

South Creek Community Development District

July 02, 2026

Agenda Package

TEAMS MEETING INFORMATION

[Join the meeting now](#)

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

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

2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



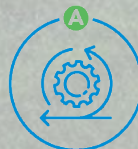
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

South Creek Community Development District

Board of Supervisors

Kelly Evans, Chairman
Carlos de la Ossa, Vice Chairperson
Ryan Motko, Assistant Secretary
Nicholas Dister, Assistant Secretary
Lori Campagna, Assistant Secretary

District Staff

Deborah Wallace, District Manager
Daniel Haines, Field Inspections Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

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

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

[Join the meeting now](#)

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

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

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

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

3. BUSINESS ITEMS

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

4. CONSENT AGENDA

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

B. Consideration of Operation and Maintenance for May 2026

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

D. Ratification of Blue Life Pool Service Proposal #6377 (\$169.00)

E. Ratification of Steadfast Proposal (\$1,050.00)

F. Ratification of Blue Life Pool Service Proposal #6045 (\$950.00)

5. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

i. Field Inspections Report

ii. Aquatics Inspections Report

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

RESOLUTION 2026-11

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT:

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

Kelly Evans _____ is appointed Chairperson.
Carlos de la Ossa _____ is appointed Vice-Chairperson.
Brian Lamb _____ is appointed Secretary.
Lori Campagna _____ is appointed Assistant Secretary.
Nicholas Dister _____ is appointed Assistant Secretary.
Ryan Motko _____ is appointed Assistant Secretary.
Deborah Wallace _____ is appointed Assistant Secretary.
Eric Davidson _____ is appointed Treasurer.

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

3. Effective Date. This Resolution shall become effective immediately upon its adoption. Adopted this 2nd

day of July 2026.

Attest:

South Creek Community Development District

Secretary/Assistant Secretary

Chair of the Board of Supervisors

**MINUTES OF MEETING
SOUTH CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of South Creek Community Development District was held on Thursday, June 4, 2026, and called to order at 2:25 p.m., at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

Kelly Evans	Chairperson	
Carlos de la Ossa	Vice Chairperson	
Nicholas Dister	Assistant Secretary	(via phone)
Ryan Motko	Assistant Secretary	

Also present were:

Jayna Cooper	District Manager	
Rollamay Turkoane	District Manager	
Brooke Chapman	District Manager	
Brian Lamb	VP Developer Services	(via phone)
John Vericker	District Counsel	
Kathryn Hopkinson	District Counsel	
Long Nguyen	Field Manager	

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cooper 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. Acceptance of Fiscal Year 2025 Final Audit Report

On MOTION by Ms. Evans seconded by Mr. de la Ossa, with all in favor, Fiscal Year 2025 Final Audit Report, was accepted. 4-0
--

B. Consideration of Steadfast Proposal - Landscape Restoration at South Creek Amenity Center #EST-SCA4010 (\$6,925.00)

On MOTION by Ms. Evans seconded by Mr. de la Ossa, with all in favor, Steadfast Proposal - Landscape Restoration at South Creek Amenity Center #EST-SCA4010 (\$6,925.00), was accepted. 4-0

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of May 07, 2026, Regular Meeting**
- B. Consideration of Operation and Maintenance for April 2026**
- C. Acceptance of the Financials and Approval of the Check Register for April 2026**
- D. Ratification of Steadfast Estimate #EST-SCA4013 (\$1,500.00)**
- E. Ratification of Signal 88 LLC Pool Monitor Service Agreement**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the Consent Agenda, was approved. 4-0

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. Aquatics Report**

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

- iii. Reminder of the Form 1 Submission**

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

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the meeting was adjourned at 2:33 p.m. 4-0

Jayna Cooper/Rollamay Turkoane
District Manager

Kelly Evans
Chairperson

SHERWOOD MANOR CDD

Summary of Operations and Maintenance Invoices

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

SHERWOOD MANOR CDD

Summary of Operations and Maintenance Invoices

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

ACTION SECURITY, INC.
 1505 Manor Rd
 Englewood, FL 34223
 sales@actionsecurityfl.com

Invoice



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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
32594	05/01/2026	\$125.00	05/01/2026	Due on receipt	

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

Contact ACTION SECURITY, INC. to pay this invoice. FL Contractor ES12001404	BALANCE DUE	\$125.00
--	-------------	-----------------

Thank you, we appreciate your business!

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

Auto Pay Notice**Contact Us**

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

NEWS AND INFORMATION

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

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

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

Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 01 04022026 NNNNNNNN 01 987836

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

April 1, 2026

SHERWOOD MANOR CDD

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

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

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712028245826700219295

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

SHERWOOD MANOR CDD

Contact Us

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

8633 2390 DY RP 01 04022026 NNNNNNNN 01 987836

Charge Details

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

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

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

Spectrum Business™ TV

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

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

Spectrum Business™ Internet

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

Advanced WiFi	10.00
	\$125.00

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

Spectrum Business™ Voice

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

Phone number (813) 260-3597

Spectrum Business™ Voice Continued**\$0.00**

For additional call details,
 please visit SpectrumBusiness.net

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

Other Charges

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

Taxes, Fees and Charges

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

Current Charges **\$219.29**

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

Billing Information

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

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

Continued on the next page....

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

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



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

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

8633 2390 DY RP 01 04022026 NNNNNNNN 01 987836

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

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

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

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

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

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

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

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

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

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

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



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

SHERWOOD MANOR CDD



Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 01 04022026 NNNNNNNN 01 987836



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

Auto Pay Notice**Contact Us**

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

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

**Thank you for choosing Spectrum Business.**

We appreciate your prompt payment and value you as a customer.

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 01 05022026 NNNNNNNN 01 983800

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

May 1, 2026

SHERWOOD MANOR CDD

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

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

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712028245826700219212

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

SHERWOOD MANOR CDD

Contact Us

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

8633 2390 DY RP 01 05022026 NNNNNNNN 01 983800

Charge Details

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

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

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

Spectrum Business™ TV

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

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

Spectrum Business™ Internet

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

Advanced WiFi	10.00
	\$125.00

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

Spectrum Business™ Voice

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

Phone number (813) 260-3597

Spectrum Business™ Voice Continued**\$0.00**

For additional call details,
 please visit SpectrumBusiness.net

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

Other Charges

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

Taxes, Fees and Charges

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

Current Charges **\$219.21**

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

Billing Information

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

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



City-Wide Cleaning LLC

P.O. Box 262142

Tampa, FL 33685

(813) 624-4479

INVOICE NO. 20154

TO:

Sherwood Manor

2005 Dec Am

Tampa, FL

DATE:

5/6/26

[illegible]

Down to Earth Landscape & Irrigation

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



Invoice: #173454
May 2026

Customer

Sherwood Manor CDD
Inframark
2005 Pan Am Circle Suite 300

Property / Project Address

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

Tampa, FL 33604

Project/Job

Sherwood Manor CDD Contract (2026)
Estimate # 135111

Invoice Date

5/1/2026

Date Due

6/15/2026

Terms

Net 45

Customer PO #

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

Billing Questions

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

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

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

<https://huntington.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

Eco-Logic Services

PO Box 18204

Sarasota, FL 34276

Pete@Eco-Logic-Services.com



INVOICE

BILL TO

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

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

DESCRIPTION	AMOUNT
Mitigation Maintenance Services for April 2026	2,350.00
Lake Maintenance Services for April 2026	1,850.00
Maintenance of Ditch D1 for April 2026	95.00
Maintenance of Ditch D2 for April 2026	100.00
Maintenance of Ditch D3 for April 2026	85.00
Maintenance of Ditch D4 for April 2026	220.00
Midge control in Lakes 1 and 2 for April 2026	825.00
Midge control in Lakes 3 and 4 for April 2026	575.00
Midge control in Lakes 9 and 10 for April 2026	600.00
SUBTOTAL	6,700.00
TAX	0.00
TOTAL	6,700.00
BALANCE DUE	\$6,700.00

INVOICE



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

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

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

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

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

Thank You

Please detach and return with payment



Customer: Sherwood Manor Community Development District

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

Thank You

Please Remit Payment Upon Receipt

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

(386)252-6176

Date

05/12/2026



Hillsborough
County Florida

S-Page 1 of 2

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

Summary of Account Charges

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

AMOUNT DUE	\$727.76
-------------------	-----------------

Important Message

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

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

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



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 8726963466



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: [HCFL.gov/WaterBill](https://www.HCFL.gov/WaterBill)

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



THANK YOU!



