

**SHERWOOD MANOR
COMMUNITY DEVELOPMENT
DISTRICT**

MARCH 06, 2025

**REGULAR MEETING
AGENDA PACKAGE**

[Join the meeting now](#)

Meeting ID: 215 817 490 035 **Passcode:** 45UmMF

Dial-in by phone +1 646-838-1601 **Pin:** 227 773 399#



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Sherwood Manor Community Development District

Board of Supervisors

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

District Staff

Michael Perez, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Thursday, March 06, 2025 at 2:00 p.m.

The Regular Meeting of the **Sherwood Manor Community Development District** will be held **March 06, 2025 at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 215 817 490 035 **Passcode:** 45UmMF

Dial-in by phone +1 646-838-1601 **Pin:** 227 773 399#

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

4. CONSENT AGENDA

A. Approval of Minutes of the February 06, 2025, Regular Meeting

B. Consideration of Operation and Maintenance January 2025

C. Acceptance of the Financials and Approval of the Check Register for January 2025

5. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

i. Field Inspections Report

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

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

The Special meeting of the Board of Supervisors of Sherwood Manor Community Development District was held on Thursday, February 6, 2025, and called to order at 3:08 pm at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

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

Also present were:

Michael Perez	District Manager
Jayna Cooper	District Manager
Kathryn Hopkinson	District Counsel
Tyson Waag	District Engineer (<i>via phone</i>)
John Vericker	District Counsel

The following is a summary of the discussions and actions taken.

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

Mr. Perez called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comments on Agenda Items**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

- A. Consideration of AWC Proposal**
- B. Consideration of Advanced Aquatic Waterway Management Proposal**
- C. Consideration of Advanced Aquatic Fountain Maintenance Agreement**
- D. Consideration of Sitex Aquatics – Aquatic Management Agreement**
- E. Consideration of Eco-Logical Services – Ponds Proposal**

Mr. Perez, discussed and reviewed each of the included proposals for the aquatics.

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, termination of current vendor AWC with an end date of March 8, 2025, was approved. 5-0

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, moving forward with *Eco-Logic* vendor starting date of March 10, 2025, was approved. 5-0

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the January 9, 2025, Special Meeting

B. Consideration of Operation and Maintenance December 2024

C. Acceptance of the Financials and Approval of the Check Register for December 2024

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

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Hopkinson confirmed termination letter will be sent out tomorrow.

B. District Engineer

There being no report, the next item followed.

C. District Manager

Mr. Perez presented his report providing updates.

i. Field Inspections Report

The Field Inspections Report was presented a copy of which was included in the agenda package.

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 Mr. Viera, with all in favor, the meeting was adjourned at 3:17 pm. 5-0

Michael Perez
District Manager

Carlos de la Ossa
Chairperson

SHERWOOD MANOR CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
AQUATIC WEED CONTROL INC.	12/27/2024	104190	\$3,415.00	\$3,415.00	WATERWAY
ECO-LOGIC SERVICES LLC	12/23/2024	4744	\$2,350.00	\$2,350.00	MITIGATION
INFRAMARK LLC	1/3/2025	141024	\$700.00		MANAGEMENT FEE
INFRAMARK LLC	1/3/2025	141024	\$2,500.00		MANAGEMENT FEE
INFRAMARK LLC	1/3/2025	141024	\$5,833.33		MANAGEMENT FEE
INFRAMARK LLC	1/3/2025	141024	\$1,000.00		MANAGEMENT FEE
INFRAMARK LLC	1/3/2025	141024	\$125.00	\$10,158.33	MANAGEMENT FEE
JNJ CLEANING SERVICES LLC	12/31/2024	0473	\$600.00	\$600.00	AMENITY CLEANING
ZEBRA CLEANING TEAM	1/1/2025	7585	\$1,050.00	\$1,050.00	MONTHLY SERV
Monthly Contract Subtotal			\$17,573.33	\$17,573.33	
Utilities					
BOCC ACH	12/30/2024	123024 3466 ACH	\$311.78	\$311.78	WATER
BOCC ACH	11/27/2024	112724 3466 ACH	\$1,529.23	\$1,529.23	WATER
CHARTER COMMUNICATIONS - ACH	1/1/2025	2458267010125	\$204.97	\$204.97	INTERNET
TECO ACH	1/3/2025	010325 5677 ACH	\$476.92	\$476.92	ELECTRIC
TECO ACH	1/3/2025	010325 5651 ACH	\$248.97	\$248.97	ELECTRIC
TECO ACH	1/3/2025	010325 8655 ACH	\$2,552.84	\$2,552.84	ELECTRIC
TECO ACH	1/3/2025	010325 3107 ACH	\$1,446.63	\$1,446.63	ELECTRIC
TECO ACH	1/6/2025	010625 5097 ACH	\$62.93	\$62.93	ELECTRIC
Utilities Subtotal			\$6,834.27	\$6,834.27	
Regular Services					
ALBERTO VIERA	1/9/2025	AV 010925	\$200.00	\$200.00	SUPERVISOR FEE 01.09.2025
CARLOS DE LA OSSA	1/9/2025	CO 010925	\$200.00	\$200.00	SUPERVISOR FEES 01.09.2025
HAWKINS SERVICE CO	1/14/2025	296712257	\$3,703.00	\$3,703.00	LABOR
KYLE SMITH	1/9/2025	KS 010925	\$200.00	\$200.00	SUPERVISOR FEE 01.09.2025
LANDSCAPE MAINTENANCE PROFESSIONALS INC	12/24/2024	189220	\$627.03	\$627.03	IRR RPRS
LANDSCAPE MAINTENANCE PROFESSIONALS INC	12/30/2024	189254	\$3,120.00	\$3,120.00	LANDSCAPE MAINT

SHERWOOD MANOR CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
LANDSCAPE MAINTENANCE PROFESSIONALS INC	12/30/2024	189253	\$3,492.50	\$3,492.50	LANDSCAPE MAINT
NICHOLAS J. DISTER	1/9/2025	ND 010925	\$200.00	\$200.00	SUPERVISOR FEES 01.09.2025
RYAN MOTKO	1/9/2025	RM 010925	\$200.00	\$200.00	SUPERVISOR FEE 01.09.2025
STRALEY ROBIN VERICKER	1/9/2025	25763	\$772.50	\$772.50	PROF SVCS THRU DEC 2024
Regular Services Subtotal			\$12,715.03	\$12,715.03	
Additional Services					
DON HARRISON ENTERPRISES	1/7/2025	3135	\$317.50	\$317.50	IRRIGATION REPAIRS
MHD COMMUNICATIONS	1/3/2025	36471	\$187.50	\$187.50	CAMERA ISSUES
RKA MULTISERVICE PLUS LLC	11/12/2024	11987	\$275.00	\$275.00	GRAFITI REMOVAL
Additional Services Subtotal			\$780.00	\$780.00	
TOTAL			\$37,902.63	\$37,902.63	

PO Box 18204
Sarasota, FL 34276

Date	Invoice #
12/23/2024	4744

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

Description		Amount
Mitigation Maintenance Services for December 2024		2,350.00
	Total	\$2,350.00

Pete@Eco-Logic-Services.com



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

141024

CUSTOMER ID

C2308

PO#

INVOICE

DATE

1/3/2025

NET TERMS

Net 30

DUE DATE

2/2/2025

BILL TO

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

Services provided for the Month of: January 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	2	Ea	350.00		700.00
District Management	1	Ea	2,500.00		2,500.00
Personnel Services	1	Ea	5,833.33		5,833.33
Field Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					10,158.33

Subtotal

\$10,158.33

Tax

\$0.00

Total Due

\$10,158.33

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

INVOICE

JNJ Amenity Services LLC
7804 Davie Ray Dr
Zephyrhills, FL 33540

services@jnjcleanservices.com
+1 (813) 781-8999



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

Invoice details
Invoice no.: 0473
Invoice date: 12/31/2024
Due date: 01/15/2025

#	Date	Product or service	Description	Amount
1.		Restrooms	Clean and sanitize 2 restrooms. Sweep and/or mop floors. Supply toilet paper, paper towels, soap, and trash bags. Toilet gels, urinal screens and/or air fragrances provided courtesy of JNJ.	\$280.00
2.		Trash	Remove and replenish 5 trash bags.	\$150.00
3.		Pool Deck	Pick up any trash/debris on pool deck. Clean tables and rearrange chairs if needed.	\$100.00
4.		Activity room	Sweep/mop/vacuum as needed. Clean windows. Wipe tables as needed.	\$30.00
5.		Dog stations	Remove and replace 1dog trash liner once a week. Place dog waste bags as needed.	\$40.00

