

Sherwood Manor Community Development District

August 06, 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



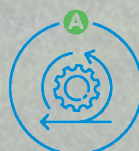
COLLABORATION



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
Alberto 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
Daniel Haines, Field Manger
Tabitha Vega, Clubhouse Manager

Regular Meeting Agenda

Thursday, August 06, 2026 at 2:00 p.m.

The Public Hearing & Regular Meeting of the **Sherwood Manor Community Development District** will be held **August 06, 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

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PUBLIC HEARING & 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. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2027 FINAL BUDGET

- A. Open Public Hearing on Adopting Fiscal Year 2027 Final Budget
- B. Discussion on Fiscal Year 2027 Budget
- C. Close Public Hearing on Adopting Fiscal Year 2027 Final Budget
- D. Consideration of Resolution 2026-12; Adopting the Fiscal Year 2027 Budget
- E. Consideration of Resolution 2026-13; Levying O&M Assessments

4. BUSINESS ITEMS

- A. Consideration of Resolution 2026-14; Setting the Fiscal Year 2027 Meeting Schedule
- B. Consideration of Resolution 2026-15; Goals & Objectives
- C. Discussion of Continued Notice to Cure – Down To Earth

5. CONSENT AGENDA

- A. Approval of Minutes of July 02, 2026, Regular Meeting
- B. Consideration of Operation and Maintenance June 2026
- C. Acceptance of the Financials and Approval of the Check Register for June 2026
- D. Ratification of Inframark Proposal #367 (\$425.00)
- E. Ratification of Inframark Proposal #406 (\$625.00)

6. BOARD OF SUPERVISORS COMPOSITION

- A. Discussion of Resident Resumes Received for Available Board Seats
- B. Discussion of Landowner Seat 5
- C. Appointment for Available Board Seats
- D. Resolution 2026-16; Designating the Officers of the District

7. STAFF REPORTS

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

8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

9. ADJOURNMENT

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (the “**Board**”) of the Sherwood Manor Community Development District (the “**District**”) a proposed budget for the next ensuing budget year (the “**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Sherwood Manor Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$ _____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 6, 2026.

Attested By:

**Sherwood Manor
Community Development District**

Name: _____
Title: ☐ Secretary/☐ Assistant Secretary

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

Exhibit A: FY 2026-2027 Adopted Budget



***Sherwood Manor
Community Development District***

**FISCAL YEAR 2027
PROPOSED BUDGET**

May 07, 2026

CLEAR PARTNERSHIPS



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Sherwood Manor
Community Development District

Operating Budget
FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund

	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
ACCOUNT DESCRIPTION		
REVENUES		
Interest - Investments	\$0.00	\$0.00
Special Assmnts- Tax Collector	\$875,644.00	\$1,026,168.33
Special Assmnts- Discounts	\$0.00	-\$41,046.73
Other Miscellaneous Revenues	\$0.00	\$0.00
TOTAL REVENUES	\$875,644.00	\$985,121.60
EXPENDITURES		
<i>Financial and Administrative</i>		
Supervisor Fees	\$12,000.00	\$12,000.00
Onsite Staff	\$70,000.00	\$70,000.00
District Management	\$30,000.00	\$25,000.00
Field Management	\$18,000.00	\$18,000.00
Administration	\$0.00	\$5,500.00
Recording Secretary	\$0.00	\$4,500.00
Rental and Leases	\$0.00	\$1,200.00
Data Storage	\$0.00	\$1,200.00
Accounting Services	\$12,000.00	\$12,000.00
Dissemination Agent/Reporting	\$10,000.00	\$10,000.00
Website Admin Services	\$1,500.00	\$2,400.00
District Engineer	\$12,000.00	\$12,500.00
District Counsel	\$15,000.00	\$15,000.00
Trustees Fees	\$8,200.00	\$8,600.00
Auditing Services	\$6,200.00	\$6,700.00
Postage, Phone, Faxes, Copies	\$500.00	\$500.00
Legal Advertising	\$2,000.00	\$2,000.00
Bank Fees	\$250.00	\$0.00
Dues, Licenses & Fees	\$500.00	\$175.00
Website ADA Compliance	\$1,500.00	\$1,613.00
Disclosure Report	\$8,400.00	\$0.00
Misc Non Ad Valorem Taxes	\$4,000.00	\$0.00
Email Hosting Vendor	\$600.00	\$0.00
Misc-Assessment Collection Cost	\$0.00	\$20,523.37
Assessment Roll	\$0.00	\$5,000.00
DTS - Continuing Disclosure Software Subscription	\$0.00	\$2,500.00
Arbitrage Reporting	\$0.00	\$800.00
Total Financial and Administrative	\$212,650.00	\$237,711.37
<i>Insurance</i>		
General Liability	\$25,354.00	\$0.00
Public Officials Insurance	\$3,240.00	\$0.00
Property & Casualty Insurance	\$0.00	\$0.00

	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
ACCOUNT DESCRIPTION		
Deductible	\$2,500.00	\$2,500.00
Total Premium	\$0.00	\$18,198.00
Total Insurance	\$31,094.00	\$20,698.00
 Utility Services		
Electric Utility Services	\$120,000.00	\$137,385.40
Amenity Internet	\$2,500.00	\$2,500.00
Water/Waste	\$16,000.00	\$24,698.83
Total Utility Services	\$138,500.00	\$164,584.23
 Amenity		
Pool Monitor	\$12,000.00	\$10,000.00
Janitorial - Contract	\$9,600.00	\$8,700.00
Janitorial - Supplies/Other	\$1,000.00	\$1,000.00
Amenity Pest Control	\$2,000.00	\$1,200.00
Amenity R&M	\$35,000.00	\$10,000.00
Amenity Camera R&M	\$0.00	\$3,000.00
Access Control R&M	\$0.00	\$3,000.00
Key Fobs	\$2,500.00	\$2,000.00
Dog Waste Station Service and Supplies	\$0.00	\$2,400.00
Pool Maintenance - Contract	\$12,600.00	\$24,000.00
Pool Maintenance - Misc Services	\$4,000.00	\$8,000.00
Security Monitoring Services	\$2,000.00	\$6,000.00
Community Events	\$10,000.00	\$10,000.00
Pressure Washing	\$0.00	\$10,000.00
Playground R&M	\$0.00	\$10,000.00
Holiday Lights	\$0.00	\$10,000.00
Onsite Maintenance	\$0.00	\$7,728.00
Total Amenity	\$110,700.00	\$127,028.00
 Landscape and Pond Maintenance		
Landscape - Contract	\$235,000.00	\$235,000.00
Landscape - Mulch	\$14,000.00	\$20,000.00
Landscape - Plant Replacement Program	\$5,000.00	\$25,000.00
Landscape - Irrigation Maintenance	\$3,500.00	\$5,000.00
Aquatics - Contract	\$22,200.00	\$25,600.00
Debris removal	\$20,000.00	\$5,000.00
Ditch Cleanup	\$5,000.00	\$5,000.00
Storm cleanup	\$35,000.00	\$35,000.00
Midgefly Treatments	\$0.00	\$25,000.00
Water Trucks	\$0.00	\$10,000.00
Erosion	\$0.00	\$10,000.00
Tree Trimming	\$0.00	\$10,000.00
Aquatics R&M	\$0.00	\$2,500.00
Entrance Monuments, Gates, Walls R&M	\$15,000.00	\$10,000.00
Sidewalk, Pavement, Signage R&M	\$0.00	\$2,000.00
Total Landscape and Pond Maintenance	\$387,700.00	\$425,100.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
Contingency		
Misc-Contingency	\$10,000.00	\$10,000.00
Total Contingency	\$10,000.00	\$10,000.00
TOTAL EXPENDITURES	\$890,644.00	\$985,121.60
Excess (deficiency) of revenues		
Over (under) expenditures	-\$15,000.00	\$0.00
OTHER FINANCING SOURCES (USES)		
Contribution to (Use of) Fund Balance		\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00
Net change in fund balance		\$0.00
FUND BALANCE, BEGINNING	-\$28,124.00	-\$53,395.43
FUND BALANCE, ENDING	<u>-\$43,124.00</u>	<u>-\$53,395.43</u>

Sherwood Manor
Community Development District

Budget Overview
FY 2027

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology. Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Budget Narrative
Fiscal Year 2027

Administrative (continued)

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Admin Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Budget Narrative
Fiscal Year 2027

Administrative (continued)

Misc – Assessment Collection Cost

This service includes all functions necessary for the timely billing and collection and report of District assessments in order to ensure adequate funds to meet the district's debt service and operations and maintenance obligations and amounts to 2% of the Collection Costs

Assessment Roll

The District may incur charges for providing services in line with an assessment roll or any records.

DTS – Continuing Disclosure Software Subscription

The District may incur charges for obtaining subscriptions for the software for Disclosure Technology

Arbitrage Reporting

The district is required to annually calculate the arbitrage rebate liability on its Series 2018 and 2023 bonds.

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Amenity Internet

Internet service for clubhouse and other amenity locations

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Budget Narrative
Fiscal Year 2027

Amenity (continued)

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Camera R&M

Cost of repairs and maintenance to amenity cameras.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Fobs

Cost of providing keycards to residents to access CDD Facilities.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Maintenance – Misc Services

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Community Activities

Cost of recreational events hosted on CDD property.

Pressure Washing

Cost of pressure washing services throughout CDD property.

Playground R&M

Cost of acquisition and upkeep of playground equipment for CDD parks.

Holiday Lights

Cost of decorations and lights for major holidays (i.e., Christmas)

Onsite Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Landscape and Pond Maintenance

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Budget Narrative
Fiscal Year 2027

Landscape and Pond Maintenance (Continued)

Landscape – Mulch

This is for the cost of mulch installation and services needed throughout the District.

Landscape – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Landscape – Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Debris Removal

Cost of cleaning up debris on district property.

Ditch Cleanup

Cost of cleaning up ditches on district property.

Storm Clean-Up

This is the cost of clean-up after a storm and for removal of knocked down trees and other debris

Midgefly Treatments

Cost of upkeep and protection of wetlands from midge flies on CDD property.

Water Trucks

Cost of repairs and regular maintenance for Water Trucks

Erosion

Cost of repairs and regular maintenance for erosion throughout the District

Tree Trimming

This is for the cost of tree trimming and replacement services needed throughout the District.

Aquatics R&M

The expenses related to maintaining the lakes and ponds that are not covered by the maintenance contract

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Contingency

Misc – Contingency

Funds set aside for projects, as determined by the district's board.

Sherwood Manor
Community Development District

Debt Service Budget
FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2018 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 1/31/2026	PROJECTED February- 9/30/2026	TOTAL PROJECTED FY 2026	% +/-(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$9,675.00	\$0.00	\$9,675.00	0%	\$0.00
Special Assmnts- Tax Collector	\$634,991.00	\$436,167.00	\$198,824.00	\$634,991.00	0%	\$672,532.89
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$26,901.32
TOTAL REVENUES	\$634,991.00	\$445,842.00	\$198,824.00	\$644,666.00	2%	\$645,631.57
EXPENDITURES						
<i>Financial and Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$13,450.66
Total Financial and Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$13,450.66
<i>Debt Service</i>						
Principal Debt Retirement	\$195,000.00	\$185,000.00	\$10,000.00	\$195,000.00	0%	\$205,000.00
Interest Expense	\$439,991.00	\$222,134.00	\$217,857.00	\$439,991.00	0%	\$431,203.13
Total Debt Service	\$634,991.00	\$407,134.00	\$227,857.00	\$634,991.00	0%	\$636,203.13
TOTAL EXPENDITURES	\$634,991.00	\$407,134.00	\$227,857.00	\$634,991.00		\$649,653.79
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$38,708.00	-\$29,033.00	\$9,675.00	0%	-\$4,022.21
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$38,708.00	-\$29,033.00	\$9,675.00	0%	-\$4,022.21
FUND BALANCE, BEGINNING		\$0.00	\$0.00	\$0.00	0%	\$9,675.00
FUND BALANCE, ENDING	\$0.00	\$38,708.00	-\$29,033.00	\$9,675.00	0%	\$5,652.79

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2018 Bonds	n/a	\$8,740,000	\$8,555,000	\$8,360,000

Special Assessment Bonds, Series 2018					
Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service
5/1/2025	\$8,740,000.00			\$222,134.38	\$222,134.38
11/1/2025	\$8,740,000.00	\$185,000.00	4.625%	\$222,134.38	\$407,134.38
5/1/2026	\$8,555,000.00			\$217,856.25	\$217,856.25
11/1/2026	\$8,555,000.00	\$195,000.00	4.625%	\$217,856.25	\$412,856.25
5/1/2027	\$8,360,000.00			\$213,346.88	\$213,346.88
11/1/2027	\$8,360,000.00	\$205,000.00	4.625%	\$213,346.88	\$418,346.88
5/1/2028	\$8,155,000.00			\$208,606.25	\$208,606.25
11/1/2028	\$8,155,000.00	\$210,000.00	4.625%	\$208,606.25	\$418,606.25
5/1/2029	\$7,945,000.00			\$203,750.00	\$203,750.00
11/1/2029	\$7,945,000.00	\$220,000.00	4.625%	\$203,750.00	\$423,750.00
5/1/2030	\$7,725,000.00			\$198,662.50	\$198,662.50
11/1/2030	\$7,725,000.00	\$230,000.00	5.000%	\$198,662.50	\$428,662.50
5/1/2031	\$7,495,000.00			\$192,912.50	\$192,912.50
11/1/2031	\$7,495,000.00	\$245,000.00	5.000%	\$192,912.50	\$437,912.50
5/1/2032	\$7,250,000.00			\$186,787.50	\$186,787.50
11/1/2032	\$7,250,000.00	\$255,000.00	5.000%	\$186,787.50	\$441,787.50
5/1/2033	\$6,995,000.00			\$180,412.50	\$180,412.50
11/1/2033	\$6,995,000.00	\$270,000.00	5.000%	\$180,412.50	\$450,412.50
5/1/2034	\$6,725,000.00			\$173,662.50	\$173,662.50
11/1/2034	\$6,725,000.00	\$280,000.00	5.000%	\$173,662.50	\$453,662.50
5/1/2035	\$6,445,000.00			\$166,662.50	\$166,662.50
11/1/2035	\$6,445,000.00	\$295,000.00	5.000%	\$166,662.50	\$461,662.50
5/1/2036	\$6,150,000.00			\$159,287.50	\$159,287.50
11/1/2036	\$6,150,000.00	\$310,000.00	5.000%	\$159,287.50	\$469,287.50
5/1/2037	\$5,840,000.00			\$151,537.50	\$151,537.50
11/1/2037	\$5,840,000.00	\$325,000.00	5.000%	\$151,537.50	\$476,537.50
5/1/2038	\$5,515,000.00			\$143,412.50	\$143,412.50
11/1/2038	\$5,515,000.00	\$345,000.00	5.000%	\$143,412.50	\$488,412.50
5/1/2039	\$5,170,000.00			\$134,787.50	\$134,787.50
11/1/2039	\$5,170,000.00	\$360,000.00	5.000%	\$134,787.50	\$494,787.50
5/1/2040	\$4,810,000.00			\$125,787.50	\$125,787.50
11/1/2040	\$4,810,000.00	\$380,000.00	5.000%	\$125,787.50	\$505,787.50
5/1/2041	\$4,430,000.00			\$116,287.50	\$116,287.50
11/1/2041	\$4,430,000.00	\$395,000.00	5.250%	\$116,287.50	\$511,287.50
5/1/2042	\$4,035,000.00			\$105,918.75	\$105,918.75
11/1/2042	\$4,035,000.00	\$420,000.00	5.250%	\$105,918.75	\$525,918.75
5/1/2043	\$3,615,000.00			\$94,893.75	\$94,893.75
11/1/2043	\$3,615,000.00	\$440,000.00	5.250%	\$94,893.75	\$534,893.75
5/1/2044	\$3,175,000.00			\$83,343.75	\$83,343.75
11/1/2044	\$3,175,000.00	\$465,000.00	5.250%	\$83,343.75	\$548,343.75
5/1/2045	\$2,710,000.00			\$71,137.50	\$71,137.50
11/1/2045	\$2,710,000.00	\$485,000.00	5.250%	\$71,137.50	\$556,137.50
5/1/2046	\$2,225,000.00			\$58,406.25	\$58,406.25
11/1/2046	\$2,225,000.00	\$515,000.00	5.250%	\$58,406.25	\$573,406.25
5/1/2047	\$1,710,000.00			\$44,887.50	\$44,887.50
11/1/2047	\$1,710,000.00	\$540,000.00	5.250%	\$44,887.50	\$584,887.50
5/1/2048	\$1,170,000.00			\$30,712.50	\$30,712.50
11/1/2048	\$1,170,000.00	\$570,000.00	5.250%	\$30,712.50	\$600,712.50
5/1/2049	\$600,000.00			\$15,750.00	\$15,750.00
11/1/2049	\$600,000.00	\$600,000.00	5.250%	\$15,750.00	\$615,750.00
Totals		\$8,740,000.00		\$7,234,462.52	\$15,741,887.52