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

331 0

DUE DATE 05/27/2026

**Auto Pay Scheduled
DO NOT PAY**



0087269634660 00000727768



Hillsborough
County Florida

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

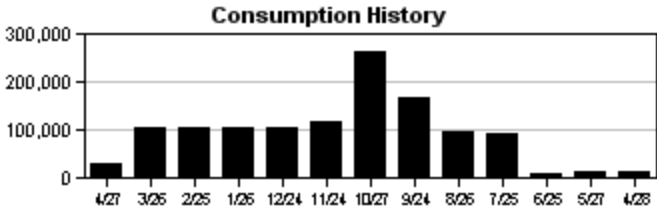
Service Address: 1801 12TH ST SE

S-Page 2 of 2

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

Service Address Charges

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



Hillsborough
County Florida

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

Service Address: 1208 ALPINE ASH PL H

S-Page 2 of 2

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

Service Address Charges

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





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

Statement Date: May 06, 2026

Amount Due: \$6,416.94

Due Date: May 20, 2026

Account #: 321000026005

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

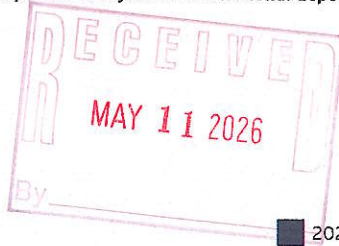
Account Summary

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

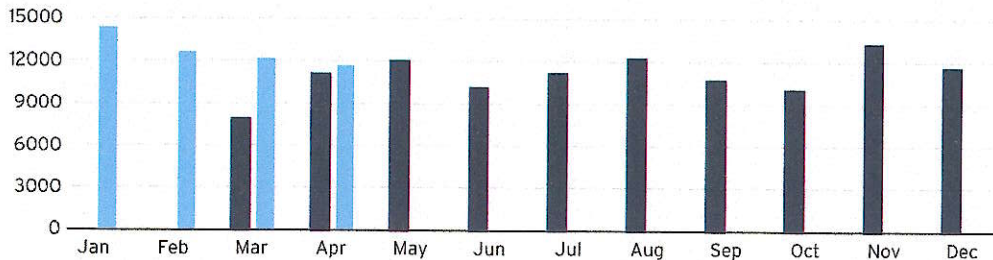
Amount Due by May 20, 2026

\$6,416.94

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



Monthly Usage (kWh)



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

Your Locations With The Highest Usage



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

6,987
KWH



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

2,110
KWH



Scan here to interact
with your bill online.



**DOWNED IS
DANGEROUS!**

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

Visit TampaElectric.com/Safety
for more safety tips.



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

Account #: 321000026005

Due Date: May 20, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$6,416.94

Payment Amount: \$ _____

700750003794

Your account will be
drafted on May 20, 2026

00000015 FTECO505062622203410 00000 01 00000000 15 007

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

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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

Summary of Charges by Service Address

Account Number: 321000026005

Energy Usage From Last Month

 Increased
  Same
  Decreased

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

Sub-Account Number: 211019020679

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000598798	03/27/2026	38,468		36,358		2,110 kWh	1	29 Days	\$362.09
									 0.1%

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

Sub-Account Number: 211019020687

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000558717	03/27/2026	1,137		1,137		0 kWh	1	29 Days	\$19.63

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

Sub-Account Number: 211019020695

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000558720	03/27/2026	23,907		21,919		1,988 kWh	1	29 Days	\$342.31
									 0.4%

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

Sub-Account Number: 211019915753

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

Continued on next page →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

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



Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

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

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Summary of Charges by Service Address

Account Number: 321000026005

Energy Usage From Last Month

☒ Increased
 ☐ Same
 ☐ Decreased

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

Sub-Account Number: 211020006345

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

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

Sub-Account Number: 211020923705

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000597942	03/27/2026	20,821		13,834		6,987 kWh	1	29 Days	\$1,153.67
									☒ 5.9%

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

Sub-Account Number: 221008023634

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000580299	03/27/2026	305		304		1 kWh	1	28 Days	\$19.12
									☐ 0.0%

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

Sub-Account Number: 221008023642

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000580298	03/27/2026	328		326		2 kWh	1	29 Days	\$19.95
									☒ 33.3%

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

Sub-Account Number: 221008101729

Amount: \$207.37

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

Sub-Account Number: 221008143911

Amount: \$4,160.27

Total Current Month's Charges

\$6,417.95



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

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

Meter Read

Meter Location: FOUNTAIN

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

Rate Schedule: General Service - Non Demand

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

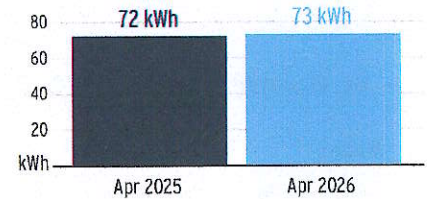
Charge Details



Electric Charges

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

Avg kWh Used Per Day



Current Month's Electric Charges

\$362.09

Billing information continues on next page →



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

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

Meter Read

Meter Location: FOUNTAIN

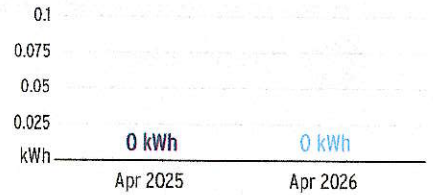
Service Period: 02/27/2026 - 03/27/2026

Rate Schedule: General Service - Non Demand

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

Charge Details

Avg kWh Used Per Day



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

Current Month's Electric Charges **\$19.63**

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

Billing information continues on next page →

00000015-00000085-Page 5 of 14



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

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

Meter Read

Meter Location: FOUNTAIN

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

Rate Schedule: General Service - Non Demand

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

Charge Details



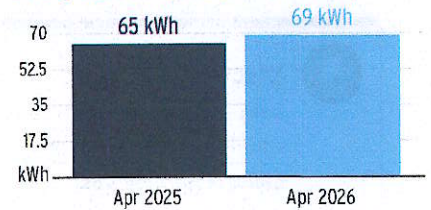
Electric Charges

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

Electric Service Cost

\$342.31

Avg kWh Used Per Day



Current Month's Electric Charges

\$342.31

Billing information continues on next page →



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

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

Meter Read

Meter Location: ENTRY SIGN

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

Rate Schedule: General Service - Non Demand

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

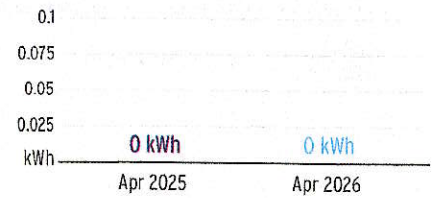
Charge Details



Electric Charges

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

Avg kWh Used Per Day



Current Month's Electric Charges

\$19.79

Billing information continues on next page →

00000015-00000085-Page 7 of 14



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

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

Meter Read

Meter Location: MAIL KIOSK

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

Rate Schedule: General Service - Non Demand

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

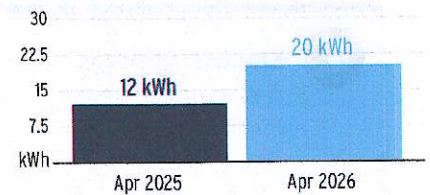
Charge Details



Electric Charges

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

Avg kWh Used Per Day



Current Month's Electric Charges

\$113.75

Billing information continues on next page →



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

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

Meter Read

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

Rate Schedule: General Service - Non Demand

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

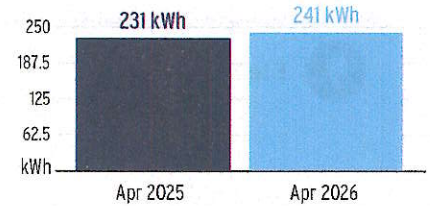
Charge Details



Electric Charges

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

Avg kWh Used Per Day



Current Month's Electric Charges

\$1,153.67

Billing information continues on next page →

00000015-0000087-Page 9 of 14



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

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

Meter Read

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

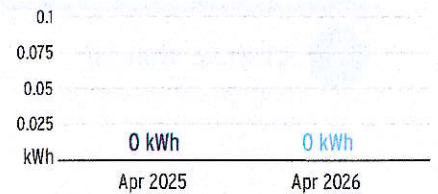
Rate Schedule: General Service - Non Demand

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

Charge Details

Avg kWh Used Per Day

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



Current Month's Electric Charges

\$19.12

Billing information continues on next page →



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

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

Meter Read

Meter Location: SIGN

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

Rate Schedule: General Service - Non Demand

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

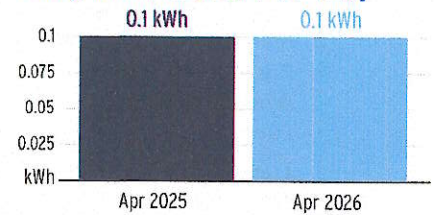
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	2 kWh @ \$0.09202/kWh	\$0.18
Fuel Charge	2 kWh @ \$0.03516/kWh	\$0.07
Storm Protection Charge	2 kWh @ \$0.00568/kWh	\$0.01
Clean Energy Transition Mechanism	2 kWh @ \$0.00418/kWh	\$0.01
Storm Surcharge	2 kWh @ \$0.02121/kWh	\$0.04
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$19.95

Avg kWh Used Per Day



Current Month's Electric Charges

\$19.95

Billing information continues on next page →



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

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

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

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	108 kWh @ \$0.03411/kWh	\$3.68
Fixture & Maintenance Charge	4 Fixtures	\$84.44
Lighting Pole / Wire	4 Poles	\$113.28
Lighting Fuel Charge	108 kWh @ \$0.03452/kWh	\$3.73
Storm Protection Charge	108 kWh @ \$0.00574/kWh	\$0.62
Clean Energy Transition Mechanism	108 kWh @ \$0.00043/kWh	\$0.05
Storm Surcharge	108 kWh @ \$0.01230/kWh	\$1.33
Florida Gross Receipt Tax		\$0.24
Lighting Charges		\$207.37

Current Month's Electric Charges \$207.37

Billing information continues on next page →

00000015-0000088-Page 12 of 14



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

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

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

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

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

Lighting Charges

\$4,160.27

Current Month's Electric Charges

\$4,160.27

Total Current Month's Charges

\$6,417.95

00000015-0000089-Page 13 of 14



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

Statement Date: May 04, 2026

Amount Due: \$2,238.11

Due Date: May 26, 2026

Account #: 221009048655

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

Account Summary

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

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

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

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

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



Scan here to view
your account online.