Total \$600.00

Ways to pay



Note to customer
Amenity cleaning services at Sherwood Manor CDD - December 2024

View and pay

INVOICE

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

lancewood1970@gmail.com

+1 (813) 279-0437

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

Invoice details
Invoice no.: 7585
Terms: Net 30
Invoice date: 01/01/2025
Due date: 01/31/2025

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

Total

\$1,050.00

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



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHERWOOD MANOR CDD	8726963466	12/30/2024	01/21/2025

Service Address: 1801 12TH ST SE

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54676394	11/25/2024	22773	12/26/2024	22851	7800 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$23.56
Water Base Charge	\$65.23
Water Usage Charge	\$8.03
Sewer Base Charge	\$158.07
Sewer Usage Charge	\$50.86

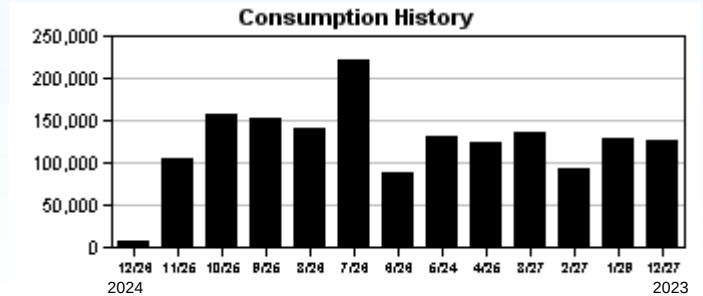
Summary of Account Charges

Previous Balance	\$1,529.23
Net Payments - Thank You	\$-1,529.23
Total Account Charges	\$311.78

AMOUNT DUE	\$311.78
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Important Message

This account has ACH payment method



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 8726963466



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



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

2,231.8

DUE DATE	01/21/2025
AMOUNT DUE	\$311.78
AMOUNT PAID	

0087269634660 00000311787



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHERWOOD MANOR CDD	8726963466	11/27/2024	12/18/2024

Service Address: 1801 12TH ST SE

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54676394	10/25/2024	21727	11/25/2024	22773	104600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$315.89
Water Base Charge	\$65.23
Water Usage Charge	\$302.02
Sewer Base Charge	\$158.07
Sewer Usage Charge	\$681.99

Summary of Account Charges

Previous Balance	\$2,171.60
Net Payments - Thank You	\$-2,171.60
Total Account Charges	\$1,529.23

AMOUNT DUE	\$1,529.23
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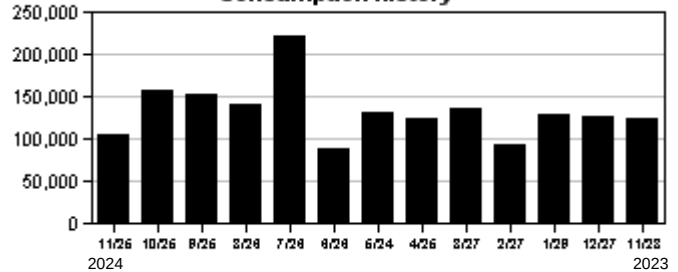
Important Message

This account has ACH payment method

Worried about wasting water from an inefficient irrigation system? To see if you qualify for a free irrigation evaluation that can help you conserve water, call UF/IFAS Extension Hillsborough County, 813-733-5519 X 54133.

The one-day-per-week watering restrictions for unincorporated Hillsborough County have been lifted. Current year-round rules now allow watering twice per week on designated days. Find your watering days at [HCFL.gov/WaterRestrictions](https://www.hcfl.gov/WaterRestrictions).

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 8726963466



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: [HCFLGov.net/WaterBill](https://www.HCFLGov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](https://www.HCFLGov.net/Water)



THANK YOU!



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

548 8

DUE DATE	12/18/2024
AMOUNT DUE	\$1,529.23
AMOUNT PAID	

0087269634660 00001529239



January 1, 2025
Invoice Number: 2458267010125
Account Number: 8337 12 028 2458267
Security Code: 4957
Service At: 1801 12TH ST SE
RUSKIN FL 33570

Auto Pay Notice

Contact Us

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

Summary

*Service from 01/01/25 through 01/31/25
details on following pages*

Previous Balance	204.97
Payments Received -Thank You!	-204.97
Remaining Balance	\$0.00
Spectrum Business™ Internet	169.98
Spectrum Business™ Voice	34.99
Other Charges	0.00
Current Charges	\$204.97
YOUR AUTO PAY WILL BE PROCESSED 01/18/25	
Total Due by Auto Pay	\$204.97

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



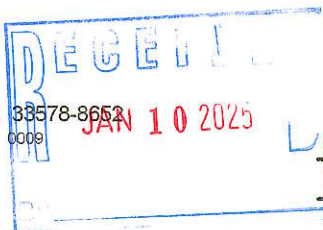
Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

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 NO RP 01 01022025 NNNNNNNN 01 003562 0009

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



January 1, 2025

SHERWOOD MANOR CDD

Invoice Number: 2458267010125
Account Number: 8337 12 028 2458267
Service At: 1801 12TH ST SE
RUSKIN FL 33570

Total Due by Auto Pay **\$204.97**



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712028245826700204974



Invoice Number: 2458267010125
 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 NO RP 01 01022025 NNNNNNNN 01 003562 0009

Charge Details

Previous Balance		204.97
EFT Payment	12/18	-204.97
Remaining Balance		\$0.00

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

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

Spectrum Business™ Internet

Spectrum WiFi	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	19.99
Spectrum Business Internet Ultra	199.99
Promotional Discount	-60.00
Business WiFi	10.00
	\$169.98

Spectrum Business™ Internet Total \$169.98

Spectrum Business™ Voice

Phone number (813) 260-3597

Spectrum Business Voice	49.99
Promotional Discount	-15.00
Voice Mail	0.00
	\$34.99

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$34.99

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00

Other Charges Continued

Other Charges Total \$0.00

Current Charges \$204.97

Total Due by Auto Pay \$204.97

Billing Information

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

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

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

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

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

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

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



For questions or concerns, please call 1-866-519-1263.





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

Statement Date: January 03, 2025

Amount Due: \$746.92

Due Date: January 24, 2025

Account #: 221009045677

DO NOT PAY. Your account will be drafted on January 24, 2025

Account Summary

Current Service Period: November 26, 2024 - December 27, 2024

Previous Amount Due \$757.85

Payment(s) Received Since Last Statement -\$757.85

Current Month's Charges \$746.92

Amount Due by January 24, 2025 \$746.92

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



Scan here to view
your account online.



DOWNED IS DANGEROUS!

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

For more safety tips, visit

TampaElectric.com/PowerLineSafety

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

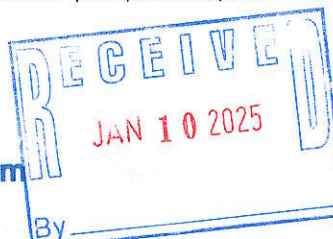


Pay your bill online at TampaElectric.com

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

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

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



Account #: 221009045677

Due Date: January 24, 2025

Amount Due: \$746.92

Payment Amount: \$ _____

613112787394

Your account will be
drafted on January 24, 2025

00003609 FTECO101032523574910 00000 02 00000000 10923 004

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

Account #: 221009045677
Statement Date: January 03, 2025
Charges Due: January 24, 2025

Service Period: Nov 26, 2024 - Dec 27, 2024

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	285 kWh @ \$0.03412/kWh	\$9.72
Fixture & Maintenance Charge	15 Fixtures	\$249.15
Lighting Pole / Wire	15 Poles	\$424.80
Lighting Fuel Charge	285 kWh @ \$0.03059/kWh	\$8.72
Storm Protection Charge	285 kWh @ \$0.00559/kWh	\$1.59
Clean Energy Transition Mechanism	285 kWh @ \$0.00043/kWh	\$0.12
Florida Gross Receipt Tax		\$0.52
State Tax		\$52.30
Lighting Charges		\$746.92

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Total Current Month's Charges

\$746.92

00003609-0007507-Page 2 of 8

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: January 03, 2025

Amount Due: \$248.97

Due Date: January 24, 2025

Account #: 221009045651

DO NOT PAY. Your account will be drafted on January 24, 2025

Account Summary

Current Service Period: November 26, 2024 - December 27, 2024

Previous Amount Due	\$252.62
Payment(s) Received Since Last Statement	-\$252.62

Current Month's Charges	\$248.97
-------------------------	----------

Amount Due by January 24, 2025	\$248.97
--------------------------------	----------

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



Scan here to view
your account online.



