needed: No

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ACC2

POC Info: Well

Pump Status Type: Submersible

Programs

Program Name: Program A

Start Time: midnight

Seasonal Adjustment:

Run Days: tuesday,thursday

Program Name: Program B

Start Time: midnight

Seasonal Adjustment:

Run Days: monday,friday

Program Name: Program C

Start Time: 8 p.m.

Seasonal Adjustment:

Run Days: wednesday

Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Drip	Drip	Drip	Spray	Spray	Spray	Drip
Program Type	B	B	B	A	A	A	B
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	Yes	No
Head Adjusted	No	No	No	Yes	Yes	Yes	No
Billable Repairs	No	No	No	No	No	No	Yes
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	No repair items available	No repair items available	No repair items available	No repair items available	No repair items available	No repair items available	Billable Items: 1. Drip Line Item Type: Feet Used Qty: 1

Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Drip	Drip	Spray	Spray	Spray	Drip	Bubbler
Program Type	B	B	A	A	A	B	C
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 10 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	Yes	Yes	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	No repair items available	No repair items available	No repair items available	No repair items available	No repair items available	No repair items available	No repair items available

Irrigation Zones

Attribute	15	16	17	18	19	20	21
Zone Type	Drip	Spray	Drip	Spray	Spray	Bubbler	Bubbler
Program Type	B	A	B	A	A	C	C
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 10 mins	0 hrs 10 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	Yes	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	22	23	24	25	26	27	28
Zone Type	Spray	Drip	Drip	Drip	Spray	Spray	Spray
Program Type	A	B	B	B	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	No	No	No	No	Yes	No
Billable Repairs	No	Yes	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	No repair items available	Billable Items: 1. Drip Line Item Type: Feet Used Qty: 3	No repair items available	No repair items available	No repair items available	No repair items available	No repair items available

Irrigation Zones

Attribute	29	30	31	32	33	34	35
Zone Type	Drip	Drip	Spray	Drip	Spray	Spray	Spray
Program Type	B	B	A	B	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	Yes	No	No	Yes	Yes
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	No repair items available	No repair items available	No repair items available	No repair items available	No repair items available	No repair items available	No repair items available

Irrigation Zones

Attribute	36	37	38	39	40	41	42
Zone Type	Spray	Drip	Bubbler	Drip	Rotor	Drip	Bubbler
Program Type	A	B	C	B	C	B	C
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 10 mins	0 hrs 20 mins	0 hrs 40 mins	0 hrs 20 mins	0 hrs 10 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	Yes	No	No
Billable Repairs	No	No	No	Yes	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	No repair items available	No repair items available	No repair items available	Billable Items: 1. Drip Line Item Type: Feet Used Qty: 1	No repair items available	No repair items available	No repair items available

Irrigation Zones

Attribute	43	44	45	46	47	48	49
Zone Type	Rotor	Spray	Spray	Drip	Rotor	Rotor	Spray
Program Type	C	A	A	B	C	C	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 40 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 40 mins	0 hrs 40 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	Yes	No	No	Yes	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	50
Zone Type	Spray
Program Type	A
Run Time Schedule	None
Run Days	None
Power Type	Hardwire
Zone Faults	No
Zone Runtime	0 hrs 20 mins
Checked Filters	No
Clogged Nozzles	No
Head Adjusted	No
Billable Repairs	No
Proposed Repairs	No
Zone Repair Items	No repair items available

Account Manager Contact

Monthly Irrigation Inspection Status: Completed

Contacted Manager: Yes

Contact Time: 11:30 a.m.

Communication Type: Text

Additional Comments:

INVOICE

Fields Consulting Group, LLC
(dba. Mike's Signs)
11749 Crestridge Loop
New Port Richey, FL 34655-0017

signsandgraphicsbymike@gmail.co
m
+1 (727) 480-6514



Meritus

Bill to
Inframark
Sherwood Manor CDD
Attn: Tabitha Vega
2005 Pan Am Circle #300
Tampa, FL 33607

Ship to
Sherwood Manor
1801 12th St SE
Ruskin, FL 33570

Invoice details

Sales Rep: Mike Fields

Invoice no.: 3807
Terms: Due on receipt
Invoice date: 05/13/2026
Due date: 06/01/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Printing & Reproduction	Custom "Pool Temporarily Closed" (18x12) 3mm maxmetal sign with direct print, (4) routed holes; Zip ties provided.	2	\$125.00	\$250.00
2.	Shipping	Shipping Charge: UPS	1	\$25.00	\$25.00

Total \$275.00

Ways to pay

BANK

View and pay



Inframark, LLC

2002 West Grand Parkway North, Suite 100

Katy, Texas 77449

(281) 578-4200

**To: Sherwood Manor CDD
2005 Pan Am Cir, Ste 300**

Tampa, FL 33607-6008

Client ID Number	
-------------------------	--

Invoice Number	1166718
Invoice Date	4/30/2026
Due Date	5/30/2026

Service Description	Total
Maintenance Services	\$5,000.00

Please Pay This Amount

Subtotal	\$5,000.00
Sales Tax	\$0.00
Total	\$5,000.00

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. 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 Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

30 Apr 2026 04:06:30PM CST

DISTRICT : SHERWOOD MANOR CDD

Go Green! Think before you print.

INVOICE NO. 1166718 - DETAIL

INVOICE DATE: 4/30/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	4/29/2026	4539065	SHMCDD District Area	General Maintenance; Month two of refilling the tree bags twice a week with water.	\$0.00	\$0.00	\$5,000.00	\$0.00	\$5,000.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$5,000.00	\$0.00	\$5,000.00	
				BWO Total	\$0.00	\$0.00	\$5,000.00	\$0.00	\$5,000.00	
				Invoice Total	\$0.00	\$0.00	\$5,000.00	\$0.00	\$5,000.00	

SHERWOOD MANOR CDD

DISTRICT CHECK REQUEST

Today's Date	<u>5/15/2026</u>
Payable To	<u>Sherwood Manor CDD</u>
Total Check Amount	<u>\$1,606.97</u>
Check Amount	<u>\$796.63</u>
Check Description	<u>Series 2018 - FY 26 DS Portion of Collection Discount</u> <u>\$796.63</u> <u>200-103200</u>
Check Amount	<u>\$810.34</u>
Check Description	<u>Series 2023 - FY 26 DS Portion of Collection Discount</u> <u>\$810.34</u> <u>201-103200</u>
Special Instructions	<u>Mail to U.S. Bank with Directional Letter</u>

(Please attach all supporting documentation: invoices, receipts, etc.)

Hanna Yi

Authorization

SHERWOOD MANOR CDD

2026

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	875,643.60	40.77%	0.407700
Net DS 2018	630,712.50	29.36%	0.293600
Net DS 2023	641,565.64	29.87%	0.298700
Net Total	2,147,921.74	100.00%	1.000000

69.14%

Date Received	Amount Received	40.77%	29.36%	29.87%	Proof	Distribution Number & Date Transferred	Payments / CDD check #	Notes (Excess or Interest)
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2018 Debt Service Revenue	Raw Numbers 2023 Debt Service Revenue				
10/3/2025	3,453.01	1,407.69	1,013.94	1,031.38	-	12/5/2025	1084	Excess
10/10/2025	210.87	210.87	-	-	-		1084	Interest
11/3/2025	9,524.97	3,883.04	2,796.90	2,845.03	-	FNSD 00146 DD0146 11/11/2025	1084	Excess
11/7/2025	3,222.55	1,313.74	946.26	962.55	-	748 FNSD 00146 11/11/2025	1084	
11/14/2025	8,436.62	3,439.35	2,477.32	2,519.95	-	749 FNSD 00146 12/05/2025	1084	
11/21/2025	11,045.53	4,502.94	3,243.39	3,299.20	-	750 FNSD 00146 12/05/2025	1084	
12/1/2025	29,439.66	12,001.67	8,644.62	8,793.37	-	751 FNSD 00146 12/05/2025	1084	
12/4/2025	972,610.44	396,504.26	285,595.86	290,510.32	-	753 FNSD 00146 12/05/2025	1084	
12/19/2025	440,940.56	179,758.31	129,477.12	131,705.13	-	755 FNSD 00146 01/08/2026	1100	
1/6/2026	5,109.88	2,083.14	1,500.46	1,526.28	-	758 FNSD 00146 01/08/2026	1100	
1/16/2026	1,605.78	654.63	471.52	479.63	-	00146 Interest FY26 Q1 01/21/2026	1101	Interest
2/4/2026	8,968.50	3,656.19	2,633.50	2,678.81	-	761 FNSD 00146 02/04/2026	1102	
3/5/2026	\$2,607.61	1,063.05	765.69	778.87	-	765 FNSD 00146 03/06/2026	1107	
4/23/2026	30.86	30.86	-	-	-	DD00146 Interest FY26 Q2	N/A	Interest
5/7/2026	2,712.97	1,106.00	796.63	810.34	-	772 FNSD 00146 05/15/2026		
		-	-	-	-			
		-	-	-	-			
		-	-	-	-			
TOTAL	1,499,919.81	611,615.73	440,363.21	447,940.87				
Net Total on Roll	2,147,921.74	875,643.60	630,712.50	641,565.64				
Collection Surplus / (Deficit)	(662,827.42)	(270,184.09)	(194,631.65)	(197,980.82)				



SHERWOOD MANOR COMMUNITY DEVELOPMEN
Business Visa



Page 1 of 4
Billing cycle 03/23/26 - 04/22/26
Account number ending in 1469

Account summary

Previous balance		\$5.74
Payments & other credits	-	\$5.74
Purchases & other charges	-	\$3.86
Balance transfers	+	\$0.00
Cash advances	+	\$0.00
Interest charged	+	\$0.00
Fees charged	+	\$0.00
New balance		\$3.86

Credit limit	\$10,000.00
Available credit	\$9,996.14
Available for cash advance	\$0.00
Statement closing date	04/22/2026
Days in billing cycle	31

Questions?