**DON'T TOUCH
DOWNED
POWER LINES
OR POLES.**

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

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

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



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

Account #: 221009048655

Due Date: May 26, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$2,238.11

Payment Amount: \$ _____

648915399879

Your account will be
drafted on May 26, 2026

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

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

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



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

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

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

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	912 kWh @ \$0.03411/kWh	\$31.11
Fixture & Maintenance Charge	48 Fixtures	\$797.28
Lighting Pole / Wire	48 Poles	\$1359.36
Lighting Fuel Charge	912 kWh @ \$0.03452/kWh	\$31.48
Storm Protection Charge	912 kWh @ \$0.00574/kWh	\$5.23
Clean Energy Transition Mechanism	912 kWh @ \$0.00043/kWh	\$0.39
Storm Surcharge	912 kWh @ \$0.01230/kWh	\$11.22
Florida Gross Receipt Tax		\$2.04
Lighting Charges		\$2,238.11

Total Current Month's Charges

\$2,238.11

Important Messages

Be Prepared This Storm Season

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

Quarterly Fuel Source Update

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

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: May 04, 2026

Amount Due: \$2,377.99

Due Date: May 26, 2026

Account #: 221009253107

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

Account Summary

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

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

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

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

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



Scan here to view
your account online.

**DON'T TOUCH
DOWNED
POWER LINES
OR POLES.**

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

TampaElectric.com/PowerLineSafety

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



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

Account #: 221009253107

Due Date: May 26, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$2,377.99

Payment Amount: \$ _____

648915399880

Your account will be
drafted on May 26, 2026

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

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

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



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

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

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

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

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

Lighting Charges **\$2,377.99**

Total Current Month's Charges

\$2,377.99

Important Messages

Be Prepared This Storm Season

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

Quarterly Fuel Source Update

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

00000029-0000320-Page 16 of 18

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

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



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: May 04, 2026

Amount Due: \$233.14

Due Date: May 26, 2026

Account #: 221009045651

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

Account Summary

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

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

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

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

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



Scan here to view
your account online.

**DON'T TOUCH
DOWNED
POWER LINES
OR POLES.**

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

TampaElectric.com/PowerLineSafety

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



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

Account #: 221009045651

Due Date: May 26, 2026

Amount Due: \$233.14

Payment Amount: \$ _____

648915399877

Your account will be
drafted on May 26, 2026

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

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

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



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

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

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

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	95 kWh @ \$0.03411/kWh	\$3.24
Fixture & Maintenance Charge	5 Fixtures	\$83.05
Lighting Pole / Wire	5 Poles	\$141.60
Lighting Fuel Charge	95 kWh @ \$0.03452/kWh	\$3.28
Storm Protection Charge	95 kWh @ \$0.00574/kWh	\$0.55
Clean Energy Transition Mechanism	95 kWh @ \$0.00043/kWh	\$0.04
Storm Surcharge	95 kWh @ \$0.01230/kWh	\$1.17
Florida Gross Receipt Tax		\$0.21

Lighting Charges **\$233.14**

Total Current Month's Charges

\$233.14

Important Messages

Be Prepared This Storm Season

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

Quarterly Fuel Source Update

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

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

All Other

Correspondences:

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

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



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

Statement Date: May 04, 2026

Amount Due: \$699.42

Due Date: May 26, 2026
Account #: 221009045677

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

Account Summary

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

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

Amount Due by May 26, 2026 \$699.42

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



Scan here to view
your account online.

**DON'T TOUCH
DOWNED
POWER LINES
OR POLES.**

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

TampaElectric.com/PowerLineSafety

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



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

Account #: 221009045677

Due Date: May 26, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$699.42

Payment Amount: \$ _____

648915399878

Your account will be
drafted on May 26, 2026

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

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

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



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

Account #: 221009045677
Statement Date: May 04, 2026
Charges Due: May 26, 2026

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

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

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

Lighting Charges

\$699.42

Total Current Month's Charges

\$699.42

Important Messages

Be Prepared This Storm Season

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

Quarterly Fuel Source Update

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

00000029-0000316-Page 8 of 18

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

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



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

Correspondences:

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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.

Attendance Confirmation
for
BOARD OF SUPERVISORS

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

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

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

Approved for payment:

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

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



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

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

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

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-01536H

Date 05/08/2026

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

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

Description

Amount

Serial # 26-01536H

\$85.31

Notice of Qualifying Period for Candidates for the Board of Supervisors

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

Important Message

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

Paid

()

Total

\$85.31

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

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

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

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

Northwest Regional Office
4575 Gunn Hwy.
Tampa, FL 33624

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

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

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

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

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

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

May 8, 2026

26-01536H

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

NOTICE

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

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

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

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

Approved for payment:

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

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

Down to Earth Landscape & Irrigation

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



Invoice: #175896

May 2026

Customer

Sherwood Manor CDD
 Inframark
 2005 Pan Am Circle Suite 300

Property / Project Address

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

Tampa, FL 33604

Project/Job

Trash & Debris Removal - May 2026
 Estimate # 147619

Invoice Date

5/21/2026

Date Due

6/5/2026

Terms

Net 15

Customer PO #**Invoice Details**

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

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



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

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

Billing Questionsrhonda.culotta@down2earthinc.com

(904) 780-2257

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

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

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

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

**Down to Earth Landscape & Irrigation**

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

Estimate: #147619**Customer Address**

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

Billing Address

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

Physical Job Address

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

Job

Trash & Debris Removal - May
2026

Estimated Job Start Date

May 5, 2026

Proposed By

Alexandra Steiner

Due Date**Estimate Details**

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

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

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



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

Proposed By:

Alexandra Steiner
Down to Earth

05/08/2026
Date

Agreed & Accepted By:

Jayna Cooper 5/18/2026
Inframark Date

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

Down to Earth Landscape & Irrigation

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



Invoice: #177095

May 2026

Customer

Sherwood Manor CDD
 Inframark
 2005 Pan Am Circle Suite 300

Tampa, FL 33604

Property / Project Address

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

Project/Job

Invoice Irrigation Form 05.14.2026
 Estimate # 148045

Invoice Date

5/27/2026

Date Due

6/11/2026

Terms

Net 15

Customer PO #**Invoice Details**

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

Billing Questions

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

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

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

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

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

Irrigation Service Report

General Information

Technician: Dleal

Customer: Sherwood Manor CDD

Branch: Sarasota

Report Type: Monthly Wet Check

Controller Name: Timer 1

Date: May 14, 2026

Programs Needed: No

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ACC2

POC Info: Well

Pump Status Type: Submersible

Programs

Program Name: Program A

Start Time: midnight

Seasonal Adjustment:

Run Days: tuesday,thursday

Program Name: Program B

Start Time: midnight

Seasonal Adjustment:

Run Days: monday,friday

Program Name: Program C

Start Time: 8 p.m.

Seasonal Adjustment:

Run Days: wednesday

Irrigation Zones

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

Irrigation Zones

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

Irrigation Zones

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

Irrigation Zones

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

Irrigation Zones

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

Irrigation Zones

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

Irrigation Zones

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

Irrigation Zones

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

Account Manager Contact

Monthly Irrigation Inspection Status: Completed

Contacted Manager: Yes

Contact Time: 8:11 p.m.