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2023 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 1/31/2026	PROJECTED February- 9/30/2026	TOTAL PROJECTED FY 2026	% +/- Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$10,478.00	\$0.00	\$10,478.00	0%	\$0.00
Special Assmnts- Tax Collector	\$641,566.00	\$443,673.00	\$197,893.00	\$641,566.00	0%	\$685,905.05
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$27,436.20
TOTAL REVENUES	\$641,566.00	\$667,676.00	\$197,893.00	\$865,569.00	0%	\$658,468.85
EXPENDITURES						
<i>Financial and Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$13,718.10
Total Financial and Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$13,718.10
<i>Debt Service</i>						
Principal Debt Retirement	\$145,000.00	\$0.00	\$145,000.00	\$145,000.00	0%	\$155,000.00
Interest Expense	\$496,566.00	\$249,959.00	\$246,607.00	\$496,566.00	0%	\$493,212.50
Total Debt Service	\$641,566.00	\$249,959.00	\$391,607.00	\$641,566.00	0%	\$648,212.50
TOTAL EXPENDITURES	\$641,566.00	\$249,959.00	\$391,607.00	\$641,566.00		\$661,930.60
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$417,717.00	-\$193,714.00	\$224,003.00	0%	-\$3,461.75
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$417,717.00	-\$193,714.00	\$224,003.00	0%	-\$3,461.75
FUND BALANCE, BEGINNING		\$0.00	\$0.00	\$0.00	0%	\$224,003.00
FUND BALANCE, ENDING	\$0.00	\$417,717.00	-\$193,714.00	\$224,003.00	0%	\$220,541.25

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2023 Bonds	n/a	\$9,105,000	\$8,960,000	\$8,805,000

Special Assessment Bonds, Series 2023					
Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service
5/1/2025	\$9,245,000.00	\$140,000.00	4.625%	\$253,196.88	\$393,196.88
11/1/2025	\$9,105,000.00			\$249,959.38	\$249,959.38
5/1/2026	\$9,105,000.00	\$145,000.00	4.625%	\$249,959.38	\$394,959.38
11/1/2026	\$8,960,000.00			\$246,606.25	\$246,606.25
5/1/2027	\$8,960,000.00	\$155,000.00	4.625%	\$246,606.25	\$401,606.25
11/1/2027	\$8,805,000.00			\$243,021.88	\$243,021.88
5/1/2028	\$8,805,000.00	\$160,000.00	4.625%	\$243,021.88	\$403,021.88
11/1/2028	\$8,645,000.00			\$239,321.88	\$239,321.88
5/1/2029	\$8,645,000.00	\$165,000.00	4.625%	\$239,321.88	\$404,321.88
11/1/2029	\$8,480,000.00			\$235,506.25	\$235,506.25
5/1/2030	\$8,480,000.00	\$175,000.00	4.625%	\$235,506.25	\$410,506.25
11/1/2030	\$8,305,000.00			\$231,459.38	\$231,459.38
5/1/2031	\$8,305,000.00	\$185,000.00	5.500%	\$231,459.38	\$416,459.38
11/1/2031	\$8,120,000.00			\$226,371.88	\$226,371.88
5/1/2032	\$8,120,000.00	\$195,000.00	5.500%	\$226,371.88	\$421,371.88
11/1/2032	\$7,925,000.00			\$221,009.38	\$221,009.38
5/1/2033	\$7,925,000.00	\$205,000.00	5.500%	\$221,009.38	\$426,009.38
11/1/2033	\$7,720,000.00			\$215,371.88	\$215,371.88
5/1/2034	\$7,720,000.00	\$215,000.00	5.500%	\$215,371.88	\$430,371.88
11/1/2034	\$7,505,000.00			\$209,459.38	\$209,459.38
5/1/2035	\$7,505,000.00	\$230,000.00	5.500%	\$209,459.38	\$439,459.38
11/1/2035	\$7,275,000.00			\$203,134.38	\$203,134.38
5/1/2036	\$7,275,000.00	\$240,000.00	5.500%	\$203,134.38	\$443,134.38
11/1/2036	\$7,035,000.00			\$196,534.38	\$196,534.38
5/1/2037	\$7,035,000.00	\$255,000.00	5.500%	\$196,534.38	\$451,534.38
11/1/2037	\$6,780,000.00			\$189,521.88	\$189,521.88
5/1/2038	\$6,780,000.00	\$270,000.00	5.500%	\$189,521.88	\$459,521.88
11/1/2038	\$6,510,000.00			\$182,096.88	\$182,096.88
5/1/2039	\$6,510,000.00	\$285,000.00	5.500%	\$182,096.88	\$467,096.88
11/1/2039	\$6,225,000.00			\$174,259.38	\$174,259.38
5/1/2040	\$6,225,000.00	\$300,000.00	5.500%	\$174,259.38	\$474,259.38
11/1/2040	\$5,925,000.00			\$166,009.38	\$166,009.38
5/1/2041	\$5,925,000.00	\$320,000.00	5.500%	\$166,009.38	\$486,009.38
11/1/2041	\$5,840,000.00			\$151,537.50	\$151,537.50
5/1/2042	\$5,840,000.00	\$325,000.00	5.000%	\$151,537.50	\$476,537.50
11/1/2042	\$5,515,000.00			\$143,412.50	\$143,412.50
5/1/2043	\$5,515,000.00	\$345,000.00	5.000%	\$143,412.50	\$488,412.50
11/1/2043	\$5,170,000.00			\$134,787.50	\$134,787.50
5/1/2044	\$5,170,000.00	\$360,000.00	5.000%	\$134,787.50	\$494,787.50
11/1/2044	\$4,810,000.00			\$125,787.50	\$125,787.50
5/1/2045	\$4,810,000.00	\$380,000.00	5.000%	\$125,787.50	\$505,787.50
11/1/2045	\$4,430,000.00			\$116,287.50	\$116,287.50
5/1/2046	\$4,430,000.00			\$116,287.50	\$116,287.50
11/1/2046	\$5,605,000.00			\$157,209.38	\$157,209.38
5/1/2047	\$5,605,000.00	\$335,000.00	5.500%	\$157,209.38	\$492,209.38
11/1/2047	\$5,270,000.00			\$147,996.88	\$147,996.88
5/1/2048	\$5,270,000.00	\$355,000.00	5.500%	\$147,996.88	\$502,996.88
11/1/2048	\$4,915,000.00			\$138,234.38	\$138,234.38
5/1/2049	\$4,915,000.00	\$375,000.00	5.625%	\$138,234.38	\$513,234.38
11/1/2049	\$4,540,000.00			\$127,687.50	\$127,687.50
5/1/2050	\$4,540,000.00	\$400,000.00	5.625%	\$127,687.50	\$527,687.50
11/1/2050	\$4,140,000.00			\$116,437.50	\$116,437.50
5/1/2051	\$4,140,000.00	\$420,000.00	5.625%	\$116,437.50	\$536,437.50
11/1/2051	\$3,720,000.00			\$104,625.00	\$104,625.00
5/1/2052	\$3,720,000.00	\$445,000.00	5.625%	\$104,625.00	\$549,625.00
11/1/2052	\$3,275,000.00			\$92,109.38	\$92,109.38
5/1/2053	\$3,275,000.00	\$470,000.00	5.625%	\$92,109.38	\$562,109.38
11/1/2053	\$2,805,000.00			\$78,890.63	\$78,890.63
5/1/2054	\$2,805,000.00	\$500,000.00	5.625%	\$78,890.63	\$578,890.63
11/1/2054	\$2,305,000.00			\$64,828.13	\$64,828.13
5/1/2055	\$2,305,000.00	\$530,000.00	5.625%	\$64,828.13	\$594,828.13
11/1/2055	\$1,775,000.00			\$49,921.88	\$49,921.88
5/1/2056	\$1,775,000.00	\$560,000.00	5.625%	\$49,921.88	\$609,921.88
11/1/2056	\$1,215,000.00			\$34,171.88	\$34,171.88
5/1/2057	\$1,215,000.00	\$590,000.00	5.625%	\$34,171.88	\$624,171.88
11/1/2057	\$625,000.00			\$17,578.13	\$17,578.13
5/1/2058	\$625,000.00	\$625,000.00	5.625%	\$17,578.13	\$642,578.13
Totals		\$10,655,000.00		\$10,599,203.36	\$21,254,203.36

Sherwood Manor
Community Development District

Budget Overview
FY 2027

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Misc – Assessment Collection Cost

This service includes all functions necessary for the timely billing and collection and report of District assessments in order to ensure adequate funds to meet the district's debt service and operations and maintenance obligations and amounts to 2% of the Collection Costs

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Sherwood Manor
Community Development District

Supporting Budget Schedule
FY 2027

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION

Assessment Area One- Series 2018											
Product	Units	O&M Assessment				Debt Service Series 2018			Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026		FY 2027	FY 2026	Dollar Change
Single Family 50'	397	\$1,240.23	\$951.53	\$288.70	30.34%	\$1,561.85	\$1,561.85	\$0.00	\$2,802.08	\$2,513.38	\$288.70
Single Family 60'	28	\$1,488.28	\$1,141.84	\$346.44	30.34%	\$1,874.23	\$1,874.23	\$0.00	\$3,362.51	\$3,016.07	\$346.44
	425										

RESOLUTION 2026-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Sherwood Manor Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A** (“**FY 2026-2027 Budget**”) and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2026-2027 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 6, 2026.

Attested By:

**Sherwood Manor
Community Development District**

Name: _____
Title: ☐ Secretary/☐ Assistant Secretary

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

Exhibit A: FY 2026-2027 Budget

RESOLUTION 2026-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2026 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2027 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 6TH DAY OF AUGUST 2026.

ATTEST:

**SHERWOOD MANOR
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR – VICE CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027**

**October 1, 2026
November 5, 2026
December 3, 2026
January 7, 2027
February 4, 2027
March 4, 2027
April 1, 2027
May 6, 2027
June 3, 2027
July 1, 2027
August 5, 2027
September 2, 2027**

**All meetings will convene at 2:00 p.m. at the Offices of Inframark
located at 2005 Pan Am Circle Suite 300, Tampa, FL 33607.**

RESOLUTION 2026-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 6TH day of August 2026.

ATTEST:

**SHERWOOD MANOR
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Memorandum

To: Board of Supervisors

From: District Management

Date:

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

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

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

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

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

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

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

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

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

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Sherwood Manor Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Sherwood Manor Community Development District

**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, July 2, 2026, and called to order at 3:14 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	(via phone)
Ryan Motko	Assistant Secretary	

Also present were:

Angel Montagna	District Manager
Rollamay Turkoane	District Manager
Brooke Chapman	District Manager
John Vericker	District Counsel
Kathryn Hopkinson	District Counsel
Daniel Haines	Field Manager
Tabitha Vega	Clubhouse 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

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

The following persons were elected to the offices:

- | | |
|---------------------|---------------------|
| • Carlos de la Ossa | Chairperson |
| • Nicholas Dister | Vice-Chairperson |
| • Brian Lamb | Secretary |
| • Alberto Viera | Assistant Secretary |
| • Kyle Smith | Assistant Secretary |

- Ryan Motko Assistant Secretary
- Angel Montagna Assistant Secretary
- Kristee Cole Assistant Secretary
- Eric Davidson Treasurer

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2026-11; Designation of Officers, as detailed above, was adopted. 5-0

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

Ms. Hopkinson conducted the review; the notice remained in place.

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Down to Earth 60-Day Notice to Cure to remain in place, was approved. 5-0

FOURTH ORDER OF BUSINESS

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**

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

FIFTH ORDER OF BUSINESS

Staff Reports

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

There being no reports, the next item followed.