**DOWNED IS
DANGEROUS!**

If you see a downed power line, move
a safe distance away and call 911.
For more safety tips, visit

TampaElectric.com/PowerLineSafety

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



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.

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

Account #: 221009045651

Due Date: January 24, 2025

Amount Due: \$248.97

Payment Amount: \$ _____

613112787393

Your account will be
drafted on January 24, 2025

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

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

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



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

Account #: 221009045651
Statement Date: January 03, 2025
Charges Due: January 24, 2025

Service Period: Nov 26, 2024 - Dec 27, 2024

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	95 kWh @ \$0.03412/kWh	\$3.24
Fixture & Maintenance Charge	5 Fixtures	\$83.05
Lighting Pole / Wire	5 Poles	\$141.60
Lighting Fuel Charge	95 kWh @ \$0.03059/kWh	\$2.91
Storm Protection Charge	95 kWh @ \$0.00559/kWh	\$0.53
Clean Energy Transition Mechanism	95 kWh @ \$0.00043/kWh	\$0.04
Florida Gross Receipt Tax		\$0.17
State Tax		\$17.43
Lighting Charges		\$248.97

Total Current Month's Charges

\$248.97

00003609-0007508-Page 4 of 8

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:
TampaElectric.com

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

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

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



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

Statement Date: January 03, 2025

Amount Due: \$2,552.84

Due Date: January 24, 2025

Account #: 221009048655

DO NOT PAY. Your account will be drafted on January 24, 2025

Account Summary

Current Service Period: November 26, 2024 - December 27, 2024

Previous Amount Due	\$2,593.49
Payment(s) Received Since Last Statement	-\$2,593.49

Current Month's Charges	\$2,552.84
-------------------------	------------

Amount Due by January 24, 2025	\$2,552.84
--------------------------------	------------

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



Scan here to view
your account online.



DOWNED IS DANGEROUS!

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a safe distance away and call 911.

For more safety tips, visit

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: January 24, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$2,552.84

Payment Amount: \$ _____

613112787395

Your account will be
drafted on January 24, 2025

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

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

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



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

Account #: 221009048655
Statement Date: January 03, 2025
Charges Due: January 24, 2025

Service Period: Nov 26, 2024 - Dec 27, 2024

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	912 kWh @ \$0.03412/kWh	\$31.12
Fixture & Maintenance Charge	48 Fixtures	\$797.28
Lighting Pole / Wire	48 Poles	\$1359.36
Lighting Fuel Charge	912 kWh @ \$0.03059/kWh	\$27.90
Storm Protection Charge	912 kWh @ \$0.00559/kWh	\$5.10
Clean Energy Transition Mechanism	912 kWh @ \$0.00043/kWh	\$0.39
Florida Gross Receipt Tax		\$1.65
Franchise Fee		\$145.59
Municipal Public Service Tax		\$4.81
State Tax		\$179.64

Lighting Charges

\$2,552.84

Total Current Month's Charges

\$2,552.84

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

00003609-0007509-Page 6 of 8

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
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Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: January 03, 2025

Amount Due: \$1,446.63

Due Date: January 24, 2025

Account #: 221009253107

DO NOT PAY. Your account will be drafted on January 24, 2025

Account Summary

Current Service Period: November 26, 2024 - December 27, 2024

Previous Amount Due \$0.00

Payment(s) Received Since Last Statement \$0.00

Current Month's Charges \$1,446.63

Amount Due by January 24, 2025 \$1,446.63

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



Scan here to view
your account online.



**DOWNED IS
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a safe distance away and call 911.

For more safety tips, visit

TampaElectric.com/PowerLineSafety

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

Account #: 221009253107

Due Date: January 24, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,446.63

Payment Amount: \$ _____

613112787396

Your account will be
drafted on January 24, 2025

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

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

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



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

Account #: 221009253107
Statement Date: January 03, 2025
Charges Due: January 24, 2025

Service Period: Nov 26, 2024 - Dec 27, 2024

Rate Schedule: Lighting Service

Charge Details



Electric Charges

for 23 days

Lighting Energy Charge	517 kWh @ \$0.03412/kWh	\$17.64
Fixture & Maintenance Charge	51 Fixtures	\$451.79
Lighting Pole / Wire	51 Poles	\$770.30
Lighting Fuel Charge	517 kWh @ \$0.03059/kWh	\$15.82
Storm Protection Charge	517 kWh @ \$0.00559/kWh	\$2.89
Clean Energy Transition Mechanism	517 kWh @ \$0.00043/kWh	\$0.22
Florida Gross Receipt Tax		\$0.94
Franchise Fee		\$82.50
Municipal Public Service Tax		\$2.73
State Tax		\$101.80

Lighting Charges

\$1,446.63

Total Current Month's Charges

\$1,446.63

Important Messages

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00003609-0007510-Page 8 of 8

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Ways To Pay Your Bill



Bank Draft

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In-Person

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

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Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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HEIGHTS COMMUNITY DEVELOPMENT
DISTRICT MANAGEMENT SERVICES LLC
1910 N OLA AVE, DOCKSIDE
TAMPA, FL 33602-2014

Statement Date: January 06, 2025

Amount Due: \$157.38

Due Date: January 27, 2025

Account #: 221007995097

DO NOT PAY. Your account will be drafted on January 27, 2025

Account Summary

Current Service Period: November 27, 2024 - December 30, 2024

Previous Amount Due	\$132.17
Payment(s) Received Since Last Statement	-\$132.17
Miscellaneous Credits	-\$5.55
Credit balance after payments and credits	-\$5.55
Current Month's Charges	\$162.93

Amount Due by January 27, 2025 \$157.38

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

Your Energy Insight



Your average daily kWh used was **6.9% lower** than the same period last year.

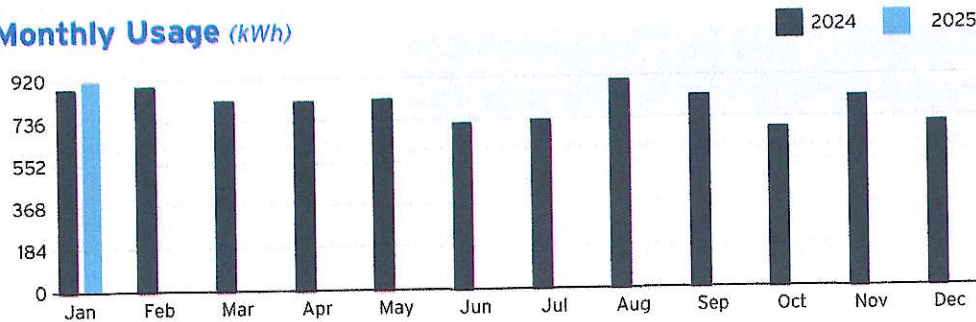


Your average daily kWh used was **8% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



DOWNED IS DANGEROUS!