Visit
trui.com



Call
844-4TRUIST
(844-487-8478)



International
collect
910-914-8250



Write
TRUIST CARD SERVICES
PO BOX 200
WILSON,NC 27894-0200

Important information

If you or other cardholders on your account elect to set-up fixed recurring payment amounts, you must ensure that the fixed payment(s) cover at least the Minimum Payment Due for each billing cycle. Failing to pay at least the Minimum Payment Due by the payment due date may result in the assessment of late payment fees.

Organization account activity

Tran date	Post date	Reference number	Transaction description	Amount
SHERWOOD MANOR COMMUNITY			Account number ending in 1469	Total: -\$5.74
				- B

Please detach bottom portion and submit with payment using enclosed envelope.

TRUIST BANK
PO BOX 400
WILSON NC 27894-0400

Account number ending in	1469
Statement closing date	04/22/26
New balance	\$3.86
Minimum payment due	\$3.86
Payment due Date	05/17/26
Amount enclosed	\$

48000057258440000000000000000000386000000000000386

Pay online at: TRUIST.COM
Pay by phone: 844-487-8478
Make checks payable to: TRUIST BANK

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

TRUIST BANK
PO BOX 791622
BALTIMORE MD 21279-1622



Important contact details

Lost/Stolen Card? Please call us immediately at 844-487-8478 to report any loss, theft, or suspected or actual Unauthorized Use of Card or Account.

Address Change? Call us at 844-487-8478

Making payments

You must pay the Minimum Payment each month by the Payment Due Date. You may make payments on the Account in any of the following ways:

- At any Truist branch during normal business hours.
- By calling the Truist Contact Center at 844-4TRUIST (844-487-8478).
- By using Truist Online Banking.
- By mail at the address listed on the payment coupon on the front of this statement - please allow at least five (5) business days for delivery.

Payments that Truist receives prior to midnight ET through Truist Online Banking, a Truist branch, or by phone or mail at the address shown on the front of your statement will be credited as of the date received.

Any failure to comply with the following instructions may cause your payment to be delayed. This delay may result in additional charges and possible suspension/closure (or all of these) of the Account.

- Payment must be in U.S. dollars, but not in cash unless the payment is made at a Truist branch.
- Payment must come from a U.S. deposit account or cashier's check drawn on a U.S. financial institution.
- Payment must not include restrictive language (e.g., "payment in full") or other language attached to the payment; Truist may accept any payment with restrictive language without losing our rights.
- Payment cannot come from a credit account that Truist provides you (e.g., a Convenience Check, Cash Advance, or Balance Transfer made on this Account).
- Payment in a paper form (such as a check, money order, or cashier's check) must include the payment coupon from the Statement or have the Account number (or Cardholder Account number, if applicable) written on the payment.

Authorization to convert your check to an electronic transfer debit

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. In certain circumstances, such as for technical or processing reasons, we may process your payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

Calculating interest charges

To calculate the Average Daily Balance on your Account: Truist adds the outstanding daily Balance (including new Transactions) and periodic interest charges, fees, and unpaid interest charges while deducting payments and credits; this is done for each Transaction type (e.g., Purchases, Balance Transfers, Cash Advances) for each day in the Billing Cycle.

We may make additional adjustments, as appropriate, subject to applicable law (e.g., when a Transaction is disputed). This gives us the daily Balance for each Transaction type. Truist then adds all of the daily Balances for each separate Transaction type on the Account for each day of the Billing Cycle and divides that total amount by the number of days in the Billing Cycle. This results in the Average Daily Balance for each Transaction type for the Billing Cycle. This amount(s) appears on the reverse side in the column headed "Balance Subject to Interest Rate".

To calculate the Finance Charges on your Account: Truist first determines the Daily Periodic Rate (DPR) for each Transaction type by taking the applicable APR and dividing it by 365 (366 days during leap year). Truist then multiplies the Average Daily Balance for each Transaction type by the number of days in the Billing Cycle and the resulting figure by the DPR for that Transaction type (Average Daily Balance x # of days in Billing Cycle x DPR). We then total all of the interest charges for each Transaction type. This is the total interest charge for the Billing Cycle.

If you see an error on your statement or wish to dispute a charge

If you see an error, wish to dispute a charge, or if you need more information about a transaction on your bill, write us at Truist Bank, P.O. Box 819, Wilson, NC 27894-0819. Your dispute must be submitted no later than 60 days after we sent you the first bill on which the error or problem appeared. You may also submit a dispute by calling 844-4TRUIST (844-487-8478).

In your letter, give us the following information:

- Account Information: Your name and account number
- Dollar Amount: The dollar amount of the suspected error.
- Description of Problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

Sharing of information

Truist may, to the extent and in the manner permitted by applicable law, communicate information about Truist's experiences and Transactions with you to credit bureaus, Truist's affiliates, and others who may properly receive that information. Truist only reports Business Credit to Business Bureaus. A complete copy of the Truist Privacy Policy is available at Truist.com or by calling 844-4TRUIST (844-487-8478).

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SHERWOOD MANOR COMMUNITY DEVELOPMEN
Business Visa

Page 3 of 4
Billing cycle 03/23/26 - 04/22/26
Account number ending in 1469

Organization account activity - continued

Tran date	Post date	Reference number	Transaction description	Amount
04/03	04/03	0626040304306279	PAYMENTS - THANK YOU	-\$5.74

Cardholder activity

Total cardholder new activity: \$3.86

Tran date	Post date	Reference number	Transaction description	Amount
TABITHA VEGA		Account number ending in 5533		Total: \$3.86
04/14	04/14	24692166104409409599891	AMAZON MKTPL*B73E18Z50 Amzn.com/billWA	\$3.86

Interest charge calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of balance	Annual percentage rate (APR)	Periodic interest rate	Balance subject to interest rate	Interest charge	Expires on
PURCHASE	22.74% (V)	0.06231% (D)	\$0.00	\$0.00	-
PROMO	0.00%	0.00000% (D)	\$0.00	\$0.00	-

(V) = Variable Rate
(D) = Daily, (M) = Monthly

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Set up automatic payments
Automatically pay your full statement balance, minimum payment or a set amount each each month. Sign in to Truist online banking to set up recurring payments today.



Final Details for Order #114-2711361-8633836

Order Placed: April 13, 2026
PO number : Sherwood Manor CDD
Amazon.com order number: 114-2711361-8633836
Order Total: \$3.86

Shipped on April 13, 2026	
Items Ordered	Price
1 of: Key Ring/Key Chain, 50 Pack 3/4 inches 20mm Split Round Metal Silver Keyring for Home/Car/Outdoor/Arts/Lanyards/CraftsK ys Organization Sold by and invoiced on behalf of: NewNewStar (seller profile) Business Price Condition: New	\$3.59
Shipping Address: Tabitha Vega 10019 COUNTRY CARRIAGE CIR RIVERVIEW, FL 33569-5695 United States	Item(s) Subtotal: \$3.59 Shipping & Handling: \$0.00 ----- Total before tax: \$3.59 Sales Tax: \$0.27 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$3.86 -----

Payment information	
Payment Method: Visa Last digits: 5533	Item(s) Subtotal: \$3.59 Shipping & Handling: \$0.00 -----
Billing address Tabitha Vega 2005 PAN AM CIR TAMPA, FL 33607-2359 United States	Total before tax: \$3.59 Estimated Tax: \$0.27 ----- Grand Total: \$3.86
Credit Card transactions	Visa ending in 5533: April 13, 2026: \$3.86

To view the status of your order, return to [Order Summary](#) .