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

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

SIXTH ORDER OF BUSINESS

**Board of Supervisors' Requests and
Comments**

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjourned

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, meeting adjourned at 3:25 p.m. 5-0

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	6/1/2026	32872	\$125.00			Security Monitoring Services 06/26
CHARTER COMMUNICATIONS - ACH	6/1/2026	2458267060126-ACH	\$219.21			1801 12th Street SE Internet 06/01/26-06/30/26
CITY-WIDE CLEANING LLC	6/17/2026	20209	\$720.00			Janitorial Cleaning 06/26
DOWN TO EARTH	6/1/2026	176408	\$9,918.00			Landscape Maintenance 06/26
ECO-LOGIC SERVICES LLC	6/3/2026	6675	\$4,350.00			Lake Maintenance 05/26
INFRAMARK LLC	6/3/2026	180989	\$1,000.00			Accounting Services 06/26
INFRAMARK LLC	6/3/2026	180989	\$833.32			Dissemination Services 06/26
INFRAMARK LLC	6/3/2026	180989	\$2,083.33			District Management 06/26
INFRAMARK LLC	6/3/2026	180989	\$1,500.00			Field Management 06/26
INFRAMARK LLC	6/3/2026	180989	\$5,833.33			Personnel Services 06/26
INFRAMARK LLC	6/3/2026	180989	\$458.33			Administrative Fees 06/2026
INFRAMARK LLC	6/3/2026	180989	\$375.00			Recording Secretary 06/26
INFRAMARK LLC	6/3/2026	180989	\$416.67			Assessment Services 06/26
INFRAMARK LLC	6/3/2026	180989	\$100.00			Rentals & Leases 06/26
INFRAMARK LLC	6/3/2026	180989	\$200.00			Website Maintenance/Admin 06/26
INFRAMARK LLC	6/3/2026	180989	\$100.00	\$12,899.98	\$12,899.98	Technology/Data Storage 06/26
Monthly Contract Subtotal			\$28,232.19			
Variable Contract						
INFRAMARK LLC	5/22/2026	1168115	\$270.00			General Maintenance 05/26
Variable Contract Subtotal			\$270.00			
Utilities						
BOCC ACH	5/29/2026	052926-3466-ACH	\$994.81			1801 12th Street SE/1208 Alpine Ash Place H 04/27/26-05/29/26
TECO ACH	6/5/2026	060526-6005-ACH	\$6,404.37			Electric Services 03/28/2026-04/28/2026
TECO ACH	6/3/2026	060326-8655-ACH	\$2,238.11			Sherwood Manor Ph 4A - Lighting Services - 04/29/2026-05/28/2026
TECO ACH	6/3/2026	060326-3107-ACH	\$2,377.99			Sherwood Manor Ph5A, Ph5B, Ph5C - Lighting Service - 04/29/2026-05/28/2026

SHERWOOD MANOR CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TECO ACH	6/3/2026	060326-5651-ACH	\$233.14			1610 6th Street SE - Lighting Services - 04/29/26-05/28/26
TECO ACH	6/3/2026	060326-5677-ACH	\$699.42		\$11,953.03	1102 14th Avenue SE - Lighting Service - 04/29/2026-05/28/2026
Utilities Subtotal			\$12,947.84			
Regular Services						
ALBERTO VIERA	6/4/2026	AV-060426	\$200.00			BOARD 06/04/2026
BL POOLS DBA AQUASENTRY	6/1/2026	H10966	\$1,995.00			Commercial Pool Services 06/26
CARLOS DE LA OSSA	6/4/2026	CO-060426	\$200.00			BOARD 06/04/2026
COASTAL FENCE SERVICES, LLC	6/15/2026	128	\$280.00			Gate Repair 06/26
DOWN TO EARTH	6/19/2026	178424	\$147.50			Irrigation Repairs 06/26
DOWN TO EARTH	6/19/2026	178422	\$15,400.40		\$15,547.90	Sod Replacement 06/26
KYLE SMITH	6/4/2026	KS-060426	\$200.00			BOARD 06/04/2026
NICHOLAS J. DISTER	6/4/2026	ND-060426	\$200.00			BOARD 06/04/2026
RYAN MOTKO	6/4/2026	RM-060426	\$200.00			BOARD 06/04/2026
SIGNAL 88 FRANCHISE GROUP, INC	6/1/2026	US 173749	\$2,176.00			Security Officer - Sherwood Manor Pool 06/01/2026-06/30/2026
SIGNAL 88 FRANCHISE GROUP, INC	5/23/2026	US_169739	\$1,496.00		\$3,672.00	Security Officer - Sherwood Manor Pool 05/23/2026-05/31/2026
STRALEY ROBIN VERICKER	6/4/2026	28530	\$1,090.50			District Counsel Through 05/31/2026
WEISER SECURITY SERVICES ,INC.	5/28/2026	1268538	\$95.20			Weekly Billing 05/15/2026- 05/21/026 - Cyber Hours
WEISER SECURITY SERVICES ,INC.	6/4/2026	1269478	\$89.60			Weekly Billing 05/22/2026- 05/28/2026 - Cyber Hours
WEISER SECURITY SERVICES ,INC.	6/11/2026	1270494	\$81.20			Weekly Billing 05/29/2026- 06/04/2026 - Cyber Hours
WEISER SECURITY SERVICES ,INC.	6/18/2026	1271259	\$84.00			Weekly Billing 06/05/2026- 06/11/2026 - Cyber Hours - Cyber
WEISER SECURITY SERVICES ,INC.	6/25/2026	1272485	\$84.00		\$434.00	Weekly Billing 06/12/2026-06/18/2026 - Cyber Hours
Regular Services Subtotal			\$24,019.40			
Additional Services						
ALVAREZ PLUMBING COMPANY	5/27/2026	84559	\$410.00			Service Call - HVAC System 05/26
HANLEY POOLS LLC	6/15/2026	1547	\$235.00			Battery Charging Unit 06/26
HANLEY POOLS LLC	6/19/2026	1566	\$885.00		\$1,120.00	Install Pool Rotation Motor Control Arm 06/26
Kings Power Washing Services	6/18/2026	1254	\$875.00			Pool Deck Cleaning 06/26

SHERWOOD MANOR CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TRUIST BANK	5/22/2026	052226-1469-ACH	\$85.96			04/23/2026 - Amazon - Flagpole Kit
TRUIST BANK	5/22/2026	052226-1469-ACH	\$51.94			04/27/2026 - Amazon - Plain Royal Blue Flags - Fly Breeze
TRUIST BANK	5/22/2026	052226-1469-ACH	\$595.00	\$732.90	\$732.90	05/20/2026 - Fantablulous Fun - Event Services - Face Painting & Snow Cones
Additional Services Subtotal			\$3,137.90			
TOTAL			\$68,607.33			

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
32872	06/01/2026	\$125.00	06/01/2026	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!

June 1, 2026
Invoice Number: 2458267060126
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 1-866-294-9488 now.

Summary *Service from 06/01/26 through 06/30/26
details on following pages*

Previous Balance	219.21
Payments Received -Thank You!	-219.21
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 06/18/26</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 06022026 NNNNNNNN 01 984880

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

June 1, 2026

SHERWOOD MANOR CDD

Invoice Number: 2458267060126
Account Number: 8337 12 028 2458267
Service At: 1801 12TH ST SE
RUSKIN FL 33570

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

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712028245826700219212



Invoice Number: 2458267060126
 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 06022026 NNNNNNNN 01 984880

Charge Details

Previous Balance		219.21
EFT Payment	05/18	-219.21
Remaining Balance		\$0.00

Payments received after 06/01/26 will appear on your next bill.

Service from 06/01/26 through 06/30/26

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

Spectrum Business Internet Ultra	160.00
Promotional Discount	-65.00
Your promotional price will expire on 03/31/27	
Advanced WiFi	10.00
Static IP 1	20.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	\$125.00

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

Spectrum Business™ Voice

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

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: 2458267060126
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 06022026 NNNNNNNN 01 984880

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: 2458267060126
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 06022026 NNNNNNNN 01 984880



City-Wide Cleaning LLC

P.O. Box 262142

Tampa, FL 33685

(813) 624-4479

INVOICE NO. 20209

TO:

Sherwood Muncie

2005 Per Am

Tamp. 1st

DATE:

6/17/20

[illegible]

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



Invoice: #176408
June 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

6/1/2026

Date Due

7/16/2026

Terms

Net 45

Customer PO #

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount
#135111 - Sherwood Manor CDD Contract (2026) June 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.billeri.com/ebpp/DownToEarth/>

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



DOWN TO
EARTH

LANDSCAPE & IRRIGATION

STORM RESPONSE

PRE-AUTHORIZATION AGREEMENT

Hurricane Season 2026 • Down to Earth Landscape & Irrigation

Hurricane season demands preparation. This Pre-Authorization Agreement establishes a formal service commitment between SSS Down to Earth Opco LLC dba Down to Earth (“DTE”) and the undersigned client (“Client”), ensuring a structured, prioritized, and transparent storm response before the storm arrives.

Why Sign Before the Storm?

- Pre-authorized clients receive priority dispatch. DTE mobilizes to your property before responding to non-authorized requests.
- DTE begins property assessment immediately after a storm clears, no waiting for a quote before work can start.

SECTION 1 — PARTIES & PROPERTY INFORMATION

Property / Business Name	Property Address
Primary Contact Name & Title	Primary Contact Phone & Email
Emergency Contact Name	Emergency Contact Phone
Billing Contact Name & Title	Billing Email and Phone

SECTION 2 — THREE-PHASE RESPONSE PLAN

Phase 1 Emergency Clearance (Storm Labor Rates Apply)

Upon arrival, DTE prioritizes life-safety access: clearing roadways, driveways, building entrances, and walkways to ensure unobstructed access for first responders and essential personnel. Service provided up to the Client's pre-authorized items in section 3.

Phase 2 Complete Cleanup, Staking & Structural Support (Storm + Equipment Rates)

Full property cleanup including debris removal, tree staking and support, specific landscape rebuilds as requested. Bringing the property to a state where normal maintenance operations can resume. Service provided up to the Client's pre-authorized items in section 3. Client is notified if additional service/equipment approvals are needed.

Phase 3 Property Rebuild & Enhancements (Standard Labor Rates Apply)

Full landscape and irrigation restoration and enhancement work to bring the property to pre-storm or improved condition. Separate proposals will be provided and approved before Phase 3 work begins. Normal labor/enhancement pricing applies.

Note: Response timelines may vary depending on storm and may be affected by road closures, mandatory curfews, fuel availability, or other conditions beyond DTE's control. DTE will communicate proactively with the Client's designated contacts if delays are anticipated.

SECTION 3 — STORM PRICING

The following rates apply to all storm response work. All rates are fixed at time of agreement signing. Overtime (OT) rates apply after a single day or work performed on weekends/holidays. Clients select service/equipment to pre-authorize services. Debris may be staged onsite or hauled offsite at Client direction. Hauling, loading, and disposal are billed separately at rates below.

Approval (initial)	Service / Equipment	Storm Rate	Overtime Rate
	General Labor	\$85 / man / hour	\$115 / man / hour
	Bucket Truck & Chipper	\$205 / man / hour	\$255 / man / hour
	Loader & Operator (Large)	\$275 / hour	\$325 / hour
	Loader / Operator Dump	\$275 / hour	\$325 / hour
	Arbor Crew w/ Dump Truck & Chipper	\$185 / man / hour	\$235 / hour
	Irrigation Repair	\$115 / person / hour	\$155 / hour
	Lodge Pole & Staking Rope	\$18 / unit + Labor	Unit + \$115 / man / hour
	2x4 includes banding	\$23 / unit + Labor	Unit + \$115 / man / hour
	Dump Fees	Market Rate (approx. \$115 / cu. yd.)	Same

Fuel surcharge may apply per current market conditions and will be disclosed to Client prior to any surcharge being applied. All rates subject to DTE Terms & Conditions. Services not listed are priced at time of request.

SECTION 4 — AUTHORIZATION & SIGNATURES

By signing below, the Client authorizes SSS Down to Earth Opco LLC dba Down to Earth ("DTE") to perform storm response and cleanup services following a storm event, subject to the service/equipment approval selected in Section 3. The Client acknowledges they have read and understood all sections of this agreement.

To activate pre-authorized status, sign this agreement and return via:

- Email: Storm_Prep@down2earthinc.com
- In person: Deliver directly to your DTE Branch or Account Manager.

Authorized Signature — Client

Authorized Signature — DTE Representative

Print Name / Title

Print Name / Title

Date

Date

Questions? Contact your DTE Branch or Account Manager or call us at 321-263-2700

We are here for you. Let us help you Weather the Storm.

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 # 6675**DATE** 06/03/2026**DUE DATE** 07/03/2026**TERMS** Net 30

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

SUBTOTAL	4,350.00
TAX	0.00
TOTAL	4,350.00
BALANCE DUE	\$4,350.00



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

180989

DATE

6/3/2026

CUSTOMER ID

C2308

NET TERMS

Due On Receipt

PO#**DUE DATE**

6/3/2026

BILL TO

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

Services provided for the Month of: June 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
Dissemination Services	2	Ea	416.66		833.32
District Management	1	Ea	2,083.33		2,083.33
Field Management	1	Ea	1,500.00		1,500.00
Personnel Services	1	Ea	5,833.33		5,833.33
Administrative Fees	1	Ea	458.33		458.33
Recording Secretary	1	Ea	375.00		375.00
Assessment Services	1	Ea	416.67		416.67
Rental & Leases	1	Ea	100.00		100.00
Website Maintenance / Admin	1	Ea	200.00		200.00
Technology/Data Storage	1	Ea	100.00		100.00
Subtotal					12,899.98

Subtotal \$12,899.98

Tax \$0.00

Total Due \$12,899.98

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



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	1168115
Invoice Date	5/22/2026
Due Date	6/21/2026

Service Description	Total
Maintenance Services	\$270.00

Please Pay This Amount

Subtotal	\$270.00
Sales Tax	\$0.00
Total	\$270.00

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.

DISTRICT : SHERWOOD MANOR CDD

Go Green! Think before you print.

INVOICE NO. 1168115 - DETAIL

INVOICE DATE: 5/22/2026

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										
	5/20/2026	4561538	SHMCDD District Area	General Maintenance; Furnish and install one (1) dome trash lid at the basketball court.	\$0.00	\$0.00	\$270.00	\$0.00	\$270.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$270.00	\$0.00	\$270.00	
				BWO Total	\$0.00	\$0.00	\$270.00	\$0.00	\$270.00	
				Invoice Total	\$0.00	\$0.00	\$270.00	\$0.00	\$270.00	



Hillsborough
County Florida

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CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHERWOOD MANOR CDD	8726963466	05/29/2026	06/22/2026

Summary of Account Charges

Previous Balance	\$727.76
Net Payments - Thank You	\$-727.76
Total Account Charges	\$994.81

AMOUNT DUE	\$994.81
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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

2,625 0

DUE DATE

06/22/2026

**Auto Pay Scheduled
DO NOT PAY**



0087269634660 00000994814



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHERWOOD MANOR CDD	8726963466	05/29/2026	06/22/2026

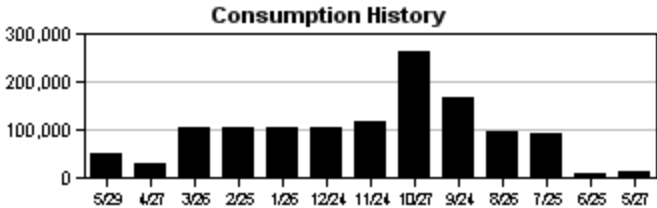
Service Address: 1801 12TH ST SE

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METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
707026852	05/14/2026	25	05/29/2026	44125	44100 GAL	ACTUAL	WATER
54676394	04/27/2026	31520	05/14/2026	31560	4000 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$145.26
Water Base Charge	\$70.75
Water Usage Charge	\$97.31
Sewer Base Charge	\$171.43
Sewer Usage Charge	\$340.07
Total Service Address Charges	\$831.36



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHERWOOD MANOR CDD	8726963466	05/29/2026	06/22/2026

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	04/30/2026	949	05/28/2026	1000	5100 GAL	ESTIMATED	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$15.40
Water Base Charge	\$135.80
Water Usage Charge	\$5.71
Total Service Address Charges	\$163.45

An estimated read was used to calculate your bill





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

Statement Date: June 05, 2026

Amount Due: \$6,404.37

Due Date: June 19, 2026

Account #: 321000026005

DO NOT PAY. Your account will be drafted on June 19, 2026

Account Summary

Previous Amount Due	\$6,416.94
Payment(s) Received Since Last Statement	-\$6,415.94
Miscellaneous Credits	-\$1.00
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$6,404.37

Amount Due by June 19, 2026

\$6,404.37

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

Your Locations With The Highest Usage



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

6,154
KWH



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

2,332
KWH



Scan here to interact
with your bill online.

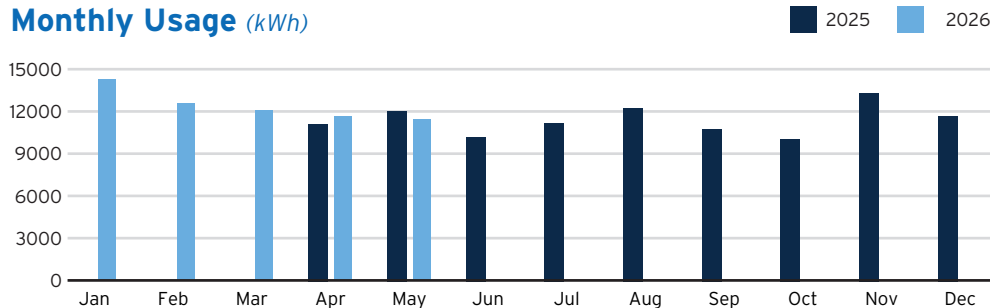


**DOWNED IS
DANGEROUS!**

If you see a downed power line,
move a safe distance away and call 911.