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

For more safety tips, visit TampaElectric.com/PowerLineSafety



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

Account #: 221007995097

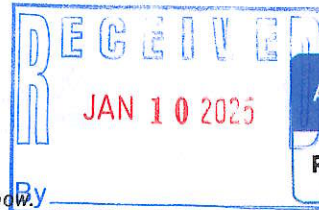
Due Date: January 27, 2025



Pay your bill online at TampaElectric.com

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

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



Amount Due: \$157.38

Payment Amount: \$

661260728779

Your account will be drafted on January 27, 2025

00006110 FTECO101072503401510 00000 02 00000000 13427 001

HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT
SERVICES LLC
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:
1910 N OLA AVE
DOCKSIDE, TAMPA, FL 33602-2014

Account #: 221007995097
Statement Date: January 06, 2025
Charges Due: January 27, 2025

Meter Read

Meter Location: DOCKSIDE

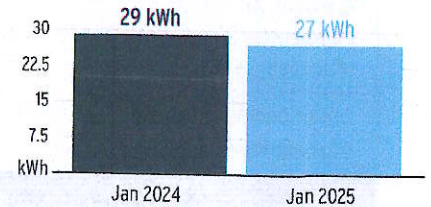
Service Period: Nov 27, 2024 - Dec 30, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000697056	12/30/2024	46,014	45,102		912 kWh	1	34 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	34 days @ \$0.63000	\$21.42
Energy Charge	912 kWh @ \$0.08641/kWh	\$78.81
Fuel Charge	912 kWh @ \$0.03083/kWh	\$28.12
Storm Protection Charge	912 kWh @ \$0.00577/kWh	\$5.26
Clean Energy Transition Mechanism	912 kWh @ \$0.00418/kWh	\$3.81
Florida Gross Receipt Tax		\$3.52

Electric Service Cost

Franchise Fee	\$140.94
Municipal Public Service Tax	\$9.23

Total Electric Cost, Local Fees and Taxes **\$162.93**

Important Messages

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Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges

\$162.93



Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$5.55
---	---------

Total Current Month's Credits **-\$5.55**

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Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

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



Credit or Debit Card

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



Phone

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

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor

Board Meeting Date: January 9, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa		<u>Yes</u>
2	Nicholas Dister		<u>Yes</u>
3	Kyle Smith *		<u>Yes</u>
4	Alberto Viera		<u>Yes</u>
5	Ryan Motko		<u>Yes</u>

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

Approved for payment:

Michael Perez
District Manager Signature

1/9/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor

Board Meeting Date: January 9, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa		Yes
2	Nicholas Dister		Yes
3	Kyle Smith *		Yes
4	Alberto Viera		Yes
5	Ryan Motko		Yes

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

Approved for payment:

Michael Perez
District Manager Signature

1/9/2025
Date



Hawkins Service Company, LLC
7601 Industrial Lane
Tampa FL 33637
www.hawkinsserviceco.com
813-871-6610

BILL TO

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

INVOICE
296712257

INVOICE DATE
Jan 14, 2025

JOB ADDRESS

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

Completed Date: 1/14/2025

Payment Term: Due Upon Receipt

Due Date: 1/14/2025

DESCRIPTION OF WORK

Hydro scrub girls bathroom as well as replace hose bib and reset toilet

TASK	DESCRIPTION	QTY	PRICE	TOTAL
HJ02	- Hydro scrub girls bathroom as well as replace hose bib and reset toilet - Ensure all lines are clear and flowing	1.00	\$3,228.00	\$3,228.00
PNR	- Uninstall and pull existing toilet - Re set and install existing toilet	1.00	\$475.00	\$475.00

POTENTIAL SAVINGS	\$232.65
SUB-TOTAL	\$3,703.00
TAX	\$0.00
TOTAL DUE	\$3,703.00
BALANCE DUE	\$3,703.00

Thank you for choosing Hawkins Service Company, LLC

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

Sign here

Date 1/14/2025

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor

Board Meeting Date: January 9, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa		<u>Yes</u>
2	Nicholas Dister		<u>Yes</u>
3	Kyle Smith *		<u>Yes</u>
4	Alberto Viera		<u>Yes</u>
5	Ryan Motko		<u>Yes</u>

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

Approved for payment:

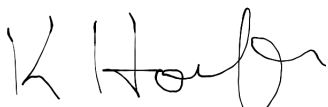
Michael Perez
District Manager Signature

1/9/2025
Date

CUSTOMER ACKNOWLEDGEMENT

I find and agree that all work performed by Hawkins Service Company, LLC has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

Sign here



Date 1/14/2025



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
12/24/2024	189220

Bill To:
Sherwood Manor CDD c/o Inframark 2005 Pan AM Circle, Suite 300 Tampa, FL 33607

Property Information
1801 12th Street SE Ruskin, FL 33570

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation inspection repairs completed on 12-23-2024			
Irrigation parts	1	347.03	347.03
Labor: 2 men @ \$ 140.00 per hour	2	140.00	280.00
Located and replaced 1 faulty Rainbird decoder on zone 39.			
Replaced 1 broken or leaking 6 inch spray head and spray nozzle.			
Replaced 4 clogged or damaged spray nozzles.			
Repaired 20 drip irrigation leaks.			
Repaired 1/2 inch zone line leak on zone 13.			
		Total	\$627.03
Questions regarding this invoice? Please e-mail arpayments@imppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	1/23/2025	Balance Due
			\$0.00
			\$627.03



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
12/30/2024	189254

Bill To:
Sherwood Manor CDD c/o Inframark 2005 Pan AM Circle, Suite 300 Tampa, FL 33607

Property Information
1801 12th Street SE Ruskin, FL 33570

Estimate #
93050

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Curb clean up for 12th, 15th and 16th street. To include edging, removal of debris and roundup treatment All work includes, clean-up, removal, and disposal of debris generated during the course of work. Note: Irrigation modifications necessary will be invoiced separately as 'time and materials'			
Labor - Crew	1	3,120.00	3,120.00
		Total	\$3,120.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	1/29/2025	Balance Due
			\$0.00
			\$3,120.00



Landscape
Maintenance
Professionals, Inc.

Property:

Sherwood manor

Date

12-23-24

Technician

Ismael Bello

Arrive/ Depart

1

P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmpro.com

Clock Type/ #	ESP-1X1D					Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date						Pgm A	1	A		A		A	
Rain Sensor	ok	bad				Battery Replaced	Y	N					

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Please make additional notes on the reverse side of this report - Use extra report as needed for programming information



Landscape
Maintenance
Professionals, Inc.

Property:

Sherwood Manor

Date

12-23-24

Technician

Ismael

Bello

Arrive/ Depart

1

P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmpro.com

Clock Type/ #	ESP-1XD	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Pgm A	1	A		A		A	
Rain Sensor	60 bad	Battery Replaced	Y	N					
Notes:		Pgm B	1						
		Pgm C	1						
		Pgm D	1						

Programs					Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)				
Zone #	Type	A	B	C	D					Labor	Hrs	Rate	Amount
25	D	25								Supervisor: Ismael Bello	2 Hrs	70.00	70.00
26	S	25								Technician: Darien	2 Hrs	70.00	70.00
27	S	15								Total Labor Charges \$280.00			
28	S	25				Nozzle 2				Materials	QTY	Unit	Extended
29	D	25								Drip Couplings	28	0.69	19.32
30	S	25								6 inch	1	14.16	
31	S	25								Nozzle	5	1.90	9.50
32	D	25								FD TOITURE	1	293.80	
33	D	16				broken Drip 90 couplings				Drip Pipe	10 Ft	0.96	9.60
34	S	25								Couplings Y9	1	0.65	
35	S	25											
36	S	25											
37	D	25											
38	S	25											
39	D	25				bad Decoder 1							
40	D	25											
41	D	25											
42	S	25											
43	S	25											
44	S	25											
45	S	25											
46	D	25				Drip broken 2							
47	S	25											
48	D	25											
49	S	25											
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Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
12/30/2024	189253

Bill To:
Sherwood Manor CDD c/o Inframark 2005 Pan AM Circle, Suite 300 Tampa, FL 33607

Property Information
1801 12th Street SE Ruskin, FL 33570

Estimate #
91061

Work Order #

PO / PA #
103808

Description	Qty	Rate	Amount
Clean up of overgrown, non-serviceable areas within the community to establish on-going maintenance moving forward. Work to include cutback, mowing, edge and line trim services along 16th St. from curb line to approximately 10'. Please see highlighted area on attached map. All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
Vegetative removal/ clean-up	1	3,492.50	3,492.50
		Total	\$3,492.50
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	1/29/2025	Balance Due
			\$0.00
			\$3,492.50

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor

Board Meeting Date: January 9, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa		<u>Yes</u>
2	Nicholas Dister		<u>Yes</u>
3	Kyle Smith *		<u>Yes</u>
4	Alberto Viera		<u>Yes</u>
5	Ryan Motko		<u>Yes</u>

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

Approved for payment:

Michael Perez
District Manager Signature

1/9/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor

Board Meeting Date: January 9, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa		<u>Yes</u>
2	Nicholas Dister		<u>Yes</u>
3	Kyle Smith *		<u>Yes</u>
4	Alberto Viera		<u>Yes</u>
5	Ryan Motko		<u>Yes</u>

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

Approved for payment:

Michael Perez
District Manager Signature

1/9/2025
Date

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

January 09, 2025

Client: 001497

Matter: 000001

Invoice #: 25763

Page: 1

RE: General

For Professional Services Rendered Through December 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
12/3/2024	KCH	REVIEW AGENDA PACKAGE.	0.4	\$130.00
12/4/2024	JMV	REVIEW AGENDA AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
12/5/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$187.50
12/5/2024	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.6	\$195.00
12/20/2024	JMV	REVIEW EMAIL FROM CDD AUDITOR; REVIEW CDD COMMON AREA DEED RECORDS.	0.3	\$112.50
12/20/2024	LC	REVIEW CORRESPONDENCE FROM N. SOWANI RE FISCAL YEAR 2023 AUDIT AND BACKUP DOCUMENTATION FOR SAME; RESEARCH RE SAME; PREPARE CORRESPONDENCE TO N. SOWANI PROVIDING DOCUMENTATION REQUESTED.	0.2	\$35.00
Total Professional Services			2.3	\$772.50

January 09, 2025
Client: 001497
Matter: 000001
Invoice #: 25763

Page: 2

Total Services	\$772.50	
Total Disbursements	\$0.00	
Total Current Charges		\$772.50
Previous Balance		\$3,282.50
Less Payments		(\$3,282.50)
PAY THIS AMOUNT		\$772.50

Please Include Invoice Number on all Correspondence



MHD Communications
5808 Breckenridge Pkwy Ste G
Tampa, FL 33610
(813) 948-0202

Date	Invoice
01/03/2025	36471
Account	
Sherwood Manor CDD	

Bill To:
Sherwood Manor CDD Attn: Accounts Payable 1801 12th St SE Ruskin, FL United States

Ship To
Sherwood Manor CDD 1801 12th St SE Ruskin, FL United States

Terms	Due Date	PO Number	Reference	
NET15	01/18/2025			

Service Request Number	536023
Summary	Camera FOV change request
Billing Method	Actual Rates
Detail	Mon 12/30/2024/1:18 PM UTC-05/ Clive Huh (time)- Adjusted FOV for parking lot cam. Messaged Ken FOV and he approved. Mon 12/30/2024/1:07 PM UTC-05/ Clive Huh (time)- Travel to Sherwood/Brookside Tue 12/17/2024/12:05 PM UTC-05/ Clive Huh- Kenneth would like to change the FOV for the parking lot camera facing mail boxes. He asked if we can call him to verify FOV
Resolution	Mon 12/30/2024/1:18 PM UTC-05/ Clive Huh (time)- Adjusted FOV for parking lot cam. Messaged Ken FOV and he approved.
Company Name	Sherwood Manor CDD
Contact Name	Ken Hoefle

Services	Work Type	Hours	Rate	Amount
<u>Billable Services</u>				
Professional Services Technician	Travel	0.25	150.00	\$37.50
Professional Services Technician	Onsite - Business Hours	1.00	150.00	\$150.00
Total Services:				\$187.50

We appreciate your business! MHD Communications accepts checks and all major credit cards. A late payment charge of 5% per month will be applied to all unpaid balances.	Invoice Subtotal:	\$187.50
	Sales Tax:	\$0.00
	Invoice Total:	\$187.50
	Payments:	\$0.00
	Credits:	\$0.00
Balance Due:		\$187.50

Invoice Time Detail

Invoice Number: 36471
Company: Sherwood Manor CDD

Charge To: Sherwood Manor CDD / Camera FOV change request Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
12/30/2024	Huh, Clive	Service Ticket: 536023 Summary: Camera FOV change request Travel to Sherwood/Brookside	Y	0.25	150.00	\$37.50
12/30/2024	Huh, Clive	Service Ticket: 536023 Summary: Camera FOV change request Adjusted FOV for parking lot cam. Messaged Ken FOV and he approved.	Y	1.00	150.00	\$150.00

Subtotal: \$187.50

Invoice Time Total: **Billable Hours:** **1.25**



RKA Multiservice Plus LLC
10136 Golden Wonder In
Riverview, FL 33578 United States
ricardo@blastcleanpressurewashing.com | (813) 461-3397

Invoice #11987

Issue date
Nov 12, 2024

Sherwood Manor CDD

Paying with Check ?
RKA MULTISERVICE PLUS LLC
10136 Golden Wonder
Riverview FL 33578

Thank you for choosing us. Looking forward to work with you.
Ask us about our other methods of payment If you prefer to pay with zelle or cash.

Customer

Ken Hoefle
Inframark
Ken.hoefle@inframark.com
(813) 244-6445
9th St SE & 21st Ave
Ruskin, FL 33570

Invoice Details

PDF created January 20, 2025
\$275.00
Service date November 12, 2024

Payment

Due December 12, 2024
\$275.00

Items	Quantity	Price	Amount
Graffiti Removal	1	\$275.00	\$275.00
Subtotal			\$275.00

Total Due **\$275.00**



Pay online
To pay your invoice go to <https://squareup.com/u/dFmBK4Cg>
Or open the camera on your mobile device and place the QR code in the camera's view.

Sherwood Manor Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2025

Prepared by:



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

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2025

(In Whole Numbers)

		GENERAL	SERIES 2018	SERIES 2018	SERIES 2018	SERIES 2018	GENERAL	GENERAL	
		FUND	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
ACCOUNT DESCRIPTION		FUND	FUND	FUND	FUND	FUND	FUND	DEBT FUND	TOTAL
ASSETS									
Cash - Operating Account	\$	486,347	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	486,347
Cash in Transit		-	438,095	657,681	-	-	-	-	1,095,776
Due From Other Funds		300,115	-	-	-	275,575	-	-	575,690
Investments:									
Construction Fund		-	-	-	-	1,882,946	-	-	1,882,946
Prepayment Account		-	1	-	-	-	-	-	1
Reserve Fund		-	473,878	644,750	-	-	-	-	1,118,628
Revenue Fund		-	571,745	492,497	-	-	-	-	1,064,242
Deposits		119	-	-	-	-	-	-	119
Fixed Assets									
Construction Work In Process		-	-	-	-	-	17,772,701	-	17,772,701
Amount Avail In Debt Services		-	-	-	-	-	-	2,130,797	2,130,797
Amount To Be Provided		-	-	-	-	-	-	25,583,440	25,583,440
TOTAL ASSETS	\$	786,581	\$ 1,483,719	\$ 1,794,928	\$ -	\$ 2,158,521	\$ 17,772,701	\$ 27,714,237	\$ 51,710,687

LIABILITIES

Accounts Payable	\$	16,576	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16,576
Accounts Payable - Other		33,683	-	-	-	594,796	-	-	628,479
Bonds Payable		-	-	-	-	-	-	18,334,238	18,334,238
Bonds Payable - Series 2023		-	-	-	-	-	-	9,380,000	9,380,000
Due To Other Funds		-	385,387	190,303	1	-	-	-	575,691
Deferred Inflow of Resources		(36,676)	-	-	-	-	-	-	(36,676)
TOTAL LIABILITIES		13,583	385,387	190,303	1	594,796	-	27,714,238	28,898,308

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2025

(In Whole Numbers)

		SERIES 2018	SERIES 2023	SERIES 2018	SERIES 2023	GENERAL	GENERAL	
	GENERAL	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	PROJECTS	PROJECTS	FUND	DEBT FUND	TOTAL
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	1,098,332	1,604,625	-	-	-	-	2,702,957
Capital Projects	-	-	-	-	1,563,725	-	-	1,563,725
Unassigned:	772,998	-	-	(1)	-	17,772,701	(1)	18,545,697
TOTAL FUND BALANCES	772,998	1,098,332	1,604,625	(1)	1,563,725	17,772,701	(1)	22,812,379
TOTAL LIABILITIES & FUND BALANCES	\$ 786,581	\$ 1,483,719	\$ 1,794,928	\$ -	\$ 2,158,521	\$ 17,772,701	\$ 27,714,237	\$ 51,710,687

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 1,620	\$ 1,620	0.00%
Rental Income	-	300	300	0.00%
Special Assmnts- Tax Collector	315,379	469,266	153,887	148.79%
Special Assmnts- CDD Collected	424,679	165,024	(259,655)	38.86%
Other Miscellaneous Revenues	-	25	25	0.00%
TOTAL REVENUES	740,058	636,235	(103,823)	85.97%