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Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720
(504)949-7558

INVOICE NO.	1264509
DATE	04/30/26

CUSTOMER

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

SERVICE LOCATION

Sherwood Manor CDD
1801 12th St
Ruskin, FL 33570

TERMS: Net 15 Days	CUSTOMER NO. 4171787		P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
50% Final on speaker installation	0.50	Each	1,480.00	740.00
Questions? Call 504-586-4701. A finance charge of 1 1/2% per month (18% annual) will be added on accounts which are not paid within 15 days. Customer agrees to pay reasonable attorney fees if necessary. A \$30 fee on NSF check applies.			Sub-Total	740.00
			Sales Tax	
			TOTAL	\$740.00

▼ TO ENSURE PROPER CREDIT, PLEASE DETACH AND MAIL BOTTOM PORTION WITH YOUR PAYMENT ▼

ATTENTION:

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

PLEASE SEND REMITTANCE TO

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720

Customer No.	4171787
Job No.	1080241
Invoice No.	1264509
Invoice Date	04/30/26
Amount Due	\$740.00
Amount Remitted	

***Sherwood Manor
Community
Development
District***

Financial Report

May 31, 2026

CLEAR PARTNERSHIPS



SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2018 CAPITAL PROJECTS FUND	SERIES 2023 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>								
Cash - Operating Account	\$ 141,414	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 141,414
Accounts Receivable - Off-Roll	-	-	93,755	-	-	-	-	93,755
Investments:								
Construction Fund	-	-	-	-	203,158	-	-	203,158
Prepayment Account	-	1	-	-	-	-	-	1
Reserve Fund	-	473,878	644,750	-	-	-	-	1,118,628
Revenue Fund	-	259,855	128,623	-	-	-	-	388,478
Prepaid Items	2,128	-	-	-	-	-	-	2,128
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	-	-	-	-	-	-	1,600,863	1,600,863
Amount To Be Provided	-	-	-	-	-	-	15,914,137	15,914,137
TOTAL ASSETS	\$ 143,581	\$ 733,734	\$ 867,128	\$ -	\$ 203,158	\$ 11,847,091	\$ 17,515,000	\$ 31,309,692
<u>LIABILITIES</u>								
Accounts Payable	\$ 24,187	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,187
Bonds Payable - Series 2018	-	-	-	-	-	-	8,555,000	8,555,000
Bonds Payable - Series 2023	-	-	-	-	-	-	8,960,000	8,960,000
TOTAL LIABILITIES	24,187	-	-	-	-	-	17,515,000	17,539,187

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2018 CAPITAL PROJECTS FUND	SERIES 2023 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>								
Nonspendable:								
Prepaid Items	2,128	-	-	-	-	-	-	2,128
Restricted for:								
Debt Service	-	733,734	867,128	-	-	-	-	1,600,862
Capital Projects	-	-	-	-	203,158	-	-	203,158
Unassigned:	117,266	-	-	-	-	11,847,091	-	11,964,357
TOTAL FUND BALANCES	119,394	733,734	867,128	-	203,158	11,847,091	-	13,770,505
TOTAL LIABILITIES & FUND BALANCES	\$ 143,581	\$ 733,734	\$ 867,128	\$ -	\$ 203,158	\$ 11,847,091	\$ 17,515,000	\$ 31,309,692

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026
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	\$ -	\$ 3,138	\$ 3,138	0.00%
Clubhouse Rentals	-	200	200	0.00%
Special Assmnts- Tax Collector	875,644	611,616	(264,028)	69.85%
Other Miscellaneous Revenues	-	733	733	0.00%
TOTAL REVENUES	875,644	615,687	(259,957)	70.31%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	7,800	4,200	65.00%
Dissemination Agent/Reporting	10,000	4,900	5,100	49.00%
Trustees Fees	8,200	8,512	(312)	103.80%
Disclosure Report	8,400	2,500	5,900	29.76%
District Counsel	15,000	15,689	(689)	104.59%
District Engineer	12,000	2,714	9,286	22.62%
District Management	30,000	17,500	12,500	58.33%
Field Management	18,000	22,500	(4,500)	125.00%
Accounting Services	12,000	7,000	5,000	58.33%
Auditing Services	6,200	6,600	(400)	106.45%
Onsite Staff	70,000	40,833	29,167	58.33%
Website ADA Compliance	1,500	-	1,500	0.00%
Email Hosting Vendor	600	-	600	0.00%
Postage, Phone, Faxes, Copies	500	25	475	5.00%
General Liability	25,354	19,897	5,457	78.48%
Public Officials Insurance	3,240	3,252	(12)	100.37%
Deductible	2,500	-	2,500	0.00%
Legal Advertising	2,000	85	1,915	4.25%
Misc Non Ad Valorem Taxes	4,000	3,847	153	96.18%
Bank Fees	250	2,206	(1,956)	882.40%
Website Admin Services	1,500	3,125	(1,625)	208.33%
Dues, Licenses & Fees	500	354	146	70.80%
Total Administration	243,744	169,339	74,405	69.47%
<u>Utility Services</u>				
Amenity Internet	2,500	1,683	817	67.32%
Water/Waste	16,000	15,201	799	95.01%
Electric Utility Services	120,000	90,291	29,709	75.24%
Total Utility Services	138,500	107,175	31,325	77.38%
<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	40,900	(18,700)	184.23%

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026
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
Debris Removal	20,000	1,970	18,030	9.85%
Landscape - Contract	235,000	79,554	155,446	33.85%
Landscape - Other R&M	9,000	487	8,513	5.41%
R&M-Wetland Monitoring	5,000	-	5,000	0.00%
Ditch Cleanup	5,000	-	5,000	0.00%
Landscape - Plant Replacement Program	5,000	1,682	3,318	33.64%
Storm Cleanup	35,000	-	35,000	0.00%
Landscape - Mulch	14,000	-	14,000	0.00%
Landscape - Irrigation Maintenance	3,500	1,291	2,209	36.89%
Total Other Physical Environment	372,700	125,884	246,816	33.78%
<u>Parks and Recreation</u>				
Pool Monitor	12,000	4,352	7,648	36.27%
Pool Additional Treatments	4,000	1,767	2,233	44.18%
Janitorial - Supplies/Others	1,000	-	1,000	0.00%
Janitorial - Contract	9,600	5,446	4,154	56.73%
Pool Maintenance - Contract	12,600	15,859	(3,259)	125.87%
Amenity Pest Control	2,000	-	2,000	0.00%
Security Monitoring Services	2,000	6,311	(4,311)	315.55%
Amenity R&M	35,000	22,659	12,341	64.74%
Entrance Monuments, Gates, Walls R&M	15,000	4,242	10,758	28.28%
Garbage Dumpster - Rental/Collection	5,000	-	5,000	0.00%
Community Events	10,000	1,486	8,514	14.86%
Misc-Contingency	10,000	3,649	6,351	36.49%
Key Card Distribution	2,500	-	2,500	0.00%
Total Parks and Recreation	120,700	65,771	54,929	54.49%
TOTAL EXPENDITURES	875,644	468,169	407,475	53.47%
Excess (deficiency) of revenues				
Over (under) expenditures	-	147,518	147,518	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		(28,124)		
FUND BALANCE, ENDING		\$ 119,394		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026
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	\$ -	\$ 20,257	\$ 20,257	0.00%
Special Assmnts- Tax Collector	634,991	440,363	(194,628)	69.35%
TOTAL REVENUES	634,991	460,620	(174,371)	72.54%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	195,000	185,000	10,000	94.87%
Interest Expense	439,991	439,991	-	100.00%
Total Debt Service	634,991	624,991	10,000	98.43%
TOTAL EXPENDITURES	634,991	624,991	10,000	98.43%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(164,371)	(164,371)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		898,105		
FUND BALANCE, ENDING		\$ 733,734		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026
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	\$ -	\$ 23,528	\$ 23,528	0.00%
Special Assmnts- Tax Collector	641,566	447,941	(193,625)	69.82%
Special Assmnts- CDD Collected	-	213,525	213,525	0.00%
TOTAL REVENUES	641,566	684,994	43,428	106.77%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	145,000	145,000	-	100.00%
Interest Expense	496,566	499,919	(3,353)	100.68%
Total Debt Service	641,566	644,919	(3,353)	100.52%
TOTAL EXPENDITURES	641,566	644,919	(3,353)	100.52%
Excess (deficiency) of revenues Over (under) expenditures	-	40,075	40,075	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		827,053		
FUND BALANCE, ENDING		\$ 867,128		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026
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	\$ -	\$ 4,883	\$ 4,883	0.00%
TOTAL REVENUES	-	4,883	4,883	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	4,883	4,883	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		198,275		
FUND BALANCE, ENDING		<u>\$ 203,158</u>		