Visit [TampaElectric.com/Safety](https://www.tampaelectric.com/safety)
for more safety tips.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://www.tecoaccount.com)



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

Account #: 321000026005

Due Date: June 19, 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](https://www.tampaelectric.com/paperless) to enroll now.

Amount Due: \$6,404.37

Payment Amount: \$ _____

700125004771

Your account will be
drafted on June 19, 2026

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

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	04/28/2026	40,800		38,468		2,332 kWh	1	32 Days	\$400.16
									10.5%
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	04/28/2026	1,137		1,137		0 kWh	1	32 Days	\$21.66
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	04/28/2026	26,088		23,907		2,181 kWh	1	32 Days	\$375.66
									9.7%
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	04/28/2026	249		249		0 kWh	1	32 Days	\$21.66
									100.0%
Continued on next page →									

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

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

All Other Correspondences:

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

Contact Us

Online:

TampaElectric.com

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Summary of Charges by Service Address

Account Number: 321000026005

Energy Usage From Last Month

 Increased
  Same
  Decreased

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

Sub-Account Number: 211020006345

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000835803	04/28/2026	27,395		26,584		811 kWh	1	32 Days	\$153.29
									 39.8%

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	04/28/2026	26,975		20,821		6,154 kWh	1	32 Days	\$1,020.49
									 11.9%

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	04/28/2026	305		305		0 kWh	1	32 Days	\$21.66
									 100.0%

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	04/28/2026	331		328		3 kWh	1	32 Days	\$22.15
									 50.0%

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

\$6,404.37



Sub-Account #: 211019020679
Statement Date: 06/02/2026

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

Meter Read

Meter Location: FOUNTAIN

Service Period: 03/28/2026 - 04/28/2026

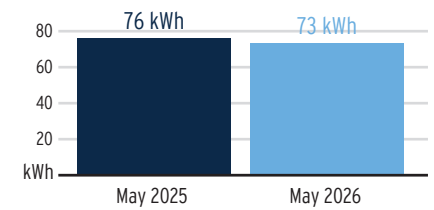
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000598798	04/28/2026	40,800		38,468		2,332 kWh	1	32 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	2,332 kWh @ \$0.09202/kWh	\$214.59
Fuel Charge	2,332 kWh @ \$0.03516/kWh	\$81.99
Storm Protection Charge	2,332 kWh @ \$0.00568/kWh	\$13.25
Clean Energy Transition Mechanism	2,332 kWh @ \$0.00418/kWh	\$9.75
Storm Surcharge	2,332 kWh @ \$0.02121/kWh	\$49.46
Florida Gross Receipt Tax		\$10.00
Electric Service Cost		\$400.16

Avg kWh Used Per Day



Current Month's Electric Charges

\$400.16

Billing information continues on next page →



Sub-Account #: 211019020687
Statement Date: 06/02/2026

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

Meter Read

Meter Location: FOUNTAIN

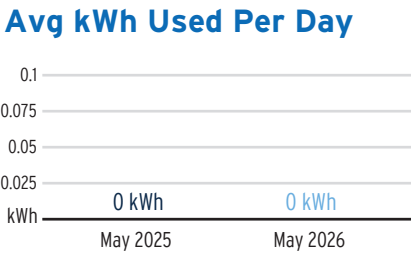
Service Period: 03/28/2026 - 04/28/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000558717	04/28/2026	1,137		1,137		0 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
	Florida Gross Receipt Tax		\$0.54
	Electric Service Cost		\$21.66



Current Month's Electric Charges \$21.66

	Miscellaneous Credits	
	Deposit Refund	-\$1.00
	During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
	Total Current Month's Credits	-\$1.00

Billing information continues on next page →



Sub-Account #: 211019020695
Statement Date: 06/02/2026

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

Meter Read

Meter Location: FOUNTAIN

Service Period: 03/28/2026 - 04/28/2026

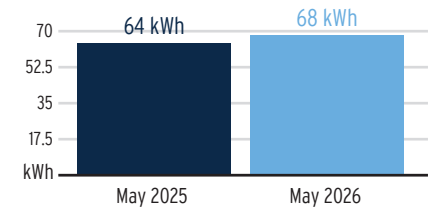
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000558720	04/28/2026	26,088		23,907		2,181 kWh	1	32 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	32 days @ \$0.66000		\$21.12
Energy Charge	2,181 kWh @ \$0.09202/kWh		\$200.70
Fuel Charge	2,181 kWh @ \$0.03516/kWh		\$76.68
Storm Protection Charge	2,181 kWh @ \$0.00568/kWh		\$12.39
Clean Energy Transition Mechanism	2,181 kWh @ \$0.00418/kWh		\$9.12
Storm Surcharge	2,181 kWh @ \$0.02121/kWh		\$46.26
Florida Gross Receipt Tax			\$9.39
Electric Service Cost			\$375.66

Avg kWh Used Per Day



Current Month's Electric Charges

\$375.66

Billing information continues on next page →



Sub-Account #: 211019915753
Statement Date: 06/02/2026

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

Meter Read

Meter Location: ENTRY SIGN

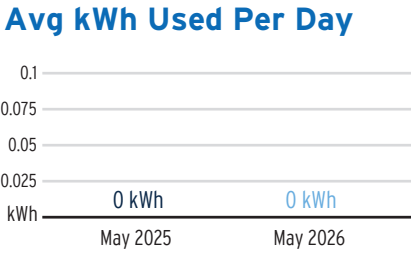
Service Period: 03/28/2026 - 04/28/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580300	04/28/2026	249		249		0 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
	Florida Gross Receipt Tax		\$0.54
	Electric Service Cost		\$21.66



Current Month's Electric Charges \$21.66

Billing information continues on next page →



Sub-Account #: 211020006345
Statement Date: 06/02/2026

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

Meter Read

Meter Location: MAIL KIOSK

Service Period: 03/28/2026 - 04/28/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835803	04/28/2026	27,395		26,584		811 kWh	1	32 Days

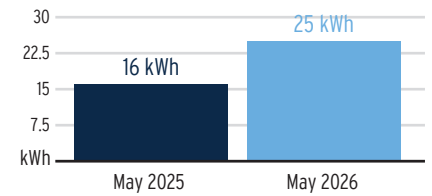
Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	811 kWh @ \$0.09202/kWh	\$74.63
Fuel Charge	811 kWh @ \$0.03516/kWh	\$28.51
Storm Protection Charge	811 kWh @ \$0.00568/kWh	\$4.61
Clean Energy Transition Mechanism	811 kWh @ \$0.00418/kWh	\$3.39
Storm Surcharge	811 kWh @ \$0.02121/kWh	\$17.20
Florida Gross Receipt Tax		\$3.83
Electric Service Cost		\$153.29

Avg kWh Used Per Day



Current Month's Electric Charges

\$153.29

Billing information continues on next page →



Sub-Account #: 211020923705
Statement Date: 06/02/2026

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

Meter Read

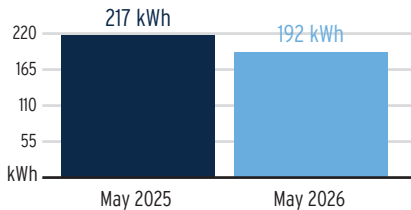
Service Period: 03/28/2026 - 04/28/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000597942	04/28/2026	26,975		20,821		6,154 kWh	1	32 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	32 days @ \$0.66000		\$21.12
Energy Charge	6,154 kWh @ \$0.09202/kWh		\$566.29
Fuel Charge	6,154 kWh @ \$0.03516/kWh		\$216.37
Storm Protection Charge	6,154 kWh @ \$0.00568/kWh		\$34.95
Clean Energy Transition Mechanism	6,154 kWh @ \$0.00418/kWh		\$25.72
Storm Surcharge	6,154 kWh @ \$0.02121/kWh		\$130.53
Florida Gross Receipt Tax			\$25.51
Electric Service Cost			\$1,020.49

Avg kWh Used Per Day



Current Month's Electric Charges **\$1,020.49**

Billing information continues on next page →



Sub-Account #: 221008023634
Statement Date: 06/02/2026

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

Meter Read

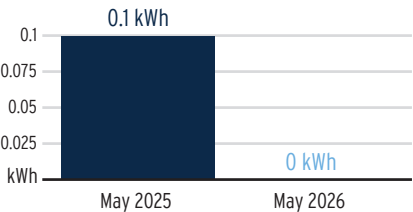
Service Period: 03/28/2026 - 04/28/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580299	04/28/2026	305		305		0 kWh	1	32 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12	
Florida Gross Receipt Tax		\$0.54	
Electric Service Cost		\$21.66	

Avg kWh Used Per Day



Current Month's Electric Charges \$21.66

Billing information continues on next page →



Sub-Account #: 221008023642
Statement Date: 06/02/2026

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

Meter Read

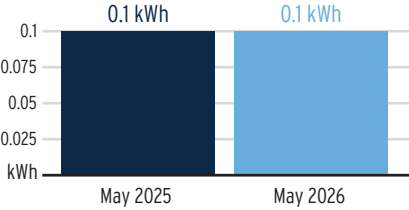
Meter Location: SIGN
Service Period: 03/28/2026 - 04/28/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580298	04/28/2026	331		328		3 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
	Energy Charge	3 kWh @ \$0.09202/kWh	\$0.28
	Fuel Charge	3 kWh @ \$0.03516/kWh	\$0.11
	Storm Protection Charge	3 kWh @ \$0.00568/kWh	\$0.02
	Clean Energy Transition Mechanism	3 kWh @ \$0.00418/kWh	\$0.01
	Storm Surcharge	3 kWh @ \$0.02121/kWh	\$0.06
	Florida Gross Receipt Tax		\$0.55
	Electric Service Cost		\$22.15

Avg kWh Used Per Day



Current Month's Electric Charges \$22.15

Billing information continues on next page →



Sub-Account #: 221008101729
Statement Date: 06/02/2026

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

Service Period: 03/28/2026 - 04/28/2026 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 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 →



Sub-Account #: 221008143911
Statement Date: 06/02/2026

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

Service Period: 03/28/2026 - 04/28/2026 **Rate Schedule:** Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 **\$6,404.37**



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

Statement Date: June 03, 2026

Amount Due: \$2,238.11

Due Date: June 24, 2026

Account #: 221009048655

DO NOT PAY. Your account will be drafted on June 24, 2026

Account Summary

Current Service Period: April 29, 2026 - May 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 June 24, 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.



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: June 24, 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: \$ _____

662495569417

Your account will be
drafted on June 24, 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: June 03, 2026
Charges Due: June 24, 2026

Service Period: Apr 29, 2026 - May 28, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

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

Ways To Pay Your Bill



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In-Person

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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: June 03, 2026

Amount Due: \$2,377.99

Due Date: June 24, 2026

Account #: 221009253107

DO NOT PAY. Your account will be drafted on June 24, 2026

Account Summary

Current Service Period: April 29, 2026 - May 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 June 24, 2026	\$2,377.99
------------------------------------	-------------------

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



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your account online.



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JUN 08 2026



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

Account #: 221009253107

Due Date: June 24, 2026

Amount Due: \$2,377.99

Payment Amount: \$ _____

662495569418

Your account will be
drafted on June 24, 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:
SHERWOOD MANOR PH5A PH5B PH5C
RUSKIN, FL 33570

Account #: 221009253107
Statement Date: June 03, 2026
Charges Due: June 24, 2026

Service Period: Apr 29, 2026 - May 28, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

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

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In-Person

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Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
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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: June 03, 2026

Amount Due: \$233.14

Due Date: June 24, 2026

Account #: 221009045651

DO NOT PAY. Your account will be drafted on June 24, 2026

Account Summary

Current Service Period: April 29, 2026 - May 28, 2026

Previous Amount Due \$233.14

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

Current Month's Charges \$233.14

Amount Due by June 24, 2026 \$233.14

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



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your account online.



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

Account #: 221009045651

Due Date: June 24, 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: \$ _____

662495569415

Your account will be
drafted on June 24, 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:
1610 6TH ST SE
RUSKIN, FL 33570-5764

Account #: 221009045651
Statement Date: June 03, 2026
Charges Due: June 24, 2026

Service Period: Apr 29, 2026 - May 28, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

00000031-0000336- 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

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

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: June 03, 2026

Amount Due: \$699.42

Due Date: June 24, 2026
Account #: 221009045677

DO NOT PAY. Your account will be drafted on June 24, 2026

Account Summary

Current Service Period: April 29, 2026 - May 28, 2026

Previous Amount Due \$699.42

Payment(s) Received Since Last Statement -\$699.42

Current Month's Charges \$699.42

Amount Due by June 24, 2026 \$699.42

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



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your account online.



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

Account #: 221009045677

Due Date: June 24, 2026



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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: \$ _____

662495569416

Your account will be
drafted on June 24, 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: June 03, 2026
Charges Due: June 24, 2026

Service Period: Apr 29, 2026 - May 28, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

00000031-0000338-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

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In-Person

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Mail A Check

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



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Toll Free:
866-689-6469

All Other

Correspondences:
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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>June 04, 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:

Jayna Cooper
District Manager Signature

June 04, 2026
Date

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



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

Date: 06/01/2026
Due: 07/01/2026
Invoice #: H10966
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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Sherwood Manor CDD</u>
Board Meeting Date:	<u>June 04, 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>June 04, 2026</u>
District Manager Signature	Date

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



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: 128

Invoice Date: June 15, 2026

Payment Due: June 15, 2026

Amount Due (USD): \$280.00

 [Pay Securely Online](#)

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 Bottom hinge was damaged and replaced	1	\$35.00	\$35.00

Total: \$280.00

Amount Due (USD): \$280.00

[Pay Securely Online](#)



link.waveapps.com/ezxmry-qtfveu

Notes / Terms

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

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

Down to Earth Landscape & Irrigation

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



Invoice: #178424

June 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

Invoice Irrigation Form 06.03.2026
 Estimate # 149627

Invoice Date

6/19/2026

Date Due

7/4/2026

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#149627 - Invoice Irrigation Form 06.03.2026				\$147.50
LCE006: Irrigation Repairs				\$147.50
6" Irrigation Spray Head Repaired/Replaced/Relocated (Kit)	Each	1.00	\$40.00	\$40.00
Standard Irrigation Nozzle Replaced (Kit)	Each	5.00	\$8.00	\$40.00
Drip Line (Kit)	Foot	9.00	\$2.50	\$22.50
Drip Line Fittings (Kit)	Each	8.00	\$3.00	\$24.00
Micro Jet/Brass Mini Spray Replaced (Kit)	Each	2.00	\$10.50	\$21.00

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 **\$147.50**

Sales Tax **\$0.00**

Total \$147.50

Credits/Payments **(\$0.00)**

Balance Due \$147.50

To pre-authorize cleanup services following a storm event this season, please click [here](#). Download the agreement, sign it, and email it to Storm_Prep@down2earthinc.com or give it to your Account Manager.

Irrigation Service Report

General Information

Technician: Dleal

Customer: Sherwood Manor CDD

Branch: Sarasota

Report Type: Monthly Wet Check

Controller Name: Timer 1

Date: June 3, 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	No	No	No	No	Yes	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	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 3	Billable Items: 1. Micro Jet/Brass Mini Spray Replaced Item Type: Quantity Qty: 2

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	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: 4 2. Drip Line Item Type: Fittings Used Qty: 2	No repair items available	No repair items available	No repair items available	No repair items available	No repair items available

Irrigation Zones

[illegible]

Irrigation Zones

[illegible]

Irrigation Zones

[illegible]

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: 5 2. Drip Line Item Type: Fittings Used Qty: 4	No repair items available	No repair items available	No repair items available

Irrigation Zones

[illegible]

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: 6:03 p.m.

