

**SHERWOOD MANOR
COMMUNITY DEVELOPMENT
DISTRICT**

APRIL 03, 2025

**REGULAR MEETING
AGENDA PACKAGE**



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Sherwood Manor Community Development District

Board of Supervisors

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

District Staff

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

Regular Meeting Agenda

Thursday, April 03, 2025 at 2:00 p.m.

The Regular Meeting of the **Sherwood Manor Community Development District** will be held **April 03, 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: 263 935 216 491 **Passcode:** Sd7Lo6KB

Dial-in by phone +1 646-838-1601 **Pin:** 151 133 964#

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 March 06, 2025, Regular Meeting
- B. Consideration of Operation and Maintenance February 2025
- C. Acceptance of the Financials and Approval of the Check Register for February 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					
ACTION SECURITY, INC	2/1/2025	28436	\$125.00	\$125.00	SECURITY SERVICE FEB 25
CHARTER COMMUNICATIONS - ACH	2/1/2025	2458267020125 ACH	\$204.97	\$204.97	INTERNET
LANDSCAPE MAINTENANCE PROFESSIONALS INC	2/3/2025	312539	\$9,888.00	\$9,888.00	LANDSCAPE
Monthly Contract Subtotal			\$10,217.97	\$10,217.97	
Variable Contract					
LANDSCAPE MAINTENANCE PROFESSIONALS INC	2/8/2025	314680	\$385.12	\$385.12	irrigation repairs
STRALEY ROBIN VERICKER	2/5/2025	25925	\$1,207.50	\$1,207.50	district counsel
TECO ACH	2/3/2025	020325 5651 ACH	\$246.65	\$246.65	ELECTRIC
TECO ACH	2/3/2025	020325 5677 ACH	\$739.97	\$739.97	ELECTRIC
TECO ACH	2/3/2025	020325 8655 ACH	\$2,529.16	\$2,529.16	ELECTRIC
TECO ACH	2/3/2025	020325 3107 ACH	\$2,687.23	\$2,687.23	ELECTRIC
TECO ACH	2/5/2025	020525 6005 ACH	\$6,078.24	\$6,078.24	ELECTRIC
Variable Contract Subtotal			\$13,873.87	\$13,873.87	
Utilities					
BOCC ACH	1/29/2025	012925 3466 ACH	\$266.33	\$266.33	SERV PRD 12/26/24-1/24/25
Utilities Subtotal			\$266.33	\$266.33	
Regular Services					
ALBERTO VIERA	2/6/2025	AV 020625	\$200.00	\$200.00	SUPERVISOR FEE
AQUATIC WEED CONTROL INC.	2/18/2025	106312	\$1,306.00	\$1,306.00	9 ponds services and shoreline control 2/11/2025
CARLOS DE LA OSSA	2/6/2025	CO 020625	\$200.00	\$200.00	SUPERVISOR FEES
KYLE SMITH	2/6/2025	KS 020625	\$200.00	\$200.00	SUPERVISOR FEE
NICHOLAS J. DISTER	2/6/2025	ND 020625	\$200.00	\$200.00	supervisor pay
RYAN MOTKO	2/6/2025	RM 020625	\$200.00	\$200.00	SUPERVISOR FEE
Regular Services Subtotal			\$2,306.00	\$2,306.00	
Additional Services					
AQUATIC WEED CONTROL INC.	2/18/2025	106311	\$1,792.62	\$1,792.62	midge fly treatment 2/11/2025
CORLIN SERVICES LLC	2/1/2025	0000224	\$233.97	\$233.97	coach light and fence caps
INFRAMARK LLC	2/18/2025	143840	\$2.07	\$2.07	postage
JNJ CLEANING SERVICES LLC	2/19/2025	0500	\$120.00	\$120.00	carpet cleaning 2/19/2025
LANDSCAPE MAINTENANCE PROFESSIONALS INC	2/10/2025	314851	\$3,944.50	\$3,944.50	LANDSCAPE

SHERWOOD MANOR CDD Summary of Operations and Maintenance Invoices
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
LANDSCAPE MAINTENANCE PROFESSIONALS INC	2/10/2025	314855	\$674.43	\$674.43	LANDSCAPE
RKA MULTISERVICE PLUS LLC	2/12/2025	12032	\$371.25	\$371.25	pressure washing
RKA MULTISERVICE PLUS LLC	2/14/2025	12037	\$985.00	\$985.00	pressure washing fence and monument
Additional Services Subtotal			\$8,123.84	\$8,123.84	
TOTAL			\$34,788.01	\$34,788.01	

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
28436	02/01/2025	\$125.00	02/01/2025	Due on receipt	

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

Contact ACTION SECURITY, INC. to pay this invoice.
FL Contractor ES12001404

BALANCE DUE

\$125.00

Thank you, we appreciate your business!

February 1, 2025
Invoice Number: 2458267020125
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 02/01/25 through 02/28/25
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 02/18/25	
Total Due by Auto Pay	\$204.97

NEWS AND INFORMATION

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.

IMPORTANT BILLING UPDATE

At Spectrum Business, we value your loyalty and continue to expand our offerings to ensure all customers have products and packages that best meet their needs. While our services have been impacted by rising costs, we work hard on your behalf to keep prices as low as possible.

Effective with your next statement, the following pricing will change:

- In line with our commitment to clear and simple pricing, Spectrum Business Internet and Voice will increase by \$0.01 per month each

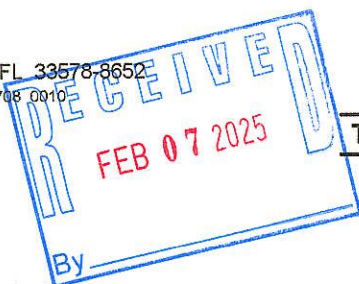
Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

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 02022025 NNNNNNNN 01 003708 0010

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



February 1, 2025

SHERWOOD MANOR CDD

Invoice Number: 2458267020125
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

February 1, 2025



Invoice Number: 2458267020125
 Account Number: 8337 12 028 2458267
 Security Code: 4957

Contact Us

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

8633 2390 NO RP 01 02022025 NNNNNNNN 01 003708 0010

Charge Details

Previous Balance		204.97
EFT Payment	01/18	-204.97
Remaining Balance		\$0.00

Payments received after 02/01/25 will appear on your next bill.

Service from 02/01/25 through 02/28/25

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

Messages continued from page 1**IMPORTANT ACCOUNT UPDATE**

At Spectrum Business, your privacy is important. When you contact us for assistance associated with your account, Spectrum Business may require information, such as your security code, to verify your identity prior to accessing your account information. Beginning 2/17/25, Spectrum Business will **no longer** include your security code on your monthly account statement. We are proactively implementing this security measure as part of our commitment to protecting the integrity of your information.

You can manage your security code on
SpectrumBusiness.net/securitycode.

Please keep your security code confidential. For additional ways to safeguard your information, follow our guidelines on
SpectrumBusiness.net/safeguard.

**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 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.



Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 312539

Bill To
Sherwood Manor CDD (Add. #1 & #2) c/o Inframark 313 Campus Street Celebration, FL 34747

Date	Due Date
02/03/25	3/5/2025
Account Owner	PO#
Lou Sheehan	

Item	Amount
#306130 - Sherwood Manor CDD (Add. #1 & #2) Template - LMP February 2025	\$9,888.00

Grand Total \$9,888.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$19,813.34	\$0.00	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 314680

Bill To
Sherwood Manor CDD (Add. #1 & #2) c/o Inframark 313 Campus Street Celebration, FL 34747

Date	Due Date
02/08/25	3/10/2025
Account Owner	PO#
Lou Sheehan	

Item	Qty/UOM	Rate	Ext. Price	Amount
#323648 - Irrigation inspection repairs completed on 2-3-2025				\$385.12

Irrigation inspection repairs completed:

Replaced 2 broken or leaking 6 inch spray heads with nozzles.

Replaced 7 clogged or damaged spray nozzles.

Replaced 1 broken or leaking rotor.

Repaired 18 drip irrigation leaks. Capped 1 bubbler.

Repaired 1/2 inch line leak on zone 14.

Lateral Components - 02/03/2025

H10H Hunter PRO Nozzle Half Circle 10 ft. 180 Degree	9.00EA	\$1.90	\$17.10
Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	1.00EA	\$24.50	\$24.50
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	2.00EA	\$14.16	\$28.32
Irrigation Tech Labor	4.00HR	\$70.00	\$280.00
Sch 40 PVC Cap 1/2 in. Socket	1.00EA	\$0.90	\$0.90
Sch 40 PVC Coupling 1/2 in. Socket	2.00EA	\$0.65	\$1.30
XFDE912 Rain Bird XFDe Series 17 mm Dripline 0.9 GPH 12 in. Spacing	20.00FT	\$0.96	\$19.20
XFFCOUP Rain Bird XF Coupling 17 mm	20.00EA	\$0.69	\$13.80

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Grand Total **\$385.12**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$20,198.46	\$0.00	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

thelpadvantage.com
(877) 567-7761



Landscape
Maintenance
Professionals, Inc.

Property:

Sherwood Manor

Date

2-3-25

Technician

Daniel

Arrive/ Depart

1

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

Clock Type/ #	<i>Rainbird</i>						Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date			Confirm Time/ Date	Y	Time/Date Adjust	Y	N	Pgm A	1					
Rain Sensor	ok	bad	Battery Replaced	Y	N			<i>9:00pm</i>	2					

Notes:

Programs						2					
Zone #	Type	A	B	C	D	Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)				
1	D	20				OK	Labor	Hrs	Rate	Amount	
2	D	20				OK	Supervisor: Daniel	2hrs	70	140.00	
3	B	20				OK	Technician: Herrington	2hrs	70	140.00	
4	S	15				2 nozzles	Total Labor Charges \$				
5	S	20				OK	Materials	QTY	Unit	Extended	
6	S	20				OK	PR0506.51	2	14.16	28.32	
7	D	20				1 drip leak	XFFCONP	20	0.69	13.80	
8	D	20				3 drip leaks	PGP0430	1	24.50	24.50	
9	D	20				OK	447-005	1	0.90	0.90	
10	S	20				2 nozzles	429-005	2	0.65	1.30	
11	S	20				2 nozzles	11014	9	1.90	17.10	
12	S	20				OK	XFDK0912	21ft	0.96	19.20	
13	D	20				OK					
14	B	20				1 bubbler 1- 1/2-leak					
15	D	20				1 drip leak					
16	S	20				OK					
17	D	20				1 drip leak					
18	S	20				OK					
19	S	20				OK					
20	D	20				1 drip leak					
21	B	20				OK					
22	S	20				OK					
23	D	20				OK	Total Materials	\$	105.12		
24	D	20				OK	Total Labor	\$	280.00		
Season Adjust %							Grand Total	\$	385.12		
Run Time							Bill To:				
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information											

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



Landscape
Maintenance
Professionals, Inc.