Communication Type: Text

Additional Comments:

Down to Earth Landscape & Irrigation

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



Invoice: #177094

May 2026

Customer

Sherwood Manor CDD
 Inframark
 2005 Pan Am Circle Suite 300

Tampa, FL 33604

Property / Project Address

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

Project/Job

TruGreen Stress Guard Turf Application
 Estimate # 147756

Invoice Date

5/27/2026

Date Due

6/11/2026

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
---------------------------------	------	----------	------	--------

#147756 - TruGreen Stress Guard Turf Application

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

Sandy soils = shallow, weak root systems

Benefit:

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

Bottom Line

Stress Guard is most valuable because it:

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

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

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

LCE025: Tree/Plant Installation\$210.15

Subcontractor - Fert & Pest Application (Sub)	Each	1.00	\$210.15	\$210.15
---	------	------	----------	----------

Billing Questions rhonda.culotta@down2earthinc.com (904) 780-2257 Visit us at https://dtelandscape.com for all other questions or concerns. To make payment by ACH (electronic check) or credit card, please click the link below. There is no fee for ACH payments, and a 3% processing fee for credit card payments. https://huntington.billeriq.com/ebpp/DownToEarth/	Subtotal	\$210.15
	Sales Tax	\$0.00
	Total	\$210.15
	Credits/Payments	(\$0.00)
	Balance Due	\$210.15



Florida Department of Health
in Hillsborough County
Notification of Fees Due



29-BID-8542890

Permit Number

29-60-2021524

For: Swimming Pools - Public Pool > 25000 Gallons

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

Fee Amount: \$400.00

Previous Balance: \$0.00

Total Amount Due: \$400.00

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

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

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

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

Account Information:

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

Owner Information:

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

Flow Rate: 263

Please go online to pay fee at:

www.MyFloridaEHPermit.com

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

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

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

Florida Department of Health in Hillsborough County

ATTN: Environmental Health

P O Box 5135

Tampa, FL 33675

Circle One: Visa MC

Name on Card: _____

Account #: _____

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

Card's Billing Address: _____

City: _____ State: ____ Zip: _____

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

Payment Amount: \$_____ For: _____

Signature _____

Date _____

[Please RETURN invoice with your payment]

Batch Billing ID:113246

PERMIT HOLDERS CAN NOW

pay invoices online!

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

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

Pay this invoice online at www.myfloridaehpermit.com

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



Attendance Confirmation
for
BOARD OF SUPERVISORS

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

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

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

Approved for payment:

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

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

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

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

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

Approved for payment:

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

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

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

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

May 07, 2026
Date

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



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

8159926



000001271 02 SP 106481842630697 S

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





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

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

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

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE	\$4,256.13
------------------	------------

All invoices are due upon receipt.

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

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

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

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

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





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

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

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

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

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





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

INVOICE NO.	1267252
DATE	05/21/26

CUSTOMER

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

SERVICE LOCATION

Sherwood Manor CDD
1801 12th St
Ruskin, FL 33570

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

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

ATTENTION:

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

PLEASE SEND REMITTANCE TO

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

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



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

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

BILL TO

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

Customer PO

Payment Term COD

Due Date 3/27/2026

JOB ADDRESS

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

INVOICE #
81403

INVOICE DATE
3/27/2026

DESCRIPTION OF WORK

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

TOTAL DUE \$288.00
PAYMENT \$0.00

BALANCE DUE \$288.00

CUSTOMER AUTHORIZATION

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

PHONE

Sign here

Date 3/27/2026

CUSTOMER ACKNOWLEDGEMENT

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

PHONE

Sign here

Date 3/27/2026



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

Plumbing #CFC019219 / Air Conditioning #CAC1822951

Terms & Conditions

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

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

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

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

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

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

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



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

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

BILL TO

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

Customer PO

Payment Term Net 30

Due Date 6/25/2026

JOB ADDRESS

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

INVOICE #
84321

INVOICE DATE
5/26/2026

DESCRIPTION OF WORK

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

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

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

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

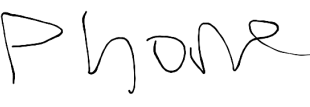
SS0526

TOTAL DUE \$314.00
PAYMENT \$0.00

BALANCE DUE \$314.00

CUSTOMER AUTHORIZATION

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

Sign here 

Date 5/22/2026

CUSTOMER ACKNOWLEDGEMENT

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

Sign here Phone

Date 5/22/2026



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

Plumbing #CFC019219 / Air Conditioning #CAC1822951

Terms & Conditions

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.

Aqua Sentry

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



INVOICE

BILL TO

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

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

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

BALANCE DUE**\$4,388.62**

INVOICE

Coastal Fence Services LLC

6101 Ike Smith Rd
Plant City, Florida 33565
United States

813-394-1444
www.coastalfence.co

BILL TO**Inframark- Sherwood Manor CDD**

Jayna Cooper
2005 Pan Am Circle
suite 300
Tampa, Florida 33607
United States

813-340-9022
inframarkcms@payableslockbox.com

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

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

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

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

Clarifications

INVOICE

Coastal Fence Services LLC

6101 Ike Smith Rd
Plant City, Florida 33565
United States

813-394-1444

www.coastalfence.co

1. Finish grade by others. NOT RESPONSIBLE for final grade and any site grading or debris removal will be billed at a 55\$ hourly per man rate if asked to perform plus equipment fee. Root grinding to be done by others if needed. If site is not ready on the agreed start date a trip charge of 250\$ minimum will be applied or additional cost if contractor requests us to take care of it.
2. Fencing/railing totals are approximate. Field measurements will be used at the close of the project to determine the exact amounts used and the price will be adjusted accordingly. There is no warranty for acts of God or damage by others.
3. Clean up of site limited to debris and waste generated by this contractor only.
4. If existing lines are not marked prior to install additional costs will incur due to additional labor costs or time traveled.
5. Proposal is based on quantities shown graphically on the plans.
6. This proposal is based on quantities indicated on the site plan. Quantities indicated on the plan may differ from actual quantities used on site. If Plan quantity is different we will need to adjust our final invoice to reflect those differences (plus or minus) using same unit prices. If plans contain material not listed in order to complete the scope we will need to adjust our invoice accordingly.
7. All materials required for this job are subject to market availability and due to high demand may result in adjusted prices to reflect true cost of goods at the time.
8. Customer is solely responsible for all underground obstructions, including without limitation utility & communication lines, lime rock, and construction debris. Coastal Fence reserves the right to pass on to the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this proposal.
9. These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.
10. Utilities: 3-5 business days are required to obtain mark out of underground utilities prior to work commencement if required (811 Locate Service).
11. Coastal Fence is not responsible for the contents of the material list developed by others. Several materials may not be available locally and alternatives may have to be proceeded with.
12. Additional requests outside the proposal require approved change orders from customers.

Exclusions

1. Any work or items not specifically included are excluded.
2. Finish grade and additional soil - if needed - not in proposal.
3. Tree removal and relocation, root pruning, barricades, pavers, asphalt cutting and patching, root grinding, paving, fences, concrete work, curbing, tree wells, tree aeration systems, retaining walls, berms, drains & drainage systems, and other hardscape items not specifically included are excluded.
4. Soil tests are not included. If soil tests are necessary, additional funding will be needed. Any amendments required will need additional funding.
5. Proposal does not include water source, electric to irrigation timers or wells, or conduit into building for timer wires; no jack and bores; no sleeves; no cutting, patching, removal or replacement of asphalt, concrete, or sub-base unless specifically stated.

INVOICE

Coastal Fence Services LLC

6101 Ike Smith Rd
Plant City, Florida 33565
United States

813-394-1444

www.coastalfence.co

6 . Construction of berms of any type (for parking islands or otherwise), retention ponds, and swales are not in this proposal. This work, if needed, can be quoted after an on-site visit to determine exact field conditions and may need to be done at an hourly rate, specifically inspections are needed and additional work is needed.

7 . Removal of invasive, exotic species is not in proposal and can be done on a "Time and Materials" basis.

Down to Earth Landscape & Irrigation

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



Invoice: #174517

April 2026

Customer

Sherwood Manor CDD
 Inframark
 2005 Pan Am Circle Suite 300

Property / Project Address

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

Tampa, FL 33604

Project/Job

Invoice Irrigation Form 04.23.2026
 Estimate # 146478

Invoice Date

4/30/2026

Date Due

5/15/2026

Terms

Net 15

Customer PO #**Invoice Details**

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

Billing Questions

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

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

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

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

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

Irrigation Service Report

General Information

Technician: Kvelazquez

Customer: Sherwood Manor CDD

Branch: Sarasota

Report Type: Monthly Wet Check

Controller Name: Timer 1

Date: April 23, 2026

Programs Needed: No

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ACC2

POC Info: Well

Pump Status Type: Submersible

Programs

Program Name: Program A

Start Time: midnight

Seasonal Adjustment:

Run Days: tuesday,thursday

Program Name: Program B

Start Time: midnight

Seasonal Adjustment:

Run Days: monday,friday

Program Name: Program C

Start Time: 8 p.m.

Seasonal Adjustment:

Run Days: wednesday

Irrigation Zones

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

Irrigation Zones

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

Irrigation Zones

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

Irrigation Zones

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

Irrigation Zones

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

Irrigation Zones

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

Irrigation Zones

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

Irrigation Zones

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

Account Manager Contact

Monthly Irrigation Inspection Status: Completed

Contacted Manager: Yes

Contact Time: 11:30 a.m.

Communication Type: Text

Additional Comments:

INVOICE

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

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



Meritus

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

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

Invoice details

Sales Rep: Mike Fields

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

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

Total \$275.00

Ways to pay

BANK

View and pay



Inframark, LLC

2002 West Grand Parkway North, Suite 100

Katy, Texas 77449

(281) 578-4200

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

Tampa, FL 33607-6008

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

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

Service Description	Total
Maintenance Services	\$5,000.00

Please Pay This Amount

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

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

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

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

Account Name : INFRAMARK, LLC

ACH - Bank Routing Number : 111000614 / Account Number 912593196

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

Please include the Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

30 Apr 2026 04:06:30PM CST

DISTRICT : SHERWOOD MANOR CDD

Go Green! Think before you print.