Communication Type: Text

Additional Comments:

Down to Earth Landscape & Irrigation

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



Invoice: #178422

June 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

Sod Replacement - Amenity Center REVISED June 2026
 Estimate # 148829

Invoice Date

6/19/2026

Date Due

7/4/2026

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#148829 - Sod Replacement - Amenity Center REVISED June 2026				\$15,400.40

Removal of sod and replacement with St. Augustine at the amenity center and surrounding turf. *This estimate does not include sod replacement in the dog park.



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**\$15,210.00**

St. Augustine "Floratom" (Sub)

Square Foot

9000.00

\$1.69

\$15210.00

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

LCE005: Irrigation Installation				\$190.40
Irrigation Labor (Hide) (Labor)				\$170.00
Miscellaneous Irrigation Parts (Material)	Each	8.00	\$2.55	\$20.40
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 \$15,400.40 Sales Tax \$0.00 Total \$15,400.40 Credits/Payments (\$0.00) Balance Due \$15,400.40
To pre-authorize cleanup services following a storm event this season, please click here. Download the agreement, sign it, and email it to Storm_Prep@down2earthinc.com or give it to your Account Manager.				

**Down to Earth Landscape & Irrigation**

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

Estimate: #148829**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

Sod Replacement - Amenity
Center REVISED June 2026

Estimated Job Start Date

June 15, 2026

Proposed By

Alexandra Steiner

Due Date**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
St. Augustine "Floratam"	Square Foot	9000	\$1.69	\$15,210.00
Irrigation Installation				
Irrigation Labor (Hide)				\$170.00
Miscellaneous Irrigation Parts	Each	8	\$2.55	\$20.40
Subtotal				\$15,400.40
Estimated Tax				\$0.00
Job Total				\$15,400.40

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/>.

Removal of sod and replacement with St. Augustine at the amenity center and surrounding turf.
*This estimate does not include sod replacmeent in the dog park.



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

05/27/2026

Date

Agreed & Accepted By:

Jayna Cooper

5/27/2026

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/>.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Sherwood Manor CDD</u>
Board Meeting Date:	<u>June 04, 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>June 04, 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>June 04, 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>June 04, 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>June 04, 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:

Jayna Cooper
District Manager Signature

June 04, 2026
Date

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



Remit Address for Payment by Check:
(See bottom for EFT Payment information)

Signal 88, LLC

PO Box 8246
Omaha, NE 68108
remittance@teamsignal.com

BILL TO

Sherwood Manor

2005 Pan Am Circle Suite 300
Tampa, FL 33607

INVOICE

Invoice Number: US_173749
Invoice Date: 2026-06-01
Due Date: 2026-06-16
Terms: NET15
Customer ID: 214570
Customer PO:

Amount Due: \$2,176.00

**THERE WILL BE A \$30 CHARGE FOR ALL
RETURNED CHECKS. 1.5% INTEREST (18%
APR) IS ASSESSED ON ALL UNPAID
BALANCES**

Period	Description	QTY	Unit Price	Total
2026-06-01- 2026-06-30	Dedicated Security Officer - Sherwood Manor Pool : : Service Location: Sherwood Manor	64	\$34.00	\$2,176.00

Subtotal	\$2,176.00
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
Total	\$2,176.00

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

Thank you for choosing Signal for your needs. We're committed to providing you
with peace of mind.



Remit Address for Payment by Check:
(See bottom for EFT Payment information)

Signal 88, LLC

PO Box 8246
Omaha, NE 68108
remittance@teamsignal.com

BILL TO

Sherwood Manor

2005 Pan Am Circle Suite 300
Tampa, FL 33607

INVOICE

Invoice Number: US_169739
Invoice Date: 2026-05-23
Due Date: 2026-06-07
Terms: NET15
Customer ID: 214570
Customer PO:

Amount Due: \$1,496.00

**THERE WILL BE A \$30 CHARGE FOR ALL
RETURNED CHECKS. 1.5% INTEREST (18%
APR) IS ASSESSED ON ALL UNPAID
BALANCES**

Period	Description	QTY	Unit Price	Total
2026-05-23- 2026-05-31	Dedicated Security Officer - Sherwood Pool Memorial Day : : Service Location: Sherwood Manor	8	\$51.00	\$408.00
2026-05-23- 2026-05-31	Dedicated Security Officer - Sherwood Manor Pool : : Service Location: Sherwood Manor	32	\$34.00	\$1,088.00

Subtotal	\$1,496.00
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
Total	\$1,496.00

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

Thank you for choosing Signal for your needs. We're committed to providing you
with peace of mind.



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

INVOICE NO.	1268538
DATE	05/28/26

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 5/15/2026 - 5/21/026				
Cyber Hours - Cyber	34.00	Hours	2.80	95.20
Total Hours	34.00			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	95.20
			Sales Tax	
			TOTAL	\$95.20

▼ 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.	1268538
Invoice Date	05/28/26
Amount Due	\$95.20
Amount Remitted	



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

INVOICE NO.	1269478
DATE	06/04/26

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 5/22/2026 - 5/28/2026				
Cyber Hours - Cyber	32.00	Hours	2.80	89.60
Total Hours	32.00			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	89.60
			Sales Tax	
			TOTAL	\$89.60

▼ 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.	1269478
Invoice Date	06/04/26
Amount Due	\$89.60
Amount Remitted	



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

INVOICE NO.	1270494
DATE	06/11/26

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 5/29/2026 - 6/4/2026				
Cyber Hours - Cyber	29.00	Hours	2.80	81.20
Total Hours	29.00			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	81.20
			Sales Tax	
			TOTAL	\$81.20

▼ 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.	1270494
Invoice Date	06/11/26
Amount Due	\$81.20
Amount Remitted	



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

INVOICE NO.	1271259
DATE	06/18/26

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 6/5/2026 - 6/11/2026				
Cyber Hours - Cyber	30.00	Hours	2.80	84.00
Total Hours	30.00			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	84.00
			Sales Tax	
			TOTAL	\$84.00

▼ 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.	4171798
Job No.	1080241
Invoice No.	1271259
Invoice Date	06/18/26
Amount Due	\$84.00
Amount Remitted	



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

INVOICE NO.	1272485
DATE	06/25/26

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 6/12/2026 - 6/18/2026				
Cyber Hours - Cyber	30.00	Hours	2.80	84.00
Total Hours	30.00			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	84.00
			Sales Tax	
			TOTAL	\$84.00

▼ 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.	4171798
Job No.	1080241
Invoice No.	1272485
Invoice Date	06/25/26
Amount Due	\$84.00
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 Net 30

Due Date 6/26/2026

JOB ADDRESS

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

INVOICE #
84559

INVOICE DATE
5/27/2026

DESCRIPTION OF WORK

05/27/2026 - Alvarez Plumbing & A/C responded to a service request regarding the HVAC system shutting down due to tripped float safety switches. Upon inspection, technician found the secondary drain pan full of water and the condensate pump heavily contaminated with bacterial buildup and sludge.

Technician verified that the float safety switches had activated properly to protect the system from overflow conditions.

Recommendation: Clean and service the condensate pump to remove bacterial buildup and debris, and remove standing water from the secondary drain pan to restore proper condensate drainage and system operation.

SS0529

TOTAL DUE \$410.00
PAYMENT \$0.00

BALANCE DUE \$410.00

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 5/27/2026

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.

Sign here 

Date 5/27/2026



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.

Hanley Pools LLC
PO Box 28
Lutz, FL 33548-0028
8139409875
info@hanleypools.com



BILL TO
Sherwood Manor CDD
Sherwood Manor CDD
2005 Pam Am Circle Site 3
Tampa, FL 33607

INVOICE 1547

DATE 06/15/2026 **TERMS** Due on receipt

DUE DATE 06/15/2026

DESCRIPTION	AMOUNT
Battery charging unit	235.00

E-Check Processing – Clear scan or photo of the front and back of the check send to AR@hanleypools.com.
Bank-to-Bank transfers or through our QuickBooks invoice system.
Credit Card Payments – to QuickBooks invoice system + 3.5%.
Zelle – to 813-940-9875.
E-Check Processing – Clear scan or photo of the front and back of the check send to AR@hanleypools.com.
Bank-to-Bank transfers or through our QuickBooks invoice system.
Credit Card Payments – to QuickBooks invoice system + 3.5%.
Zelle – to 813-940-9875.

SUBTOTAL	235.00
TAX	0.00
TOTAL	235.00

TOTAL DUE	\$235.00
------------------	-----------------

Ways to pay

BANK

[View and pay](#)

NOTICE OF TERMS: All past due amounts are subject to a monthly late charge of 5% PLUS all cost of collections and reasonable Attorney fees

Hanley Pools LLC
PO Box 28
Lutz, FL 33548-0028
8139409875
info@hanleypools.com



BILL TO
Sherwood Manor CDD
2005 Pam Am Circle Site 3
Tampa, FL 33607

INVOICE 1566

DATE 06/19/2026 **TERMS** Due on receipt

DUE DATE 06/19/2026

DESCRIPTION	AMOUNT
Install rotation motor control arm	885.00

E-Check Processing – Clear scan or photo of the front and back of the check send to AR@hanleypools.com.
Bank-to-Bank transfers or through our QuickBooks invoice system.
Credit Card Payments – to QuickBooks invoice system + 3.5%.
Zelle – to 813-940-9875.
E-Check Processing – Clear scan or photo of the front and back of the check send to AR@hanleypools.com.
Bank-to-Bank transfers or through our QuickBooks invoice system.
Credit Card Payments – to QuickBooks invoice system + 3.5%.
Zelle – to 813-940-9875.

SUBTOTAL	885.00
TAX	0.00
TOTAL	885.00

TOTAL DUE	\$885.00
------------------	-----------------

Ways to pay

BANK

[View and pay](#)

NOTICE OF TERMS: All past due amounts are subject to a monthly late charge of 5% PLUS all cost of collections and reasonable Attorney fees

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

Invoice 1254



BILL TO Sherwood Manor 1406 Blossom Bayou Cir C/o Inframark 2005 Pan Am Cir Tampa FL 33607	DATE	PLEASE PAY	DUE DATE
	06/18/2026	\$875.00	07/18/2026

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.		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, FI 34691

SUBTOTAL	875.00
TAX	0.00
TOTAL	875.00

Ways to pay



TOTAL DUE	\$875.00
-----------	----------

THANK YOU.

View and pay



SHERWOOD MANOR COMMUNITY DEVELOPMEN
Business Visa

Account summary

Previous balance		\$3.86
Payments & other credits	-	\$3.86
Purchases & other charges	+	\$732.90
Balance transfers	+	\$0.00
Cash advances	+	\$0.00
Interest charged	+	\$0.00
Fees charged	+	\$0.00
New balance		\$732.90

Credit limit	\$10,000.00
Available credit	\$9,267.10
Available for cash advance	\$0.00
Statement closing date	05/22/2026
Days in billing cycle	30

Questions?

Visit
truist.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: -\$3.86
				- B

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

TRUIST BANK
PO BOX 400
WILSON NC 27894-0400

480000572584400000000000000020000000000073290

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

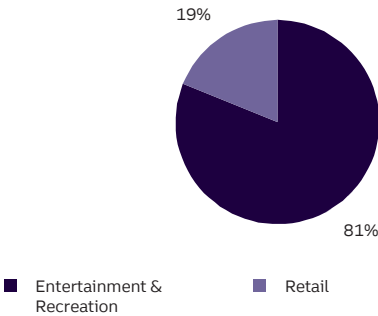


Page 1 of 4
Billing cycle 04/23/26 - 05/22/26
Account number ending in 1469

Payment information

New balance	\$732.90
Minimum payment due	\$20.00
Payment due date	06/16/26

Spending this cycle



Account number ending in	1469
Statement closing date	05/22/26
New balance	\$732.90
Minimum payment due	\$20.00
Payment due Date	06/16/26
Amount enclosed	\$

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

TRUIST BANK
PO BOX 791622
BALTIMORE MD 21279-1622

581469871156130175614118718146911

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 04/23/26 - 05/22/26
Account number ending in 1469

Organization account activity - continued

Tran date	Post date	Reference number	Transaction description	Amount
05/03	05/03	0626050304644605	PAYMENTS - THANK YOU	-\$3.86

Cardholder activity Total cardholder new activity: \$732.90

Tran date	Post date	Reference number	Transaction description	Amount
TABITHA VEGA		Account number ending in 5533		Total: \$732.90
04/23	04/23	24692166113407827263263	AMAZON MKTPL*BJ0PO3JC2 Amzn.com/billWA	\$85.96
04/27	04/27	24692166117401541458180	AMAZON MKTPL*BS7I79QD1 Amzn.com/billWA	\$51.94
05/20	05/21	24692166140401311706850	SQ *GONZALEZ-FUENTES SERVgosq.com FL	\$595.00

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.

Sherwood Manor / Brookside			
5/29/2026			
Tabitha Vega			
Vendor	Description of Expense	COA Code	Amount
Amazon	Black falg poles to help keep ths ducks away.	114-5977193-6249852	\$85.96
Amazon	he ducks away. The little blue flags have already	114-7924434-9660201	\$51.94
Funtabolous Fun	for face painting and snowcones for summer e	FF20260620A	\$595.00



Final Details for Order #114-5977193-6249852

Order Placed: April 22, 2026
 PO number : Sherwood Manor CDD
 Amazon.com order number: 114-5977193-6249852
 Order Total: \$85.96

Shipped on April 22, 2026	
Items Ordered	Price
4 of: PHITRIC Flag Pole Kit, Tangle Free Spinning Stainless Steel Rustproof Flagpoles for 3x5 Sports Fan Outdoor Flags for Outside House (Black, 5FT, with Brackets) Sold by and invoiced on behalf of: Phitric Direct (seller profile) Condition: New	\$19.99
Shipping Address: Tabitha Vega 10019 COUNTRY CARRIAGE CIR RIVERVIEW, FL 33569-5695 United States	Item(s) Subtotal: \$79.96 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 ----- Total before tax: \$79.96 Sales Tax: \$6.00 ----- Total for This Shipment: \$85.96 -----
Shipping Speed: Rush Shipping	

Payment information	
Payment Method: Visa Last digits: 5533	Item(s) Subtotal: \$79.96
Billing address Tabitha Vega 2005 PAN AM CIR TAMPA, FL 33607-2359 United States	Shipping & Handling: \$2.99 Promotion applied: -\$2.99 ----- Total before tax: \$79.96 Estimated Tax: \$6.00 ----- Grand Total: \$85.96
Credit Card transactions	Visa ending in 5533: April 23, 2026: \$85.96

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



Final Details for Order #114-7924434-9660201

Order Placed: April 22, 2026
PO number : Sherwood Manor CDD
Amazon.com order number: 114-7924434-9660201
Order Total: \$51.94

Shipped on April 22, 2026	
Items Ordered	Price
2 of: Anley Pack of 2 Fly Breeze 3x5 Foot Solid Blue Flag - Vivid Color and Fade proof - Canvas Header and Double Stitched - Plain Royal Blue Flags Polyester with Brass Grommets 3 X 5 Ft Sold by and invoiced on behalf of: ANLEY (seller profile) Business Price Condition: New	\$10.95
Shipping Address: Tabitha Vega 10019 COUNTRY CARRIAGE CIR RIVERVIEW, FL 33569-5695 United States	Item(s) Subtotal: \$21.90 Shipping & Handling: \$0.00 ----- Total before tax: \$21.90 Sales Tax: \$1.64 ----- Total for This Shipment: \$23.54 -----
Shipping Speed: FREE Prime Delivery	

Shipped on April 26, 2026	
Items Ordered	Price
4 of: Solid Blue Flag 3x5 Ft Blank Blue Flags Vivid Color Double Stitched Plain Flag with Brass Grommets Sold by and invoiced on behalf of: GSYLIVE (seller profile) Condition: New	\$6.60
Shipping Address: Tabitha Vega 10019 COUNTRY CARRIAGE CIR RIVERVIEW, FL 33569-5695 United States	Item(s) Subtotal: \$26.40 Shipping & Handling: \$0.00 ----- Total before tax: \$26.40 Sales Tax: \$2.00 ----- Total for This Shipment: \$28.40 -----
Shipping Speed: FREE Prime Delivery	

Payment information	
Payment Method: Visa Last digits: 5533	Item(s) Subtotal: \$48.30 Shipping & Handling: \$0.00 -----
Billing address Tabitha Vega 2005 PAN AM CIR TAMPA, FL 33607-2359	Total before tax: \$48.30 Estimated Tax: \$3.64 -----

United States	Grand Total: \$51.94
Credit Card transactions	Visa ending in 5533: April 26, 2026: \$51.94



Gonzalez-Fuentes Services, LLC
2653 Bruce B. Downs Blvd. Ste #108-200
WESLEY CHAPEL, FL 33544-8792 United States
(813) 907-0116

Invoice #FF20260620A

Issue date
May 20, 2026

Fantabulous Fun

Event Date/Time:
Jun 20th, 12:00 PM - 3:00 PM

Event Address:
Sherwood Manner @ Brookside
1801 12th Street SE,
Ruskin, FL 33570

Upon receipt of payment, your event will be officially reserved.
For additional/detailed terms & conditions, please visit www.fantabulousfun.net/terms-and-conditions/
Thank you for your business!