Bank Account Statement

Sherwood Manor CDD

Tuesday, June 2, 2026

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Bank Account No. 9155

Statement No. 05_26

Statement Date

05/31/2026

G/L Account No. 101001 Balance	141,413.74	Statement Balance	150,784.54
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	150,784.54
Subtotal	141,413.74	Outstanding Checks	-9,370.80
Negative Adjustments	0.00	Ending Balance	141,413.74
Ending G/L Balance	141,413.74		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
05/01/2026		JE000932	Other Miscellaneous Revenues	Lorena Saez Mangual - Ck #55129019942 04/30/2026 - Fence Easement Recordin	150.00	150.00	0.00
05/07/2026		JE000935	Special Assmnts- Tax Collector	FY2026 Tax Roll Assessments	2,712.97	2,712.97	0.00
05/15/2026		JE000936	General Liability	Egis Insurance Advisors	10,266.00	10,266.00	0.00
05/15/2026		JE000937	Other Miscellaneous Revenues	Hodge - MO #19- 823402054 04/08/2026 - Key Fob - 905 Golden Shine	25.00	25.00	0.00
05/15/2026		JE000938	Other Miscellaneous Revenues	Robert Quinones & Lidia E. Snegirev - Ck #1336 04/29/2026 - Key Fob - 139	25.00	25.00	0.00
05/15/2026		JE000939	Other Miscellaneous Revenues	Crystal M. Ruiz - MO #19- 811393949 05/04/2026 - Key Fob - 1011 Coastal Ha	25.00	25.00	0.00
05/15/2026		JE000940	Other Miscellaneous Revenues	Shellee Payne Dimmick - Ck #316895 05/05/2026 - Key Fob - 1106 Swaying Sa	25.00	25.00	0.00
05/29/2026		JE000945	Interest - Investments	Interest Revenue 05/26	236.19	236.19	0.00
10/16/2025		JE000948	General Liability	Reverse Payment #001701	2,188.90	2,188.90	0.00
02/17/2026		JE000949	Misc-Contingency	Reverse Payment #300096	205.04	205.04	0.00
05/20/2026		JE000950	Electric Utility Services	Credit for TECO - Inv #050626-6005-ACH	1.01	1.01	0.00
Total Deposits					15,860.11	15,860.11	0.00
Checks							
							0.00
10/16/2025	Payment	001701	IPFS CORPORATION - ACH	INSURANCE MONTHLY PAYMENT	-2,188.90	-2,188.90	0.00
02/17/2026	Payment	300096	TRUIST BANK	Inv: 012226-1469	-205.04	-205.04	0.00
03/11/2026	Payment	1112	RYAN MOTKO	Check for Vendor V00052	-200.00	-200.00	0.00
04/06/2026	Payment	1117	RYAN MOTKO	Check for Vendor V00052	-200.00	-200.00	0.00
04/20/2026	Payment	100248	DOWN TO EARTH	Inv: 172545, Inv: 172546	-1,032.50	-1,032.50	0.00

Bank Account Statement

Sherwood Manor CDD

Tuesday, June 2, 2026

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Bank Account No. 9155

Statement No. 05_26

Statement Date

05/31/2026

04/27/2026	Payment	100250	STRALEY ROBIN VERICKER	Inv: 28232	-2,528.25	-2,528.25	0.00
04/27/2026	Payment	100251	ACTION SECURITY, INC	Inv: 32489	-1,345.00	-1,345.00	0.00
04/27/2026	Payment	100252	DOWN TO EARTH	Inv: 172819	-300.00	-300.00	0.00
04/27/2026	Payment	100253	WEISER SECURITY SERVICES ,INC.	Inv: 1260496	-740.00	-740.00	0.00
04/27/2026	Payment	100254	CITY-WIDE CLEANING LLC	Inv: 20076	-720.00	-720.00	0.00
05/06/2026	Payment	100256	ACTION SECURITY, INC	Inv: 32594	-125.00	-125.00	0.00
05/08/2026	Payment	1118	ALBERTO VIERA	Check for Vendor V00048	-200.00	-200.00	0.00
05/08/2026	Payment	1119	CARLOS DE LA OSSA	Check for Vendor V00061	-200.00	-200.00	0.00
05/08/2026	Payment	1120	KYLE SMITH	Check for Vendor V00066	-200.00	-200.00	0.00
05/12/2026	Payment	100257	US BANK	Inv: 8159926	-4,256.13	-4,256.13	0.00
05/12/2026	Payment	100258	ECO-LOGIC SERVICES LLC	Inv: 6536	-6,700.00	-6,700.00	0.00
05/12/2026	Payment	100259	INFRAMARK LLC	Inv: 1166718	-5,000.00	-5,000.00	0.00
05/12/2026	Payment	100260	BL POOLS DBA AQUASENTRY	Inv: H10773	-1,995.00	-1,995.00	0.00
05/12/2026	Payment	100261	DOWN TO EARTH	Inv: 174517, Inv: 173454	-9,930.50	-9,930.50	0.00
05/12/2026	Payment	100262	WEISER SECURITY SERVICES ,INC.	Inv: 1264509	-740.00	-740.00	0.00
05/12/2026	Payment	100263	ALVAREZ PLUMBING COMPANY	Inv: 81403	-288.00	-288.00	0.00
05/13/2026	Payment	300123	BOCC ACH	Inv: 050626-3466-ACH	-727.76	-727.76	0.00
05/15/2026	Payment	100264	BL POOLS DBA AQUASENTRY	Inv: H10872	-4,388.62	-4,388.62	0.00
05/15/2026	Payment	100265	STRALEY ROBIN VERICKER	Inv: 28337	-1,279.50	-1,279.50	0.00
05/15/2026	Payment	100266	BUSINESS OBSERVER	Inv: 26-01536H	-85.31	-85.31	0.00
05/18/2026	Payment	1123	SHERWOOD MANOR CDD CHARTER	Check for Vendor V00035	-1,606.97	-1,606.97	0.00
05/18/2026	Payment	300124	COMMUNICATION S - ACH	Inv: 2458267050126-ACH	-219.21	-219.21	0.00
05/18/2026	Payment	300125	TRUIST BANK FIELDS	Inv: 042226-1469-ACH	-3.86	-3.86	0.00
05/20/2026	Payment	100267	CONSULTING GROUP LLC	Inv: 3807	-275.00	-275.00	0.00
05/20/2026	Payment	300126	TECO ACH	Inv: 050626-6005-ACH	-6,417.95	-6,417.95	0.00
05/26/2026	Payment	300127	TECO ACH	Inv: 050426-8655-ACH	-2,238.11	-2,238.11	0.00
05/26/2026	Payment	300128	TECO ACH	Inv: 050426-3107-ACH	-2,377.99	-2,377.99	0.00
05/26/2026	Payment	300129	TECO ACH	Inv: 050426-5651-ACH	-233.14	-233.14	0.00
05/26/2026	Payment	300130	TECO ACH	Inv: 050426-5677-ACH	-699.42	-699.42	0.00
05/21/2026		JE000944	Bank Fees	Service Charge 05/26	-259.80	-259.80	0.00
Total Checks					-59,906.96	-59,906.96	0.00

Adjustments

Total Adjustments

Bank Account Statement

Sherwood Manor CDD

Tuesday, June 2, 2026

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Bank Account No. 9155

Statement No. 05_26

Statement Date

05/31/2026

Outstanding Checks

05/08/2026	Payment	1121	NICHOLAS J. DISTER	Check for Vendor V00034	-200.00
05/08/2026	Payment	1122	RYAN MOTKO	Check for Vendor V00052	-200.00
05/22/2026	Payment	100268	CITY-WIDE CLEANING LLC	Inv: 20154	-766.00
05/27/2026	Payment	100269	WEISER SECURITY SERVICES ,INC. FLORIDA	Inv: 1267252	-128.80
05/29/2026	Payment	100270	DEPARTMENT OF HEALTH	Inv: 29-BID-8542890	-400.00
05/29/2026	Payment	100271	DOWN TO EARTH RISK	Inv: 175896	-300.00
05/29/2026	Payment	100272	MANAGEMENT ASSOCIATES INC	Inv: 24840519	-7,376.00
Total Outstanding Checks					-9,370.80