EXPENDITURES

Administration

Supervisor Fees	12,000	4,000	8,000	33.33%
ProfServ-Trustee Fees	8,200	4,041	4,159	49.28%
Disclosure Report	8,400	2,800	5,600	33.33%
District Counsel	7,500	5,813	1,687	77.51%
District Engineer	4,000	4,820	(820)	120.50%
District Manager	30,000	32,700	(2,700)	109.00%
Accounting Services	12,000	-	12,000	0.00%
Auditing Services	6,200	2,900	3,300	46.77%
Website Compliance	1,500	750	750	50.00%
Email Hosting Vendor	600	-	600	0.00%
Postage, Phone, Faxes, Copies	500	5	495	1.00%
Public Officials Insurance	2,700	2,700	-	100.00%
Legal Advertising	3,000	376	2,624	12.53%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	625	875	41.67%
Dues, Licenses, Subscriptions	500	3,869	(3,369)	773.80%
Total Administration	98,850	65,399	33,451	66.16%

Utility Services

Utility - Electric	100,000	36,616	63,384	36.62%
Total Utility Services	100,000	36,616	63,384	36.62%

Other Physical Environment

Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Pool Maintenance	2,000	3,150	(1,150)	157.50%
Waterway Management	16,000	18,199	(2,199)	113.74%
Field Manager	12,000	14,667	(2,667)	122.23%
Amenity Center Cleaning & Supplies	8,000	2,620	5,380	32.75%
Contracts-Aquatic Control	17,000	-	17,000	0.00%
Contracts-Pools	13,200	2,700	10,500	20.45%
Contracts - Landscape	235,000	50,949	184,051	21.68%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Amenity Center Pest Control	2,000	-	2,000	0.00%
Onsite Staff	70,000	-	70,000	0.00%
Security Monitoring Services	1,500	758	742	50.53%
Telephone, Cable & Internet Service	1,800	1,018	782	56.56%
Utility - Water	4,500	6,690	(2,190)	148.67%
Insurance - General Liability	30,000	21,128	8,872	70.43%
Insurance Deductible	2,500	-	2,500	0.00%
R&M-Other Landscape	9,000	3,700	5,300	41.11%
R&M-Wetland Monitoring	20,000	-	20,000	0.00%
Amenity Maintenance & Repairs	27,208	23,353	3,855	85.83%
R&M-Monument, Entrance & Wall	7,500	20,746	(13,246)	276.61%
Plant Replacement Program	5,000	-	5,000	0.00%
Mulch & Tree Trimming	14,000	-	14,000	0.00%
Garbage Collection	5,000	-	5,000	0.00%
Irrigation Maintenance	3,500	1,309	2,191	37.40%
Special Events	10,000	-	10,000	0.00%
Misc-Contingency	10,000	4,072	5,928	40.72%
Entry System-Key Fob	2,500	-	2,500	0.00%
Total Other Physical Environment	541,208	175,059	366,149	32.35%
TOTAL EXPENDITURES	740,058	277,074	462,984	37.44%
Excess (deficiency) of revenues				
Over (under) expenditures	-	359,161	359,161	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		413,837		
FUND BALANCE, ENDING		\$ 772,998		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 10,861	\$ 10,861	0.00%
Special Assmnts- Tax Collector	629,269	492,431	(136,838)	78.25%
Special Assmnts- CDD Collected	-	557,865	557,865	0.00%
TOTAL REVENUES	629,269	1,061,157	431,888	168.63%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	185,000	175,000	10,000	94.59%
Interest Expense	444,269	226,181	218,088	50.91%
Total Debt Service	629,269	401,181	228,088	63.75%
TOTAL EXPENDITURES	629,269	401,181	228,088	63.75%
Excess (deficiency) of revenues				
Over (under) expenditures	-	659,976	659,976	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		438,356		
FUND BALANCE, ENDING		\$ 1,098,332		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 13,633	\$ 13,633	0.00%
Special Assmnts- Tax Collector	-	307,489	307,489	0.00%
Special Assmnts- CDD Collected	643,156	581,311	(61,845)	90.38%
TOTAL REVENUES	643,156	902,433	259,277	140.31%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	253,197	-	253,197	0.00%
Interest Expense	389,959	253,197	136,762	64.93%
Total Debt Service	643,156	253,197	389,959	39.37%
TOTAL EXPENDITURES	643,156	253,197	389,959	39.37%
Excess (deficiency) of revenues				
Over (under) expenditures	-	649,236	649,236	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		955,389		
FUND BALANCE, ENDING		\$ 1,604,625		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
Series 2018 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>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(1)		
FUND BALANCE, ENDING		<u>\$ (1)</u>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 29,286	\$ 29,286	0.00%
TOTAL REVENUES	-	29,286	29,286	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	29,286	29,286	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,534,439		
FUND BALANCE, ENDING		\$ 1,563,725		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
General Fixed Assets Fund (900)
(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>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		17,772,701		
FUND BALANCE, ENDING		<u>\$ 17,772,701</u>		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
General Long-Term Debt Fund (950)
(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>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(1)		
FUND BALANCE, ENDING		<u><u>\$ (1)</u></u>		

Bank Account Statement

Thursday, February 20, 2025

Sherwood Manor CDD

Page 1

Bank Account No. 9155

Statement No. 01_25

Statement Date 01/31/2025

G/L Account No. 101001 Balance	486,347.02	Statement Balance	694,898.12
		Outstanding Deposits	17,360.32
Positive Adjustments	0.00		
Subtotal	486,347.02	Subtotal	712,258.44
Negative Adjustments	0.00	Outstanding Checks	-225,911.42
Ending G/L Balance	486,347.02	Ending Balance	486,347.02

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/07/2025		JE000524	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	140,044.11	140,044.11	0.00
01/28/2025		JE000551	Special Assmnts-CDD Collected	Off Roll Check DR Horton	331,793.76	331,793.76	0.00
01/31/2025		JE000557	Interest - Tax Collector	Earned Interest Hills Tax	1,619.74	1,619.74	0.00
01/24/2025		JE000564	Utility - Electric	ACH adj Teco	32.04	32.04	0.00
Total Deposits					473,489.65	473,489.65	0.00
Checks							
							0.00
12/24/2024	Payment	983	SHERWOOD MANOR CDD	Check for Vendor V00035	-711,655.38	-711,655.38	0.00
12/24/2024	Payment	100054	AQUATIC WEED CONTROL INC.	Inv: 103024, Inv: 104104	-3,918.00	-3,918.00	0.00
12/24/2024	Payment	100055	STANTEC CONSULTING SERVICES	Inv: 2313459	-1,832.50	-1,832.50	0.00
12/24/2024	Payment	100056	STRALEY ROBIN VERICKER	Inv: 25507, Inv: 25681	-3,282.50	-3,282.50	0.00
12/24/2024	Payment	100059	PIPER FIRE PROTECTION	Inv: 164304	-130.00	-130.00	0.00
12/24/2024	Payment	100060	ARDURRA GROUP, INC	Inv: 158082	-1,837.50	-1,837.50	0.00
12/26/2024	Payment	100062	ARDURRA GROUP, INC	Inv: 151966	-1,150.00	-1,150.00	0.00
01/08/2025	Payment	985	SHERWOOD MANOR CDD	Check for Vendor V00035	-88,264.49	-88,264.49	0.00
01/08/2025	Payment	DD152	EGIS INSURANCE	Payment of Invoice 001157	-23,828.00	-23,828.00	0.00
01/17/2025	Payment	986	ALBERTO VIERA	Check for Vendor V00048	-200.00	-200.00	0.00
01/17/2025	Payment	987	CARLOS DE LA OSSA	Check for Vendor V00061	-200.00	-200.00	0.00
01/17/2025	Payment	988	INFRAMARK LLC	Check for Vendor V00049	-10,158.33	-10,158.33	0.00
01/17/2025	Payment	989	KYLE SMITH	Check for Vendor V00066	-200.00	-200.00	0.00
01/17/2025	Payment	990	NICHOLAS J. DISTER	Check for Vendor V00034	-200.00	-200.00	0.00