Customer
Tabitha Vega
tvega@inframark.com
(656) 789-2940

Invoice Details
PDF created May 29, 2026
\$595.00
Service date June 20, 2026

Payment
Due May 20, 2026
\$595.00

Items	Quantity	Price	Amount
3HR Face Painting	1	\$405.00	\$405.00
3HR Snow Cone Machine Rental (with Attendant)	1	\$170.00	\$170.00
Add'l (50) Snow Cone Servings	1	\$20.00	\$20.00
Subtotal			\$595.00

Total Paid **\$595.00**

Payments
May 20, 2026 (Visa 5533) \$595.00

***Sherwood Manor
Community
Development
District***

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2018	SERIES 2023	SERIES 2018	SERIES 2023	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	FUND	FUND	DEBT FUND	
ASSETS								
Cash - Operating Account	\$ 71,729	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,729
Accounts Receivable	20,000	-	-	-	-	-	-	20,000
Accounts Receivable - Off-Roll	-	-	93,755	-	-	-	-	93,755
Investments:								
Construction Fund	-	-	-	-	203,761	-	-	203,761
Prepayment Account	-	1	-	-	-	-	-	1
Reserve Fund	-	473,878	644,750	-	-	-	-	1,118,628
Revenue Fund	-	262,032	130,918	-	-	-	-	392,950
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	-	-	-	-	-	-	1,605,334	1,605,334
Amount To Be Provided	-	-	-	-	-	-	15,909,666	15,909,666
TOTAL ASSETS	\$ 93,896	\$ 735,911	\$ 869,423	\$ -	\$ 203,761	\$ 11,847,091	\$ 17,515,000	\$ 31,265,082
LIABILITIES								
Accounts Payable	\$ 34,966	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,966
Bonds Payable - Series 2018	-	-	-	-	-	-	8,555,000	8,555,000
Bonds Payable - Series 2023	-	-	-	-	-	-	8,960,000	8,960,000
TOTAL LIABILITIES	34,966	-	-	-	-	-	17,515,000	17,549,966

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 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	-	735,911	869,423	-	-	-	-	1,605,334
Capital Projects	-	-	-	-	203,761	-	-	203,761
Unassigned:	56,802	-	-	-	-	11,847,091	-	11,903,893
TOTAL FUND BALANCES	58,930	735,911	869,423	-	203,761	11,847,091	-	13,715,116
TOTAL LIABILITIES & FUND BALANCES	\$ 93,896	\$ 735,911	\$ 869,423	\$ -	\$ 203,761	\$ 11,847,091	\$ 17,515,000	\$ 31,265,082

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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
REVENUES				
Interest - Investments	\$ -	\$ 3,286	\$ 3,286	0.00%
Clubhouse Rentals	-	200	200	0.00%
Special Assmnts- Tax Collector	875,644	611,616	(264,028)	69.85%
Developer Estimated Contribution	-	20,000	20,000	0.00%
Other Miscellaneous Revenues	-	783	783	0.00%
TOTAL REVENUES	875,644	635,885	(239,759)	72.62%

EXPENDITURES

Administration

Supervisor Fees	12,000	8,800	3,200	73.33%
Administrative Fees	-	917	(917)	0.00%
Dissemination Agent/Reporting	10,000	6,567	3,433	65.67%
Technology/Data Storage	-	200	(200)	0.00%
ProfServ-Recording Secretary	-	750	(750)	0.00%
Assessment Services	-	833	(833)	0.00%
Trustees Fees	8,200	8,512	(312)	103.80%
Disclosure Report	8,400	2,500	5,900	29.76%
District Counsel	15,000	16,780	(1,780)	111.87%
District Engineer	12,000	2,714	9,286	22.62%
District Management	30,000	21,667	8,333	72.22%
Field Management	18,000	25,500	(7,500)	141.67%
Accounting Services	12,000	9,000	3,000	75.00%
Auditing Services	6,200	6,600	(400)	106.45%
Onsite Staff	70,000	52,500	17,500	75.00%
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%
Rentals & Leases	-	200	(200)	0.00%
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	2,966	(2,716)	1186.40%
Website Admin Services	1,500	3,525	(2,025)	235.00%
Dues, Licenses & Fees	500	354	146	70.80%
Total Administration	243,744	197,991	45,753	81.23%

Utility Services

Amenity Internet	2,500	1,902	598	76.08%
Water/Waste	16,000	14,857	1,143	92.86%

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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
Electric Utility Services	120,000	102,244	17,756	85.20%
Total Utility Services	138,500	119,003	19,497	85.92%
<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	45,600	(23,400)	205.41%
Debris Removal	20,000	1,970	18,030	9.85%
Landscape - Contract	235,000	89,472	145,528	38.07%
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	17,669	(12,669)	353.38%
Storm Cleanup	35,000	-	35,000	0.00%
Landscape - Mulch	14,000	-	14,000	0.00%
Landscape - Irrigation Maintenance	3,500	1,439	2,061	41.11%
Total Other Physical Environment	372,700	156,637	216,063	42.03%
<u>Parks and Recreation</u>				
Pool Monitor	12,000	8,024	3,976	66.87%
Pool Additional Treatments	4,000	1,767	2,233	44.18%
Janitorial - Supplies/Others	1,000	-	1,000	0.00%
Janitorial - Contract	9,600	6,166	3,434	64.23%
Pool Maintenance - Contract	12,600	17,854	(5,254)	141.70%
Amenity Pest Control	2,000	-	2,000	0.00%
Security Monitoring Services	2,000	6,859	(4,859)	342.95%
Amenity R&M	35,000	24,798	10,202	70.85%
Entrance Monuments, Gates, Walls R&M	15,000	4,522	10,478	30.15%
Garbage Dumpster - Rental/Collection	5,000	-	5,000	0.00%
Community Events	10,000	1,486	8,514	14.86%
Misc-Contingency	10,000	3,724	6,276	37.24%
Key Card Distribution	2,500	-	2,500	0.00%
Total Parks and Recreation	120,700	75,200	45,500	62.30%
TOTAL EXPENDITURES	875,644	548,831	326,813	62.68%
Excess (deficiency) of revenues Over (under) expenditures	-	87,054	87,054	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		(28,124)		
FUND BALANCE, ENDING		\$ 58,930		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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	\$ -	\$ 22,434	\$ 22,434	0.00%
Special Assmnts- Tax Collector	634,991	440,363	(194,628)	69.35%
TOTAL REVENUES	634,991	462,797	(172,194)	72.88%
<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	-	(162,194)	(162,194)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		898,105		
FUND BALANCE, ENDING		\$ 735,911		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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	\$ -	\$ 25,823	\$ 25,823	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	687,289	45,723	107.13%
<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	-	42,370	42,370	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		827,053		
FUND BALANCE, ENDING		\$ 869,423		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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	\$ -	\$ 5,486	\$ 5,486	0.00%
TOTAL REVENUES	-	5,486	5,486	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	5,486	5,486	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		198,275		
FUND BALANCE, ENDING		<u>\$ 203,761</u>		

Bank Account Statement

Sherwood Manor CDD

Wednesday, July 8, 2026

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Bank Account No. 9155

Statement No. 06_26

Statement Date

06/30/2026

G/L Account No. 101001 Balance	71,729.10	Statement Balance	89,495.85
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	71,729.10	Subtotal	89,495.85
Negative Adjustments	0.00	Outstanding Checks	-17,766.75
Ending G/L Balance	71,729.10	Ending Balance	71,729.10

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/29/2026		JE000954	Other Miscellaneous Revenues	Lenin Kunhardt - MO #2241951105 05/06/2026 - Replacement Key Fob - 911	25.00	25.00	0.00
06/29/2026		JE000955	Other Miscellaneous Revenues	Lamarika Simmons - MO #2241951401 05/13/2026 - Replacement Key Fob - 100	25.00	25.00	0.00
06/30/2026		JE000957	Interest - Investments	Interest Revenue 06/26	145.44	145.44	0.00
Total Deposits					195.44	195.44	0.00
Checks							
							0.00
05/08/2026	Payment	1121	NICHOLAS J. DISTER	Check for Vendor V00034	-200.00	-200.00	0.00
05/08/2026	Payment	1122	RYAN MOTKO	Check for Vendor V00052	-200.00	-200.00	0.00
05/22/2026	Payment	100268	CITY-WIDE CLEANING LLC	Inv: 20154	-766.00	-766.00	0.00
05/27/2026	Payment	100269	WEISER SECURITY SERVICES ,INC.	Inv: 1267252	-128.80	-128.80	0.00
05/29/2026	Payment	100270	FLORIDA DEPARTMENT OF HEALTH	Inv: 29-BID-8542890	-400.00	-400.00	0.00
05/29/2026	Payment	100271	DOWN TO EARTH RISK	Inv: 175896	-300.00	-300.00	0.00
05/29/2026	Payment	100272	MANAGEMENT ASSOCIATES INC	Inv: 24840519	-7,376.00	-7,376.00	0.00
06/02/2026	Payment	300131	TRUIST BANK	Inv: 052226-1469-ACH	-732.90	-732.90	0.00
06/04/2026	Payment	100273	INFRAMARK LLC	Inv: 1168115	-270.00	-270.00	0.00
06/04/2026	Payment	100274	DOWN TO EARTH	Inv: 177095, Inv: 177094	-304.15	-304.15	0.00
06/04/2026	Payment	100275	WEISER SECURITY SERVICES ,INC.	Inv: 1268538	-95.20	-95.20	0.00
06/04/2026	Payment	100276	ALVAREZ PLUMBING COMPANY	Inv: 84321	-314.00	-314.00	0.00
06/04/2026	Payment	100277	COASTAL FENCE SERVICES, LLC	Inv: 118	-720.00	-720.00	0.00

Bank Account Statement

Sherwood Manor CDD

Wednesday, July 8, 2026

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Bank Account No. 9155

Statement No. 06_26

Statement Date

06/30/2026

06/05/2026	Payment	300132	BOCC ACH	Inv: 052926-3466-ACH	-994.81	-994.81	0.00
06/08/2026	Payment	1124	ALBERTO VIERA	Check for Vendor V00048	-200.00	-200.00	0.00
06/08/2026	Payment	1125	CARLOS DE LA OSSA	Check for Vendor V00061	-200.00	-200.00	0.00
06/08/2026	Payment	1126	KYLE SMITH	Check for Vendor V00066	-200.00	-200.00	0.00
06/08/2026	Payment	1127	NICHOLAS J. DISTER	Check for Vendor V00034	-200.00	-200.00	0.00
06/10/2026	Payment	100278	ECO-LOGIC SERVICES LLC	Inv: 6675	-4,350.00	-4,350.00	0.00
06/10/2026	Payment	100279	ACTION SECURITY, INC	Inv: 32872	-125.00	-125.00	0.00
06/10/2026	Payment	100280	DOWN TO EARTH ALVAREZ	Inv: 176408	-9,918.00	-9,918.00	0.00
06/10/2026	Payment	100281	PLUMBING COMPANY	Inv: 84559	-410.00	-410.00	0.00
06/10/2026	Payment	100282	BL POOLS DBA AQUASENTRY	Inv: H10966	-1,995.00	-1,995.00	0.00
06/11/2026	Payment	300133	TECO ACH	Inv: 060526-6005-ACH	-6,404.37	-6,404.37	0.00
06/11/2026	Payment	300134	TECO ACH	Inv: 060326-3107-ACH	-2,377.99	-2,377.99	0.00
06/11/2026	Payment	300135	TECO ACH	Inv: 060326-8655-ACH	-2,238.11	-2,238.11	0.00
06/11/2026	Payment	300136	TECO ACH	Inv: 060326-5651-ACH	-233.14	-233.14	0.00
06/11/2026	Payment	300137	TECO ACH	Inv: 060326-5677-ACH	-699.42	-699.42	0.00
06/12/2026	Payment	100283	INFRAMARK LLC	Inv: 180989	-12,899.98	-12,899.98	0.00
06/15/2026	Payment	100284	WEISER SECURITY SERVICES ,INC.	Inv: 1269478	-89.60	-89.60	0.00
06/15/2026	Payment	100285	STRALEY ROBIN VERICKER	Inv: 28530	-1,090.50	-1,090.50	0.00
06/15/2026	Payment	100286	SIGNAL 88 FRANCHISE GROUP, INC	Inv: US 173749	-2,176.00	-2,176.00	0.00
06/16/2026	Payment	100287	WEISER SECURITY SERVICES ,INC.	Inv: 1270494	-81.20	-81.20	0.00
06/16/2026		JE000952	Bank Fees	Bank Fees 06/16/2026	-448.65	-448.65	0.00
06/22/2026	Payment	100290	HANLEY POOLS LLC	Inv: 1547	-235.00	-235.00	0.00
06/22/2026	Payment	100291	SIGNAL 88 FRANCHISE GROUP, INC	Inv: US_169739	-1,496.00	-1,496.00	0.00
06/22/2026	Payment	100292	WEISER SECURITY SERVICES ,INC.	Inv: 1271259	-84.00	-84.00	0.00
06/18/2026	Payment	300138	CHARTER COMMUNICATION S - ACH	Inv: 2458267060126-ACH	-219.21	-219.21	0.00
06/22/2026		JE000956	Bank Fees	Service Charges 06/26	-311.10	-311.10	0.00
Total Checks					-61,484.13	-61,484.13	0.00