Outstanding Deposits

Total Outstanding Deposits

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2026 to 05/31/2026

(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	100256	05/06/26	ACTION SECURITY, INC	32594	May 2026 Security Monitoring System	Security Monitoring Services	534368-57201	\$125.00
001	100257	05/12/26	US BANK	8159926	Trustee Fees Series 2023 04/01/2026-03/31/2027	Trustees Fees	531045-51301	\$2,128.07
001	100257	05/12/26	US BANK	8159926	Trustee Fees Series 2023 04/01/2026-03/31/2027	Prepaid Items	155000	\$2,128.06
001	100258	05/12/26	ECO-LOGIC SERVICES LLC	6536	Apr 2026 Pond Maintenance	Aquatics - Contract	534067-53908	\$6,700.00
001	100259	05/12/26	INFRAMARK LLC	1166718	Maintenance Services 04/26	Amenity R&M	546176-57201	\$5,000.00
001	100260	05/12/26	BL POOLS DBA AQUASENTRY	H10773	Pool Cleaning and Maintenance-May 2026	Pool Maintenance - Contract	534078-57201	\$1,995.00
001	100261	05/12/26	DOWN TO EARTH	174517	Irrigation Repairs 04/26	Landscape - Irrigation Maintenance	546930-53908	\$12.50
001	100261	05/12/26	DOWN TO EARTH	173454	May 2026 Landscaping Maintenance	Landscape - Contract	534171-53908	\$9,918.00
001	100262	05/12/26	WEISER SECURITY SERVICES ,INC.	1264509	50% Balance on Speaker Installation 04/26	Security Monitoring Services	534368-57201	\$740.00
001	100263	05/12/26	ALVAREZ PLUMBING COMPANY	81403	Plumbing Service Call 03/2026	Amenity R&M	546176-57201	\$288.00
001	100264	05/15/26	BL POOLS DBA AQUASENTRY	H10872	Replaced Equipment - Pool Motors 05/26	Amenity R&M	546176-57201	\$4,388.62
001	100265	05/15/26	STRALEY ROBIN VERICKER	28337	APR 2026 DISTRICT COUNSEL SERVICE	District Counsel	531146-51301	\$1,279.50
001	100266	05/15/26	BUSINESS OBSERVER	26-01536H	LEGAL AD 26-01536H 05/08/2026	Legal Advertising	548002-51301	\$85.31
001	100267	05/20/26	FIELDS CONSULTING GROUP LLC	3807	Pool Signs 05/26	Amenity R&M	546176-57201	\$275.00
001	100268	05/22/26	CITY-WIDE CLEANING LLC	20154	Janitorial Cleaning 05/26	Janitorial - Contract	534026-57201	\$766.00
001	100269	05/27/26	WEISER SECURITY SERVICES ,INC.	1267252	Weekly Billing 05/08/2026 - 05/14/2026	Security Monitoring Services	534368-57201	\$128.80
001	100270	05/29/26	FLORIDA DEPARTMENT OF HEALTH	29-BID-8542890	Pool Permit #29-60-2021524 Renewal 05/26	Misc-Contingency	549900-57201	\$400.00
001	100271	05/29/26	DOWN TO EARTH	175896	Trash & Debris Removal 05/26	Debris Removal	534121-53908	\$300.00
001	100272	05/29/26	RISK MANAGEMENT ASSOCIATES INC	24840519	Policy #PK FL1 0294982 25-01 05/01/26-10/01/26	General Liability	545002-51325	\$6,160.00
001	100272	05/29/26	RISK MANAGEMENT ASSOCIATES INC	24840519	Policy #PK FL1 0294982 25-01 05/01/26-10/01/26	Public Officials Insurance	545008-51325	\$1,216.00
001	1118	05/08/26	ALBERTO VIERA	AV-050726	BOARD 05/07/2026	Supervisor Fees	511100-51301	\$200.00
001	1119	05/08/26	CARLOS DE LA OSSA	CO-050726	BOARD 05/07/2026	Supervisor Fees	511100-51301	\$200.00
001	1120	05/08/26	KYLE SMITH	KS-050726	BOARD 05/07/2026	Supervisor Fees	511100-51301	\$200.00
001	1121	05/08/26	NICHOLAS J. DISTER	ND-050726	BOARD 05/07/2026	Supervisor Fees	511100-51301	\$200.00
001	1122	05/08/26	RYAN MOTKO	RM-050726	BOARD 05/07/2026	Supervisor Fees	511100-51301	\$200.00
001	300123	05/13/26	BOCC ACH	050626-3466-ACH	WATER 03/26/26-04/27/26	Water/Waste	543018-53150	\$727.76
001	300124	05/18/26	CHARTER COMMUNICATIONS - ACH	2458267050126-ACH	AMENITY TV/INTERNET/PHONE 05/01-05/31/2026	Amenity Internet	541016-53150	\$219.21
001	300125	05/18/26	TRUIST BANK	042226-1469-ACH	CREDIT CARD EXPENSES 03/23/26-04/22/26	Misc-Contingency	549900-51301	\$3.86
001	300126	05/20/26	TECO ACH	050626-6005-ACH	ELECTRIC SERVICES 02/27/26-03/27/2026	Electric Utility Services	543041-53150	\$6,417.95
001	300127	05/26/26	TECO ACH	050426-8655-ACH	STREETLIGHTS 03/28/26-04/28/26	Electric Utility Services	543041-53150	\$2,238.11
001	300128	05/26/26	TECO ACH	050426-3107-ACH	STREETLIGHTS 03/28/26-04/28/26	Electric Utility Services	543041-53150	\$2,377.99
001	300129	05/26/26	TECO ACH	050426-5651-ACH	STREETLIGHTS 03/28/26-04/28/26	Electric Utility Services	543041-53150	\$233.14
001	300130	05/26/26	TECO ACH	050426-5677-ACH	STREETLIGHTS 03/28/26-04/28/26	Electric Utility Services	543041-53150	\$699.42
Fund Total								\$57,951.30

SERIES 2018 DEBT SERVICE FUND - 200

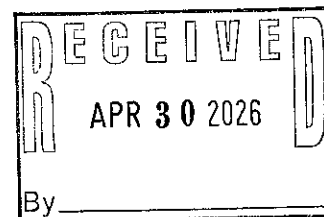
200	1123	05/18/26	SHERWOOD MANOR CDD	05152026-0515	SERIES 2018 AND SERIES 2023 FY26 DS	Cash in Transit	103200	\$796.63
Fund Total								\$796.63

SERIES 2023 DEBT SERVICE FUND - 201

201	1123	05/18/26	SHERWOOD MANOR CDD	05152026-0515	SERIES 2018 AND SERIES 2023 FY26 DS	Cash in Transit	103200	\$810.34
Fund Total								\$810.34

Total Checks Paid	\$59,558.27
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Prepared by and return to:
Kathryn "KC" Hopkinson, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606
Folio No.: 057481-2036



Easement Encroachment Agreement

This Easement Encroachment Agreement (this "Agreement") is entered into as of 28th, 2026 (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 **Lorena Del Socorro Saez Mangual**, an individual (the "Landowner"), whose mailing address is 1437 Brown Mallet Place, Ruskin, FL 33570.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One Hundred 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 93, BROOKSIDE PHASE 4A** (the "Property"), a subdivision according to the plat thereof recorded at Plat Book 146, Page(s) 31-36, 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. The physical address of the Property is 1437 Brown Mallet Place, Ruskin, FL 33570.
2. **District Easement.** The District has a Twelve-Foot (12') Public Drainage Easement (the "Easement") on the Northern side of the Property, as shown on the Plat. Landowner desires to encroach into the Easement by installing a privacy fence through the Easement (the "Improvements"). The Improvements may be installed as long as the Improvements are only encroaching into the Easement by a maximum of seven (7) feet (which will leave five (5) feet of the Easement open for CDD access).
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 to the Landowner 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 prior to installation of the Improvements.
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 general location shown on **Exhibit A**, 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.
6. **Term and Termination.**
 - a. This Agreement shall remain in effect in perpetuity until terminated by either party in accordance with the terms of this Section 6.
 - b. If the Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed or the Improvements are otherwise required to be removed by the District or the Landowner, either party may terminate this Agreement with sixty (60) days written notice. Notwithstanding the foregoing, the District may remove the Improvements and any other encroachments immediately in the event of an emergency situation, and the District shall have no obligation to repair or restore the Improvements.
 - c. 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 Hillsborough County.
 - d. 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.
 - e. 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 Hillsborough County improvements or structures located within the Easement caused by the Improvements or Landowner; and (4) any claims for injury to any person or damages to any property caused by 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:

Evelyn Ramos
Print Name: Evelyn Ramos
Address: 12604 Blue Roan CT #102
Tampa, FL 33625
Alexandra M. Pozo
Print Name: Alexandra M. Pozo
Address: 1429 Brown Mallet Pl.
Ruskin, FL 33570

**SHERWOOD MANOR COMMUNITY
DEVELOPMENT DISTRICT**

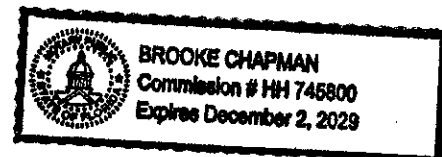
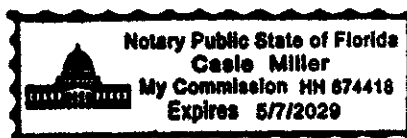
Carlos De La Ossa
Name: Carlos De La Ossa
Title: Chair of the Board of Supervisors

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on 4-28-20, 2026, 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 Drivers License (type of identification) as identification.