Bank Account Statement

Sherwood Manor CDD

Thursday, February 20, 2025

Page 2

Bank Account No. 9155

Statement No. 01_25

Statement Date

01/31/2025

01/21/2025	Payment	100064	AQUATIC WEED CONTROL INC.	Inv: 104190	-3,415.00	-3,415.00	0.00
01/21/2025	Payment	100065	ECO-LOGIC SERVICES LLC	Inv: 4744	-2,350.00	-2,350.00	0.00
01/21/2025	Payment	100066	ZEBRA CLEANING TEAM	Inv: 7585	-1,050.00	-1,050.00	0.00
01/21/2025	Payment	100067	GRAU AND ASSOCIATES	Inv: 26673	-900.00	-900.00	0.00
01/21/2025	Payment	100068	MHD COMMUNICATION S	Inv: 36471	-187.50	-187.50	0.00
01/21/2025	Payment	100069	LANDSCAPE MAINTENANCE PROFESSIONALS INC	Inv: 189253, Inv: 189254, Inv: 189220	-7,239.53	-7,239.53	0.00
01/21/2025	Payment	100070	JNJ CLEANING SERVICES LLC	Inv: 0473	-600.00	-600.00	0.00
01/24/2025	Payment	DD155	TECO ACH	Payment of Invoice 001278	-248.97	-248.97	0.00
01/24/2025	Payment	DD156	TECO ACH	Payment of Invoice 001279	-2,552.84	-2,552.84	0.00
01/24/2025	Payment	DD157	TECO ACH	Payment of Invoice 001280	-1,446.63	-1,446.63	0.00
01/22/2025	Payment	DD159	TECO ACH	Payment of Invoice 001289	-5,841.78	-5,841.78	0.00
01/13/2025		JE000558	Utility - Water	Bank recon adj BOCC	-311.78	-311.78	0.00
01/21/2025		JE000560	Telephone, Cable & Internet Service	Bank recon adj Spectrum	-204.97	-204.97	0.00
01/27/2025		JE000562	Utility - Electric	Bank recon adj Teco	-746.92	-746.92	0.00
Total Checks					-873,952.62	-873,952.62	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/23/2024	Payment	DD129	TECO ACH	Payment of Invoice 001071		-257.62	
06/27/2024	Payment	DD132	TECO ACH	Payment of Invoice 001102		-3,753.40	
12/10/2024	Payment	982	RYAN MOTKO	Check for Vendor V00052		-200.00	
12/23/2024	Payment	300006	BOCC ACH	Inv: 3466-102924 ACH		-2,171.60	
01/17/2025	Payment	991	RYAN MOTKO	Check for Vendor V00052		-200.00	
01/29/2025	Payment	992	DON HARRISON ENTERPRISES	Check for Vendor V00017		-317.50	
01/29/2025	Payment	993	HAWKINS SERVICE CO	Check for Vendor V00032		-3,703.00	
01/29/2025	Payment	994	SHERWOOD MANOR CDD	Check for Vendor V00035		-	213,995.95
01/29/2025	Payment	995	STRALEY ROBIN VERICKER	Check for Vendor V00025		-772.50	
01/24/2025	Payment	DD154	TECO ACH	Payment of Invoice 001277		-476.92	
01/24/2025	Payment	DD158	TECO ACH	Payment of Invoice 001283		-62.93	

Total Outstanding Checks

-
225,911.42

Outstanding Deposits

04/01/2024		JE000364		rev to DD ACH - TECO		5,745.00	
04/01/2024		JE000365		rev to DD ACH - TECO		5,894.24	

Bank Account Statement

Sherwood Manor CDD

Thursday, February 20, 2025

Page 3

Bank Account No. 9155

Statement No. 01_25

Statement Date

01/31/2025

12/01/2024	JE000510	Reverse Bank recon Adj	2,171.60
12/01/2024	JE000512	Reverse Bank recon Adj	198.14
12/01/2024	JE000514	Reverse Bank recon Adj	757.85
12/01/2024	JE000516	Reverse Bank recon Adj	2,593.49
Total Outstanding Deposits			17,360.32

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

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

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100064	01/21/25	AQUATIC WEED CONTROL INC.	104190	WATERWAY	Waterway Management	531085-53908	\$3,415.00
001	100065	01/21/25	ECO-LOGIC SERVICES LLC	4744	MITIGATION MAINT DEC 24	MITIGATION	531085-53908	\$2,350.00
001	100066	01/21/25	ZEBRA CLEANING TEAM	7585	MONTHLY SERV	ProfServ-Pool Maintenance	531034-53908	\$1,050.00
001	100067	01/21/25	GRAU AND ASSOCIATES	26673	AUDIT SERVICES	Auditing Services	532002-51301	\$900.00
001	100068	01/21/25	MHD COMMUNICATIONS	36471	CAMERA ISSUES	Amenity Maintenance & Repairs	546176-53908	\$187.50
001	100069	01/21/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	189220	IRR RPRS	Contracts - Landscape	534171-53908	\$627.03
001	100069	01/21/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	189254	LANDSCAPE MAINT	Contracts - Landscape	534171-53908	\$3,120.00
001	100069	01/21/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	189253	LANDSCAPE MAINT	Landscape Maintenance	546300-53908	\$3,492.50
001	100070	01/21/25	JNJ CLEANING SERVICES LLC	0473	CLEANING SERVICES JAN 2025	AMENITY CLEANING	531165-53908	\$600.00
001	986	01/17/25	ALBERTO VIERA	AV 010925	BOS Meeting 01/09/2025	SUPERVISOR FEE 01.09.2025	511100-51101	\$200.00
001	987	01/17/25	CARLOS DE LA OSSA	CO 010925	BOS Meeting 01/09/2025	SUPERVISOR FEES 01.09.2025	511100-51101	\$200.00
001	988	01/17/25	INFRAMARK LLC	141024	DISTRICT INVOICE	MANAGEMENT FEE	531142-51301	\$700.00
001	988	01/17/25	INFRAMARK LLC	141024	DISTRICT INVOICE	MANAGEMENT FEE	531150-51301	\$2,500.00
001	988	01/17/25	INFRAMARK LLC	141024	DISTRICT INVOICE	MANAGEMENT FEE	531152-53908	\$5,833.33
001	988	01/17/25	INFRAMARK LLC	141024	DISTRICT INVOICE	MANAGEMENT FEE	531152-53908	\$1,000.00
001	988	01/17/25	INFRAMARK LLC	141024	DISTRICT INVOICE	MANAGEMENT FEE	549936-51301	\$125.00
001	989	01/17/25	KYLE SMITH	KS 010925	BOS Meeting 01/09/2025	SUPERVISOR FEE 01.09.2025	511100-51101	\$200.00
001	990	01/17/25	NICHOLAS J. DISTER	ND 010925	BOS Meeting 01/09/2025	SUPERVISOR FEES 01.09.2025	511100-51101	\$200.00
001	991	01/17/25	RYAN MOTKO	RM 010925	BOS Meeting 01/09/2025	SUPERVISOR FEE 01.09.2025	511100-51101	\$200.00
001	992	01/29/25	DON HARRISON ENTERPRISES	3135	IRRIGATION REPAIRS	Irrigation Maintenance	546930-53908	\$317.50
001	993	01/29/25	HAWKINS SERVICE CO	296712257	LABOR	Amenity Maintenance & Repairs	546176-53908	\$3,703.00
001	995	01/29/25	STRALEY ROBIN VERICKER	25763	PROF SVCS THRU DEC 2024	District Counsel	531146-51401	\$772.50
001	DD152	01/08/25	EGIS INSURANCE	25070	INSURANCE RENEWAL 24/25	INSURANCE RENEWAL	545002-53908	\$21,128.00
001	DD152	01/08/25	EGIS INSURANCE	25070	INSURANCE RENEWAL 24/25	INSURANCE RENEWAL	545008-53908	\$2,700.00
001	DD154	01/24/25	TECO ACH	010325 5677 ACH	ELECTRIC	Utility - Electric	543041-53150	\$476.92
001	DD155	01/24/25	TECO ACH	010325 5651 ACH	ELECTRIC	Utility - Electric	543041-53150	\$248.97
001	DD156	01/24/25	TECO ACH	010325 8655 ACH	ELECTRIC	Utility - Electric	543041-53150	\$2,552.84
001	DD157	01/24/25	TECO ACH	010325 3107 ACH	ELECTRIC	Utility - Electric	543041-53150	\$1,446.63
001	DD158	01/24/25	TECO ACH	010625 5097 ACH	ELECTRIC	Utility - Electric	543041-53150	\$62.93
001	DD159	01/22/25	TECO ACH	010725 6005 ACH	December 24 Electric	ELECTRIC	543041-53150	\$5,841.78
Fund Total								\$66,151.43

SERIES 2018 DEBT SERVICE FUND - 200

200	985	01/08/25	SHERWOOD MANOR CDD	01072025-709	Series 2018/2023 FY25 Tax Dist ID 709	SERIES 2018 FY 25 TAX DIST ID DIST 709	103200	\$54,335.62
Fund Total								\$54,335.62

SERIES 2023 DEBT SERVICE FUND - 201

201	985	01/08/25	SHERWOOD MANOR CDD	01072025-709	Series 2018/2023 FY25 Tax Dist ID 709	SERIES 2023 FY 25 TAX DIST ID DIST 709	103200	\$33,928.87
201	994	01/29/25	SHERWOOD MANOR CDD	01272025 - 01	SERIES 2023 FY25 OFF ROLL DS	Series 2023 FY25 DS	103200	\$213,995.95
Fund Total								\$247,924.82

Total Checks Paid	\$368,411.87
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Gary Schwartz
Inframark

SHERWOOD MANOR, FEBRUARY INSPECTION REPORT. 2/16/25, 11:58 AM

Sherwood Manor CDD. LMP.