Adjustments

Total Adjustments

Outstanding Checks

06/08/2026	Payment	1128	RYAN MOTKO	Check for Vendor V00052			-200.00
06/22/2026	Payment	100288	COASTAL FENCE SERVICES, LLC	Inv: 128			-280.00
06/22/2026	Payment	100289	CITY-WIDE CLEANING LLC	Inv: 20209			-720.00

Bank Account Statement

Sherwood Manor CDD

Wednesday, July 8, 2026
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Bank Account No. 9155

Statement No. 06_26

Statement Date 06/30/2026

06/26/2026	Payment	100293	Kings Power Washing Services	Inv: 1254	-875.00
06/26/2026	Payment	100294	DOWN TO EARTH	Inv: 178424, Inv: 178422	-15,547.90
06/30/2026	Payment	300139	TRUIST BANK	Inv: 062226-1469-ACH	-143.85
Total Outstanding Checks					-17,766.75

Outstanding Deposits

Total Outstanding Deposits

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(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	100273	06/04/26	INFRAMARK LLC	1168115	General Maintenance 05/26	Amenity R&M	546176-57201	\$270.00
001	100274	06/04/26	DOWN TO EARTH	177095	Irrigation Repairs 05/26	Landscape - Irrigation Maintenance	546930-53908	\$94.00
001	100274	06/04/26	DOWN TO EARTH	177094	Root Strength & Recovery TruGreen Stress Guard Turf Application 05/26	Landscape - Contract	534171-53908	\$210.15
001	100275	06/04/26	WEISER SECURITY SERVICES ,INC.	1268538	Weekly Billing 05/15/2026- 05/21/026 - Cyber Hours	Security Monitoring Services	534368-57201	\$95.20
001	100276	06/04/26	ALVAREZ PLUMBING COMPANY	84321	Service Call - Pool Drain Collection Area Cleaning 05/26	Amenity R&M	546176-57201	\$314.00
001	100277	06/04/26	COASTAL FENCE SERVICES, LLC	118	Service Call - Replace Broken Light Fixture 05/26	Amenity R&M	546176-57201	\$720.00
001	100278	06/10/26	ECO-LOGIC SERVICES LLC	6675	Lake Maintenance 05/26	Aquatics - Contract	534067-53908	\$4,350.00
001	100279	06/10/26	ACTION SECURITY, INC	32872	Security Monitoring Services 06/26	Security Monitoring Services	534368-57201	\$125.00
001	100280	06/10/26	DOWN TO EARTH	176408	Landscape Maintenance 06/26	Landscape - Contract	534171-53908	\$9,918.00
001	100281	06/10/26	ALVAREZ PLUMBING COMPANY	84559	Service Call - HVAC System 05/26	Amenity R&M	546176-57201	\$410.00
001	100282	06/10/26	BL POOLS DBA AQUASENTRY	H10966	Commercial Pool Services 06/26	Pool Maintenance - Contract	534078-57201	\$1,995.00
001	100283	06/12/26	INFRAMARK LLC	180989	District Management Fees 06/26	Accounting Services	532001-51301	\$1,000.00
001	100283	06/12/26	INFRAMARK LLC	180989	District Management Fees 06/26	Dissemination Agent/Reporting	531012-51301	\$833.32
001	100283	06/12/26	INFRAMARK LLC	180989	District Management Fees 06/26	District Management	531150-51301	\$2,083.33
001	100283	06/12/26	INFRAMARK LLC	180989	District Management Fees 06/26	Field Management	531152-51301	\$1,500.00
001	100283	06/12/26	INFRAMARK LLC	180989	District Management Fees 06/26	Onsite Staff	534215-51301	\$5,833.33
001	100283	06/12/26	INFRAMARK LLC	180989	District Management Fees 06/26	Administrative Fees	531001-51301	\$458.33
001	100283	06/12/26	INFRAMARK LLC	180989	District Management Fees 06/26	ProfServ-Recording Secretary	531036-51301	\$375.00
001	100283	06/12/26	INFRAMARK LLC	180989	District Management Fees 06/26	Assessment Services	531038-51301	\$416.67
001	100283	06/12/26	INFRAMARK LLC	180989	District Management Fees 06/26	Rentals & Leases	544025-51301	\$100.00
001	100283	06/12/26	INFRAMARK LLC	180989	District Management Fees 06/26	Website Admin Services	549936-51301	\$200.00
001	100283	06/12/26	INFRAMARK LLC	180989	District Management Fees 06/26	Technology/Data Storage	531020-51301	\$100.00
001	100284	06/15/26	WEISER SECURITY SERVICES ,INC.	1269478	Weekly Billing 05/22/2026- 05/28/2026 - Cyber Hours	Security Monitoring Services	534368-57201	\$89.60
001	100285	06/15/26	STRALEY ROBIN VERICKER	28530	District Counsel Through 05/31/2026	District Counsel	531146-51301	\$1,090.50
001	100286	06/15/26	SIGNAL 88 FRANCHISE GROUP, INC	US 173749	Security Officer - Sherwood Manor Pool 06/01/2026-06/30/2026	Pool Monitor	512030-57201	\$2,176.00
001	100287	06/16/26	WEISER SECURITY SERVICES, INC.	1270494	Weekly Billing 05/29/2026- 06/04/2026 - Cyber Hours	Security Monitoring Services	534368-57201	\$81.20
001	100288	06/22/26	COASTAL FENCE SERVICES, LLC	128	Gate Repair 06/26	Entrance Monuments, Gates, Walls R&M	546227-57201	\$280.00
001	100289	06/22/26	CITY-WIDE CLEANING LLC	20209	Janitorial Cleaning 06/26	Janitorial - Contract	534026-57201	\$720.00
001	100290	06/22/26	HANLEY POOLS LLC	1547	Battery Charging Unit 06/26	Amenity R&M	546176-57201	\$235.00
001	100291	06/22/26	SIGNAL 88 FRANCHISE GROUP, INC	US 169739	Security Officer - Sherwood Manor Pool 05/23/2026-05/31/2026	Pool Monitor	512030-57201	\$1,496.00
001	100292	06/22/26	WEISER SECURITY SERVICES, INC.	1271259	Weekly Billing 06/05/2026- 06/11/2026 - Cyber Hours - Cyber	Security Monitoring Services	534368-57201	\$84.00
001	100293	06/26/26	Kings Power Washing Services	1254	Pool Deck Cleaning 06/26	Amenity R&M	546176-57201	\$875.00
001	100294	06/26/26	DOWN TO EARTH	178424	Irrigation Repairs 06/26	Landscape - Irrigation Maintenance	546930-53908	\$147.50
001	100294	06/26/26	DOWN TO EARTH	178422	Sod Replacement 06/26	Landscape - Plant Replacement Program	546468-53908	\$15,400.40
001	1124	06/08/26	ALBERTO VIERA	AV-060426	BOARD 06/04/2026	Supervisor Fees	511100-51301	\$200.00
001	1125	06/08/26	CARLOS DE LA OSSA	CO-060426	BOARD 06/04/2026	Supervisor Fees	511100-51301	\$200.00
001	1126	06/08/26	KYLE SMITH	KS-060426	BOARD 06/04/2026	Supervisor Fees	511100-51301	\$200.00
001	1127	06/08/26	NICHOLAS J. DISTER	ND-060426	BOARD 06/04/2026	Supervisor Fees	511100-51301	\$200.00
001	1128	06/08/26	RYAN MOTKO	RM-060426	BOARD 06/04/2026	Supervisor Fees	511100-51301	\$200.00
001	300131	06/02/26	TRUIST BANK	052226-1469-ACH	04/23/2026-05/22/26 Expenses	Amenity R&M	546176-57201	\$85.96
001	300131	06/02/26	TRUIST BANK	052226-1469-ACH	04/23/2026-05/22/26 Expenses	Amenity R&M	546176-57201	\$51.94
001	300131	06/02/26	TRUIST BANK	052226-1469-ACH	04/23/2026-05/22/26 Expenses	Community Events	549052-57201	\$595.00
001	300132	06/05/26	BOCC ACH	052926-3466-ACH	1801 12th Street SE/1208 Alpine Ash Place H 04/27/26-05/29/26	Water/Waste	543018-53150	\$994.81
001	300133	06/11/26	TECO ACH	060526-6005-ACH	Electric Services 03/28/2026-04/28/2026	Electric Utility Services	543041-53150	\$6,404.37
001	300134	06/11/26	TECO ACH	060326-3107-ACH	Sherwood Manor Ph5A, Ph5B, Ph5C - Lighting Service - 04/29/2026-05/28/2026	Electric Utility Services	543041-53150	\$2,377.99
001	300135	06/11/26	TECO ACH	060326-8655-ACH	Sherwood Manor Ph 4A - Lighting Services - 04/29/2026-05/28/2026	Electric Utility Services	543041-53150	\$2,238.11
001	300136	06/11/26	TECO ACH	060326-5651-ACH	1610 6th Street SE - Lighting Services - 04/29/26-05/28/26	Electric Utility Services	543041-53150	\$233.14
001	300137	06/11/26	TECO ACH	060326-5677-ACH	1102 14th Avenue SE - Lighting Service - 04/29/2026-05/28/2026	Electric Utility Services	543041-53150	\$699.42
001	300138	06/18/26	CHARTER COMMUNICATIONS - ACH	2458267060126-ACH	1801 12th Street SE Internet 06/01/26-06/30/26	Amenity Internet	541016-53150	\$219.21
001	300139	06/30/26	TRUIST BANK	062226-1469-ACH	Credit Card Purchases 05/23/26-06/22/26	Amenity R&M	546176-57201	\$172.25
001	300139	06/30/26	TRUIST BANK	062226-1469-ACH	Credit Card Purchases 05/23/26-06/22/26	Amenity R&M	546176-57201	(\$28.40)
Fund Total								\$69,120.33

Total Checks Paid	\$69,120.33
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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 #367

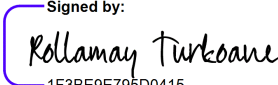
Sent on _____

Total \$425.00

Product/Service	Description	Qty.	Unit Price	Total
Vinyle fence repairs	Repair 12 sections of vinyl fencing located along 14th Avenue and at the corner lot of 16th Avenue and 12th Street. The pricing is based on the use of existing fencing materials. Any missing or damaged fence components will be replaced, and the cost will be adjusted accordingly.	1	\$425.00	\$425.00

Total \$425.00

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: 7/9/2026



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 #406

Sent on Jul 13, 2026

Total \$625.00

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Scope of Work – On-Demand Watering Service Provide a single on-demand watering of all trees equipped with gator bags and all newly planted shrubs throughout the community, as directed by the Project Manager. Service includes filling gator bags to capacity and thoroughly watering newly installed shrub material to support plant establishment and health. Cost includes mobilization labor and water	1	\$625.00	\$625.00

Total \$625.00

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.

Signature: Kristee Cole Date: 7.13.26

TO: CDD BOARD / SHERWOOD MANOR - BROOKSIDE

FROM: MARK SHIPOTOFISKY

SUBJECT: VACANT BOARD SEATS

DATE: 8/4/26

I am submitting my resume for consideration to fill one of the vacancies on the CDD Board for Sherwood Manor/Brookside.

I am currently the Vice President of the Community HOA and have been very active in the community for a number of years. I have chaired community meetings regarding safety and have had the Sheriff's department here to discuss neighborhood watch initiatives. During hurricane Ian and Milton I had access to non-standard weather resources and shared that information with the community to ensure the safety of our residents. Many in the community come to me with issues to help seek resolution. I am a trusted member of the community.

I have experience dealing with large organizations and their operations, including budgeting, letting of contracts and large function operations and planning.

I currently am the Director of Project Controls for the Construction Services business line in my company. Although my attached resume is formatted with that in mind, it gives the perspective of the depth and breadth of my dealing with complicated business practices.

Regarding eligibility requirements, I meet all of the following:

- Be 18 years of age or older
- Be a United States citizen
- Be a legal resident of the State of Florida; and
- Be a registered voter in the county where the District is located and reside within the District's boundaries

Thank you for your consideration and I encourage you to reach out to discuss further any way I can help the organization.

Regards,

Mark Shipotofsky

1111 Tidal Rock Ave

Ruskin, FL 33570

609-870-7305



Mark B. Shipotofsky

Director Project Controls

CURRENT RESPONSIBILITIES:

As **Director Project Controls**, leads the Department of Project Controls with a team of estimators, schedulers and document controls staff. Mark is experienced in managing large programs and performing project evaluations for transit as well as facilities projects. Well-acquainted with the requirements and best practices of transit projects.

CONTINUING EDUCATION:

Microsoft Access I & II Classes, Camden County College, 2002

Project Management Training, Edwards and Kelcey, Inc., 2005

SUMMARY OF EXPERIENCE:

North Carolina NC540 Triangle Expressway Design Build Project – Raleigh NC, NCDOT Lead Project Planner/Senior Scheduler for providing detailed development, review and monitored project design schedule. Conducted a time impact analysis (TIA) and a performance analysis on design delays. Gannett Fleming, as a subconsultant to Flatiron Constructors, provided lead design services for the NC 540 Triangle Expressway Design-Build project to improve mobility during peak travel periods, reduce congestion on the existing roadway network, and improve system linkage in the regional roadway network for the North Carolina Turnpike Authority, a unit of the North Carolina Department of Transportation.

LIRR Queens Interlocking, Long Island NY, NYC MTA Lead Project Planner/Senior Scheduler for providing detailed development, review and monitored project design schedule. Conducted a time impact analysis (TIA) and a performance analysis on design delays. Gannett Fleming Engineers and Architects, PC, affiliated with Gannett Fleming, provided general engineering consulting services, on an as-needed task-order basis, through a Master Services Agreement with the Long Island Rail Road (LIRR), an agency of the Metropolitan

YEARS EXPERIENCE WITH FIRM: 10

YEARS EXPERIENCE WITH OTHER FIRMS: 32

EDUCATION:

BA, Political Science
(International Political Economy), State University of New York at Fredonia, 1988

Master's Certificate, Project Management, The George Washington University, School of Business and Public Management, 2002

Transportation Authority. For this assignment, our firm is providing engineering services for the Queens Interlocking Upgrades and Signal System replacement project for LIRR's Mainline east of Jamaica Station in the Queens Village and Bellerose Terrace area of Queens County, New York.

North and East River Tunnel Track and Facilities - Preliminary Design, New York, NY, National Railroad Passenger Corporation (Amtrak). Assistant Project Manager for providing conceptual reports and preliminary design documents to the National Railroad Passenger Corporation (Amtrak) for the reconstruction of the North River Tunnel (NRT) and East River Tunnel (ERT) track and facilities. Following Superstorm Sandy, both of these Amtrak tunnels were inundated with sea water. Sea water entered into ventilation shafts at First and Eleventh Avenues in Manhattan, at the portal from Lines 1 and 2 in Long Island City, Queens, and at the portal for the North River tubes in Manhattan.

Positive Train Control (PTC) Implementation, Newark, NJ, New Jersey Transit (NJ Transit). Senior Signals Estimator for the implementation of a PTC system on all of NJ Transit's commuter rail lines. Tasks included developing cost estimates and scopes for change orders, supporting the preparation of FRA progress reports, and assisting in the development of the transponder presentation. The project includes development of a PTC implementation plan and PTC development plan; prototype PTC development; installation and testing of system equipment; development of a PTC safety plan; wayside, on-board and office implementation; and ongoing support for operation and maintenance of the PTC system once completed.