[Signature]
Notary Public Signature

Notary Stamp



WITNESSES:

LANDOWNER

Evelyn Ramos
Print Name: Evelyn Ramos
Address: 12604 Blue Road CT #102
Tampa, FL 33625

Alexandra H. Rizo
Print Name: Alexandra H. Rizo
Address: 1429 Brown Mallet Pl.
Ruskin, FL 33570

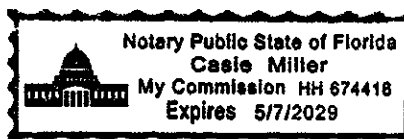
Lorena del Socorro Saez Mangual
LORENA DEL SOCORRO SAEZ MANGUAL
Landowner

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on 4-28-26, 2026, by LORENA DEL SOCORRO SAEZ MANGUAL, an individual, as the Landowner, who [] is personally known to me or [] has produced DL (type of identification) as identification.

[Signature]
Notary Public Signature

Notary Stamp





ESTIMATE

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

813-394-1444
www.coastalfence.co

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

Estimate Number: 181

Estimate Date: June 7, 2026

Valid Until: July 7, 2026

Grand Total (USD): \$245.00

Items	Quantity	Price	Amount
Gate Repair Broken gate need to be weld back and paint located by the playground	1	\$245.00	\$245.00
Gate If you want to replace with a new gate will be \$670	1	\$0.00	\$0.00
Grand Total (USD):			\$245.00

Notes / Terms

To schedule and start the process with the job we need a 50% deposit

Jayna Cooper

June 9, 2026

Estimates are valid for 30 days and subject to change for price increases by tariffs, non stock items (freight charge) especial orders. We always get notified by suppliers before and we notify our customers .Our company deal directly with manufacturers

Kings Power Washing Services
1735 Rumar Ln
Holiday, FL 34691 USA
info@kingspowerwasher.com
kingspowerwasher.com

Estimate 10268



ADDRESS Sherwood Manor 1406 Blossom Bayou Cir C/o Inframark 2005 Pan Am Cir Tampa FL 33607	DATE 05/11/2026	TOTAL \$875.00	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Pool deck cleaning	Pool furniture will be moved, and the surface will be pre-treated with 1% sodium hypochlorite and surfactant solution, surface cleaned, and post-treated with a 1% sodium hypochlorite and surfactant solution. The entirety of the pool deck will be cleaned.	6,500	0.10	650.00
	Building wash	Walls and ceiling of the entrance way and covered seating area will be cleaned. The entire building will not be washed, this is just a spring cleaning.	1	225.00	225.00

Checks are the preferred method of payment, but a bank transfer is adequate. Checks can be sent to 1735 Rumar Ln Holiday, FL 34691	SUBTOTAL	875.00
	TAX	0.00
	TOTAL	\$875.00

THANK YOU.

Accepted By

Signed by:

1F3BE9E795D0415...

Accepted Date
6/10/2026



2002 West Grand Parkway North | Suite 100 | Katy, Texas
77449
6562473501 | nmontagna@inframark.com |
www.inframark.com/maintenance

RECIPIENT:

Tabitha vega

Sherwood Manor CDD
1801 12th St SE
Ruskin, Florida 33570

Estimate #364

Sent on _____

Total \$200.00

Product/Service	Description	Qty.	Unit Price	Total
Womans bathroom door frame paint	Clean, prepare, and paint the interior bathroom door trim and frame.	1	\$200.00	\$200.00

Total \$200.00

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Signed by: Rollamay Turkoane
Signature: _____ Date: 6/22/2026
1F3BE9E795D0415...



2002 West Grand Parkway North | Suite 100 | Katy, Texas
77449
6562473501 | nmontagna@inframark.com |
www.inframark.com/maintenance

RECIPIENT:

Tabitha vega

Sherwood Manor CDD
1801 12th St SE
Ruskin, Florida 33570

Estimate #365

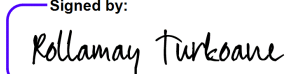
Sent on _____

Total **\$1,750.00**

Product/Service	Description	Qty.	Unit Price	Total
3 commercial poolside umbrellas	remove three damaged and broken umbrellas from the pool deck and dispose of them. Additionally, replace with three matching new umbrellas.	1	\$1,750.00	\$1,750.00

Total **\$1,750.00**

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Signed by:

Signature: _____
1F3BE9E795D0415...

Date: 6/22/2026



Suncoast
Credit Union

No. 4002587834

Acct: 0006828753 Teller: 5235 Date: 02/06/26 Time: 12:42pm

See receipt for reference

Check Number: 00 4002587834

Purpose :

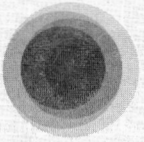
Amount : \$150.00

Pay to : SHERWOOD MANOR CDD
RE:JO ANN FERNANDEZ

NON NEGOTIABLE

Purchaser Does Not Have The Right to Stop Payment of This Check

THIS IS WATERMARKED PAPER - DO NOT ACCEPT WITHOUT NOTING WATERMARK - HOLD TO LIGHT TO VERIFY WATERMARK



Suncoast
Credit Union

CASHIER'S CHECK

No. 4002587834

63-8281
2631

*** ONE HUNDRED FIFTY DOLLARS AND 00 CENTS ***

02/06/26

\$150.00

PAY

EXACTLY **150** Dollars **00** Cents

TO THE
ORDER
OF

SHERWOOD MANOR CDD
RE:JO ANN FERNANDEZ

THE PURCHASE OF AN INDEMNITY BOND MAY BE
REQUIRED BEFORE AN OFFICIAL CHECK OF THIS
CREDIT UNION WILL BE REPLACED OR REFUNDED
IN THE EVENT IT IS LOST, MISPLACED OR STOLEN.

Kevin D. Johnson
VOID AFTER 90 DAYS

Security Features Included Details on back

⑈4002587834⑈ ⑆263182817⑆8012016⑈

Prepared by and return to:
Kathryn "KC" Hopkins, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606
Folio No.: 057658-1372

Easement Encroachment Agreement

This Easement Encroachment Agreement (this "**Agreement**") is entered into as of January 19, 2024 (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 **FRANCISCO JOSE FERNANDEZ PAREJO and JO ANN FERNANDEZ** (collectively the "**Landowner(s)**"), whose mailing address is 1002 GOLDEN SHINER AVENUE, 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 5, Block 15, **BROOKSIDE ESTATES PHASE 1 AND 2** (the "**Property**"), a subdivision according to the plat thereof recorded at Plat Book 136, Pages 154-166 (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 10' Drainage Easement (Public) (the "**Easement**") on the West side of the Property, as shown on the Plat. Landowner desires to encroach into the Easement by installing a 6-foot-tall white 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:

Rellamay Turkoane
Print Name: Rellamay Turkoane
Address: 11832 Colony Lakes Blvd
NPR Fl 34654

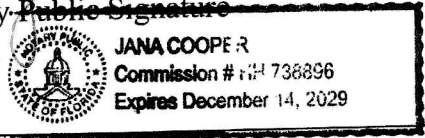
Brittney Carpio
Print Name: Brittney Carpio
Address: 2005 Pan Am Circle St 300
Tampa FL 33607

**Sherwood Manor
Community Development District**

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

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on January 8, 2026, 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.

Jana Cooper
Notary Public Signature

Notary Stamp

Witnesses:

Francisco Nea1

Rebecca Nea1

Print Name

808 US Hwy 41 Ruskin FL 33570

Address

Anna M. Green

Anna M. Green

Print Name

808 Hwy 41 S Ruskin FL 33570

Address

[Signature]

Name: FRANCISCO JOSE FERNANDEZ

PAREJO

Title: Landowner

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on 01 29, 2026, by FRANCISCO JOSE FERNANDEZ PAREJO, Landowner, who [] is personally known to me or [X] has produced FL-LESS-250-70-402-0 (type of identification) as identification.



SANRITA MONTS
Notary Public
State of Florida
Comm# HH227733
Expires 2/10/2026

[Signature]

Notary Public Signature

Sanrita Monts

Notary Stamp

Witnesses:

Robert Neal

Rebecca Neal

Print Name

808 US Hwy 41 Ruskin FL 33570

Address

Anna Green

Anna Green

Print Name

808 US Hwy 41 Ruskin FL 33570

Address

JO ANN FERNANDEZ

Title: Landowner

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on 01 24, 2020, by JO ANN FERNANDEZ, Landowner, who [] is personally known to me or [] has produced FL-PLSS-470-73-89-0 (type of identification) as identification.