INVOICE NO. 1166718 - DETAIL

INVOICE DATE: 4/30/2026

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

SHERWOOD MANOR CDD

DISTRICT CHECK REQUEST

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

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

Hanna Yi

Authorization

SHERWOOD MANOR CDD

2026

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

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

69.14%

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



SHERWOOD MANOR COMMUNITY DEVELOPMEN
Business Visa



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

Account summary

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

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

Questions?



Visit
trui.com



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



International
collect
910-914-8250



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

Important information

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

Organization account activity

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

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

TRUIST BANK
PO BOX 400
WILSON NC 27894-0400

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

48000057258440000000000000000000386000000000000386

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

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

TRUIST BANK
PO BOX 791622
BALTIMORE MD 21279-1622



Important contact details

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

Address Change? Call us at 844-487-8478

Making payments

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

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

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

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

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

Authorization to convert your check to an electronic transfer debit

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

Calculating interest charges

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

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

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

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

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

In your letter, give us the following information:

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

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

Sharing of information

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

Truist Bank, Member FDIC. © 2022 Truist Financial Corporation. Truist, the Truist logo, and Truist Purple are service marks of Truist Financial Corporation.



SHERWOOD MANOR COMMUNITY DEVELOPMEN
Business Visa

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

Organization account activity - continued

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

Cardholder activity

Total cardholder new activity: \$3.86

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

Interest charge calculation

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

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

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

Go paperless.
Enjoy quicker access to your monthly statements - viewable anytime, anywhere. Enroll today at Truist.com.

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



Final Details for Order #114-2711361-8633836

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

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

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

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

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.



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

INVOICE NO.	1264509
DATE	04/30/26

CUSTOMER

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

SERVICE LOCATION

Sherwood Manor CDD
1801 12th St
Ruskin, FL 33570

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

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

ATTENTION:

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

PLEASE SEND REMITTANCE TO

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

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

South Creek Community Development District

Financial Report

May 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of May 31, 2026
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2025 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	SERIES 2025 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS										
Cash - Operating Account	\$ 385,569	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 385,569
Accounts Receivable	10,126	-	-	-	-	-	-	-	-	10,126
Accounts Receivable - HOA	37	-	-	-	-	-	-	-	-	37
Due From Other Funds	-	3,185	-	171	-	-	-	-	-	3,356
Investments:										
Acq. & Construction - Amenity	-	-	-	-	95	-	-	-	-	95
Acq. & Construction - Other	-	-	-	-	-	3,298	-	-	-	3,298
Acq. & Construction Account (Phase 1)	-	-	-	-	13	-	-	-	-	13
Acq. & Construction Account (Phase 2)	-	-	-	-	-	10,655	-	-	-	10,655
Construction Fund	-	-	-	-	-	-	1,117,222	-	-	1,117,222
Reserve Fund	-	162,850	-	59,500	-	-	-	-	-	222,350
Reserve Fund (A-2)	-	-	7,986	-	-	31,942	-	-	-	39,928
Revenue Fund	-	393,819	148,491	29,500	-	-	-	-	-	571,810
Fixed Assets										
Construction Work In Process	-	-	-	-	-	-	-	5,635,587	-	5,635,587
Amount To Be Provided	-	-	-	-	-	-	-	-	8,270,000	8,270,000
TOTAL ASSETS	\$ 395,732	\$ 559,854	\$ 156,477	\$ 89,171	\$ 108	\$ 45,895	\$ 1,117,222	\$ 5,635,587	\$ 8,270,000	\$ 16,270,046
LIABILITIES										
Accounts Payable	\$ 2,203	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,203
Bonds Payable - Series 2021	-	-	-	-	-	-	-	-	5,380,000	5,380,000
Bonds Payable - Series 2025	-	-	-	-	-	-	-	-	1,762,000	1,762,000
Bonds Payable - Series 2024	-	-	-	-	-	-	-	-	1,128,000	1,128,000
Due To Other Funds	3,356	-	-	-	-	-	-	-	-	3,356
TOTAL LIABILITIES	5,559	-	-	-	-	-	-	-	8,270,000	8,275,559

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2025 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	SERIES 2025 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES										
Restricted for:										
Debt Service	-	559,854	156,477	89,171	-	-	-	-	-	805,502
Capital Projects	-	-	-	-	108	45,895	1,117,222	-	-	1,163,225
Unassigned:	390,173	-	-	-	-	-	-	5,635,587	-	6,025,760
TOTAL FUND BALANCES	390,173	559,854	156,477	89,171	108	45,895	1,117,222	5,635,587	-	7,994,487
TOTAL LIABILITIES & FUND BALANCES	\$ 395,732	\$ 559,854	\$ 156,477	\$ 89,171	\$ 108	\$ 45,895	\$ 1,117,222	\$ 5,635,587	\$ 8,270,000	\$ 16,270,046

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3,571	\$ 3,571	0.00%
Interest - Tax Collector	-	39	39	0.00%
Rental Income	-	150	150	0.00%
Special Assmnts- Tax Collector	501,719	355,636	(146,083)	70.88%
Special Assmnts- CDD Collected	-	281,755	281,755	0.00%
Other Miscellaneous Revenues	-	6,464	6,464	0.00%
TOTAL REVENUES	501,719	647,615	145,896	129.08%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	7,400	4,600	61.67%
Dissemination Agent/Reporting	10,200	7,700	2,500	75.49%
Trustees Fees	8,300	4,256	4,044	51.28%
Field Management	12,000	8,000	4,000	66.67%
District Counsel	15,000	16,761	(1,761)	111.74%
District Engineer	9,500	2,008	7,492	21.14%
District Management	16,995	11,330	5,665	66.67%
Auditing Services	5,200	6,400	(1,200)	123.08%
Website ADA Compliance	1,500	3,125	(1,625)	208.33%
Postage, Phone, Faxes, Copies	500	26	474	5.20%
General Liability	3,928	4,258	(330)	108.40%
Public Officials Insurance	3,305	4,070	(765)	123.15%
Property & Casualty Insurance	10,047	15,056	(5,009)	149.86%
Deductible	2,500	-	2,500	0.00%
Shared Well with HOA	5,000	-	5,000	0.00%
Legal Advertising	3,000	547	2,453	18.23%
Misc-Non Ad Valorem Taxes	-	933	(933)	0.00%
Bank Fees	100	1,781	(1,681)	1781.00%
Website Admin Services	1,800	1,256	544	69.78%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	121,050	95,082	25,968	78.55%
<u>Electric Utility Services</u>				
Amenity Internet	900	1,124	(224)	124.89%
Water/Waste	7,889	1,033	6,856	13.09%
Electric Utility Services	33,000	4,609	28,391	13.97%
Street Lights	60,000	37,195	22,805	61.99%
Total Electric Utility Services	101,789	43,961	57,828	43.19%