(2)

Property:

Shen Wood Manor

Date

2-3-25

Technician

Daniel

Arrive/ Depart

1

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

Clock Type/ #								Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat	
Battery Date			Confirm Time/ Date	Y	Time/Date Adjust		Y	N	Pgm A	1						
Rain Sensor	ok	bad	Battery Replaced	Y	N				2							
Notes:									Pgm B	1						
<i>47-20-A-5-06 1-6 spray</i>									2							
<i>50-20-A-5-06</i>									Pgm C	1						
									2							
									Pgm D	1						
									2							

		Programs				Zone Information		Technician Use Only (Use Standard Invoice forms for additional charges)			
Zone #	Type	A	B	C	D			Labor	Hrs	Rate	Amount
1	D	20				<i>25- 1 drip leak</i>					
2	S	20				<i>26- CB</i>		Supervisor: <i>Daniel</i>			
3	S	15				<i>27- CB</i>		Technician:			
4	S	15				<i>28- CB</i>		Total Labor Charges \$			
5	D	25				<i>29- 04</i>		Materials	QTY	Unit	Extended
6	S	15				<i>30- CB</i>					
7	S	20				<i>31- CB</i>					
8	D	20				<i>32- CB</i>					
9	D	15				<i>33- 01</i>					
10	S	20				<i>34- CB</i>					
11	S	20				<i>35- CB</i>					
12	S	15				<i>36- CB</i>					
13	D	20				<i>37- 1 drip leak</i>					
14	D	20				<i>38- CB</i>					
15	D	20				<i>39- CB</i>					
16	R	20				<i>40- CB</i>					
17	D	20				<i>41- 8 drip leaks</i>					
18	B	20				<i>42- CB</i>					
19	R	20				<i>43- 1 rotor</i>					
20	S	20				<i>44- CB</i>					
21	S	20				<i>45- 1-6 spray nozzle</i>					
22	R	20				<i>46- 1 drip leak</i>					
23	B	20				<i>47- Cap bubbler</i>		Total Materials	\$		
24	R	20				<i>48- CB</i>		Total Labor	\$		
Season Adjust %								Grand Total	\$		
Run Time								Bill To:			

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

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

February 05, 2025

Client: 001497

Matter: 000001

Invoice #: 25925

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
1/2/2025	KCH	REVIEW AGENDA PACKAGE; REVIEW PROPOSALS FROM AWC AND FINN OUTDOOR.	0.8	\$260.00
1/3/2025	AM	REVIEW DISTRICT'S WEBSITE TO CONFIRM COUNSEL'S CORRECT INFORMATION; EMAIL DISTRICT ASSISTANT TO CREATE CHANGES RE COUNSEL'S INFORMATION ON WEBSITE.	0.3	\$52.50
1/8/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
1/9/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.3	\$112.50
1/9/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON; REVIEW LMP AGREEMENTS FOR SCOPE OF SERVICES REGARDING MAINTENANCE OF DITCHES; REVIEW SAME LMP AGREEMENT WITH G.SCHWARTZ.	1.6	\$520.00
1/10/2025	AM	FOLLOW UP EMAIL TO DISTRICT ASSISTANT REGARDING COUNSEL'S INFORMATION ON WEBSITE.	0.2	\$35.00
1/17/2025	AM	FOLLOW UP EMAIL TO DISTRICT ASSISTANT REGARDING COUNSEL'S INFORMATION ON WEBSITE.	0.1	\$17.50
1/30/2025	KCH	REVIEW AGENDA PACKAGE.	0.3	\$97.50
Total Professional Services			3.9	\$1,207.50

February 05, 2025
Client: 001497
Matter: 000001
Invoice #: 25925

Page: 2

Total Services	\$1,207.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,207.50
Previous Balance		\$772.50
Less Payments		(\$772.50)
PAY THIS AMOUNT		\$1,207.50

Please Include Invoice Number on all Correspondence



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

Statement Date: February 03, 2025

Amount Due: \$246.65

Due Date: February 24, 2025

Account #: 221009045651

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

Account Summary

Current Service Period: December 28, 2024 - January 28, 2025

Previous Amount Due \$248.97

Payment(s) Received Since Last Statement -\$248.97

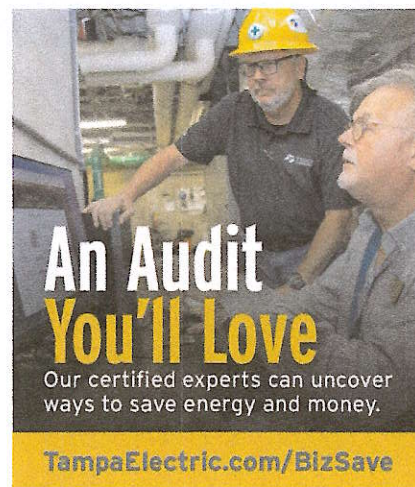
Current Month's Charges \$246.65

Amount Due by February 24, 2025 \$246.65

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



Scan here to view
your account online.



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



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

Account #: 221009045651

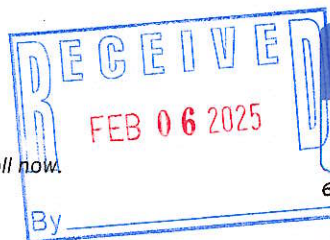
Due Date: February 24, 2025



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: \$246.65

Payment Amount: \$ _____

674840947826

Your account will be
drafted on February 24, 2025

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.

00000046-0000492-Page 3 of 18



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

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

Service Period: Dec 28, 2024 - Jan 28, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.



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		\$15.11

Lighting Charges

\$246.65

Total Current Month's Charges

\$246.65

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

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

Statement Date: February 03, 2025

Amount Due: \$739.97

Due Date: February 24, 2025

Account #: 221009045677

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

Account Summary

Current Service Period: December 28, 2024 - January 28, 2025

Previous Amount Due \$746.92

Payment(s) Received Since Last Statement -\$746.92

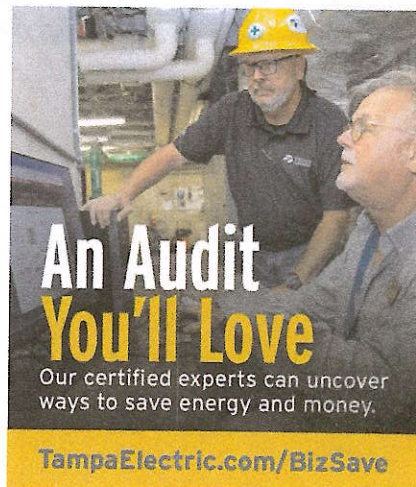
Current Month's Charges \$739.97

Amount Due by February 24, 2025 \$739.97

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



Scan here to view
your account online.



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.



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.

Account #: 221009045677

Due Date: February 24, 2025

Amount Due: \$739.97

Payment Amount: \$ _____

674840947827

Your account will be
drafted on February 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:
1102 14TH AVE SE
RUSKIN, FL 33570-4809

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

Service Period: Dec 28, 2024 - Jan 28, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.



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		\$45.35
Lighting Charges		\$739.97

Total Current Month's Charges

\$739.97

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Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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 PH 4A
RUSKIN, FL 33570

Statement Date: February 03, 2025

Amount Due: \$2,529.16

Due Date: February 24, 2025

Account #: 221009048655

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



Account Summary

Current Service Period: December 28, 2024 - January 28, 2025

Previous Amount Due	\$2,552.84
Payment(s) Received Since Last Statement	-\$2,552.84

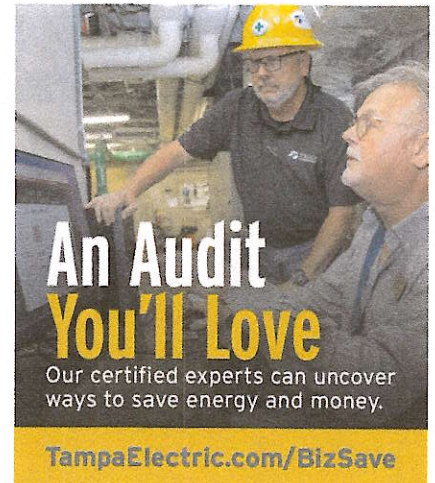
Current Month's Charges	\$2,529.16
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Amount Due by February 24, 2025	\$2,529.16
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.



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



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

Account #: 221009048655

Due Date: February 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: \$2,529.16

Payment Amount: \$ _____

674840947828

Your account will be
drafted on February 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: February 03, 2025
Charges Due: February 24, 2025

Service Period: Dec 28, 2024 - Jan 28, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Quarterly fuel source update
Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

	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			\$155.96
Lighting Charges			\$2,529.16

Total Current Month's Charges **\$2,529.16**

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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**
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- **In-Person**
Find list of Payment Agents at TampaElectric.com
- **Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111
- **Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- **Phone**
Toll Free: **866-689-6469**

Contact Us

- Online:**
TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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

Statement Date: February 03, 2025

Amount Due: \$2,687.23

Due Date: February 24, 2025

Account #: 221009253107

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

Account Summary

Current Service Period: December 28, 2024 - January 28, 2025

Previous Amount Due	\$1,446.63
Payment(s) Received Since Last Statement	-\$1,446.63

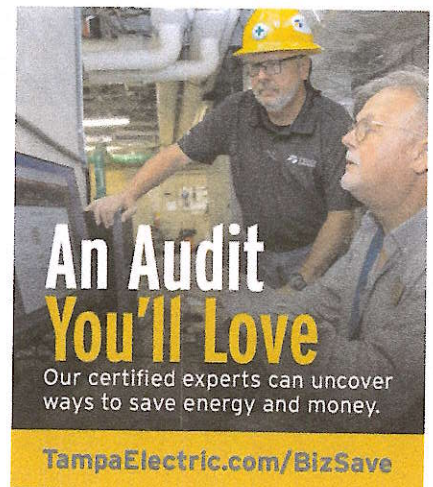
Current Month's Charges	\$2,687.23
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Amount Due by February 24, 2025	\$2,687.23
---------------------------------	------------

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



Scan here to view
your account online.



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



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

Account #: 221009253107

Due Date: February 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: \$2,687.23

Payment Amount: \$ _____

650149733008

Your account will be
drafted on February 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: February 03, 2025
Charges Due: February 24, 2025

Service Period: Dec 28, 2024 - Jan 28, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.



Electric Charges

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

Lighting Energy Charge	969 kWh @ \$0.03412/kWh	\$33.06
Fixture & Maintenance Charge	51 Fixtures	\$847.11
Lighting Pole / Wire	51 Poles	\$1444.32
Lighting Fuel Charge	969 kWh @ \$0.03059/kWh	\$29.64
Storm Protection Charge	969 kWh @ \$0.00559/kWh	\$5.42
Clean Energy Transition Mechanism	969 kWh @ \$0.00043/kWh	\$0.42
Florida Gross Receipt Tax		\$1.76
Franchise Fee		\$154.69
Municipal Public Service Tax		\$5.11
State Tax		\$165.70
Lighting Charges		\$2,687.23

Total Current Month's Charges

\$2,687.23

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Ways To Pay Your Bill



Bank Draft

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Mail A Check

Payments:
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P.O. Box 31318
Tampa, FL 33631-3318
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Credit or Debit Card

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Phone

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

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

Contact Us

Online:

[TampaElectric.com](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

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

Statement Date: February 05, 2025

Amount Due: \$6,078.24

Due Date: February 19, 2025

Account #: 321000026005

DO NOT PAY. Your account will be drafted on February 19, 2025

Account Summary

Previous Amount Due	\$5,809.74
Payment(s) Received Since Last Statement	-\$5,809.74
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$6,078.24

Amount Due by February 19, 2025 \$6,078.24

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

Your Locations With The Highest Usage



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

**6,924
KWH**



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

**2,260
KWH**



Scan here to interact
with your bill online.

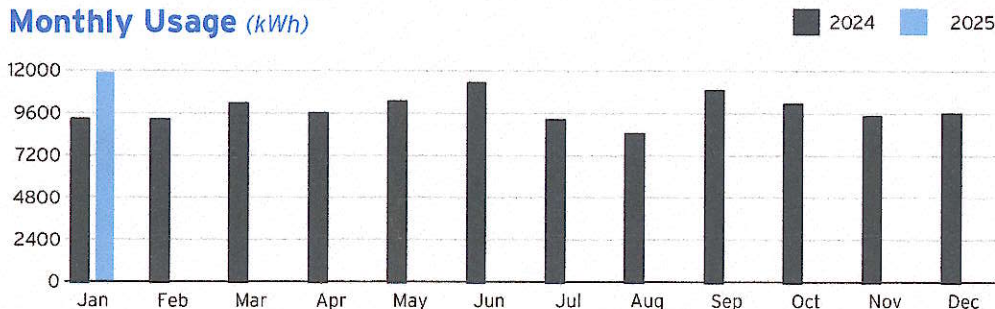


**DOWNED IS
DANGEROUS!**

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

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

Monthly Usage (kWh)



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



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



Pay your bill online at [TampaElectric.com](https://www.tampaelectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://www.tampaelectric.com/paperless) to enroll now.



Account #: 321000026005

Due Date: February 19, 2025

Amount Due: \$6,078.24

Payment Amount: \$ _____

700625003294

Your account will be
drafted on February 19, 2025

00000012 FTECO502062500505510 00000 01 00000000 12 007

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	12/27/2024	5,399		3,139		2,260 kWh	1	32 Days	\$315.51
								▲	13.7%

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	12/27/2024	1,137		1,137		0 kWh	1	32 Days	\$20.68

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	12/27/2024	93,980		91,811		2,169 kWh	1	32 Days	\$303.63
								▲	15.4%

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	12/27/2024	229		227		2 kWh	1	32 Days	\$20.93
								▲	100.0%

Continued on next page →

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Ways To Pay Your Bill



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P.O. Box 31318
Tampa, FL 33631-3318
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Phone

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

All Other

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

Contact Us

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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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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	12/27/2024	17,354		16,743		611 kWh	1	32 Days	\$100.39
									78.7%

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	12/27/2024	22,373		15,449		6,924 kWh	1	32 Days	\$923.92
									29.4%

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	12/27/2024	286		284		2 kWh	1	32 Days	\$20.93
									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	12/27/2024	292		289		3 kWh	1	32 Days	\$21.07
									50.0%

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

Sub-Account Number: 221008101729

Amount: \$219.58

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

Sub-Account Number: 221008143911

Amount: \$4,131.60

Total Current Month's Charges

\$6,078.24

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Sub-Account #: 211019020679
Statement Date: 01/31/2025

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

Meter Read

Meter Location: FOUNTAIN

Service Period: 11/26/2024 - 12/27/2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000598798	12/27/2024	5,399		3,139		2,260 kWh	1	32 Days

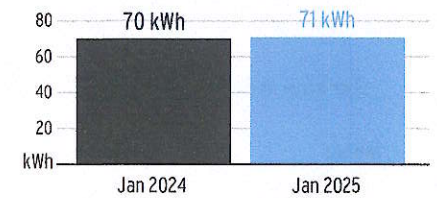
Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	2,260 kWh @ \$0.08641/kWh	\$195.29
Fuel Charge	2,260 kWh @ \$0.03083/kWh	\$69.68
Storm Protection Charge	2,260 kWh @ \$0.00577/kWh	\$13.04
Clean Energy Transition Mechanism	2,260 kWh @ \$0.00418/kWh	\$9.45
Florida Gross Receipt Tax		\$7.89
Electric Service Cost		\$315.51

Avg kWh Used Per Day



Current Month's Electric Charges

\$315.51

Billing information continues on next page →



Sub-Account #: 211019020687
Statement Date: 01/31/2025

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

Meter Read

Meter Location: FOUNTAIN

Service Period: 11/26/2024 - 12/27/2024

Rate Schedule: General Service - Non Demand

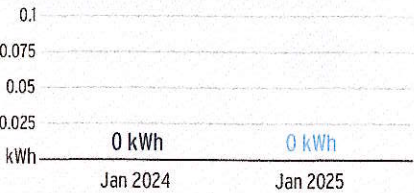
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000558717	12/27/2024	1,137		1,137		0 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Florida Gross Receipt Tax		\$0.52
	Electric Service Cost		\$20.68

Current Month's Electric Charges	\$20.68
---	----------------

Avg kWh Used Per Day



Billing information continues on next page →

00000012-0000070-Page 5 of 14





Sub-Account #: 211019020695
Statement Date: 01/31/2025

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

Meter Read

Meter Location: FOUNTAIN

Service Period: 11/26/2024 - 12/27/2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000558720	12/27/2024	93,980		91,811		2,169 kWh	1	32 Days

Charge Details



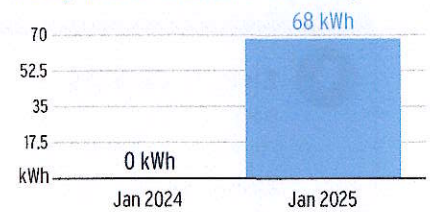
Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	2,169 kWh @ \$0.08641/kWh	\$187.42
Fuel Charge	2,169 kWh @ \$0.03083/kWh	\$66.87
Storm Protection Charge	2,169 kWh @ \$0.00577/kWh	\$12.52
Clean Energy Transition Mechanism	2,169 kWh @ \$0.00418/kWh	\$9.07
Florida Gross Receipt Tax		\$7.59

Electric Service Cost

\$303.63

Avg kWh Used Per Day



Current Month's Electric Charges

\$303.63

Billing information continues on next page →



Sub-Account #: 211019915753
Statement Date: 01/31/2025

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

Meter Read

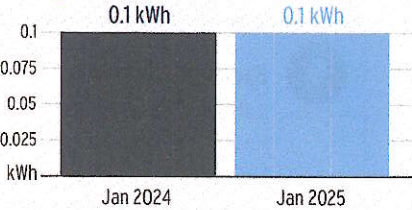
Meter Location: ENTRY SIGN
Service Period: 11/26/2024 - 12/27/2024 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580300	12/27/2024	229		227		2 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	2 kWh @ \$0.08641/kWh	\$0.17
	Fuel Charge	2 kWh @ \$0.03083/kWh	\$0.06
	Storm Protection Charge	2 kWh @ \$0.00577/kWh	\$0.01
	Clean Energy Transition Mechanism	2 kWh @ \$0.00418/kWh	\$0.01
	Florida Gross Receipt Tax		\$0.52
	Electric Service Cost		\$20.93

Avg kWh Used Per Day



Current Month's Electric Charges \$20.93

Billing information continues on next page →



00000012-0000071-Page 7 of 14



Sub-Account #: 211020006345
Statement Date: 01/31/2025

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

Meter Read

Meter Location: MAIL KIOSK

Service Period: 11/26/2024 - 12/27/2024

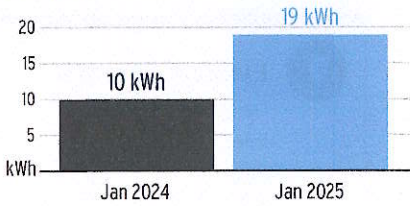
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835803	12/27/2024	17,354		16,743		611 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	611 kWh @ \$0.08641/kWh	\$52.80
	Fuel Charge	611 kWh @ \$0.03083/kWh	\$18.84
	Storm Protection Charge	611 kWh @ \$0.00577/kWh	\$3.53
	Clean Energy Transition Mechanism	611 kWh @ \$0.00418/kWh	\$2.55
	Florida Gross Receipt Tax		\$2.51
	Electric Service Cost		\$100.39

Avg kWh Used Per Day



Current Month's Electric Charges \$100.39

Billing information continues on next page →

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Sub-Account #: 211020923705
Statement Date: 01/31/2025

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

Meter Read

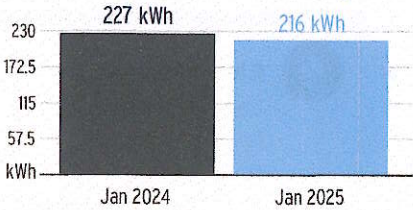
Service Period: 11/26/2024 - 12/27/2024 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000597942	12/27/2024	22,373	15,449	6,924 kWh	1	32 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	32 days @ \$0.63000		\$20.16
Energy Charge	6,924 kWh @ \$0.08641/kWh		\$598.30
Fuel Charge	6,924 kWh @ \$0.03083/kWh		\$213.47
Storm Protection Charge	6,924 kWh @ \$0.00577/kWh		\$39.95
Clean Energy Transition Mechanism	6,924 kWh @ \$0.00418/kWh		\$28.94
Florida Gross Receipt Tax			\$23.10
Electric Service Cost			\$923.92

Avg kWh Used Per Day



Current Month's Electric Charges \$923.92

Billing information continues on next page →

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Sub-Account #: 221008023634
Statement Date: 01/31/2025

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

Meter Read

Service Period: 11/26/2024 - 12/27/2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580299	12/27/2024	286		284		2 kWh	1	32 Days

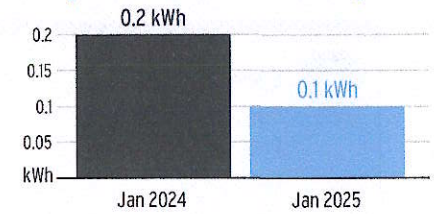
Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	2 kWh @ \$0.08641/kWh	\$0.17
Fuel Charge	2 kWh @ \$0.03083/kWh	\$0.06
Storm Protection Charge	2 kWh @ \$0.00577/kWh	\$0.01
Clean Energy Transition Mechanism	2 kWh @ \$0.00418/kWh	\$0.01
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.93

Avg kWh Used Per Day



Current Month's Electric Charges

\$20.93

Billing information continues on next page →



Sub-Account #: 221008023642
Statement Date: 01/31/2025

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

Meter Read

Meter Location: SIGN

Service Period: 11/26/2024 - 12/27/2024

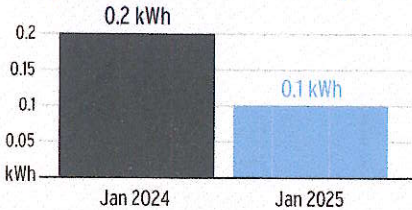
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580298	12/27/2024	292		289		3 kWh	1	32 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	32 days @ \$0.63000		\$20.16
Energy Charge	3 kWh @ \$0.08641/kWh		\$0.26
Fuel Charge	3 kWh @ \$0.03083/kWh		\$0.09
Storm Protection Charge	3 kWh @ \$0.00577/kWh		\$0.02
Clean Energy Transition Mechanism	3 kWh @ \$0.00418/kWh		\$0.01
Florida Gross Receipt Tax			\$0.53
Electric Service Cost			\$21.07

Avg kWh Used Per Day



Current Month's Electric Charges \$21.07

Billing information continues on next page →

00000012-0000073-Page 11 of 14





Sub-Account #: 221008101729
Statement Date: 01/31/2025

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

Service Period: 11/26/2024 - 12/27/2024

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	108 kWh @ \$0.03412/kWh	\$3.68
Fixture & Maintenance Charge	4 Fixtures	\$84.44
Lighting Pole / Wire	4 Poles	\$113.28
Lighting Fuel Charge	108 kWh @ \$0.03059/kWh	\$3.30
Storm Protection Charge	108 kWh @ \$0.00559/kWh	\$0.60
Clean Energy Transition Mechanism	108 kWh @ \$0.00043/kWh	\$0.05
Florida Gross Receipt Tax		\$0.20
Franchise Fee		\$13.46
Municipal Public Service Tax		\$0.57

Lighting Charges

\$219.58

Current Month's Electric Charges

\$219.58

Billing information continues on next page →



Sub-Account #: 221008143911
Statement Date: 01/31/2025

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

Service Period: 11/26/2024 - 12/27/2024

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	1707 kWh @ \$0.03412/kWh	\$58.24
Fixture & Maintenance Charge	89 Fixtures	\$1487.29
Lighting Pole / Wire	89 Poles	\$2520.48
Lighting Fuel Charge	1707 kWh @ \$0.03059/kWh	\$52.22
Storm Protection Charge	1707 kWh @ \$0.00559/kWh	\$9.54
Clean Energy Transition Mechanism	1707 kWh @ \$0.00043/kWh	\$0.73
Florida Gross Receipt Tax		\$3.10

Lighting Charges **\$4,131.60**

Current Month's Electric Charges **\$4,131.60**

Total Current Month's Charges **\$6,078.24**



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHERWOOD MANOR CDD	8726963466	01/29/2025	02/19/2025

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	12/26/2024	22851	01/24/2025	22886	3500 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$10.57
Water Base Charge	\$65.23
Water Usage Charge	\$3.61
Sewer Base Charge	\$158.07
Sewer Usage Charge	\$22.82

Summary of Account Charges

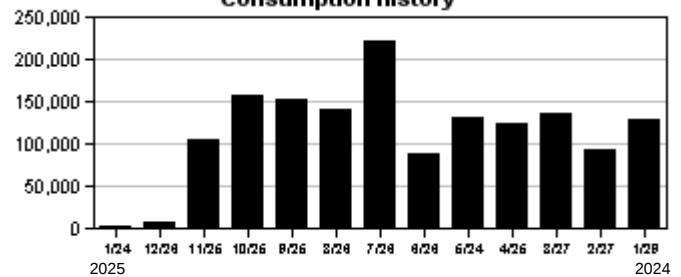
Previous Balance	\$311.78
Net Payments - Thank You	\$-311.78
Total Account Charges	\$266.33

AMOUNT DUE	\$266.33
-------------------	-----------------

Important Message

This account has ACH payment method

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

Additional Information: HCFLGov.net/Water



THANK YOU!



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

1,996 8

DUE DATE	02/19/2025
AMOUNT DUE	\$266.33
AMOUNT PAID	

0087269634660 00000266338

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Sherwood Manor

Board Meeting: February 6, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200.00
2	Nicholas Dister	X	\$200.00
3	Kyle Smith	X	\$200.00
4	Alberto Viera	X	\$200.00
5	Ryan Motko	X	\$200.00

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

Approved for payment:

Michael Perez
District Manager Signature

2/6/2025
Date

Total	\$1,306.00
Payments/Credits	\$0.00
Balance Due	\$1,306.00

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Sherwood Manor

Board Meeting: February 6, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200.00
2	Nicholas Dister	X	\$200.00
3	Kyle Smith	X	\$200.00
4	Alberto Viera	X	\$200.00
5	Ryan Motko	X	\$200.00

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

Approved for payment:

Michael Perez
District Manager Signature

2/6/2025
Date

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Sherwood Manor

Board Meeting: February 6, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200.00
2	Nicholas Dister	X	\$200.00
3	Kyle Smith	X	\$200.00
4	Alberto Viera	X	\$200.00
5	Ryan Motko	X	\$200.00

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

Approved for payment:

Michael Perez
District Manager Signature

2/6/2025
Date

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Sherwood Manor

Board Meeting: February 6, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200.00
2	Nicholas Dister	X	\$200.00
3	Kyle Smith	X	\$200.00
4	Alberto Viera	X	\$200.00
5	Ryan Motko	X	\$200.00

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

Approved for payment:

Michael Perez
District Manager Signature

2/6/2025
Date

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Sherwood Manor

Board Meeting: February 6, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200.00
2	Nicholas Dister	X	\$200.00
3	Kyle Smith	X	\$200.00
4	Alberto Viera	X	\$200.00
5	Ryan Motko	X	\$200.00

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

Approved for payment:

Michael Perez
District Manager Signature

2/6/2025
Date



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020
Fax: 407-859-3275

Invoice

Date	Invoice #
2/18/2025	106311

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	3/20/2025

Description	Amount
Midge Fly treatment for 9 ponds. Completed on 2/11/2025	1,792.62

Thank you for your business.

Total	\$1,792.62
Payments/Credits	\$0.00
Balance Due	\$1,792.62



CorlinServices LLC
7818126511
11237 Spring Point Circle
Riverview, FL 33579

Billed To
Sherwood Manor

Date of Issue
02/01/2025

Invoice Number
0000224

Due Date
03/03/2025

Amount Due (USD)
\$233.97

Description	Rate	Qty	Line Total
purchase and installation of "coach light" fixture and replacement of broken fixture	\$80.00	1.5	\$120.00
"Wilkerson" coach light (16")	\$89.97	1	\$89.97
4 "caps" for vinyl fence posts at front of amenity center	\$6.00	4	\$24.00

Subtotal	233.97
Tax	0.00

Total	233.97
Amount Paid	0.00

Amount Due (USD)	\$233.97
------------------	----------



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

143840

CUSTOMER ID

C2308

PO#

INVOICE

DATE

2/18/2025

NET TERMS

Net 30

DUE DATE

3/20/2025

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
Postage	3	Ea	0.69		2.07
Subtotal					2.07

Subtotal

\$2.07

Tax

\$0.00

Total Due

\$2.07

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 Amenty 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.: 0500
Invoice date: 02/19/2025
Due date: 03/21/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Carpet cleaning	Cost includes equipment rental, solution, and labor.	1	\$120.00	\$120.00

Total

\$120.00

Ways to pay



Note to customer
Services completed on 2/19/2025.

View and pay

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 314851

Bill To
Sherwood Manor CDD (Add. #1 & #2) c/o Inframark 313 Campus Street Celebration, FL 34747

Date	Due Date
02/10/25	3/12/2025
Account Owner	PO#
Lou Sheehan	

Item	Amount
#317157 - Mulching - Dog Park/ Mailbox Kiosk	\$3,944.50

Proposal is for re-mulching around mailbox and dog park (includes surrounding beds).

All work includes clean-up, removal and disposal of debris generated during the course of work.



Mulch, Rock, Soil - 02/08/2025

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Grand Total \$3,944.50

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$24,105.62	\$37.34	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 314855

Bill To
Sherwood Manor CDD (Add. #1 & #2) c/o Inframark 313 Campus Street Celebration, FL 34747

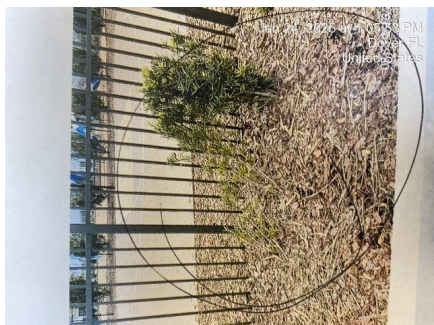
Date	Due Date
02/10/25	3/12/2025
Account Owner	PO#
Lou Sheehan	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$674.43

#320381 - Replacing Podocarpus and level removed tree area

Proposal provides for the replacement of Podocarpus along the basketball court fence and the removal of one small tree with backfill.

Additional irrigation charges may occur to ensure new plants are being properly watered and maintained.

**Site Prep - 02/08/2025**

Bed Prep - Plant, Sod, Debris Removal	3.00HR	\$65.00	\$195.00
Clean Fill, 01 Cubic Yard - 01CYSoil	1.0001CY	\$131.43	\$131.43
Podocarpus, 07 gallon - 07G	4.0007g	\$87.00	\$348.00

Grand Total **\$674.43**

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$24,780.05	\$37.34	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761



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

Invoice #12032

Issue date
Feb 12, 2025

Sherwood Manor CDD (LATE FEES)

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

Standard Terms and Conditions

1) Legally Binding Agreement:

By accepting an estimate from Blast Clean Pressure Washing / RKA Multiservice Plus LLC, you are signing a legally binding contract for work to be completed at an agreed-upon price. If you break this contract, all deposits made to the company shall be surrendered as damages.

2) Payments:

Payments to Blast Clean Pressure Washing / RKA Multiservice Plus LLC are due as per the contract schedule and are to be paid by check, debit, credit card, payment apps or cash. All balances are ALWAYS due upon completion of the job (On NET 30 accounts - 30 days after invoice date). Any variance to this policy must be previously agreed upon and in writing on our contract. Late charges will be immediately assessed on all balances not paid 3,5 or 7 days after completion of the project.

7% increase on 4th day

15% increase on 8th day

19% increase in 15th day

Percentages are accumulative on the 15th day late the fee will be 41%.

Unpaid balances will be sent to a collection agency on the 15th day. The customer agrees to pay any collection cost incurred by Blast Clean Pressure Washing / RKA Multiservice Plus LLC related to the collection process of outstanding balances.

NET30 accounts:

Payments must be received within 30 days of service completion.

If paying by check; There will be a five day grace period to receive checks by mail.

*On day 35 there will be a late fee applied of 35% which will be send on a separate invoice or added to the following service.

*Every 15 days after day 35 will incurr an additional late fee of 25% (over the full balance). This fee will be send on a separate invoice or added to the following service

Customer

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

Invoice Details

PDF created February 12, 2025
\$371.25
Service date November 12, 2024

Payment

Due February 12, 2025
\$371.25

Items	Quantity	Price	Amount
30 days not paid on due date <i>Dec 17th</i>	1	\$96.25	\$96.25
15 days past due date <i>Jan 1st 2025</i>	1	\$68.75	\$68.75



Pay online

To pay your invoice go to <https://squareup.com/u/XNAm8WGp>

Or open the camera on your mobile device and place the QR code in the camera's view.



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

Invoice #12032

Issue date
Feb 12, 2025

30 days past due date	1	\$68.75	\$68.75
45 days past due date <i>Jan 16th</i>	1	\$68.75	\$68.75
60 days past due date <i>Jan 31st</i>	1	\$68.75	\$68.75
Subtotal			\$371.25

Total Due **\$371.25**



Pay online
To pay your invoice go to <https://squareup.com/u/XNAm8WGp>
Or open the camera on your mobile device and place the QR code in the camera's view.



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

Invoice #12037

Issue date
Feb 14, 2025

Sherwood Manor Pressure Washing

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.

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Standard Terms and Conditions

1) Legally Binding Agreement:

By accepting an estimate from Blast Clean Pressure Washing / RKA Multiservice Plus LLC, you are signing a legally binding contract for work to be completed at an agreed-upon price. If you break this contract, all deposits made to the company shall be surrendered as damages.

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Payments to Blast Clean Pressure Washing / RKA Multiservice Plus LLC are due as per the contract schedule and are to be paid by check, debit, credit card, payment apps or cash. All balances are ALWAYS due upon completion of the job (On NET 30 accounts - 30 days after invoice date). Any variance to this policy must be previously agreed upon and in writing on our contract. Late charges will be immediately assessed on all balances not paid 3,5 or 7 days after completion of the project.

7% increase on 4th day

15% increase on 8th day

19% increase in 15th day

Percentages are accumulative on the 15th day late the fee will be 41%.

Unpaid balances will be sent to a collection agency on the 15th day. The customer agrees to pay any collection cost incurred by Blast Clean Pressure Washing / RKA Multiservice Plus LLC related to the collection process of outstanding balances.

NET30 accounts:

Payments must be received within 30 days of service completion.

If paying by check; There will be a five day grace period to receive checks by mail.

*On day 35 there will be a late fee applied of 35% which will be send on a separate invoice or added to the following service.

*Every 15 days after day 35 will incur an additional late fee of 25% (over the full balance). This fee will be send on a separate invoice or added to the following service

3) Water Usage:

By signing this agreement, you agree to provide Blast Clean Pressure Washing / RKA Multiservice Plus LLC the right to use an on-site water supply as needed to complete the stated project without compensation. If an exterior water supply is required, it will be at an additional charge. It is the customer's responsibility to make sure the water supply is on and in working order before we arrive. Additional charges will be applied if water is not available.

4) Electrical Usage:

By signing this agreement, you agree to provide Blast Clean Pressure Washing / RKA Multiservice Plus LLC the right to use an on-site source of electricity as needed to complete the stated project without compensation. If an exterior source is required, it will be at an additional charge.

5) Color and Tone Concerns:



Pay online

To pay your invoice go to <https://squareup.com/u/rp0w849v>

Or open the camera on your mobile device and place the QR code in the camera's view.



The properties and species of wood age and weather can greatly affect the resulting color or tone of the stain. Note: Variances may occur on individual boards as well as the total project, as densities and other characteristics vary across and throughout the wood. Blast Clean Pressure Washing / RKA Multiservice Plus LLC and its associates attempt to represent the final finish color and tones as best as possible. While we can often give you an idea of the overall color or tone you must expect some variance in the overall finish.

6) Courtesy:

While Blast Clean Pressure Washing / RKA Multiservice Plus LLC is on location and performing work on your property, you are responsible for keeping all children and pets, as well as other individuals away from the work area. Children and pets must be kept off the work surface for at least 24 hours after our work is completed. This is for your safety as well as our own.

7) Product Warranties:

All warranties are limited to those offered by the manufacturers of the products used. Blast Clean Pressure Washing / RKA Multiservice Plus LLC makes no additional warranties. If you ever have a concern regarding our work, Blast Clean Pressure Washing / RKA Multiservice Plus LLC be notified immediately.

8) Scheduling:

Scheduling in a business whose productivity relies upon the weather can be difficult. Inclement weather may affect scheduling. We try our best to keep scheduling conflicts to a minimum, however, circumstances that are beyond our control may affect your project start and completion dates. You will be notified of any changes.

9) Removal & Replacement of Deck Contents:

Removal and replacement of grills, deck furniture, planters and any other items are the responsibility of the homeowner. Should we need to remove items from the deck, we will not be responsible for any damage, breakage or for storage issues. An additional charge may be applied for the time and labor devoted to the removal of these items.

10) Damages:

Blast Clean Pressure Washing / RKA Multiservice Plus LLC is not responsible for damages due to improperly installed siding, loose shingles, or siding, broken or opened windows, improperly sealed windows and doors, wood rot, defective construction, improperly secured wires, lose or improperly installed gutters, and leaders and improper caulking. In every aluminum siding case and in some cases with vinyl siding, the sun and weather will bleach the color or cause fading. Power washing, which entails the removal of chalky, gritty, or failing surface materials may cause the faded aspects of the vinyl or aluminum to stand out. Blast Clean Pressure Washing / RKA Multiservice Plus LLC will not be responsible for such conditions. Imperfections on paint might arise after the top layer of dirt is cleaned, this might cause spotty discoloration; in most cases this is due to a poor paint job or quality of the paint. In this case the customer should contact the paint manufacturer Blast Clean Pressure Washing / RKA Multiservice Plus LLC will not be responsible for loose mortar that may dislodge during the cleaning process.

11) Stains:

Some stains cannot be fully removed by power washing. Tree sap, artillery fungus, oil, rust and splatters from stains and paints are examples of materials that cannot be removed by conventional means. We make every attempt to point these areas out to the customer when quoting the project. Sometimes these stains cannot be removed at all.

12) Watertight:

Blast Clean Pressure Washing / RKA Multiservice Plus LLC Services expects your property to be in good repair and weathertight. This includes but is not limited to all electrical services including receptacles and light fixtures. Doors and windows shall also be weathertight. Blast Clean Pressure Washing / RKA Multiservice Plus LLC Services is not responsible for damages because of water infiltration from poor or improper installation, maintenance, or repair of electrical-related items or doors or windows. Blast Clean Pressure Washing / RKA Multiservice Plus LLC cannot guarantee the removal of artillery fungus from exterior house surfaces.

13) Window Spotting:

Windows may become water spotted because of our services. Window cleaning is NOT included.

14) Paint

Blast Clean Pressure Washing / RKA Multiservice Plus LLC is not responsible for paint that was already in bad shape prior to services being performed. Some surfaces might not be able to be cleaned up with pressure/soft wash to prevent further damage to already damaged surfaces.

15) Concrete:

The appearance of concrete depends on several factors most linked to when the concrete was initially poured and cured. When concrete with dirt, mold, mildew, algae and other pollutants and stains is cleaned, the concrete will then reveal any and



Pay online

To pay your invoice go to <https://squareup.com/u/rp0w849v>

Or open the camera on your mobile device and place the QR code in the camera's view.



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

Invoice #12037

Issue date
Feb 14, 2025

all imperfections that the pollutants and stains have covered up. The customer understands that not all concrete will look the same even on the same driveway, patio, sidewalk, or concrete slab.
Accepting this invoice means you agree with the terms above

Customer	Invoice Details	Payment
Michael Perez Michael.perez@inframark.com (813) 335-6603	PDF created February 18, 2025 \$985.00 Service date February 18, 2025	Due March 18, 2025 \$985.00

Items	Quantity	Price	Amount
Pressure washing Fence and signage	1	\$985.00	\$985.00
Subtotal			\$985.00

Total Due \$985.00



Pay online
To pay your invoice go to <https://squareup.com/u/rp0w849v>
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
February 28, 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 February 28, 2025

(In Whole Numbers)

		SERIES 2018	SERIES 2023	SERIES 2018	SERIES 2023				
	GENERAL	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	GENERAL	GENERAL		
ACCOUNT DESCRIPTION	FUND	FUND	FUND	PROJECTS	PROJECTS	FIXED ASSETS	LONG-TERM		TOTAL
							DEBT FUND		
<u>ASSETS</u>									
Cash - Operating Account	\$ 440,636	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	440,636
Cash in Transit	-	438,095	443,685	-	-	-	-	-	881,780
Due From Other Funds	300,115	-	-	-	275,575	-	-	-	575,690
Investments:									
Prepayment Account	-	1	-	-	-	-	-	-	1
Reserve Fund	-	473,878	644,750	-	-	-	-	-	1,118,628
Revenue Fund	-	578,883	712,697	-	-	-	-	-	1,291,580
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	\$ 740,870	\$ 1,490,857	\$ 1,801,132	\$ -	\$ 275,575	\$ 17,772,701	\$ 27,714,237	\$ -	49,795,372
<u>LIABILITIES</u>									
Accounts Payable	\$ 3,025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,025
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
TOTAL LIABILITIES	36,708	385,387	190,303	1	594,796	-	27,714,238	-	28,921,433

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2025

(In Whole Numbers)

		SERIES 2018	SERIES 2023	SERIES 2018	SERIES 2023		GENERAL	
	GENERAL	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	GENERAL	GENERAL	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	PROJECTS	PROJECTS	FIXED ASSETS	LONG-TERM	TOTAL
				FUND	FUND	FUND	DEBT FUND	
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	1,105,470	1,610,829	-	-	-	-	2,716,299
Unassigned:	704,162	-	-	(1)	(319,221)	17,772,701	(1)	18,157,640
TOTAL FUND BALANCES	704,162	1,105,470	1,610,829	(1)	(319,221)	17,772,701	(1)	20,873,939
TOTAL LIABILITIES & FUND BALANCES	\$ 740,870	\$ 1,490,857	\$ 1,801,132	\$ -	\$ 275,575	\$ 17,772,701	\$ 27,714,237	\$ 49,795,372

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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	-	400	400	0.00%
Special Assmnts- Tax Collector	315,379	473,289	157,910	150.07%
Special Assmnts- CDD Collected	424,679	165,024	(259,655)	38.86%
Other Miscellaneous Revenues	-	25	25	0.00%
TOTAL REVENUES	740,058	640,358	(99,700)	86.53%

EXPENDITURES

Administration

Supervisor Fees	12,000	5,000	7,000	41.67%
ProfServ-Trustee Fees	8,200	4,041	4,159	49.28%
Disclosure Report	8,400	3,500	4,900	41.67%
District Counsel	7,500	7,020	480	93.60%
District Engineer	4,000	4,820	(820)	120.50%
District Manager	30,000	13,500	16,500	45.00%
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	7	493	1.40%
Public Officials Insurance	2,700	2,700	-	100.00%
Legal Advertising	3,000	376	2,624	12.53%
Misc-Non Ad Valorem Taxes	-	3,694	(3,694)	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	625	875	41.67%
Dues, Licenses, Subscriptions	500	175	325	35.00%
Total Administration	98,850	49,108	49,742	49.68%

Utility Services

Utility - Electric	100,000	48,151	51,849	48.15%
Total Utility Services	100,000	48,151	51,849	48.15%

Other Physical Environment

Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Pool Maintenance	2,000	2,700	(700)	135.00%
Waterway Management	16,000	14,281	1,719	89.26%
Field Manager	12,000	4,000	8,000	33.33%
Amenity Center Cleaning & Supplies	8,000	4,696	3,304	58.70%
Contracts-Aquatic Control	17,000	5,224	11,776	30.73%
Contracts-Pools	13,200	3,150	10,050	23.86%

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
Contracts - Landscape	235,000	65,455	169,545	27.85%
Amenity Center Pest Control	2,000	-	2,000	0.00%
Onsite Staff	70,000	29,167	40,833	41.67%
Security Monitoring Services	1,500	1,008	492	67.20%
Telephone, Cable & Internet Service	1,800	1,018	782	56.56%
Utility - Water	4,500	6,378	(1,878)	141.73%
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	6,000	3,000	66.67%
R&M-Wetland Monitoring	20,000	1,793	18,207	8.97%
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	1,694	1,806	48.40%
Special Events	10,000	-	10,000	0.00%
Misc-Contingency	10,000	4,306	5,694	43.06%
Entry System-Key Fob	2,500	-	2,500	0.00%
Total Other Physical Environment	541,208	216,097	325,111	39.93%
TOTAL EXPENDITURES	740,058	313,356	426,702	42.34%
Excess (deficiency) of revenues				
Over (under) expenditures	-	327,002	327,002	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		377,160		
FUND BALANCE, ENDING		\$ 704,162		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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	\$ -	\$ 13,778	\$ 13,778	0.00%
Special Assmnts- Tax Collector	629,269	496,652	(132,617)	78.93%
Special Assmnts- CDD Collected	-	557,865	557,865	0.00%
TOTAL REVENUES	629,269	1,068,295	439,026	169.77%
<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	-	667,114	667,114	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		438,356		
FUND BALANCE, ENDING		\$ 1,105,470		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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	\$ -	\$ 17,201	\$ 17,201	0.00%
Special Assmnts- Tax Collector	-	310,125	310,125	0.00%
Special Assmnts- CDD Collected	643,156	581,311	(61,845)	90.38%
TOTAL REVENUES	643,156	908,637	265,481	141.28%
<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	-	655,440	655,440	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		955,389		
FUND BALANCE, ENDING		\$ 1,610,829		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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 February 28, 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	\$ -	\$ 36,076	\$ 36,076	0.00%
TOTAL REVENUES	-	36,076	36,076	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	1,889,736	(1,889,736)	0.00%
Total Construction In Progress	-	1,889,736	(1,889,736)	0.00%
TOTAL EXPENDITURES	-	1,889,736	(1,889,736)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(1,853,660)	(1,853,660)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,534,439		
FUND BALANCE, ENDING		\$ (319,221)		

Bank Account Statement

Sherwood Manor CDD

Monday, March 24, 2025

Page 1

Bank Account No. 9155

Statement No. 02_25

Statement Date

02/28/2025

G/L Account No. 101001 Balance	440,635.60	Statement Balance	434,259.66
		Outstanding Deposits	18,623.99
Positive Adjustments	0.00		
Subtotal	440,635.60	Subtotal	452,883.65
Negative Adjustments	0.00	Outstanding Checks	-12,248.05
Ending G/L Balance	440,635.60	Ending Balance	440,635.60

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
02/07/2025		JE000552	Rental Income	Clubhouse Rental-Rivera	100.00	100.00	0.00
02/07/2025		JE000553	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	10,879.19	10,879.19	0.00
Total Deposits					10,979.19	10,979.19	0.00
Checks							
							0.00
01/29/2025	Payment	992	DON HARRISON ENTERPRISES	Check for Vendor V00017	-317.50	-317.50	0.00
01/29/2025	Payment	993	HAWKINS SERVICE CO	Check for Vendor V00032	-3,703.00	-3,703.00	0.00
01/29/2025	Payment	994	SHERWOOD MANOR CDD	Check for Vendor V00035	-213,995.95	-213,995.95	0.00
01/29/2025	Payment	995	STRALEY ROBIN VERICKER	Check for Vendor V00025	-772.50	-772.50	0.00
02/11/2025	Payment	100071	RKA MULTISERVICE PLUS LLC	Inv: 11987	-275.00	-275.00	0.00
02/13/2025	Payment	1000	NICHOLAS J. DISTER	Check for Vendor V00034	-200.00	-200.00	0.00
02/13/2025	Payment	1002	SHERWOOD MANOR CDD	Check for Vendor V00035	-6,856.74	-6,856.74	0.00
02/13/2025	Payment	996	ALBERTO VIERA	Check for Vendor V00048	-200.00	-200.00	0.00
02/13/2025	Payment	997	CARLOS DE LA OSSA	Check for Vendor V00061	-200.00	-200.00	0.00
02/13/2025	Payment	998	INFRAMARK LLC	Check for Vendor V00049	-11,458.52	-11,458.52	0.00
02/13/2025	Payment	999	KYLE SMITH	Check for Vendor V00066	-200.00	-200.00	0.00
02/14/2025	Payment	100072	ACTION SECURITY, INC	Inv: 28436	-125.00	-125.00	0.00
02/14/2025	Payment	100073	CORLIN SERVICES LLC	Inv: 0000224	-233.97	-233.97	0.00
02/14/2025	Payment	100074	AQUATIC WEED CONTROL INC.	Inv: 106125	-1,792.62	-1,792.62	0.00
02/14/2025	Payment	100075	STRALEY ROBIN VERICKER	Inv: 25925	-1,207.50	-1,207.50	0.00
02/14/2025	Payment	100076	MHD COMMUNICATION S	Inv: 35783	-37.50	-37.50	0.00

Bank Account Statement

Sherwood Manor CDD

Monday, March 24, 2025

Page 2

Bank Account No. 9155

Statement No. 02_25

Statement Date

02/28/2025

02/14/2025	Payment	100077	LANDSCAPE MAINTENANCE PROFESSIONALS INC	Inv: 312539, Inv: 314680, Inv: 314851, Inv: 314855	-14,892.05	-14,892.05	0.00
02/14/2025	Payment	300007	CHARTER COMMUNICATION S - ACH	Inv: 2458267020125 ACH	-204.97	-204.97	0.00
02/14/2025	Payment	300008	BOCC ACH	Inv: 012925 3466 ACH	-266.33	-266.33	0.00
02/14/2025	Payment	300009	TECO ACH	Inv: 020325 5651 ACH	-246.65	-246.65	0.00
02/14/2025	Payment	300010	TECO ACH	Inv: 020325 5677 ACH	-739.97	-739.97	0.00
02/14/2025	Payment	300011	TECO ACH	Inv: 020325 8655 ACH	-2,529.16	-2,529.16	0.00
02/14/2025	Payment	300012	TECO ACH	Inv: 020325 3107 ACH	-2,687.23	-2,687.23	0.00
02/19/2025	Payment	100078	RKA MULTISERVICE PLUS LLC	Inv: 12032	-371.25	-371.25	0.00
02/19/2025	Payment	100079	AQUATIC WEED CONTROL INC.	Inv: 105259	-1,306.00	-1,306.00	0.00
02/19/2025	Payment	100081	JNJ CLEANING SERVICES LLC	Inv: 0492	-600.00	-600.00	0.00
02/19/2025	Payment	300013	TECO ACH	Inv: 020525 6005 ACH	-6,078.24	-6,078.24	0.00
02/27/2025	Payment	100084	JNJ CLEANING SERVICES LLC	Inv: 0500	-120.00	-120.00	0.00
Total Checks					-271,617.65	-271,617.65	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
01/24/2025	Payment	DD154	TECO ACH	Payment of Invoice 001277	-476.92
01/24/2025	Payment	DD158	TECO ACH	Payment of Invoice 001283	-62.93
02/13/2025	Payment	1001	RYAN MOTKO	Check for Vendor V00052	-200.00
02/19/2025	Payment	100080	ACTION SECURITY, INC	Inv: 28145	-125.00
02/19/2025	Payment	300014	CHARTER COMMUNICATION S - ACH	Inv: 2458267010125	-204.97
02/19/2025	Payment	300015	CHARTER COMMUNICATION S - ACH	Inv: 2458267110124 ACH	-198.14
02/19/2025	Payment	300016	BOCC ACH	Inv: 123024 3466 ACH	-311.78
02/27/2025	Payment	100082	AQUATIC WEED CONTROL INC.	Inv: 106311, Inv: 106312	-3,098.62
02/27/2025	Payment	100083	INFRAMARK LLC	Inv: 143840	-2.07
02/27/2025	Payment	100085	RKA MULTISERVICE PLUS LLC	Inv: 12037	-985.00
Total Outstanding Checks					-12,248.05

Outstanding Deposits

Bank Account Statement

Sherwood Manor CDD

Bank Account No.

9155

Statement No.

02_25

Statement Date

02/28/2025

04/01/2024	JE000364	rev to DD ACH - TECO	5,745.00
04/01/2024	JE000365	rev to DD ACH - TECO	5,894.24
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
02/01/2025	JE000559	Rev Bank recon adj BOCC	311.78
02/01/2025	JE000561	Rev Bank recon adj	204.97
02/01/2025	JE000563	Rev Bank recon adj Teco	746.92
Total Outstanding Deposits			18,623.99

Report Name Check Register By Fund

Date Range ** 2/01/25..2/28/25

Fund No. 001..999

Vendor No. **** all

Sort By	Check No.
Include Check Subtotal	No

**** Must be a date range (i.e. 11/1/09..11/30/09)**

****** Leave blank or insert "ALL" for all vendors.**

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 2/01/25 to 2/28/25

(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	1000	02/13/25	NICHOLAS J. DISTER	ND 020625	supervisor pay	Supervisor Fees	511100-51301	\$200.00
001	100071	02/11/25	RKA MULTISERVICE PLUS LLC	11987	GRAFFITI REMOVAL	GRAFFITI REMOVAL	549900-53908	\$275.00
001	100072	02/14/25	ACTION SECURITY, INC	28436	security services	SECURITY SERVICE FEB 25	534368-53150	\$125.00
001	100073	02/14/25	CORLIN SERVICES LLC	0000224	coach light and caps for fence	coach light and fence caps	549900-51301	\$233.97
001	100074	02/14/25	AQUATIC WEED CONTROL INC.	106125	midge flies	midge fly treatment 12/6/2024	531085-53908	\$1,792.62
001	100075	02/14/25	STRALEY ROBIN VERICKER	25925	dist counsel	district counsel	531146-51301	\$1,207.50
001	100076	02/14/25	MHD COMMUNICATIONS	35783	Camera Monitoring	Camera system	534368-53908	\$37.50
001	100077	02/14/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	314680	irrigation repairs	Irrigation Maintenance	546930-53908	\$385.12
001	100077	02/14/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	312539	Landscape Contract	LANDSCAPE	534171-53908	\$9,888.00
001	100077	02/14/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	314851	mulch and debris removal	LANDSCAPE	546300-53908	\$3,944.50
001	100077	02/14/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	314855	podocarpus, irrigation, soil	LANDSCAPE	546300-53908	\$674.43
001	100078	02/19/25	RKA MULTISERVICE PLUS LLC	12032	pressure washing	Amenity Center Cleaning & Supplies	531165-53908	\$371.25
001	100079	02/19/25	AQUATIC WEED CONTROL INC.	105259	Pond Maint	WATERWAY - JAN 25	531085-53908	\$1,306.00
001	100080	02/19/25	ACTION SECURITY, INC	28145	Monthly Security	SECURITY SERVICE JAN 25	534368-53150	\$125.00
001	100081	02/19/25	JNJ CLEANING SERVICES LLC	0492	CLEANING SERVICES FEB 2025	AMENITY CLEANING	531165-53150	\$600.00
001	100082	02/27/25	AQUATIC WEED CONTROL INC.	106311	midge flies 2/11/2025	midge fly treatment 2/11/2025	531085-53908	\$1,792.62
001	100082	02/27/25	AQUATIC WEED CONTROL INC.	106312	9 ponds services and shoreline control 2/11/2025	Waterway Management	531085-53908	\$1,306.00
001	100083	02/27/25	INFRAMARK LLC	143840	postage	Postage, Phone, Faxes, Copies	541024-51301	\$2.07
001	100084	02/27/25	JNJ CLEANING SERVICES LLC	0500	carpet cleaning 2/19/2025	Amenity Center Cleaning & Supplies	531165-53150	\$120.00
001	100085	02/27/25	RKA MULTISERVICE PLUS LLC	12037	pressure washing fence and monument	Amenity Center Cleaning & Supplies	531165-53908	\$985.00
001	1001	02/13/25	RYAN MOTKO	RM 020625	supervisor pay	SUPERVISOR FEE	511100-51101	\$200.00
001	300007	02/14/25	CHARTER COMMUNICATIONS - ACH	2458267020125 ACH	Communications	INTERNET	541016-53908	\$204.97
001	300008	02/14/25	BOCC ACH	012925 3466 ACH	SERV PRD 12/26/24-1/24/25	Utility - Water	543018-51301	\$266.33
001	300009	02/14/25	TECO ACH	020325 5651 ACH	SERV PRD 12/28-1/28/25	ELECTRIC	543041-53150	\$246.65
001	300010	02/14/25	TECO ACH	020325 5677 ACH	SERV PRD 12/28-1/28/25	ELECTRIC	543041-53150	\$739.97
001	300011	02/14/25	TECO ACH	020325 8655 ACH	SERV PRD 12/28/24-1/28/25	ELECTRIC	543041-53150	\$2,529.16
001	300012	02/14/25	TECO ACH	020325 3107 ACH	SERV PRD 12/28-1/28/25	ELECTRIC	543041-53150	\$2,687.23
001	300013	02/19/25	TECO ACH	020525 6005 ACH	SERV PRD 11/26-12/27/24 electric	ELECTRIC	543041-53150	\$6,078.24
001	300014	02/19/25	CHARTER COMMUNICATIONS - ACH	2458267010125	SERVICE 1/1/25-1/31/25	INTERNET	541016-53908	\$204.97
001	300015	02/19/25	CHARTER COMMUNICATIONS - ACH	2458267110124 ACH	SERVICE 11/01/24-11/30/24	INTERNET	541016-53908	\$198.14
001	300016	02/19/25	BOCC ACH	123024 3466 ACH	WATER	Utility - Water	543018-53908	\$311.78
001	996	02/13/25	ALBERTO VIERA	AV 020625	supervisor pay	SUPERVISOR FEE	511100-51101	\$200.00
001	997	02/13/25	CARLOS DE LA OSSA	CO 020625	supervisor pay	SUPERVISOR FEES	511100-51101	\$200.00
001	998	02/13/25	INFRAMARK LLC	142133	garbage cans and copies	MANAGEMENT FEE	541024-51301	\$2.91
001	998	02/13/25	INFRAMARK LLC	142133	garbage cans and copies	Trash Cans for Mailbox	549936-51301	\$1,297.28
001	998	02/13/25	INFRAMARK LLC	142789	management services	dissemination services	531150-51301	\$700.00
001	998	02/13/25	INFRAMARK LLC	142789	management services	website maintenance	549936-51301	\$125.00
001	998	02/13/25	INFRAMARK LLC	142789	management services	Dist. Management	531150-51301	\$2,500.00
001	998	02/13/25	INFRAMARK LLC	142789	management services	field services	531152-51301	\$1,000.00
001	998	02/13/25	INFRAMARK LLC	142789	management services	Personnel Services	531152-53908	\$5,833.33
001	999	02/13/25	KYLE SMITH	KS 020625	supervisor pay	SUPERVISOR FEE	511100-51101	\$200.00
Fund Total								\$51,097.54

SERIES 2018 DEBT SERVICE FUND - 200

200	1002	02/13/25	SHERWOOD MANOR CDD	02072025 - 713	Series 2018&2023 FY25 Tax Dist ID 713	SERIES 2018 FY 25 TAX DIST ID DIST 713	103200	\$4,221.01
Fund Total								\$4,221.01

SERIES 2023 DEBT SERVICE FUND - 201

201	1002	02/13/25	SHERWOOD MANOR CDD	02072025 - 713	Series 2018&2023 FY25 Tax Dist ID 713	SERIES 2023 FY 25 TAX DIST ID DIST 713	103200	\$2,635.73
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SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 2/01/25 to 2/28/25

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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Fund Total

\$2,635.73

Total Checks Paid	\$57,954.28
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Fund	Check#	Invoice #	Url
001	1000	ND 020625	
001	100071	11987	
001	100072	28436	
001	100073	0000224	
001	100074	106125	
001	100075	25925	
001	100076	35783	
001	100077	314680	
001	100078	12032	
001	100079	105259	
001	100080	28145	
001	100081	0492	
001	100082	106311	
001	100083	143840	
001	100084	0500	
001	100085	12037	
001	1001	RM 020625	
001	1002	02072025 - 713	
001	300007	2458267020125 ACH	
001	300008	012925 3466 ACH	
001	300009	020325 5651 ACH	
001	300010	020325 5677 ACH	
001	300011	020325 8655 ACH	
001	300012	020325 3107 ACH	
001	300013	020525 6005 ACH	
001	300014	2458267010125	
001	300015	2458267110124 ACH	
001	300016	123024 3466 ACH	
001	996	AV 020625	
001	997	CO 020625	
001	998	142133	
001	998	142789	
001	999	KS 020625	
200	1000	ND 020625	
200	100071	11987	
200	100072	28436	
200	100073	0000224	
200	100074	106125	
200	100075	25925	
200	100076	35783	
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200	100081	0492	
200	100082	106311	
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200	300012	020325 3107 ACH	
200	300013	020525 6005 ACH	

Fund	Check#	Invoice #	Url
200	300014	2458267010125	
200	300015	2458267110124 ACH	
200	300016	123024 3466 ACH	
200	996	AV 020625	
200	997	CO 020625	
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200	999	KS 020625	
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201	100073	0000224	
201	100074	106125	
201	100075	25925	
201	100076	35783	
201	100077	314680	
201	100078	12032	
201	100079	105259	
201	100080	28145	
201	100081	0492	
201	100082	106311	
201	100083	143840	
201	100084	0500	
201	100085	12037	
201	1001	RM 020625	
201	1002	02072025 - 713	
201	300007	2458267020125 ACH	
201	300008	012925 3466 ACH	
201	300009	020325 5651 ACH	
201	300010	020325 5677 ACH	
201	300011	020325 8655 ACH	
201	300012	020325 3107 ACH	
201	300013	020525 6005 ACH	
201	300014	2458267010125	
201	300015	2458267110124 ACH	
201	300016	123024 3466 ACH	
201	996	AV 020625	
201	997	CO 020625	
201	998	142133	
201	998	142789	
201	999	KS 020625	
301	1000	ND 020625	
301	100071	11987	
301	100072	28436	
301	100073	0000224	
301	100074	106125	
301	100075	25925	
301	100076	35783	
301	100077	314680	
301	100078	12032	
301	100079	105259	
301	100080	28145	
301	100081	0492	
301	100082	106311	
301	100083	143840	
301	100084	0500	
301	100085	12037	
301	1001	RM 020625	

Fund	Check#	Invoice #	Url
301	1002	02072025 - 713	
301	300007	2458267020125 ACH	
301	300008	012925 3466 ACH	
301	300009	020325 5651 ACH	
301	300010	020325 5677 ACH	
301	300011	020325 8655 ACH	
301	300012	020325 3107 ACH	
301	300013	020525 6005 ACH	
301	300014	2458267010125	
301	300015	2458267110124 ACH	
301	300016	123024 3466 ACH	
301	996	AV 020625	
301	997	CO 020625	
301	998	142133	
301	998	142789	
301	999	KS 020625	



Arturo Gandarilla
INFRAMARK

SHERWOOD MANOR MARCH INSPECTION REPORT 3/20/25, 12:24 PM

SHERWOOD MANOR CDD, LMP.

Thursday, March 20, 2025

Prepared For Board Of Supervisors.

23 Photos Identified



21ST AVE.

Assigned To LMP.

line trim the swale to enhance the appearance of the entrance.



POND # 4.

Assigned To ECO LOGIC.

The pond was treated for cattail & its dying off.



12TH ST SE.

Assigned To LMP.

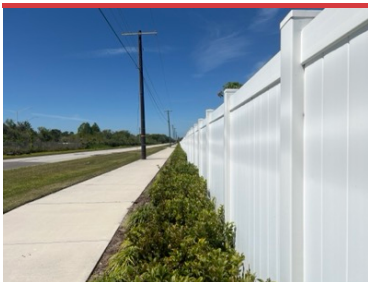
The community entrance facade is well-maintained. LMP recently installed new plants in the monument bed.



21ST AVE.

Assigned To LMP.

Trim the awabuki.



21ST AVE.

Assigned To LMP.

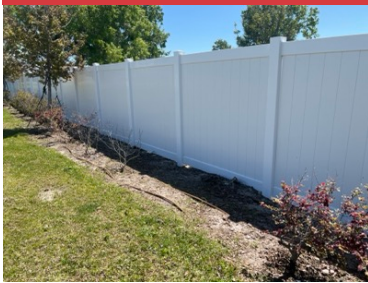
Request to trim the viburnum hedge along 21st Ave by the fence to separate it and improve its appearance.



TIDAL ROCK AVE.

Assigned To LMP.

The community entrance facade is well-maintained.



TIDAL ROCK AVE.

Assigned To LMP.

Remove the dead Loropetalum & provide a proposal to fill in the gap.



TIDAL ROCK AVE.

Assigned To LMP.

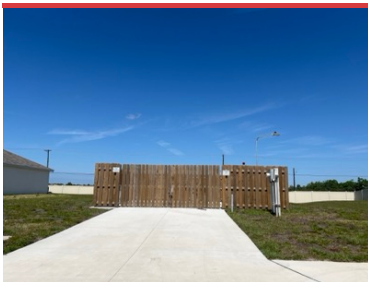
Heading in the community is well-maintained.



POND # 10.

Assigned To ECO LOGIC.

The pond was recently line trimmed by the fence by LMP, is there anything else we can do for the rest of the pond?



MARITIME HAMMOCK AVE.

Assigned To LMP.

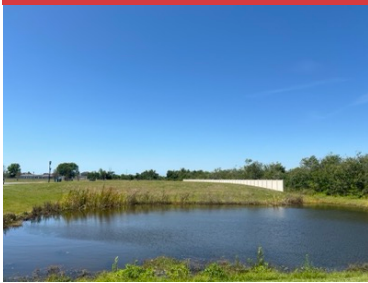
The lift station is well-maintained.



POND # 11.

Assigned To ECO LOGIC.

The pond has cattail.



POND # 12.

Assigned To ECO LOGIC.

The pond was treated for cattail and other weeds and now it is dying off.



12TH ST SE.

Assigned To LMP.

I recommend raking the mulch back under the swings. Other than the playground is well-maintained.



12TH ST SE.

Assigned To CLUBHOUSE MANAGER.

The basketball court is well-maintained.



12TH ST SE.

Assigned To LMP.

Eliminate drip if not necessary in the mulch bed.



POND # 2.

Assigned To ECO LOGIC.

The pond well-maintained.



12TH ST SE.

Assigned To CLUBHOUSE MANAGER.

The community mailboxes are well maintained.



12TH ST SE.

Assigned To LMP.

The turf fertility needs improvement.



12TH ST SE.

Assigned To LMP.

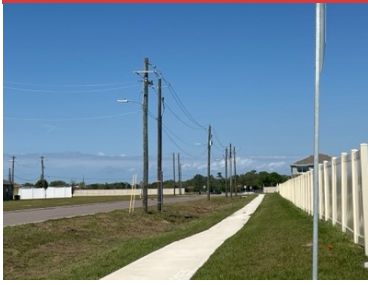
Request to remove the dead firebush in front of the clubhouse and provide a proposal to install new firebush plants for better appearance.



12TH ST SE.

Assigned To CLUBHOUSE MANAGER.

The clubhouse is well-maintained



12TH ST SE.

Assigned To LMP.

Heading towards 14th Ave. looks good and well-maintained.



14TH AVE SE.

Assigned To LMP.

The swell looks good and well-maintained.



POND 13

Assigned To ECO LOGIC.

The pond has cattail.