SANRITA MONTS

Notary Public

State of Florida

Comm# HH227733

Expires 2/10/2026

[Signature]
Notary Public Signature

[Signature]
Notary Stamp



Sherwood Manor Brookside

Landscape Inspection Report June 2026

Friday, June 19 2026

Prepared For Board Of Directors

11 Items Identified

11 Items Incomplete

Daniel Haines

Inframark

Yellow is in progress

Green is complete

Red is no response from the vendor



Item 1 Annuals

Due By: Friday, June 26 2026

Assigned To: Down 2 Earth

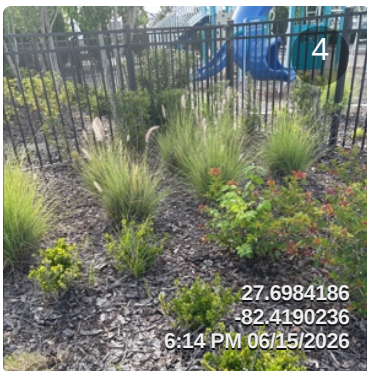
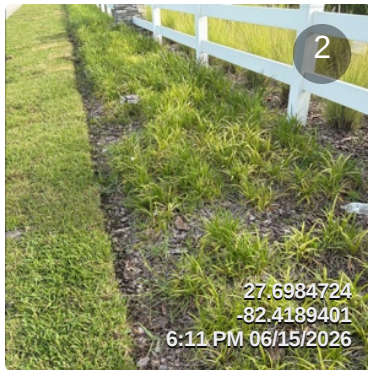
We need annuals at the entrance monuments.

Item 2 Amenities area

Due By: Monday, June 29 2026

Assigned To: Down 2 Earth

Weeds are present in the beds in front of the fence within the amenities area, and turf has encroached into the decorative grasses; please address promptly to restore clean bed lines and a well-maintained appearance.

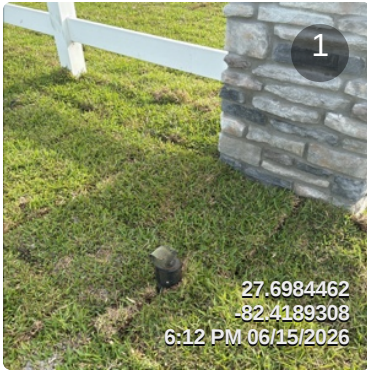


Item 3 Landscape lights

Due By: Monday, June 29 2026

Assigned To: Down 2 Earth

Lights on the wall in front of the amenities center need adjustment; please align properly to ensure optimal illumination and a polished, professional appearance.

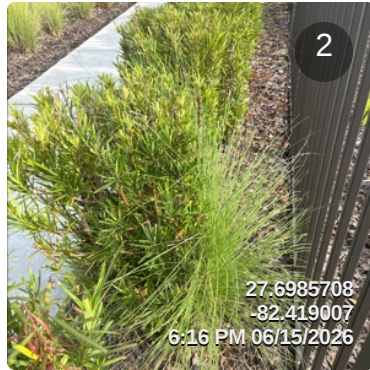


Item 4

Due By: Monday, June 29 2026

Assigned To: Down 2 Earth

Please remove the old decorative grasses behind the new podocarpus along the fence at the amenities center to maintain a clean, cohesive, and well-maintained appearance.

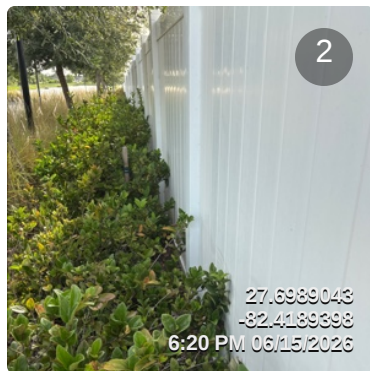
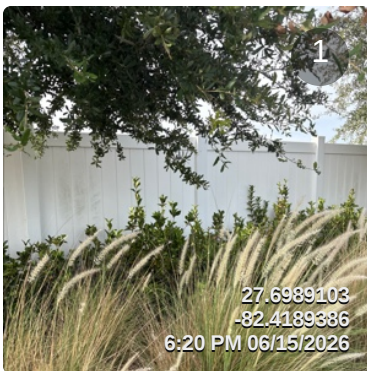


Item 5

Due By: Monday, June 29 2026

Assigned To: Down 2 Earth

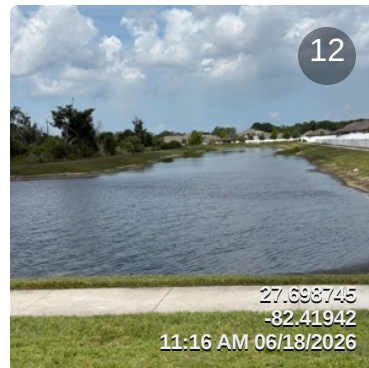
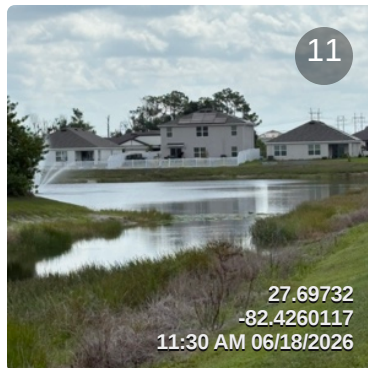
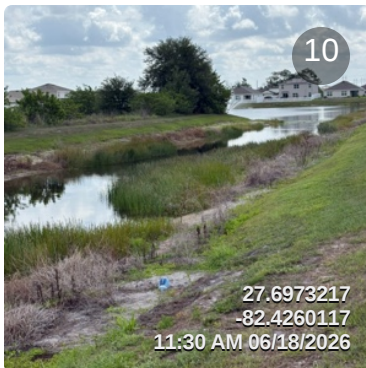
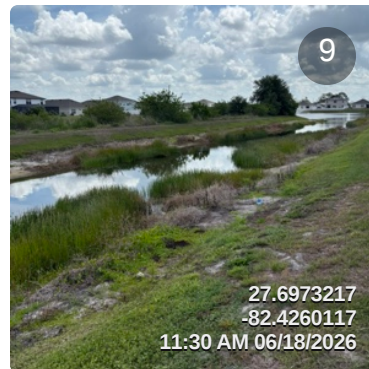
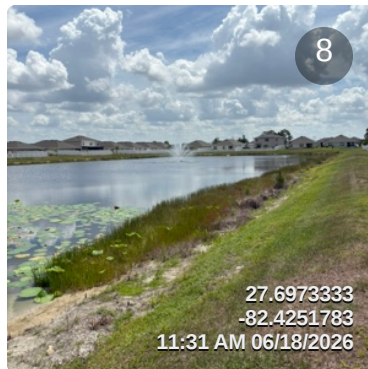
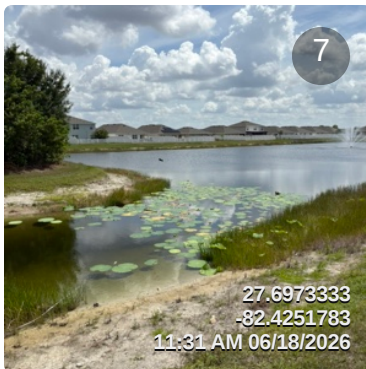
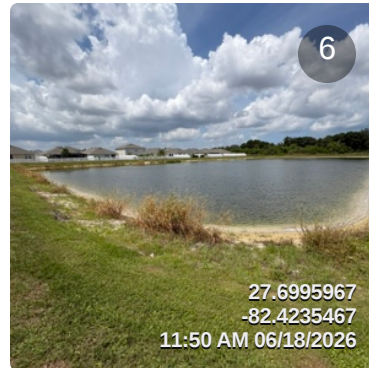
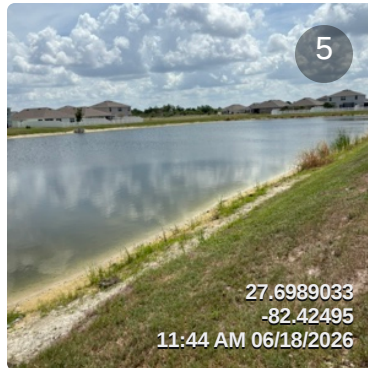
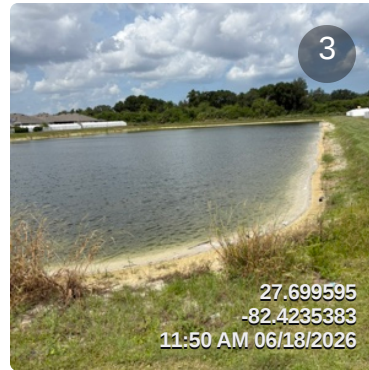
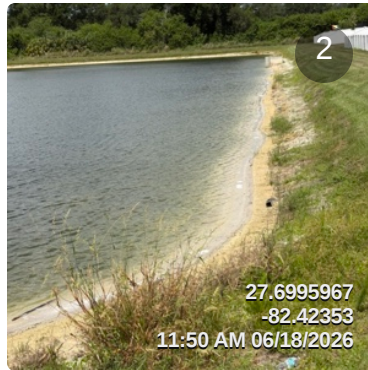
Please trim the top of the viburnum along the fence behind the amenities center, adjacent to the parking lot, and cut back growth from the fence to maintain a clean, uniform, and well-maintained appearance.