Sunday, February 16, 2025

Prepared For Board of supervisors.

59 Photos



12TH ST SE.

Assigned To LMP.

The community entrance sign is well-maintained.



12TH ST SE.

Assigned To LMP.

The turf conditions are showing signs of improvement.



12TH ST SE.

Assigned To LMP.

The amenity center parking lot is well-maintained.



12TH ST SE.

Assigned To Clubhouse manager.

The mailbox pavilion is well-maintained.



12TH ST SE.

Assigned To LMP.

The ornamental grass is well-maintained.



12TH ST SE.

Assigned To LMP.

The playground is well-maintained.



POND # 3.

Assigned To First Choice Aquatics.

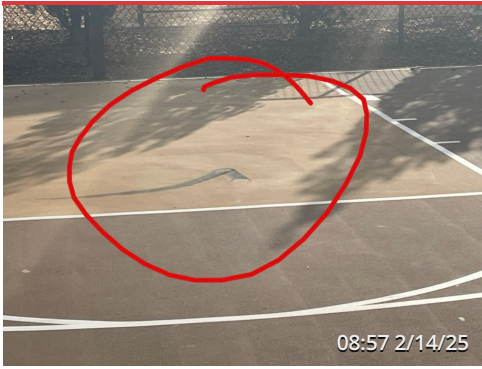
The pond is well-maintained.



12TH ST SE.

Assigned To District manager.

There is a stain in the middle of the basketball court which is in the process of being repaired, but overall the basketball court is well-maintained.



12TH ST SE.

Assigned To District manager.

The stain on the basketball court is in the process of being repaired.



POND # 3.

Assigned To First Choice Aquatics.

The pond is well-maintained.



12TH ST SE.

Assigned To LMP.

The turf conditions are improving.



12TH ST SE.

Assigned To Clubhouse manager.

The amenity center is well-maintained. All bathrooms are functional.



12TH ST SE.

Assigned To LMP.

The plants and trees are healthy and well-maintained.
The turf fertility needs improvement.



12TH ST SE.

Assigned To LMP.

Submit an estimate to replace the Pentas flowers.



12TH ST SE.

Assigned To Clubhouse manager.

The amenity center clubhouse is well-maintained.



12TH ST SE.

Assigned To Clubhouse manager.

The table and chairs are well-maintained.



12TH ST SE.

Assigned To LMP.

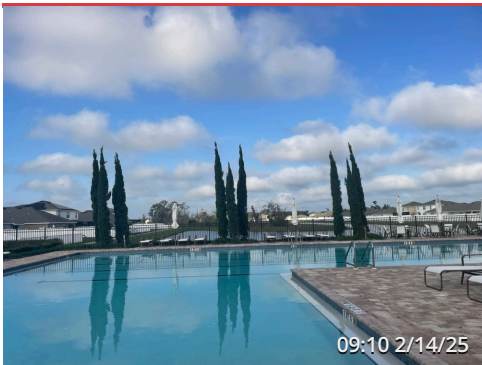
Trim the Viburnum plants behind the fence.



12TH ST SE.

Assigned To LMP.

The plants and trees are healthy and well-maintained.



12TH ST SE.

Assigned To Zebra.

The pool is clear, blue, and well-maintained.



12TH ST SE.

Assigned To LMP.

Straighten any leaning tree.



12TH ST SE.

Assigned To LMP.

Trim the tree suckers in the amenity center parking lot.



POND # 1.

Assigned To First Choice Aquatics.

The pond is well-maintained.



12TH ST SE & 21ST AVE SE.

Assigned To LMP.

The community entrance sign is well-maintained.



21ST AVE.

Assigned To LMP.

Heading West on the sidewalk.



12TH ST SE & 21ST AVE SE.

Assigned To LMP.

The community entrance sign is well-maintained.
Submit an estimate to replace the perennial plants / flowers.



21ST AVE SE.

Assigned To LMP.

Heading East on the sidewalk.



21ST AVE SE.

Assigned To LMP.

Trim the Viburnum plants to a uniform height.



POND # 2.

Assigned To First Choice Aquatics.

The pond is well-maintained.



6TH ST SE.

Assigned To LMP.

Heading North on the sidewalk.



TIDAL ROCK.

Assigned To District manager.

The perimeter fence was pressured cleaned.



TIDAL ROCK.

Assigned To LMP.

Heading East on the sidewalk.



6TH ST SE.

Assigned To District manager.

The entry sign was pressured cleaned.



9TH ST SE.

Assigned To District manager.

The utility station is well-maintained.



9TH ST SE.

Assigned To LMP.

The dog park parking lot is well-maintained.



9TH ST SE.

Assigned To LMP.

The beds surrounding the dog park were recently re-mulched.



9TH ST SE.

Assigned To LMP.

The dog park is well-maintained.



9TH ST SE.

Assigned To Clubhouse manager.

The mailbox pavilion is well-maintained.



POND # 4.

Assigned To First Choice Aquatics.

The pond is well-maintained.



POND # 5.

Assigned To First Choice Aquatics.

The pond is well-maintained.



9TH ST SE.

Assigned To LMP.

Heading West on the sidewalk.



16TH AVE SE & 9TH ST SE.

Assigned To District manager.

The invasive plant material in the swale is dead.



16TH AVE SE & 6TH ST SE.

Assigned To District manager.

Heading East on the swale.



16TH ST SE & 6TH ST SE.

Assigned To LMP.

The turf is well-maintained.



6TH ST SE.

Assigned To LMP.

Heading South on the sidewalk. Trim the overgrowth next to the street.



6TH ST SE.

Assigned To LMP.

Trim and maintain the overgrowth on the light pole.



SOURWOOD POND.

Assigned To LMP.

All areas of the pond bank must be maintained.



SOURWOOD POND.

Assigned To First Choice Aquatics.

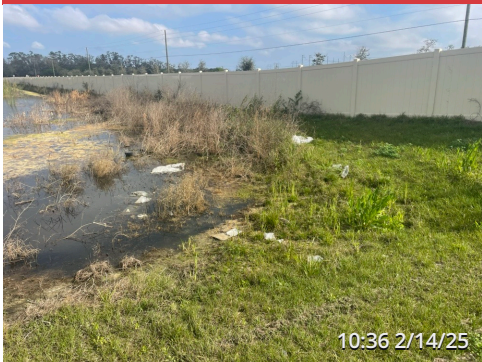
The pond is well-maintained.



SOURWOOD POND.

Assigned To First Choice Aquatics.

The invasive plant material in a pond is dead.



SOURWOOD POND.

Assigned To District manager.

Dr Horton was advised to remove the contractor debris in the pond.



SOURWOOD POND.

Assigned To LMP.

The water levels have receded, and the overgrowth needs to be trimmed.



CAPE CHESTNUT.

Assigned To Unassigned.

The pond is well-maintained. Eco Logic is scheduled to begin maintenance on the pond.



MARITIME FOREST.

Assigned To Unassigned.

There are cattails and other invasive plant material in the pond. Eco Logic is scheduled to begin maintenance on the pond.



MARITIME FOREST.

Assigned To Unassigned.

There are cattails and other invasive plant material in the pond. Eco Logic is scheduled to begin maintenance on the pond.



MARITIME FOREST.

Assigned To District manager.

The mailboxes are well-maintained.



14TH AVE SE & 12TH ST SE.

Assigned To LMP.

Trim the overgrowth growing on the swale.



14TH AVE SE & 12TH ST SE.

Assigned To LMP.

Heading East on the swale.



12TH ST SE.

Assigned To LMP.

Trim the overgrowth growing on the swale.



16TH ST SE & 15TH ST SE.

Assigned To LMP.

Heading North on the swale.



15TH ST SE & 14TH AVE SE.

Assigned To LMP.

Heading West on the swale.