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Landscape Services</u>				
Wildlife Control	8,000	11,000	(3,000)	137.50%
Landscape Maintenance - Contract	100,000	61,677	38,323	61.68%
Landscaping - R&M	20,000	1,500	18,500	7.50%
Landscaping - Mulch	10,000	4,485	5,515	44.85%
Aquatics - Contract	7,140	4,760	2,380	66.67%
Landscaping - Plant Replacement Program	15,000	490	14,510	3.27%
Storm Clean Up Contingency	10,000	-	10,000	0.00%
Irrigation Maintenance	15,000	1,562	13,438	10.41%
Mitigation Maintenance	2,400	3,200	(800)	133.33%
Total Landscape Services	187,540	88,674	98,866	47.28%
<u>Amenities</u>				
Pool Monitor	18,000	-	18,000	0.00%
Janitorial - Contract	7,680	5,245	2,435	68.29%
Pool Maintenance - Contract	14,560	9,720	4,840	66.76%
Amenity Pest Control	1,200	-	1,200	0.00%
Sidewalk, Pavement, Signage R&M	5,000	-	5,000	0.00%
Amenity R&M	10,000	1,915	8,085	19.15%
Entrance Monuments, Fence, Walls R&M	10,000	1,005	8,995	10.05%
Amenity Camera R&M	1,000	-	1,000	0.00%
MISC	10,000	844	9,156	8.44%
Access Control R&M	1,500	-	1,500	0.00%
Dog Waste Station Service and Supplies	2,400	1,360	1,040	56.67%
Amenity Furniture R&M	10,000	-	10,000	0.00%
Total Amenities	91,340	20,089	71,251	21.99%
TOTAL EXPENDITURES	501,719	247,806	253,913	49.39%
Excess (deficiency) of revenues				
Over (under) expenditures	-	399,809	399,809	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(171)	(171)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(171)	(171)	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 399,638</u>	<u>\$ 399,638</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		(9,465)		
FUND BALANCE, ENDING		<u>\$ 390,173</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026
Series 2021 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	\$ -	\$ 10,711	\$ 10,711	0.00%
Special Assmnts- Tax Collector	325,700	326,975	1,275	100.39%
TOTAL REVENUES	325,700	337,686	11,986	103.68%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	135,000	-	135,000	0.00%
Interest Expense	190,919	95,459	95,460	50.00%
Total Debt Service	325,919	95,459	230,460	29.29%
TOTAL EXPENDITURES	325,919	95,459	230,460	29.29%
Excess (deficiency) of revenues Over (under) expenditures	(219)	242,227	242,446	-110605.94%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(219)	-	219	0.00%
TOTAL FINANCING SOURCES (USES)	(219)	-	219	0.00%
Net change in fund balance	\$ (219)	\$ 242,227	\$ 242,884	-110605.94%
FUND BALANCE, BEGINNING (OCT 1, 2025)		317,627		
FUND BALANCE, ENDING		\$ 559,854		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026
Series 2024 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	\$ -	\$ 3,336	\$ 3,336	0.00%
Special Assmnts- Tax Collector	-	80,493	80,493	0.00%
Special Assmnts- CDD Collected	79,855	175,162	95,307	219.35%
TOTAL REVENUES	79,855	258,991	179,136	324.33%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	18,000	18,000	-	100.00%
Interest Expense	60,713	30,559	30,154	50.33%
Total Debt Service	78,713	48,559	30,154	61.69%
TOTAL EXPENDITURES	78,713	48,559	30,154	61.69%
Excess (deficiency) of revenues				
Over (under) expenditures	1,142	210,432	209,290	18426.62%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(134,551)	(134,551)	0.00%
Contribution to (Use of) Fund Balance	1,142	-	(1,142)	0.00%
TOTAL FINANCING SOURCES (USES)	1,142	(134,551)	(135,693)	-11782.05%
Net change in fund balance	\$ 1,142	\$ 75,881	\$ 72,455	6644.57%
FUND BALANCE, BEGINNING (OCT 1, 2025)		80,596		
FUND BALANCE, ENDING		\$ 156,477		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026
Series 2025 Debt Service Fund (202)
(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	\$ -	\$ 957	\$ 957	0.00%
TOTAL REVENUES	-	957	957	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	-	32,000	(32,000)	0.00%
Interest Expense	-	41,252	(41,252)	0.00%
Total Debt Service	-	73,252	(73,252)	0.00%
TOTAL EXPENDITURES	-	73,252	(73,252)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(72,295)	(72,295)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	102,544	102,544	0.00%
Bond Proceeds	-	59,500	59,500	0.00%
Operating Transfers-Out	-	(578)	(578)	0.00%
TOTAL FINANCING SOURCES (USES)	-	161,466	161,466	0.00%
Net change in fund balance	\$ -	\$ 89,171	\$ 89,171	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		\$ 89,171		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026
Series 2021 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3	\$ 3	0.00%
TOTAL REVENUES	-	3	3	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	3	3	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		105		
FUND BALANCE, ENDING		<u>\$ 108</u>		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026
Series 2024 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	\$ -	\$ 378	\$ 378	0.00%
TOTAL REVENUES	-	378	378	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	378	378	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	31,942	31,942	0.00%
TOTAL FINANCING SOURCES (USES)	-	31,942	31,942	0.00%
Net change in fund balance	\$ -	\$ 32,320	\$ 32,320	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		13,575		
FUND BALANCE, ENDING		\$ 45,895		

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026
Series 2025 Capital Projects Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 23,126	\$ 23,126	0.00%
TOTAL REVENUES	-	23,126	23,126	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Trustees Fees	-	11,275	(11,275)	0.00%
Bond Counsel	-	55,000	(55,000)	0.00%
Disclosure Report	-	500	(500)	0.00%
District Counsel	-	20,500	(20,500)	0.00%
District Engineer	-	7,000	(7,000)	0.00%
District Management	-	17,500	(17,500)	0.00%
Postage, Phone, Faxes, Copies	-	1,750	(1,750)	0.00%
Underwriting Counsel	-	3,500	(3,500)	0.00%
Total Administration	-	117,025	(117,025)	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	456,953	(456,953)	0.00%
Total Construction In Progress	-	456,953	(456,953)	0.00%
TOTAL EXPENDITURES	-	573,978	(573,978)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(550,852)	(550,852)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	926	926	0.00%
Bond Proceeds	-	1,667,261	1,667,261	0.00%
Operating Transfers-Out	-	(113)	(113)	0.00%
TOTAL FINANCING SOURCES (USES)	-	1,668,074	1,668,074	0.00%
Net change in fund balance	\$ -	\$ 1,117,222	\$ 1,117,222	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		\$ 1,117,222		

Bank Account Statement

South Creek CDD

Tuesday, June 9, 2026

Page 1

JKHATIBLOU

Bank Account No. 5561

Statement No. 05-26

Statement Date 05/31/2026

G/L Account No. 101001 Balance	385,568.96	Statement Balance	395,402.62
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	385,568.96	Subtotal	395,402.62
Negative Adjustments	0.00	Outstanding Checks	-9,833.66
Ending G/L Balance	385,568.96	Ending Balance	385,568.96

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
05/08/2026	Payment	1492	NICHOLAS J. DISTER	Check for Vendor V00012			-200.00
05/08/2026	Payment	1493	RYAN MOTKO	Check for Vendor V00021			-200.00
05/26/2026	Payment	300112	TECO	Inv: 052126-6141-ACH			-136.66
05/28/2026	Payment	100156	SWINE SOLUTIONS LLC	Inv: 744			-1,350.00
05/28/2026	Payment	100157	RISK MANAGEMENT ASSOCIATES INC FLORIDA	Inv: 24923584			-7,547.00
05/29/2026	Payment	1495	DEPARTMENT OF HEALTH	Check for Vendor V00076			-400.00
Total Outstanding Checks							-9,833.66
Outstanding Deposits							
Total Outstanding Deposits							

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/26 to 05/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100148							
001	05/05/26	STEADFAST CONTRACTORS ALLIANCE	SA-22893	Routine Aquatic Maintenance	Aquatics - Contract	546255-53902	\$595.00
001	05/05/26	STEADFAST CONTRACTORS ALLIANCE	SA-22583	MAY 2026 LANDSCAPE SERVICE	Landscape Maintenance - Contract	534171-53902	\$7,709.67
Check Total							\$8,304.67
CHECK # 100149							
001	05/05/26	BLUE LIFE POOL SERVICE LLC	23609	MAY POOL SERVICE	Pool Maintenance - Contract	534078-57217	\$1,200.00
Check Total							\$1,200.00
CHECK # 100150							
001	05/05/26	SWINE SOLUTIONS LLC	729	MONTHLY TRAPPING SERVICE	Wildlife Control	531074-53902	\$1,350.00
Check Total							\$1,350.00
CHECK # 100151							
001	05/08/26	INFRAMARK LLC	178481	MAY MGMT SERVICES	Disclosure Report	531142-51301	\$900.00
001	05/08/26	INFRAMARK LLC	178481	MAY MGMT SERVICES	District Management	531150-51301	\$1,416.25
001	05/08/26	INFRAMARK LLC	178481	MAY MGMT SERVICES	Field Management	531106-53908	\$1,000.00
001	05/08/26	INFRAMARK LLC	178481	MAY MGMT SERVICES	Website Admin Services	549936-51301	\$150.00
Check Total							\$3,466.25
CHECK # 100152							
001	05/21/26	GRAU AND ASSOCIATES	29428	AUDIT FYE 09/30/25	Auditing Services	532002-51301	\$6,400.00
Check Total							\$6,400.00
CHECK # 100153							
001	05/21/26	STEADFAST CONTRACTORS ALLIANCE	SA-23168	APRIL 2026-IRRIGATION REPAIRS	Irrigation Maintenance	546930-53902	\$206.74
001	05/21/26	STEADFAST CONTRACTORS ALLIANCE	SA-11772	MAY 2026-TREE REMOVAL	Landscaping - Plant Replacement Program	546468-53902	\$245.00
001	05/21/26	STEADFAST CONTRACTORS ALLIANCE	SA-11771	MAY 2026-TREE REMOVAL	Landscaping - Plant Replacement Program	546468-53902	\$245.00
Check Total							\$696.74
CHECK # 100154							
001	05/21/26	STRALEY ROBIN VERICKER	28355	PROF SVCS THRU APRIL 2026	District Counsel	531146-51301	\$1,728.00
Check Total							\$1,728.00
CHECK # 100155							
001	05/21/26	NICK KNOWS LLC	SCCDD270	JANITORIAL SVCS	Janitorial - Contract	534026-57217	\$575.00
Check Total							\$575.00
CHECK # 100156							
001	05/28/26	SWINE SOLUTIONS LLC	744	TRAPPING SVCS - MAY	Wildlife Control	531074-53902	\$1,350.00
Check Total							\$1,350.00
CHECK # 100157							
001	05/28/26	RISK MANAGEMENT ASSOCIATES INC	24923584	INSURANCE POLICY-05/01/26-10/01/26-ACCT# 929982	General Liability	545002-51325	\$2,000.00
001	05/28/26	RISK MANAGEMENT ASSOCIATES INC	24923584	INSURANCE POLICY-05/01/26-10/01/26-ACCT# 929982	Property & Casualty Insurance	545009-51325	\$4,187.00
001	05/28/26	RISK MANAGEMENT ASSOCIATES INC	24923584	INSURANCE POLICY-05/01/26-10/01/26-ACCT# 929982	Public Officials Insurance	545008-51325	\$1,360.00
Check Total							\$7,547.00