GO Rail Corridor Electrification Project, Toronto, Ontario, Canada, Metrolinx. Acting Deputy Program Manager/Project Controls Manager for development of the program schedule work breakdown structure (WBS) and subsequent development of the program schedule. Involved with day-to-day management of all project controls functions including scheduling, document control, monthly reporting to the client as well as development of project procedures. This project involves the conversion of the diesel commuter rail system to 25 kV electrification on five of its seven corridors as well as Union Station, and will enable expansion of service from a few trains per day to 15-minute, bidirectional service all day. GO Transit, a division of Metrolinx, is one of the largest transit operators in North America, providing service to more than 200,000 commuters. Environmental permitting is included along with preparation of design-build documents and supervision of construction.

EXPERIENCE PRIOR TO GANNETT FLEMING:

Jacobs Engineering, Philadelphia, PA

As **Project Controls Manager/Manager of Scheduling**, provided project controls support to multiple construction projects including review of contractor schedules, earned value performance analysis, invoice preparation, and contractor invoice review. Responsibilities also

involved field engineering and inspection of contractor work; railroad outage planning and coordination for construction-related activities; staff planning for ongoing projects; force account projections for railroad forces; claims analysis; contract interpretation; and scheduling of in-house projects. Developed and maintained a project financial tracking system database using report writing and data querying against the company's SQL server financial data system. Tools used for these services included Primavera Project Planner (P3), P3E, P6, P6 web, Primavera Contract Management (PCM), and Microsoft Project.

Tank Refurbishing Program, Philadelphia, PA, Philadelphia Energy Solutions (PES). Project Controls Manager providing on-site support of the PES engineering tank group through development of a program plan and status reporting to plant management of all tank capital projects. Developed project schedules and maintained status of each project programwide.

Butane Rail Yard Engineering, Procurement, and Construction Management (EPCM), Philadelphia, PA, Philadelphia Energy Solutions (PES). Served as Project Planner providing client interface to manage site outages through scheduling support, progress reporting, issue resolution, and construction oversight.

Superstorm Sandy Recovery, East Coast, Owens Corning. Project Controls Manager on a \$30 million project to manage site outages and provide scheduling support, progress reporting, issue resolution, and project oversight with strong client interface as well as site support.

Turf Program, AT&T. Project Controls Manager overseeing 10 staff members tasked with developing program processes and procedures including dispensation of all program contracts, procurement, subcontracts, accounts payable/accounts receivable, and document contracts using Primavera Contract Management (PCM) systems for this \$30 million program.

Accessible Stations Development Program (ASDP), National Railroad Passenger Corporation (Amtrak). Scheduling Group Manager for a staff of six. Provided detailed review and monitored project schedules. Conducted a time impact analysis (TIA) and a performance analysis on design and construction of projects for maintenance facility upgrades, bridge replacements, track work, security enhancements, and various station improvements under the \$1 billion ASDP.

American Recovery and Reinvestment Act (ARRA), Nationwide, National Railroad Passenger Corporation (Amtrak). Scheduling Group Manager for a staff of six tasked with providing detailed reviews, monitoring all project schedules, and conducting a time impact analysis (TIA) for use with delay claims from contractors for the \$750 million nationwide program.

Market Street Elevated Reconstruction Project, Philadelphia, PA, Southeastern Pennsylvania Transportation Authority (SEPTA). Scheduling Group Manager in charge of a team providing reviews of contract schedules and contractor invoices, field engineering and inspection of

contractor work, railroad outage planning and coordination for construction-related activities, and program scheduling.

National Railroad Passenger Corporation (Amtrak), Philadelphia, PA

Senior Manager, Project Evaluation overseeing a four-member scheduling group accountable for a cost-loaded, integrated schedule of all capital projects for the Northeast Corridor (NEC) valued at approximately \$175 million annually. Served as the administrator of the Primavera (P3E and P3 3.1) database for the scheduling system used to track and monitor the NEC capital projects. Assisted in developing project estimates and spend plans for program planning and in defining future fiscal-year budgeting needs. Developed and maintained the integration between the financial system (in-house SQL) and the Primavera Project Planner (P3) scheduling system using open database connectivity (ODBC) linking. The resulting schedule encompassed database administration, development of project estimates, project management methodology, best management practices, financial system integration, P3 scheduling integration, project controls, earned value reporting, and performance reporting.

O' Brien Kreitzberg, Philadelphia, PA

Project Controls Engineer in charge of the development and maintenance of resource- and cost-loaded project schedules and various systems integration among project management tools.

Capital Program Office (CPO) Projects, Philadelphia, PA, City of Philadelphia. As Project Controls Engineer, developed an integrated control system linking financial databases and Primavera Project Planner (P3) master program schedules using open database connectivity (ODBC) linking with Paradox and Microsoft Access databases. Wrote detailed procedure manuals describing project controls methods and practices; created database update queries and report generators using Visual Basic for Applications (VBA). Also developed financial reporting systems that included earned value analysis, graphical and tabular reporting, and P3 network (LAN) administration and provided training sessions on the new systems. All projects managed by the CPO were integrated into the system with total budgets valued at more than \$3.5 billion.

20-Year Initiative, National Railroad Passenger Corporation (Amtrak), Program Development Department. Project Controls Engineer assisting with development of master coding structures for all of the scheduling initiatives, integration of cost estimates into the scheduling system, and development of spending plans for integration into the financial system. Assisted Amtrak employees with their use of Primavera scheduling, reporting, graphics, local area network (LAN) administration, access rights to user base, licensing issues, and maintenance of the backup systems. Also worked to develop the intranet home page reporting system for management-level reporting of project performance, spending plans, financial planning, and program management.

Project Management Track Program, Philadelphia, PA, *University of Pennsylvania*. Guest Lecturer on scheduling tools and project controls concepts. Presented assorted scheduling tools commonly employed in various industries and demonstrated how planning is used in the real-world environment through Primavera Project Planner (P3) and Microsoft Project. Explained how project complexity determined which tools would be selected for project use, unless a particular tool was specified by the client, and how various tools performed simple scheduling, complex cost- and resource-loaded schedules, earned value evaluations of project performance, and other project control tasks.

Camp Dresser & McKee, Edison, NJ

Intermediate Project Scheduler handling development and maintenance of earned value performance-measurement systems for all regional projects with budgets of more than \$500,000, which included development of detailed cost-loaded schedules, development of earned value cost reports, detailed analysis reports of performance, and schedule reports for management and for clients. As Regional Resource Manager, monitored staff availability and fulfilled staffing requirements for 10 regional offices.

Primavera Systems, Bala Cynwyd, PA

Technical Support Representative for end users of all Primavera products including P3/Finest Hour, Sure Trak, Expedition, Monte Carlo, and Parade. Assisted with in-house training for new employees and presented project controls-related lectures. Supported expansion of business and new offices in the United Kingdom and served as support liaison between the U.S. office and International Division office.

Enable Software, Ballston Lake, NY

Technical Support Representative

PROFESSIONAL AFFILIATIONS:

Project Management Institute (PMI)
Construction Management Association of America (CMAA)

Michael Sheeran

1105 Tidal Rock Avenue

Ruskin, FL 33570

michael.sheeran11@gmail.com

239-877-6813

August 4, 2026

Sherwood Manor Community Development District

Board of Supervisors

Re: Request for Appointment to Vacant CDD Board Seat

Dear Board Members,

I respectfully request consideration for appointment to the vacant Sherwood Manor CDD Board seat. As a resident, U.S. citizen, and registered voter within the District, I meet all statutory requirements to serve as a CDD Supervisor.

My qualifications include:

- Resident of the Sherwood Manor CDD
- U.S. citizen
- Registered voter in the State of Florida
- Qualified elector of the Sherwood Manor CDD

In addition, I bring over 30 years of experience in construction management and capital project delivery, along with extensive facility operations, regulatory compliance, and life-safety oversight experience. My background also includes budgeting, vendor management, contract oversight, and operational accountability.

I would appreciate the opportunity to serve the community and support responsible oversight of District operations and resources.

Thank you for your consideration.

Sincerely,

Michael Sheeran

Michael Sheeran

1105 Tidal Rock Avenue, Ruskin, FL 33570 | michael.sheeran11@gmail.com | 239-877-6813

Construction & Facilities Management | Multi-Site Leadership | Regulatory Compliance

Professional Summary

Accomplished leader with **30 years of experience** in healthcare construction and facility operations. Expert in overseeing capital improvements, life safety, and vendor performance for portfolios of **up to 80 locations**. Proven track record in risk management and responsible asset stewardship.

Core Competencies

- Construction Management & Capital Improvement Projects
- Project Planning, Coordination & Execution
- Multi-Site Facility & Property Management
- Healthcare Facilities Operations
- Life Safety & Regulatory Compliance
- Information Systems Management & Reporting
- Budget & Cost Control
- Vendor & Contractor Management
- Preventive Maintenance & Asset Planning
- Emergency Preparedness & Disaster Recovery
- Training & Process Improvement

Professional Experience

Senior Management Professional

Healthcare Construction | Facilities | Multi-Site Operations

- Led multi-million dollar capital projects and renovations from inception to completion.
- Standardized operations and regulatory compliance across 80+ multi-site locations.
- Managed life safety programs and audits to proactively mitigate organizational risk.
- Improved project performance through optimized vendor management and budget controls.
- Enhanced operational accountability and visibility by implementing advanced reporting systems.
- Directed disaster recovery and emergency preparedness, including hurricane response.

Leadership Highlights

- Strategic asset manager focused on transparency, efficiency, and long-term capital planning.
- Dedicated leader with a data-driven approach to resource management and process improvement.
- Successfully planned and executed infrastructure improvement and enhancement projects globally.

Education

Associate Degree – AutoCAD

Southwest Florida College | 2003

Technical Skills

Construction Management • Facilities Management • Information Systems • AutoCAD • Project Management • Regulatory Compliance • Life Safety • Budget Oversight • Vendor Management • Data Reporting - MSOU

RESOLUTION 2026-16

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

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District pursuant to Section 190.006(6), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DISTRICT:

1. **Designation of Officers.** The following persons are elected to the offices shown to wit:

_____	Chair
_____	Vice-Chair
_____	Secretary
_____	Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

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

Passed and Adopted on August 6, 2026.

Attest:

**Sherwood Manor
Community Development District**

Name: _____
Title: ☐ Secretary/ ☐ Assistant Secretary

Name: _____
Title: ☐ Chair / ☐ Vice-Chair



Sherwood Manor CDD July 2026

Green is completed

Yellow is in progress

Red is no answer

Landscape Inspection Report

Monday, July 20 2026

Prepared For Board Of Directors

12th ST SE Ruskin, FL33570

6 ITEM Identified

3 ITEM Incomplete

Daniel Haines

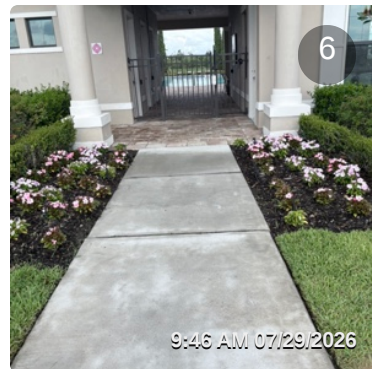
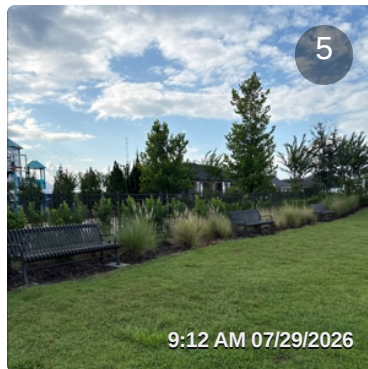
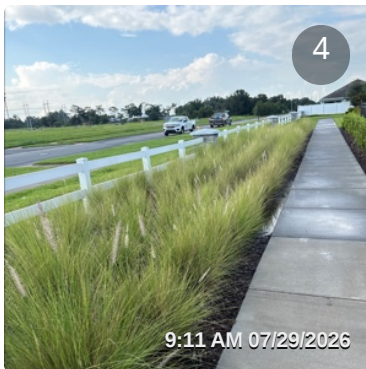
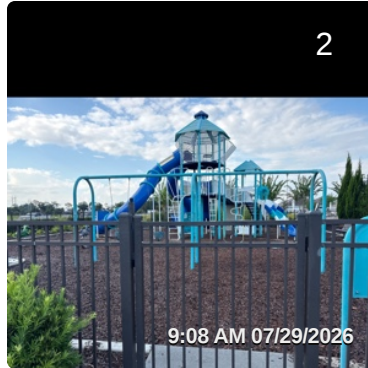
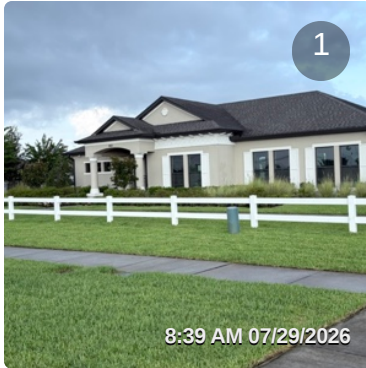
Inframark

Amenity Area

Assigned To: Down to Earth

Items Completed: Yes

New grass is doing well. We are getting close to trimming. The rain is definitely making a difference. Everything is growing again.



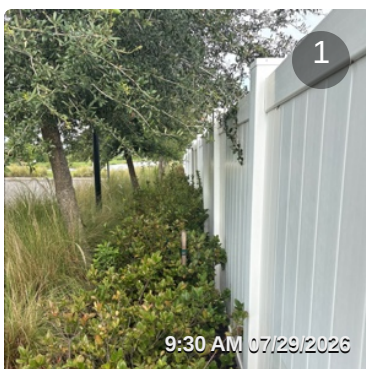
Mailbox area parking lot

Medium

Due By: Friday, July 31 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.





Playground

Due By: Thursday, July 30 2026

Assigned To: Down To Earth

Drip irrigation lines present a trip hazard. Please secure them with landscape staples and cover them with mulch to reduce the hazard and improve site appearance.



Ace Outlaw Ave.

Due By: Friday, July 17 2026

Assigned To: Down 2 Earth

Items Completed: Yes

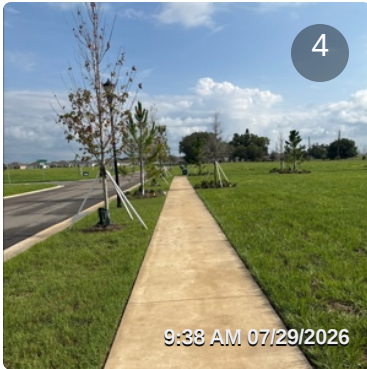
We need to mow behind the houses on Ace Outlaw Avenue, from the dead end to the pond. Area shows overgrowth along the rear property line and requires full-length trimming and cleanup to maintain accessibility and appearance.

Dog walk park

Due By: Friday, July 31 2026

Assigned To: Down 2 Earth

Remove dead plant material from the dog park walking area. Area needs cleanup of decayed vegetation to improve appearance and safety. Provide a proposal for replacing missing or dead plants so the walking path and surrounding landscape can be restored to full coverage. The use of water in bags is still in play as needed.



Ponds

Due By: Wednesday, July 15 2026

Assigned To: Eco-Logic

Items Completed: Yes

Vendor (Eco-Logic) is completing maintenance on schedule, and routine tasks appear up to date. No issues observed during this inspection; ponds remain in good condition with regular service keeping vegetation, water levels, and general appearance well maintained.