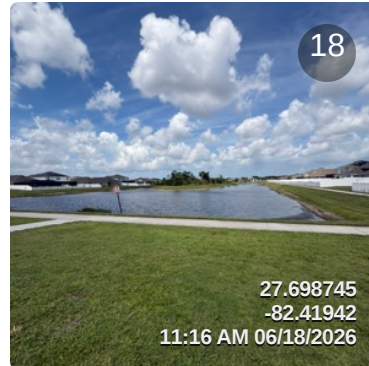
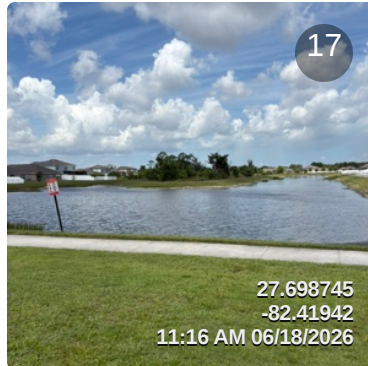
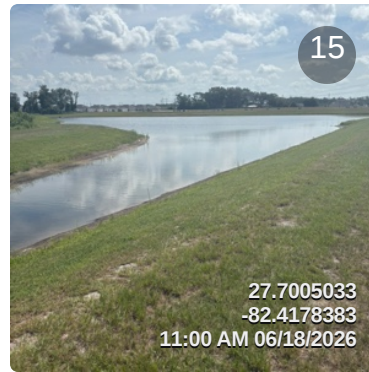
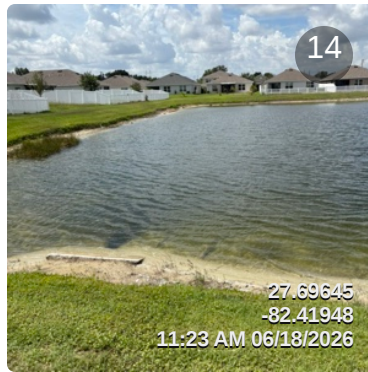


Ponds

Assigned To: Eco-Logic

Ponds are in generally good condition.





Item 7

Due By: Monday, June 29 2026

Assigned To: Down 2 Earth

We need to mow behind the houses on Ace outlaw avenue from the dead end to the pond

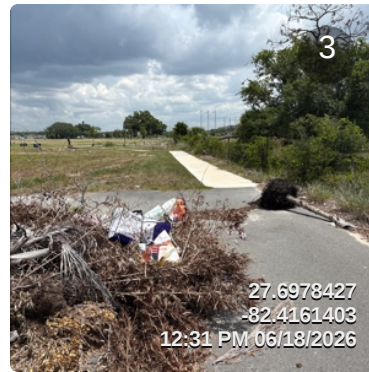
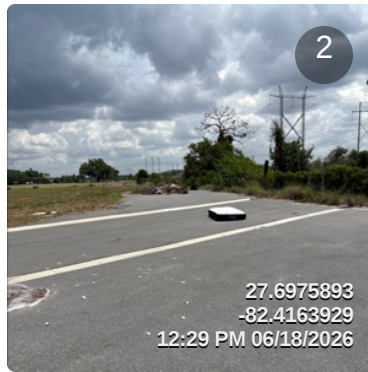
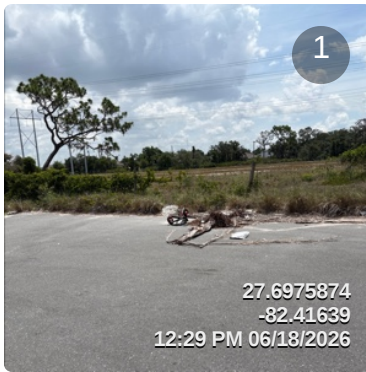
Item 8 Trash and dumping

Due By: Tuesday, June 30 2026

Assigned To: Maintenance

Trash dumped at the end of Swaying Sawgrass Ave.

Sent to Maintenance for a proposal.



Item 9

Due By: Monday, June 29 2026

Assigned To: Down 2 Earth

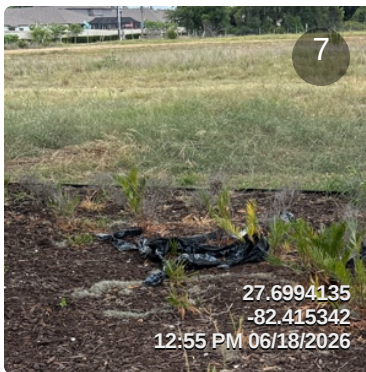
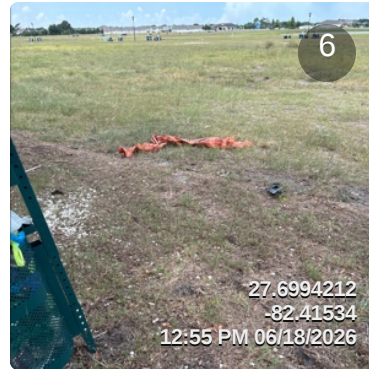
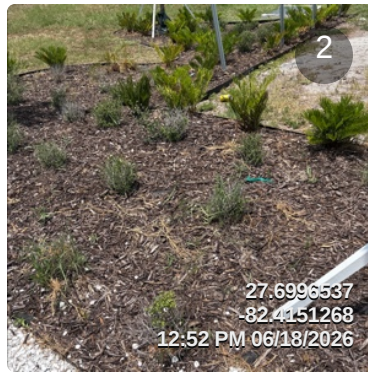
Walkway along path only edged one side. Between Colding and swaying sawgrass.

Item 10

Due By: Monday, June 29 2026

Assigned To: Down 2 Earth

Shell path to dog station needs some attention. Shell path need sprayed for weeds and trash picked up. Also weeds in beds.

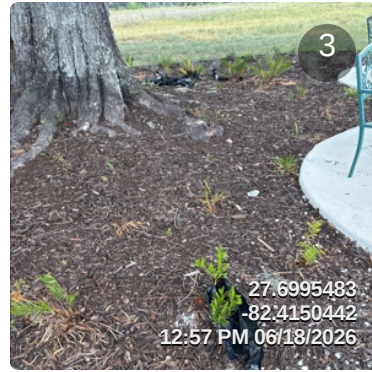
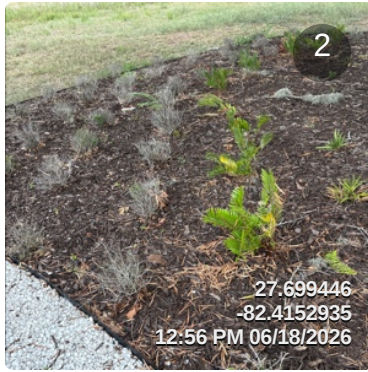


Item 11 Dog walk park

Due By: Thursday, June 18 2026

Assigned To: Down 2 Earth

Dead plant material at walk dog park
needs pulled.





Lake Maintenance Service Report

Date: Tuesday, June 23, 2026

Lead Technician: gabriel Pacheco

Site Name: Sherwood Manor

Lakes Serviced:

Lake Number	Algae Control	Shoreline Weeds	Floating Weeds	Submerged Weeds	Non-littoral Growth	Selective Littoral Growth	Manual Cutting	Trash Removal	Aquatic Pest Control
11		✓							
12		✓							
13		✓							
9		✓							
10		✓							
1		✓							
2		✓							
3		✓							
4		✓							
5		✓							
6		✓							
7		✓							
8		✓							
D1		✓							

Lake Number	Algae Control	Shoreline Weeds	Floating Weeds	Submerged Weeds	Non-littoral Growth	Selective Littoral Growth	Manual Cutting	Trash Removal	Aquatic Pest Control
d2		✓							
d3		✓							
d4		✓							

Notes:
Cattails and torpedo grass throughout site. Water levels low