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/26 to 05/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100158							
001	05/28/26	CITY-WIDE CLEANING LLC	20144	MAY SVCS	Dog Waste Station Service and Supplies	552160-57217	\$360.00
Check Total							\$360.00
CHECK # 1489							
001	05/08/26	CARLOS DE LA OSSA	CO-050726	BOARD 05/07/2026	Supervisor Fees	511100-51301	\$200.00
Check Total							\$200.00
CHECK # 1490							
001	05/08/26	KELLY ANN EVANS	KE-050726	BOARD 05/07/2026	Supervisor Fees	511100-51301	\$200.00
Check Total							\$200.00
CHECK # 1491							
001	05/08/26	LORI A. CAMPAGNA	LC-050726	BOARD 05/07/2026	Supervisor Fees	511100-51301	\$200.00
Check Total							\$200.00
CHECK # 1492							
001	05/08/26	NICHOLAS J. DISTER	ND-050726	BOARD 05/07/2026	Supervisor Fees	511100-51301	\$200.00
Check Total							\$200.00
CHECK # 1493							
001	05/08/26	RYAN MOTKO	RM-050726	BOARD 05/07/2026	Supervisor Fees	511100-51301	\$200.00
Check Total							\$200.00
CHECK # 1494							
001	05/21/26	CHARTER COMMUNICATION	2972133050626 CHECK	INTERNET 05/06-06/05/26	Amenity Internet	541036-53100	\$130.57
Check Total							\$130.57
CHECK # 1495							
001	05/29/26	FLORIDA DEPARTMENT OF HEALTH	052126-	POOL Permit	MISC	546922-57217	\$400.00
Check Total							\$400.00
CHECK # 300111							
001	05/13/26	TECO	042226-46141-ACH	ELECTRIC 03/18/26-04/16/26	Electric Utility Services	543041-53100	\$103.73
Check Total							\$103.73
CHECK # 300112							
001	05/26/26	TECO	052126-6141-ACH	ELECTRIC 04/17-05/15/26	Electric Utility Services	543041-53100	\$136.66
Check Total							\$136.66
CHECK # 300113							
001	05/26/26	TECO	050726-0321-ACH	ELECTRIC 04/02-05/01/26	Electric Utility Services	543041-53100	\$4,649.41
Check Total							\$4,649.41
CHECK # 300114							
001	05/28/26	TECO	050726-7859-ACH	ELECTRIC 04/02-05/01/26	Electric Utility Services	543041-53100	\$20.31
Check Total							\$20.31

SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/26 to 05/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300115							
001	05/28/26	TECO	050726-0243-ACH	ELECTRIC 04/02-05/01/26	Electric Utility Services	543041-53100	\$340.38
Check Total							\$340.38
CHECK # 300116							
001	05/28/26	TECO	050726-4853-ACH	ELECTRIC 04/02-05/01/26	Electric Utility Services	543041-53100	\$112.16
Check Total							\$112.16
CHECK # 300117							
001	05/19/26	BOCC - HILLSBOROUGH COUNTY ACH	042826-5140-ACH	SERVICE 03/22/26 - 04/20/26	Water/Waste	543018-53100	\$205.32
Check Total							\$205.32
Fund Total							\$40,076.20

Total Checks Paid \$40,076.20

BLUE LIFE POOL SERVICE | CPC 1461225
PO Box 1628
Land O Lakes, FL 34639-1628
USA
+18135975009
accounts@bluelifepools.com
www.bluelifepools.com

Estimate



ADDRESS
SOUTH CREEK CDD 10297 Alder Green DR Riverview, FL 33578 Riverview, Florida 33578 Estados Unidos

ESTIMATE #	DATE	
6377	06/02/2026	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
PART.	NET	1	40.00	40.00
SAFETY POLE.	SAFETY POLE 16".	1	129.00	129.00

SUBTOTAL	169.00
TAX	0.00
TOTAL	\$169.00

Accepted By

Signed by:

A handwritten signature in black ink that reads "Rollamay Turkoane".

1F3BE9E795D0415...

Accepted Date 6/2/2026



Steadfast Alliance
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE DUE ESTIMATE #
6/5/2026

BILL TO

South Creek CDD Maintenance
2654 Cypress R
Suite 101
Wesley Chapel FL 33544

SHIP TO

SM1054 /402
South Creek CDD
10441 Alder Green Dr
Riverview FL 33578

DESCRIPTION	QTY	RATE	AMOUNT
Dead Tree Removal – Amenity Center Parking Lot			
Project Overview Remove a dead tree located behind the fence adjacent to the amenity center parking lot. Due to its deteriorated condition, the tree poses a potential safety risk to fencing, and surrounding property. Prompt removal will help maintain a safe environment, reduce liability concerns, and enhance the overall appearance of the amenity area. Scope of Work Carefully and safely cut down the dead tree using proper equipment and industry standard safety practices. Section the tree as needed to ensure controlled removal. Remove all tree material, including branches, limbs, trunk sections, and debris generated during the removal process. Haul away and properly dispose of all tree waste and associated debris in accordance with local regulations and industry best practices. Clean the work area upon completion, leaving the site free of debris and in a neat, safe, and presentable condition. Project Benefits The removal of the dead tree will eliminate a potential hazard and reduce the risk of falling limbs or structural failure, particularly during storms, high winds, or severe weather events. This project will improve safety for residents and visitors, protect nearby infrastructure and contribute to the overall appearance and maintenance standards of the amenity center and surrounding community.			
Maintenance Labor	15.00	50.00	750.00



Steadfast Alliance
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE 6/5/2026 DUE ESTIMATE #

BILL TO
South Creek CDD Maintenance
2654 Cypress R
Suite 101
Wesley Chapel FL 33544

SHIP TO
SM1054 /402
South Creek CDD
10441 Alder Green Dr
Riverview FL 33578

DESCRIPTION	QTY	RATE	AMOUNT
Dump Fees	1.00	300.00	300.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 1,050.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this 8 day of June, 2026.

Signature: Jayna Cooper

Printed Name and Title: Jayna Cooper

Representing (Name of Firm): South Creek CDD

BLUE LIFE POOL SERVICE | CPC 1461225
PO Box 1628
Land O Lakes, FL 34639-1628
USA
+18135975009
accounts@bluelifepools.com
www.bluelifepools.com

Estimate



ADDRESS
SOUTH CREEK CDD 10297 Alder Green DR Riverview, FL 33578 Riverview, Florida 33578 Estados Unidos

ESTIMATE #	DATE	
6045	04/15/2026	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
LEAK DETECTION	Commercial full leak detection.	1	950.00	950.00

SUBTOTAL	950.00
TAX	0.00
TOTAL	\$950.00

Accepted By

Jayna Cooper

Accepted Date

June 12, 2026



South Creek CDD

Landscape Inspection Steadfast June 2026

Wednesday, June 24 2026

Prepared For Board Of Directors

13851 Fred Ives Way

7 Items Identified

7 Items Incomplete

Daniel Haines

Inframark

Green is complete

Yellow is in progress

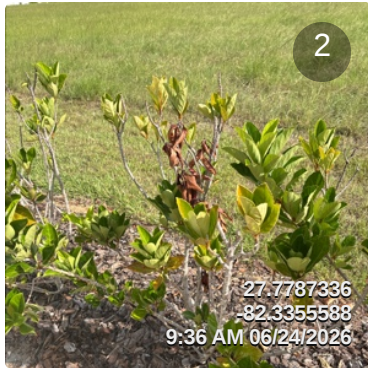
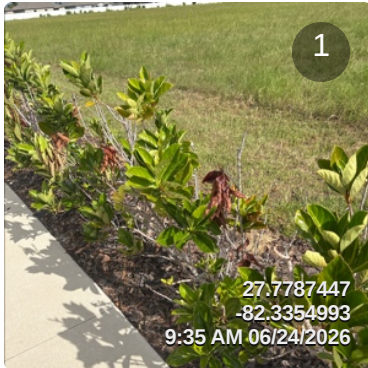
Red no response from the vender

Alder Green Entrance

Due By: Monday, June 29 2026

Assigned To: Steadfast

Cut dead out of viburnum plants along entrance at Alder Green dr.

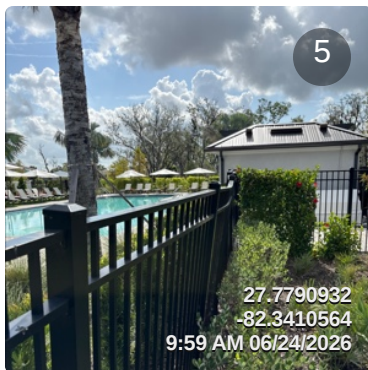
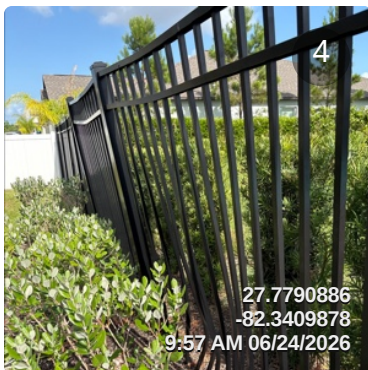
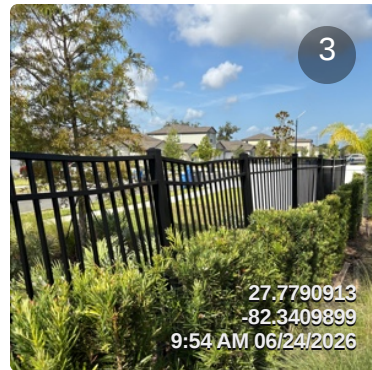
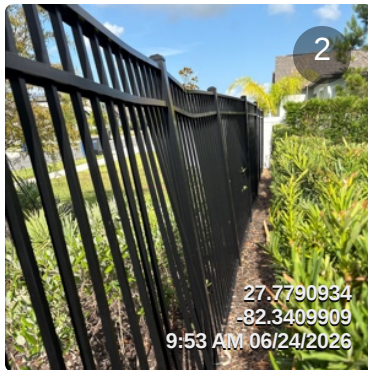
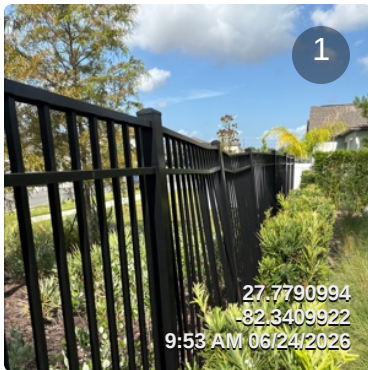


Pool Area Fence

Due By: Friday, June 26 2026

Assigned To: Maintenance

Fence damaged by someone climbing over. Maintenance will provide a proposal.



Pool Area Gate

Due By: Friday, June 26 2026

Assigned To: Coastal

Wilson said he would remove the whole expanded panel so no one would get cut.

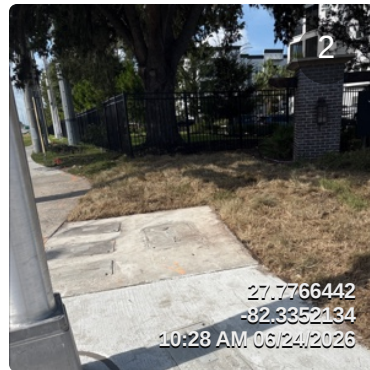


Shady Preserve Entrance

Due By: Monday, June 29 2026

Assigned To: Steadfast

Entrance grass was replaced with Bahia after construction of crosswalk. Grass and has not been watered. Please diagnose and correct issue.





Dead Tree On Poseidon Way

Due By: Monday, June 29 2026

Assigned To: Steadfast

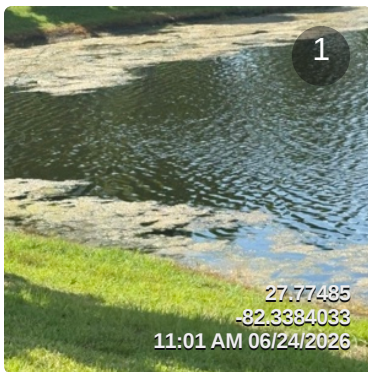
Remove dead tree on pond bank across from lift station at dead end of Poseidon way.

The Pond On Poseidon Way

Due By: Monday, June 29 2026

Assigned To: Steadfast

The pond A on Poseidon way needs attention. All others are meeting standards. It has algae floating along the shore. Please diagnose and treat.



I pool Filter

Due By: Monday, June 29 2026

Assigned To: Maintenance

Filter needs replaced on drinking fountain at pool.

Reached out to Inframark maintenance to replace.



South Creek CDD Aquatics

Aquatic Treatment Report

June 2026

STEADFAST OFFICE:
WWW.STEADFASTENV.COM
813-836-7940



Printed: Jun 26, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Jun 2, 2026

Job: SE1214 South Creek CDD RAM

Title:

Added By: Cody Weaver

Log Notes:

Treated 1 2 3 4 6 for grasses along banks, treated 1 2 3 4 for algae along with trash picked up. 7 is blocked off on both sides for road construction

Weather Conditions:

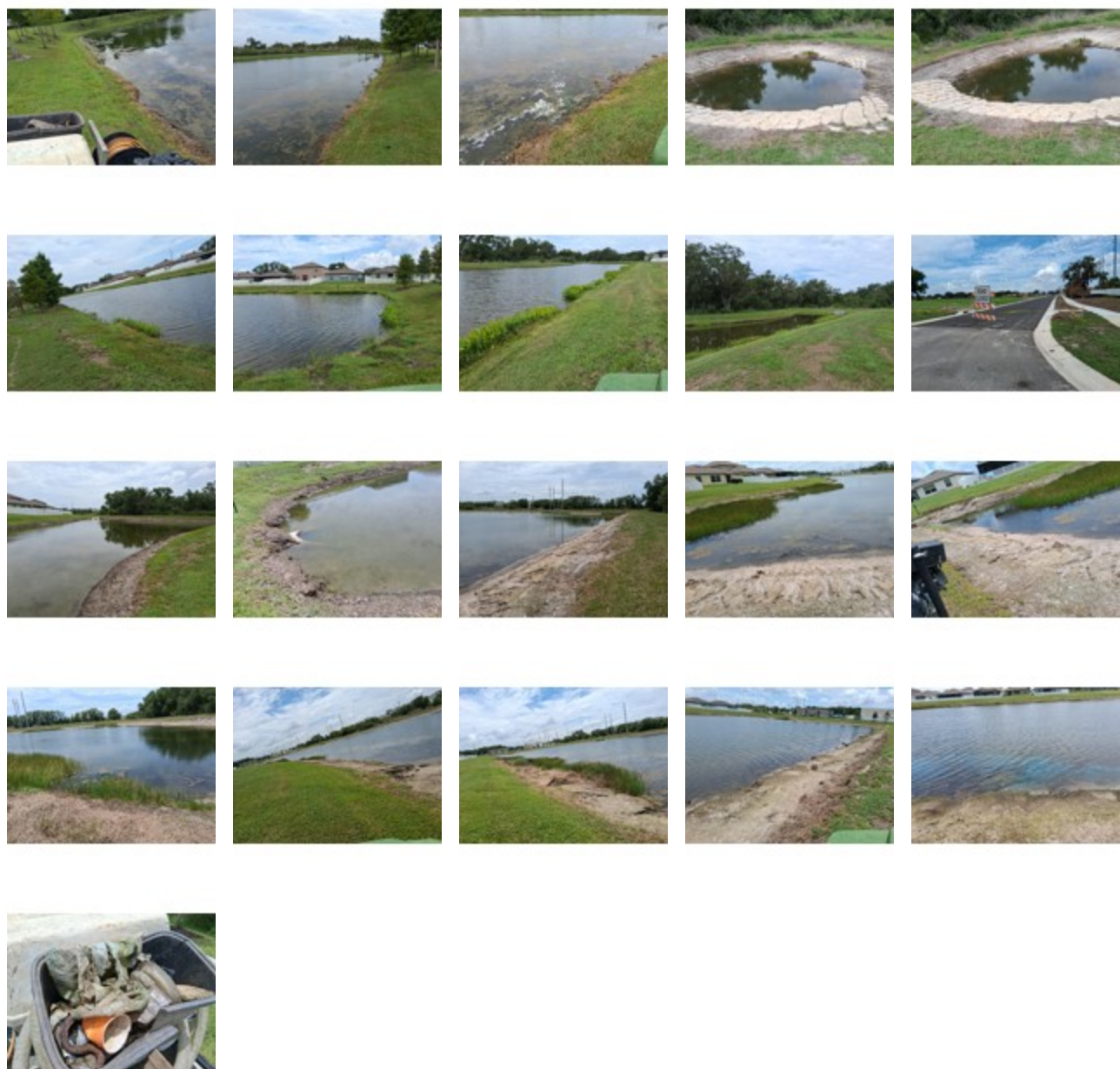
Partly cloudy with showers Tue, Jun 2, 2026, 12:00 AM



92°F
77°F

Wind: 10 mph
Humidity: 92%
Total Precip: 0.09"

Attachments: 21





Printed: Jun 26, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Jun 16, 2026

Job: SE1214 South Creek CDD RAM

Title:

Added By: Cody Weaver

Log Notes:

Treated 1 2 3 4 6 7 for grasses, treated 1 2 3 4 6 for algae, picked up trash as well throughout ponds

Weather Conditions:

Partly cloudy with showers Tue, Jun 16, 2026, 12:00 AM



91°F

Wind: 8 mph

77°F

Humidity: 98%

Total Precip: 0.14"

Attachments: 15





SOUTH CREEK CDD

Shady Preserve Drive, Riverview

Gate Code:

