

**SHERWOOD MANOR
COMMUNITY DEVELOPMENT
DISTRICT**

JUNE 05, 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, June 05, 2025 at 2:00 p.m.

The Regular Meeting of the **Sherwood Manor Community Development District** will be held **June 05, 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

- A. Consideration of Resolution 2025-03; Authorizing Spending Authority for District Manager and Chair of the Board
- B. Consideration of Resolution 2025-04; Approving Proposed Budget and Setting Public Hearing
- C. Consideration of Finn Outdoor Proposal – Erosion/Pond Bank Restoration
- D. Ratification of Pool Monitor Services Agreement

4. CONSENT AGENDA

- A. Approval of Minutes of May 01, 2025, Regular Meeting
- B. Consideration of Operation and Maintenance April 2025
- C. Acceptance of the Financials and Approval of the Check Register for April 2025

5. STAFF REPORTS

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

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AUTHORIZATION TO PAY INVOICES FOR WORK PREVIOUSLY APPROVED; AUTHORIZING THE CHAIR OR VICE-CHAIR OF THE BOARD OF SUPERVISORS AND THE DISTRICT MANAGER TO ENTER INTO CONTRACTS AND DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR THE REPEAL OF PRIOR SPENDING AUTHORIZATIONS; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) typically meets monthly to conduct the business of the District, including approval of proposals, authorizing the entering into of agreements or contracts, and authorizing the payment of District operating and maintenance expenses;

WHEREAS, the Board contracted with the District Manager to timely pay the District’s vendors and perform other management functions;

WHEREAS, the Board desires to confirm that the District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board and such payments do not need to be approved by the Board prior to payment;

WHEREAS, the Board recognizes that certain time sensitive, emergency issues, or routine matters may arise from time to time that require approval outside of regular monthly meetings;

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities, to authorize limited spending authority to the Chair (or Vice-Chair if the Chair is unavailable) of the Board and the District Manager between regular monthly meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Authorization to Pay Invoices for Work Previously Approved.** The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board in accordance with such contracts and such payments do not need to be approved by the Board prior to payment nor do they need to be re-approved by the Board at a future meeting.
2. **Limited Spending Authorization.** The Board hereby authorizes the individuals stated below to exercise their judgment to enter into contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses that (1) are required to provide for the health, safety, and welfare of the residents within the District or (2) remedy an unforeseen disruption in services relating to the District's facilities or assets and such disruption would result in significantly higher expenses unless the contract is entered into immediately.
 - a. The Chair (or Vice-Chair if the Chair is unavailable) may individually authorize such expenses up to \$2,500.00 per proposal/event.
 - b. The District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to \$5,000.00 per proposal/event.
 - c. Only for emergency situations where there was first an attempt to hold an emergency meeting but quorum could not be established within 48 hours, the District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to \$15,000.00 per proposal/event.
3. **Ratification of Spending Authorization at Future Meeting.** Any payment made pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification under the Check Run Summary.
4. **Repeal of Prior Spending Authorizations.** All prior spending authorizations approved by resolution or motion of the Board are hereby repealed.
5. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

Passed and adopted on June 5, 2025.

Attest:

**Sherwood Manor
Community Development District**

Name: _____
Title: Secretary/Assistant Secretary

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

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2025/2026; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (**“Board”**) of the Sherwood Manor Community Development District (**“District”**) prior to June 15, 2025, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (**“Proposed Budget”**); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 7, 2025

HOOR: 2:00 p.m.

LOCATION: Offices of Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON JUNE 5, 2025.

Attest:

**Sherwood Manor Community
Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Print Name: _____
☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2025/2026

Sherwood Manor
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Prepared by:



Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED		ANNUAL	
	BUDGET		BUDGET	
	FY 2025		FY 2026	
REVENUES				
Interest - Investments	\$	-	\$	-
Operations & Maintenance Assmts - On Roll		315,379		373,159
Special Assmnts- CDD Collected		424,679		502,484
Rental Income		-		-
Other Miscellaneous Revenues		-		-
TOTAL REVENUES	\$	740,058	\$	875,644
EXPENDITURES				
Financial and Administrative				
Supervisor Fees	\$	12,000	\$	12,000
Onsite Staff		70,000		70,000
District Management		30,000		30,000
Field Management		12,000		18,000
Accounting Services		12,000		12,000
Dissemination Agent/Reporting		-		10,000
Website Admin Services		1,500		1,500
District Engineer		4,000		12,000
District Counsel		7,500		15,000
Trustees Fees		8,200		8,200
Auditing Services		6,200		6,200
Postage, Phone, Faxes, Copies		500		500
Legal Advertising		3,000		2,000
Bank Fees		250		250
Dues, Licenses & Fees		500		500
Website ADA Compliance		1,500		1,500
Disclosure Report		8,400		8,400
Misc Non Ad Valorem Taxes		-		4,000
Email Hosting Vendor		600		600
Total Financial and Administrative	\$	178,150	\$	212,650

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED		ANNUAL	
	BUDGET		BUDGET	
	FY 2025		FY 2026	
Insurance				
General Liability	\$	30,000	\$	25,354
Public Officials Insurance		2,700	\$	3,240
Deductible		2,500		2,500
Total Insurance	\$	35,200	\$	31,094
Utility Services				
Electric Utility Services	\$	100,000	\$	120,000
Amenity Internet		1,800		2,500
Water/Waste		4,500.0		16,000
Total Utility Services	\$	106,300	\$	138,500
Amenity				
Pool Monitor	\$	12,000	\$	12,000
Janitorial - Contract		-		9,600
Janitorial - Supplies/Other		8,000		1,000
Garbage Dumpster - Rental/Collection		5,000		5,000
Amenity Pest Control		2,000		2,000
Amenity R&M		27,208		35,000
Key Card Distribution		2,500		2,500
Entrance Monuments, Gates, Walls R&M		7,500		15,000
Pool Maintenance - Contract		13,200		12,600
Pool Additional Treements		2,000		4,000
Security Monitoring Services		1,500		2,000
Community Events		10,000		10,000
Misc-Contingency		10,000		10,000
Total Amenity	\$	100,908	\$	120,700

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED		ANNUAL	
	BUDGET		BUDGET	
	FY 2025		FY 2026	
Landscape and Pond Maintenance				
Landscape - Contract	\$	235,000	\$	235,000
Landscape - Mulch		14,000		14,000
Landscape - Plant Replacement Program		5,000		5,000
Landscape - Irrigation Maintenance		3,500		3,500
Landscape - Other R&M		9,000		9,000
Aquatics - Contract		17,000		22,200
Waterway Management Program		16,000		10,000
Wildlife Control		-		9,000
R&M-Wetland Monitoring		20,000		5,000
Debris removal		-		20,000
Ditch Cleanup		-		5,000
Storm cleanup		-		35,000
Total Landscape and Pond Maintenance	\$	319,500	\$	372,700
TOTAL EXPENDITURES	\$	740,058	\$	875,644

**Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025**

ASSESSMENT ALLOCATION										
Assessment Area One- Series 2018										
Product	Units	O&M Assessment			Debt Service Series 2018			Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025		FY 2026	FY 2025	Dollar Change
Single Family 50'	397	\$ 1,125.86	\$ 951.53	\$ 174.33	\$ 1,561.85	\$ 1,561.85	\$ -	\$ 2,687.71	\$ 2,513.38	\$ 174.33
Single Family 60'	28	\$ 1,351.03	\$ 1,141.84	\$ 209.20	\$ 1,874.23	\$ 1,874.23	\$ -	\$ 3,225.26	\$ 3,016.07	\$ 209.20
	425									
Assessment Area Two- Series 2023										
Product	Units	O&M Assessment			Debt Service Series 2023			Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025		FY 2026	FY 2025	Dollar Change
Single Family 55'	148	\$ 1,238.44	\$ 1,046.68	\$ 191.76	\$ 1,901.45	\$ 1,901.45	\$ -	\$ 3,139.89	\$ 2,948.13	\$ 191.76
Single Family 60'	195	\$ 1,351.03	\$ 1,141.84	\$ 209.20	\$ 2,074.31	\$ 2,074.31	\$ -	\$ 3,425.34	\$ 3,216.15	\$ 209.20
	343									

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075



Bill to
Sherwood Manor CDD

Ship to
Sherwood Manor CDD

Estimate details
Estimate no.: 2348
Estimate date: 05/20/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion/Pond Bank Restoration	Pond Bank Restoration - 1805 9th St SE - Restore approximately 50 linear feet of eroding pond bank -- Import and install rip rap with geotextile liner to recreate toe of slope; Import, grade, compact fill soil to rebuild pond bank to intended slope; Stabilize project area with Bahia sod	1	\$16,200.00	\$16,200.00

Total \$16,200.00

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date Accepted by

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

The regular meeting of the Board of Supervisors of Sherwood Manor Community Development District was held on Thursday, May 1, 2025, and called to order at 2:47 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 <i>(via phone)</i>
Ryan Motko	Assistant Secretary
Alberto Viera	Assistant Secretary
Kyle Smith	Assistant Secretary

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
Tabitha Vega	On-Site Manager <i>(via phone)</i>

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. Annual Notice of Qualified Electors

Mr. Perez notified the Board there are 511 registered voters in the District.

B. Consideration of Eco-Logic Services Agreement – Agreement for Environmental Services

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, *Eco-Logic Services Agreement*–Agreement for Environmental Services including items 1 and 2 of the proposal with item 3 pending if it is required by the CDD, was approved. 5-0

C. Consideration of Blue Life Pool Service Proposal - Monthly Pool Service

Mr. Perez discussed the reason for the proposal as well as Ms. Vega. Mr. de la Ossa requested we speak with the vendor first for a possible turn-round.

D. Consideration of Aqua Sentry Bid – Swimming Pool Cleaning, Maintenance and Chemical Services

This item was denied by the Board. A request for a meeting with vendor was discussed.

UNDER SEPARATE COVER**E. Eco Logic Proposal for Midge Flies, Ponds 3 and 4, eight (8) treatments at \$300/event and \$275/event.**

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, *Eco Logic* proposal for Midge Flies, Ponds 3 and 4, eight (8) treatments at \$300/event and \$275/event, was approved. 5-0

FOURTH ORDER OF BUSINESS**Consent Agenda****A. Approval of Minutes of April 3, 2025, Special Meeting****B. Consideration of Operation and Maintenance March 2025****C. Acceptance of the Financials and Approval of the Check Register for March 2025**

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****B. District Engineer**

There being no reports, the next item followed.

C. District Manager

Mr. Perez presented concerns with landscaping, which will be discussed at a meeting with the vendor, chair, and Inframark. Field Inspector to gather a report on items needing improvement.

i. Field Inspections Report

The Field Inspections Report was presented, a copy of which was included in the agenda package. A mention regarding the repair of the pavers and gates internally was discussed.

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SIXTH ORDER OF BUSINESS

**Board of Supervisors' Requests and
Comments**

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjourned/CONTINUED

There being no further business, at 3:00 pm the meeting was CONTINUED to
Wednesday, May 14, 2025 at 2:00 p.m.

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, to CONTINUE the meeting to Wednesday, May 14, 2025 at 2 p.m., was approved. 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	4/1/2025	28983	\$125.00	\$125.00	SECURITY SERVICE April 2025
ARDURRA GROUP, INC	3/18/2025	162321	\$1,450.00	\$1,450.00	ENGINEER SERV
CHARTER COMMUNICATIONS - ACH	4/1/2025	2458267040125	\$205.00	\$205.00	INTERNET 4/1 - 4/30/2025
ECO-LOGIC SERVICES LLC	3/28/2025	5075	\$1,945.00	\$1,945.00	pond and ditch maint March 2025
INFRAMARK LLC	4/1/2025	147055	\$700.00		dissemination services April 2025
INFRAMARK LLC	4/1/2025	147055	\$125.00		Website admin April 2025
INFRAMARK LLC	4/1/2025	147055	\$2,500.00		district manager April 2025
INFRAMARK LLC	4/1/2025	147055	\$1,000.00		field services April 2025
INFRAMARK LLC	4/1/2025	147055	\$5,833.33	\$10,158.33	personnel services April 2025
INFRAMARK LLC	4/21/2025	147967	\$22.34	\$22.34	godaddy domain renewal
JNJ CLEANING SERVICES LLC	4/18/2025	0541	\$600.00	\$600.00	AMENITY CLEANING April 2025
LANDSCAPE MAINTENANCE PROFESSIONALS INC	4/1/2025	325212	\$9,888.00	\$9,888.00	LANDSCAPE April 2025
ZEBRA CLEANING TEAM	4/1/2025	7791	\$1,050.00	\$1,050.00	MONTHLY SERV April 2025
Monthly Contract Subtotal			\$25,443.67	\$25,443.67	
Variable Contract					
ALBERTO VIERA	4/3/2025	AV 040325	\$200.00	\$200.00	BOARD 4/3/25
CARLOS DE LA OSSA	4/3/2025	CO 040325	\$200.00	\$200.00	BOARD 4/3/25
KYLE SMITH	4/3/2025	KS 040325	\$200.00	\$200.00	BOARD 4/3/25
NICHOLAS J. DISTER	4/3/2025	ND 040325	\$200.00	\$200.00	BOARD 4/3/25
RYAN MOTKO	4/3/2025	RM 040325	\$200.00	\$200.00	BOARD 4/3/25
STRALEY ROBIN VERICKER	4/8/2025	26286	\$1,167.50	\$1,167.50	DISTRICT counsel March 2025
Variable Contract Subtotal			\$2,167.50	\$2,167.50	
Utilities					
BOCC ACH	3/31/2025	033125 3466	\$302.27	\$302.27	WATER 2/26 - 3/27/2025
TECO ACH	4/4/2025	040425 6005	\$5,724.22	\$5,724.22	ELECTRIC
TECO ACH	4/2/2025	040225 565	\$247.94	\$247.94	ELECTRIC
TECO ACH	4/2/2025	040225 5677	\$743.84	\$743.84	ELECTRIC
TECO ACH	4/2/2025	040225 865	\$2,543.57	\$2,543.57	ELECTRIC
TECO ACH	4/2/2025	040225 3107	\$2,702.53	\$2,702.53	ELECTRIC 2/27 - 3/27/2025

SHERWOOD MANOR CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Utilities Subtotal			\$12,264.37	\$12,264.37	
Additional Services					
FIELDS CONSULTING GROUP LLC	4/8/2025	3537	\$4,225.00	\$4,225.00	storm cleanup of signs
INFRAMARK LLC	3/20/2025	146029	\$237.67		monument repairs and gator bags
INFRAMARK LLC	3/20/2025	146029	\$446.24		bathroom tile and materials
INFRAMARK LLC	3/20/2025	146029	\$2,618.92	\$3,302.83	garbage clean up
LANDSCAPE MAINTENANCE PROFESSIONALS INC	3/31/2025	326068	\$530.38	\$530.38	irrigation repairs 3/26/2025
LANDSCAPE MAINTENANCE PROFESSIONALS INC	4/4/2025	326772	\$162.99	\$162.99	plant replacement podocarpus
LANDSCAPE MAINTENANCE PROFESSIONALS INC	4/4/2025	326773	\$411.65	\$411.65	plant replacement 21st ave and clubhouse
LANDSCAPE MAINTENANCE PROFESSIONALS INC	4/4/2025	326774	\$2,277.36	\$2,277.36	plant replacement loropetalum and firebush
LANDSCAPE MAINTENANCE PROFESSIONALS INC	4/8/2025	327018	\$40.36	\$40.36	irrigation repairs April 2025
Additional Services Subtotal			\$10,950.57	\$10,950.57	
TOTAL			\$50,826.11	\$50,826.11	

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
28983	04/01/2025	\$125.00	04/01/2025	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!



4921 Memorial Highway, Suite 300
Tampa, FL 33634
Phone: 813.880.8881
Fax: 813.880.8882

Please Remit to:

ARDURRA GROUP, INC.
P.O. BOX 23402
Tampa, FL 33623

Sherwood CDD at Meritus
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

March 18, 2025

Project No: 2022-1090-00
Invoice No: 162321

2022-1090-00

The Summit at Fern Hill

Professional Services through December 31, 2024

Fees

Description	Contract Amount	Percent Complete	Completed To Date	Amount Due Now
I. Wetland Enhancement Mitigation Monitoring				
A. Wetland B Initial Monitoring & Report	1,350.00	100.00	1,350.00	0.00
B. Wetland B Ongoing Mitigation Monitorin	4,600.00	56.5217	2,600.00	1,450.00
II. Miscellaneous Services				
A. Project Meetings & Coordination	1,500.00	0.00	0.00	0.00
Total Fee	7,450.00		3,950.00	1,450.00
		Previous Fee Billing	2,500.00	
Total Fee				1,450.00
Total this Invoice				\$1,450.00

Outstanding Invoices

Number	Date	Balance
145074	1/15/2024	1,389.30
Total		1,389.30

	Current	Prior	Total
Billings to Date	1,450.00	2,539.30	3,989.30

Date: 03/21/2025

Brian Skidmore

April 1, 2025
Invoice Number: 2458267040125
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 04/01/25 through 04/30/25
details on following pages

Previous Balance	205.00
Payments Received -Thank You!	-205.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	35.00
Other Charges	0.00
Current Charges	\$205.00
YOUR AUTO PAY WILL BE PROCESSED 04/18/25	
Total Due by Auto Pay	\$205.00

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.

Call 1-866-415-5265 and ask how you can get Spectrum Mobile Business lines for as little as \$20/mo. per line when you get four or more lines. Internet and Auto Pay required.

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 04022025 NNNNNNNN 01 003683 0010

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



April 1, 2025

SHERWOOD MANOR CDD

Invoice Number: 2458267040125
Account Number: 8337 12 028 2458267
Service At: 1801 12TH ST SE
RUSKIN FL 33570

Total Due by Auto Pay**\$205.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712028245826700205005

April 1, 2025

Invoice Number: 2458267040125
 Account Number: 8337 12 028 2458267
 Security Code: 4957

SHERWOOD MANOR CDD

**Contact Us**

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

8633 2390 NO RP 01 04022025 NNNNNNNN 01 003683 0010

Charge Details

Previous Balance	205.00
EFT Payment 03/18	-205.00
Remaining Balance	\$0.00

Payments received after 04/01/25 will appear on your next bill.

Service from 04/01/25 through 04/30/25

Spectrum Business™ Internet

Spectrum WiFi	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Ultra	200.00
Promotional Discount	-60.00
Business WiFi	10.00
	\$170.00

Spectrum Business™ Internet Total **\$170.00****Spectrum Business™ Voice**

Phone number (813) 260-3597

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

For additional call details,
 please visit SpectrumBusiness.net

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

Payment Processing	5.00
Auto Pay Discount	-5.00

Other Charges ContinuedOther Charges Total **\$0.00**Current Charges **\$205.00**Total Due by Auto Pay **\$205.00****Billing Information**

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

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

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

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

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

Continued on the next page....

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

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

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

PO Box 18204
Sarasota, FL 34276

Date	Invoice #
3/28/2025	5075

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

[illegible]

Pete@Eco-Logic-Services.com



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

147055

DATE

4/1/2025

CUSTOMER ID

C2308

NET TERMS

Net 30

PO#**DUE DATE**

5/1/2025

BILL TO

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

Services provided for the Month of: April 2025

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

Subtotal \$10,158.33

Tax \$0.00

Total Due \$10,158.33

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

147967

DATE

4/21/2025

CUSTOMER ID

C2308

NET TERMS

Net 30

PO#**DUE DATE**

5/21/2025

BILL TO

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

Services provided for the Month of: March 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric Davidson- 02-18-24 DNH*GODADDY : domain renewal: \$22.34	1	Ea	22.34		22.34
Subtotal					22.34

Subtotal

\$22.34

Tax

\$0.00

Total Due

\$22.34

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.

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

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

INVOICE

JNJ Amenity Services LLC
7804 Davie Ray Dr
Zephyrhills, FL 33540-2205

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.: 0541
Invoice date: 04/18/2025
Due date: 05/18/2025

Date	Product or service	Description	Qty	Rate	Amount
	Amenity cleaning services		1	\$600.00	\$600.00
Total					\$600.00

Ways to pay



Note to customer
Amenity cleaning services at Sherwood Manor CDD - April 2025

View and pay

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 325212

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

Date	Due Date
04/01/25	5/1/2025
Account Owner	PO#
Lou Sheehan	

Item	Amount
#306130 - Sherwood Manor CDD (Add. #1 & #2) Template - LMP April 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)
\$19,855.10	\$0.00	\$9,925.34	\$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

INVOICE

Zebra Cleaning Team

PO Box 3456

Apollo Beach, FL 33572-1003

lancewood1970@gmail.com

+1 (813) 279-0437

Sherwood Manor CDD - 1801 12th, Street S.E.

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

Invoice details
Invoice no.: 7791
Terms: Net 30
Invoice date: 04/01/2025
Due date: 05/01/2025

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

Total

\$1,050.00

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor

Board Meeting: April 3, 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

4/3/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor

Board Meeting: April 3, 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

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Approved for payment:

Michael Perez
District Manager Signature

4/3/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor

Board Meeting: April 3, 2025

	Name	Please X	Paid
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2	Nicholas Dister	X	\$200.00
3	Kyle Smith	X	\$200.00
4	Alberto Viera	X	\$200.00
5	Ryan Motko	X	\$200.00

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Michael Perez
District Manager Signature

4/3/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor

Board Meeting: April 3, 2025

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

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Approved for payment:

Michael Perez
District Manager Signature

4/3/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor

Board Meeting: April 3, 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

4/3/2025
Date

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

April 08, 2025

Client: 001497

Matter: 000001

Invoice #: 26286

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
3/5/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$150.00
3/6/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$225.00
3/6/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.6	\$195.00
3/14/2025	AM	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FISCAL YEAR 2025-2026; PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	1.0	\$175.00
3/14/2025	KCH	PREPARE ADDENDUM #3 TO LANDSCAPING AGREEMENT WITH LMP.	0.7	\$227.50
3/21/2025	KCH	PREPARE FOR AND ATTEND EPG OPERATIONS MEETING IN PERSON; ATTEND PROPOSED BUDGET DISCUSSION AND REVIEW IN PERSON.	0.4	\$130.00
3/29/2025	KCH	REVIEW AGENDA PACKAGE.	0.2	\$65.00
Total Professional Services			3.9	\$1,167.50

April 08, 2025
Client: 001497
Matter: 000001
Invoice #: 26286

Page: 2

Total Services	\$1,167.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,167.50
Previous Balance		\$1,885.69
Less Payments		(\$1,885.69)
PAY THIS AMOUNT		\$1,167.50

Please Include Invoice Number on all Correspondence



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHERWOOD MANOR CDD	8726963466	03/31/2025	04/21/2025

Service Address: 1801 12TH ST SE

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54676394	02/25/2025	22893	03/27/2025	22962	6900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$20.84
Water Base Charge	\$65.23
Water Usage Charge	\$7.11
Sewer Base Charge	\$158.07
Sewer Usage Charge	\$44.99

Summary of Account Charges

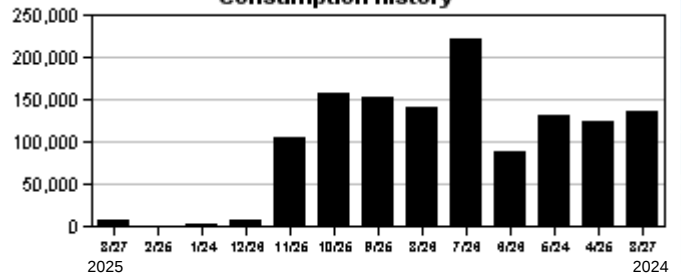
Previous Balance	\$236.72
Net Payments - Thank You	\$-236.72
Total Account Charges	\$302.27

AMOUNT DUE	\$302.27
-------------------	-----------------

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

2,240 8

DUE DATE	04/21/2025
AMOUNT DUE	\$302.27
AMOUNT PAID	



0087269634660 00000302273



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

Statement Date: April 04, 2025

Amount Due: \$5,724.22

Due Date: April 21, 2025

Account #: 321000026005

DO NOT PAY. Your account will be drafted on April 21, 2025

Account Summary

Previous Amount Due	\$5,895.22
Payment(s) Received Since Last Statement	-\$5,895.22
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$5,724.22

Amount Due by April 21, 2025 \$5,724.22

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

3,469
KWH



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

2,087
KWH



Scan here to interact
with your bill online.

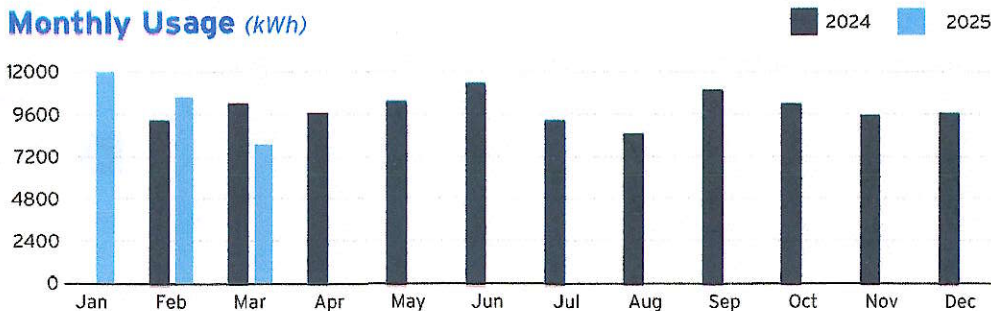


**DOWNED IS
DANGEROUS!**

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

Visit TampaElectric.com/Safety
for more safety tips.

Monthly Usage (kWh)



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 #: 321000026005

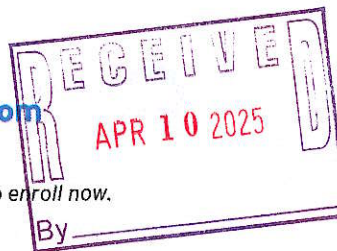
Due Date: April 21, 2025



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: \$5,724.22

Payment Amount: \$ _____

700875003070

Your account will be
drafted on April 21, 2025

00000013 FTECO504042521570410 00000 01 00000000 13 007

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	02/26/2025	9,772		7,685		2,087 kWh	1	29 Days	\$336.39
									▼ 8.7%

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	02/26/2025	1,137		1,137		0 kWh	1	29 Days	\$18.74

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	02/26/2025	98,080		96,140		1,940 kWh	1	29 Days	\$314.02
									▼ 10.2%

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	02/26/2025	232		230		2 kWh	1	29 Days	\$19.04
									▲ 100.0%

Continued on next page →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

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	02/26/2025	18,624		18,241		383 kWh	1	29 Days	\$77.04
									 56.8%

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

Sub-Account Number: 211020923705

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000597942	02/26/2025	31,072		27,603		3,469 kWh	1	29 Days	\$546.75
									 33.7%

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	02/26/2025	288		287		1 kWh	1	29 Days	\$18.89
									 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	02/26/2025	297		295		2 kWh	1	29 Days	\$19.04
									 33.3%

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

Sub-Account Number: 221008101729

Amount: \$221.18

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

Sub-Account Number: 221008143911

Amount: \$4,153.13

Total Current Month's Charges

\$5,724.22



Sub-Account #: 211019020679
Statement Date: 04/01/2025

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

Meter Read

Meter Location: FOUNTAIN

Service Period: 01/29/2025 - 02/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000598798	02/26/2025	9,772	7,685	2,087 kWh	1	29 Days

Charge Details



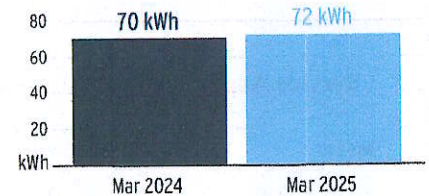
Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	2,087 kWh @ \$0.08641/kWh	\$180.34
Fuel Charge	2,087 kWh @ \$0.03083/kWh	\$64.34
Storm Protection Charge	2,087 kWh @ \$0.00577/kWh	\$12.04
Clean Energy Transition Mechanism	2,087 kWh @ \$0.00418/kWh	\$8.72
Storm Surcharge	2,087 kWh @ \$0.02121/kWh	\$44.27
Florida Gross Receipt Tax		\$8.41

Electric Service Cost

\$336.39

Avg kWh Used Per Day



Current Month's Electric Charges

\$336.39

Billing information continues on next page →



Sub-Account #: 211019020687
Statement Date: 04/01/2025

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

Meter Read

Meter Location: FOUNTAIN

Service Period: 01/29/2025 - 02/26/2025

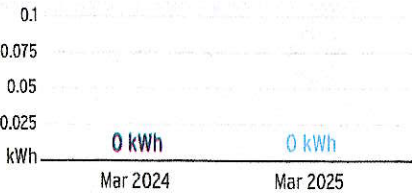
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000558717	02/26/2025	1,137	1,137	0 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Florida Gross Receipt Tax		\$0.47
	Electric Service Cost		\$18.74

Avg kWh Used Per Day



Current Month's Electric Charges \$18.74

Billing information continues on next page →

00000013-0000076-Page 5 of 14





Sub-Account #: 211019020695
Statement Date: 04/01/2025

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

Meter Read

Meter Location: FOUNTAIN

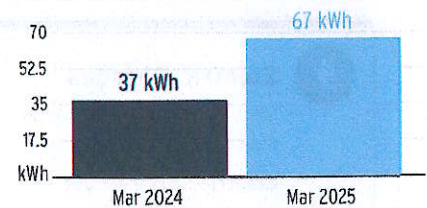
Service Period: 01/29/2025 - 02/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000558720	02/26/2025	98,080	96,140		1,940 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	1,940 kWh @ \$0.08641/kWh	\$167.64
Fuel Charge	1,940 kWh @ \$0.03083/kWh	\$59.81
Storm Protection Charge	1,940 kWh @ \$0.00577/kWh	\$11.19
Clean Energy Transition Mechanism	1,940 kWh @ \$0.00418/kWh	\$8.11
Storm Surcharge	1,940 kWh @ \$0.02121/kWh	\$41.15
Florida Gross Receipt Tax		\$7.85

Electric Service Cost

\$314.02

Current Month's Electric Charges

\$314.02

Billing information continues on next page →



Sub-Account #: 211019915753
Statement Date: 04/01/2025

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

Meter Read

Meter Location: ENTRY SIGN

Service Period: 01/29/2025 - 02/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580300	02/26/2025	232		230		2 kWh	1	29 Days

Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
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
Storm Surcharge	2 kWh @ \$0.02121/kWh	\$0.04
Florida Gross Receipt Tax		\$0.48

Electric Service Cost

\$19.04

Avg kWh Used Per Day



Current Month's Electric Charges

\$19.04

Billing information continues on next page →



Sub-Account #: 211020006345
Statement Date: 04/01/2025

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

Meter Read

Meter Location: MAIL KIOSK

Service Period: 01/29/2025 - 02/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000835803	02/26/2025	18,624	18,241	383 kWh	1	29 Days

Charge Details



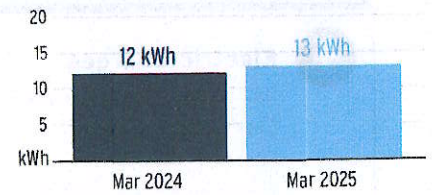
Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	383 kWh @ \$0.08641/kWh	\$33.10
Fuel Charge	383 kWh @ \$0.03083/kWh	\$11.81
Storm Protection Charge	383 kWh @ \$0.00577/kWh	\$2.21
Clean Energy Transition Mechanism	383 kWh @ \$0.00418/kWh	\$1.60
Storm Surcharge	383 kWh @ \$0.02121/kWh	\$8.12
Florida Gross Receipt Tax		\$1.93

Electric Service Cost

\$77.04

Avg kWh Used Per Day



Current Month's Electric Charges

\$77.04

Billing information continues on next page →



Sub-Account #: 211020923705
Statement Date: 04/01/2025

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

Meter Read

Service Period: 01/29/2025 - 02/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000597942	02/26/2025	31,072	27,603	3,469 kWh	1	29 Days

Charge Details



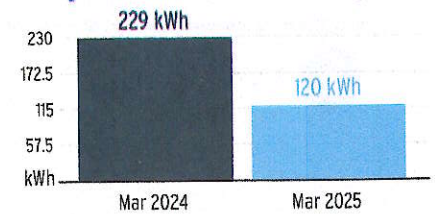
Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	3,469 kWh @ \$0.08641/kWh	\$299.76
Fuel Charge	3,469 kWh @ \$0.03083/kWh	\$106.95
Storm Protection Charge	3,469 kWh @ \$0.00577/kWh	\$20.02
Clean Energy Transition Mechanism	3,469 kWh @ \$0.00418/kWh	\$14.50
Storm Surcharge	3,469 kWh @ \$0.02121/kWh	\$73.58
Florida Gross Receipt Tax		\$13.67

Electric Service Cost

\$546.75

Avg kWh Used Per Day



Current Month's Electric Charges

\$546.75

Billing information continues on next page →





Sub-Account #: 221008023634
Statement Date: 04/01/2025

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

Meter Read

Service Period: 01/29/2025 - 02/26/2025

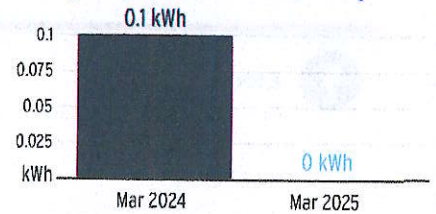
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580299	02/26/2025	288		287		1 kWh	1	29 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	1 kWh @ \$0.08641/kWh		\$0.09
Fuel Charge	1 kWh @ \$0.03083/kWh		\$0.03
Storm Protection Charge	1 kWh @ \$0.00577/kWh		\$0.01
Storm Surcharge	1 kWh @ \$0.02121/kWh		\$0.02
Florida Gross Receipt Tax			\$0.47
Electric Service Cost			\$18.89

Avg kWh Used Per Day



Current Month's Electric Charges

\$18.89

Billing information continues on next page →



Sub-Account #: 221008023642
Statement Date: 04/01/2025

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

Meter Read

Meter Location: SIGN

Service Period: 01/29/2025 - 02/26/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000580298	02/26/2025	297	295	2 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
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
Storm Surcharge	2 kWh @ \$0.02121/kWh	\$0.04
Florida Gross Receipt Tax		\$0.48
Electric Service Cost		\$19.04

Avg kWh Used Per Day



Current Month's Electric Charges

\$19.04

Billing information continues on next page →

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Sub-Account #: 221008101729
Statement Date: 04/01/2025

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

Service Period: 01/29/2025 - 02/26/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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
Storm Surcharge	108 kWh @ \$0.01230/kWh	\$1.33
Florida Gross Receipt Tax		\$0.23
Franchise Fee		\$13.55
Municipal Public Service Tax		\$0.72

Lighting Charges **\$221.18**

Current Month's Electric Charges

\$221.18

Billing information continues on next page →



Sub-Account #: 221008143911
Statement Date: 04/01/2025

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

Service Period: 01/29/2025 - 02/26/2025

Rate Schedule: Lighting Service

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 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
Storm Surcharge	1707 kWh @ \$0.01230/kWh	\$21.00
Florida Gross Receipt Tax		\$3.63
Lighting Charges		\$4,153.13

Current Month's Electric Charges	\$4,153.13
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Total Current Month's Charges	\$5,724.22
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SHERWOOD MANOR COMMUNITY
DEVELOPMENT DISTRICT
1610 6TH ST SE
RUSKIN, FL 33570-5764

Statement Date: April 02, 2025

Amount Due: \$247.94

Due Date: April 23, 2025

Account #: 221009045651

DO NOT PAY. Your account will be drafted on April 23, 2025

Account Summary

Current Service Period: February 27, 2025 - March 27, 2025

Previous Amount Due	\$247.94
Payment(s) Received Since Last Statement	-\$247.94

Current Month's Charges	\$247.94
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Amount Due by April 23, 2025	\$247.94
------------------------------	----------

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



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Account #: 221009045651

Due Date: April 23, 2025



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Amount Due: \$247.94

Payment Amount: \$ _____

631631308697

Your account will be
drafted on April 23, 2025

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

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

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



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

Account #: 221009045651
Statement Date: April 02, 2025
Charges Due: April 23, 2025

Service Period: Feb 27, 2025 - Mar 27, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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
Storm Surcharge	95 kWh @ \$0.01230/kWh	\$1.17
Florida Gross Receipt Tax		\$0.20
State Tax		\$15.20

Lighting Charges

\$247.94

Total Current Month's Charges

\$247.94

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All Other

Correspondences:
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Tampa, FL 33601-0111

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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: April 02, 2025

Amount Due: \$743.84

Due Date: April 23, 2025

Account #: 221009045677

DO NOT PAY. Your account will be drafted on April 23, 2025

Account Summary

Current Service Period: February 27, 2025 - March 27, 2025

Previous Amount Due \$743.84

Payment(s) Received Since Last Statement -\$743.84

Current Month's Charges \$743.84

Amount Due by April 23, 2025 \$743.84

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



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

Account #: 221009045677

Due Date: April 23, 2025

Amount Due: \$743.84

Payment Amount: \$ _____

631631308698

Your account will be
drafted on April 23, 2025



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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: April 02, 2025
Charges Due: April 23, 2025

Service Period: Feb 27, 2025 - Mar 27, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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
Storm Surcharge	285 kWh @ \$0.01230/kWh	\$3.51
Florida Gross Receipt Tax		\$0.61
State Tax		\$45.62

Lighting Charges **\$743.84**

Total Current Month's Charges

\$743.84

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Credit or Debit Card

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Tampa, FL 33601-0111

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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: April 02, 2025

Amount Due: \$2,543.57

Due Date: April 23, 2025

Account #: 221009048655

DO NOT PAY. Your account will be drafted on April 23, 2025

Account Summary

Current Service Period: February 27, 2025 - March 27, 2025

Previous Amount Due	\$2,543.57
Payment(s) Received Since Last Statement	-\$2,543.57

Current Month's Charges	\$2,543.57
-------------------------	------------

Amount Due by April 23, 2025	\$2,543.57
------------------------------	------------

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



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Account #: 221009048655

Due Date: April 23, 2025

Amount Due: \$2,543.57

Payment Amount: \$ _____

631631308699

Your account will be
drafted on April 23, 2025



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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: April 02, 2025
Charges Due: April 23, 2025

Service Period: Feb 27, 2025 - Mar 27, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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
Storm Surcharge	912 kWh @ \$0.01230/kWh	\$11.22
Florida Gross Receipt Tax		\$1.94
Franchise Fee		\$146.35
Municipal Public Service Tax		\$6.04
State Tax		\$156.87

Lighting Charges

\$2,543.57

Total Current Month's Charges

\$2,543.57

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888-223-0800 (All Other Counties)

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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: April 02, 2025

Amount Due: \$2,702.53

Due Date: April 23, 2025

Account #: 221009253107

DO NOT PAY. Your account will be drafted on April 23, 2025

Account Summary

Current Service Period: February 27, 2025 - March 27, 2025

Previous Amount Due	\$2,702.53
Payment(s) Received Since Last Statement	-\$2,702.53

Current Month's Charges	\$2,702.53
-------------------------	------------

Amount Due by April 23, 2025	\$2,702.53
------------------------------	------------

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



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

Account #: 221009253107

Due Date: April 23, 2025

Amount Due: \$2,702.53

Payment Amount: \$ _____

631631308700

Your account will be
drafted on April 23, 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.



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

Account #: 221009253107
Statement Date: April 02, 2025
Charges Due: April 23, 2025

Service Period: Feb 27, 2025 - Mar 27, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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
Storm Surcharge	969 kWh @ \$0.01230/kWh	\$11.92
Florida Gross Receipt Tax		\$2.06
Franchise Fee		\$155.49
Municipal Public Service Tax		\$6.42
State Tax		\$166.67

Lighting Charges

\$2,702.53

Total Current Month's Charges

\$2,702.53

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Phone:

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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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11749 Crestridge Loop
Trinity, FL 34655



Invoice

Date	Invoice #
4/8/2025	3537

Bill To
Meritus Sherwood Manor CDD / Brookside Attn: Ken Hoefle 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms
	Due on receipt

Item	Description	Qty	Rate	Amount
Install (Signage)	Item #1a-1b-1c :New street name signs going on existing u-post (2) "Ace Outlaw" (9x42) SF + "9th St SE" (9x42) with (4) new "C" clamps. Pull up leaning u-post and reset level. Attach the following signs + hardware.	1	500.00	500.00
Install (Signage)	Item #2 : "12th St SE" - Leaning "Speed Limit 25"; Pull up and reset level	1	75.00	75.00
Install (Signage)	Item #3 : "12th St SE + 16th Ave SE" - Twisted u-post with STOP sign. Pulled up and disposed of twisted post. New 12-ft u-post. Transfer STOP sign to new post.	1	225.00	225.00
Install (Signage)	Item #4 : "12th St SE, South of Will Scarlett Ave" - Pull up leaning post and reset level.	1	75.00	75.00
Install (Signage)	Item #5 : "12th St SE + Will Scarlett Ave" - Pull up leaning post and reset level.	1	75.00	75.00
Install (Signage)	Item #6 : "9th St SE + Will Scarlett Ave" - Twisted u-post with STOP sign. Pulled up and disposed of twisted post. New 12-ft u-post. Transfer STOP sign to new post.	1	225.00	225.00
Install (Signage)	Item #7 : "9th St SE + Will Scarlett Ave" - Twisted u-post with STOP sign. Pulled up and disposed of twisted post. New 12-ft u-post. Transfer STOP sign to new post.	1	225.00	225.00

Subtotal
Sales Tax (7.0%)
Total
Payments/Credits
Balance Due

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com



11749 Crestridge Loop
Trinity, FL 34655



Invoice

Date	Invoice #
4/8/2025	3537

Bill To
Meritus Sherwood Manor CDD / Brookside Attn: Ken Hoefle 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms
	Due on receipt

Item	Description	Qty	Rate	Amount
Install (Signage)	Item #8 : "9th St SE + Will Scarlett Ave" - Pull up leaning post and reset. Diamond sign requires the temporary removal of the top bolt in order to hammer post in ground.	1	125.00	125.00
Install (Signage)	Item #9 : "9th St SE, South of Will Scarlett Ave" - Pull up leaning "Dead Restricted" post and reset level.	1	75.00	75.00
Install (Signage)	Item #10 : "9th St SE, South of Will Scarlett Ave" - Pull up leaning "STOP" post and reset level.	1	75.00	75.00
Install (Signage)	Item #11 : "9th St SE + Coastal Hammock Ave" - Pull up leaning street name signs post and reset level.	1	75.00	75.00
Install (Signage)	Item #12 : "9th St SE and 18th Ave SE " - Dig up leaning STOP post and reset level.	1	100.00	100.00
Install (Signage)	Item #13 : "9th St SE and Swaying Sawgrass" - Dig up leaning STOP post and reset level.	1	100.00	100.00
Install (Signage)	Item #14 : "6th St SE + Tidal Rock Ave" - Pull up leaning street name signs post and reset level.	1	75.00	75.00
Install (Signage)	Item #15 : "Tidal Rock Ave" - Pull up leaning SPEED LIMIT 25 post and reset level.	1	75.00	75.00
Install (Signage)	Item #16 : "Tidal Rock Ave + Blue Stream St" - Pull up leaning STOP post and reset level.	1	75.00	75.00

Subtotal

Sales Tax (7.0%)

Total

Payments/Credits

Balance Due

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com



11749 Crestridge Loop
Trinity, FL 34655



Invoice

Date	Invoice #
4/8/2025	3537

Bill To
Meritus Sherwood Manor CDD / Brookside Attn: Ken Hoefle 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms
	Due on receipt

Item	Description	Qty	Rate	Amount
Install (Signage)	Item #17 : "Tidal Rock Ave + Blue Stream St" - Dig up leaning street name signs post and reset level.	1	100.00	100.00
Install (Signage)	Item #18 : " 12th St SE and Swaying Sawgrass Ave" - Pull up leaning STOP post and reset level.	1	75.00	75.00
Install (Signage)	Item #19 : "12th St SE and Golden Shiner Ave" - Pull up leaning STOP post and reset level.	1	75.00	75.00
Install (Signage)	Item #20 : "12st St SE and 21st Ave SE" - Pull up leaning STOP post and reset level.	1	75.00	75.00
Install (Signage)	Item #21 : "12st St SE and 21st Ave SE" - Pull up leaning street name signs post and reset level.	1	75.00	75.00
Install (Signage)	Item #22 : "9th St SE and Ace Outlaw Ave - Pull up leaning STOP post and reset level.	1	75.00	75.00
Install (Signage)	Item #23 : "16th Ave SE and 9th St SE" - Dig up leaning STOP post and reset level.	1	100.00	100.00
Install (Signage)	Item #24 : "Will Scarlett Ave + 9th St SE" - Pull up leaning street name signs post and reset level.	1	75.00	75.00
Install (Signage)	Item #25 : "Will Scarlett Ave" - Pull up leaning SPEED LIMIT 25 post and reset level.	1	75.00	75.00
Install (Signage)	Item #26 : "12th St SE + Will Scarlett Ave" - Pull up leaning STOP post and reset level.	1	75.00	75.00

Subtotal
Sales Tax (7.0%)
Total
Payments/Credits
Balance Due

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com



11749 Crestridge Loop
Trinity, FL 34655



Invoice

Date	Invoice #
4/8/2025	3537

Bill To
Meritus Sherwood Manor CDD / Brookside Attn: Ken Hoefle 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms
	Due on receipt

Item	Description	Qty	Rate	Amount
Install (Signage)	Item #27 : "Will Scarlett Ave +12th St SE " - Pull up leaning street name signs post and reset level.	1	75.00	75.00
Install (Signage)	Item #28 : "12th St SE + Will Scarlett Ave" - Pull up leaning street name signs post and reset level.	1	75.00	75.00
Install (Signage)	Item #29 : "12th St SE + Coastal Hammock Ave" - Pull up leaning STOP post and reset level.	1	75.00	75.00
Install (Signage)	Item #30 : "12th St SE + Colding Dr" - Dig up leaning street name signs post and reset level.	1	100.00	100.00
Install (Signage)	Item #31 : "12th St SE + Colding Dr" - Missing STOP sign and u-post (nothing done)		0.00	0.00
Install (Signage)	Item #32 : "Colding Dr" - Pull up leaning SPEED LIMIT 25 post and reset level.	1	75.00	75.00
Install (Signage)	Item #33 : "12th St SE + Swaying Sawgrass Ave" - Pull up leaning street name signs post and reset level. Includes replacing missing bolt hardware to secure the street name signs to existing "C" clamps.	1	100.00	100.00
Install (Signage)	Item #34 : "12th St SE + Swaying Sawgrass Ave" - Pull up leaning STOP sign post and reset level.	1	75.00	75.00
Install (Signage)	Item #35 : "12th St SE + Swaying Sawgrass Ave" - Dig up leaning street name signs post and reset level.	1	100.00	100.00

Subtotal
Sales Tax (7.0%)
Total
Payments/Credits
Balance Due

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com



11749 Crestridge Loop
Trinity, FL 34655



Invoice

Date	Invoice #
4/8/2025	3537

Bill To
Meritus Sherwood Manor CDD / Brookside Attn: Ken Hoefle 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms
	Due on receipt

Item	Description	Qty	Rate	Amount
Install (Signage)	Item #36 : "12th St SE + Swaying Sawgrass Ave" - Broken u-post with STOP sign. Pulled up and disposed of broken post. New 12-ft u-post. Transfer STOP sign to new post.	1	225.00	225.00
Install (Signage)	Item #37 : "12th St SE + Ace Outlaw" - Dig up leaning STOP sign post and reset level. Installed used STOP sign.	1	125.00	125.00
Install (Signage)	Item #38 : "12th St SE + Ace Outlaw" - Dig up leaning street name signs post and reset level.	1	75.00	75.00
Install (Signage)	Item #39 : "12th St SE + Ace Outlaw" - Dig up leaning ROAD ENDS sign post and reset level.	1	75.00	75.00
Install (Signage)	Item #40 : "12th St SE + Ace Outlaw" - Dig up leaning SPEED LIMIT 25 sign post and reset level.	1	75.00	75.00

Subtotal	\$4,225.00
Sales Tax (7.0%)	\$0.00
Total	\$4,225.00
Payments/Credits	\$0.00
Balance Due	\$4,225.00

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

146029

DATE

3/20/2025

CUSTOMER ID

C2308

NET TERMS

Net 30

PO#**DUE DATE**

4/19/2025

BILL TO

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

Services provided for the Month of: February 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Work Order # 010325	1	Ea	3,302.83		3,302.83
Subtotal					3,302.83

Subtotal \$3,302.83

Tax \$0.00

Total Due \$3,302.83

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.



Phone: 813-295-5455

Date 1/7/2025

Proposal For: SHERWOOD MANOR CDD

Description		Unit Price	Quantity	Amount
Sherwood Manor CDD 1 man 3 hours		\$75.00	3	\$225.00
Repair Top Caps on Front Entrance				
Filled 21 Tree Gator Bags with water				
Materials: 1 Tube of Construction Adhesive		\$12.67	1	\$12.67
Total	Labor and Materials			\$237.67

Full payment is due within 60 days of finalizing the project.

If you have any questions concerning this quote, contact Mark Vega at mark.vega@Inframark.com

By: Mark Vega

By: Gary Schwartz

Date: 1/7/2025

Date: 1/7/2025

Inframark

Inframark - Tampa, FL 33619
We are proud to provide a range of services for your community.

**Inframark**

501 N. Falkenburg Rd, Tampa FL 33619

Phone: 813-295-5455

Date **1/22/2025****Proposal For: SHERWOOD MANOR CDD**

Description		Unit Price	Quantity	Amount
Sherwood Manor CDD Repair Tile in womens bathroom & Toilet repair Materials: 1 Tube Locktite PL500 Adhesive	1 man 5.5 hours	\$75.00	5.5	\$412.50
		\$33.74	1	\$33.74
Total	Labor and Materials			\$446.24

Full payment is due within 60 days of finalizing the project.If you have any questions concerning this quote, contact Mark Vega at mark.vega@Inframark.comBy: Mark VegaBy: Gary SchwartzDate: 1/22/2025Date: 1/22/2025Inframark

**Inframark**

501 N. Falkenburg Rd, Tampa FL 33619

Phone: 813-295-5455

Date **1/27/2025****Proposal For: SHERWOOD MANOR CDD**

Description		Unit Price	Quantity	Amount
Sherwood Manor CDD Garbage Clean up for entire community on 1/27, 1/28, 1/29, 1/30, and 1/31 Materials: Trash bags	1 man 34.75 hours	\$75.00	34.75	\$2,606.25
		\$12.67	1	\$12.67
Total	Labor and Materials			\$2,618.92

Full payment is due within 60 days of finalizing the project.If you have any questions concerning this quote, contact Mark Vega at mark.vega@Inframark.comBy: Mark VegaBy: Gary SchwartzDate: 1/27/2025Date: 1/27/2025Inframark

Inframark - Tampa, FL 33619

We are proud to provide a range of services for your community.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 326068

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

Date	Due Date
03/31/25	4/30/2025
Account Owner	PO#
Lou Sheehan	

Item	Amount
#311265 - Sherwood entrance enhancement	\$530.38
<i>Site Prep - 03/26/2025</i>	
<i>Irrigation Renovation - 03/26/2025</i>	

Subtotal	\$530.38
Less Payments/Credits	(\$0.00)
Balance Due	\$530.38

***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

8137576500

Dec 4, 2024 at 11:01:03 AM
Sixth St SE
Ruskin FL 33570
United States



Dec 4, 2024 at 11:01:03 AM
Sixth St SE
Ruskin FL 33570
United States



Dec 4, 2024 at 10:46:52 AM
1113 Golden Shiner Ave
Ruskin, FL 33579
United States



BROOKSIDE

Dec 4, 2024 at 11:01:03 AM
Sixth St SE
Ruskin FL 33570
United States



Dec 4, 2024 at 10:46:52 AM
1113 Golden Shiner Ave
Ruskin, FL 33579
United States



BROOKSIDE

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 326772

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

Date	Due Date
04/04/25	5/4/2025
Account Owner	PO#
Lou Sheehan	TEM139012

Item	Qty/UOM	Rate	Ext. Price	Amount
#331392 - Podocarpus Replacement				\$162.99
<i>Landscape Material - 04/03/2025</i>				
Podocarpus, 03 gallon - 03G	6.0003g	\$27.17	\$162.99	
Grand Total				\$162.99

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$13,270.38	\$0.00	\$9,925.34	\$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.

JuniperLandscaping.com
8137576500

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 326773

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

Date	Due Date
04/04/25	5/4/2025
Account Owner	PO#
Lou Sheehan	TEM139011

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$411.65

#331639 - Third entrance Bed

Please add 10 - 1 gallon Oyster plants and soil to the 21st ave and 9th st entrance.

Please add 10 - 1 gallon Oyster plants and soil to the Clubhouse planter

Landscape Material - 04/03/2025

Oyster Plant, 01 gallon - 01G	20.0001g	\$15.67	\$313.32
Top Soil Bulk (per cu. yd.)	1.00CY	\$98.33	\$98.33

Grand Total **\$411.65**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$13,270.38	\$0.00	\$9,925.34	\$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 326774

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

Date	Due Date
04/04/25	5/4/2025
Account Owner	PO#
Lou Sheehan	TEM139009

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$2,277.36

#332151 - Remove and replace dead Firebush and Loropetalum

The estimate is for the following scope of work

- Remove and replace dead Loropetalum along the fence on Tidal Rock Ave.
- Remove and replace dead Firebush in front of Clubhouse

Please note additional irrigation charges may occur upon inspection

Site Prep - 04/03/2025

Debris by the truck	1.001	\$350.00	\$350.00
Firebush, 03 gallon - 03G	30.0003g	\$27.17	\$814.94
Loropetalum, 03 gallon - 03G	45.0003g	\$24.72	\$1,112.42

Grand Total **\$2,277.36**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$13,270.38	\$0.00	\$9,925.34	\$0.00	\$0.00

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

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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 327018

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

Date	Due Date
04/08/25	5/8/2025
Account Owner	PO#
Lou Sheehan	

Item	Qty/UOM	Rate	Ext. Price	Amount
#334978 - Service Call 4-4-25				\$40.36
<i>Lateral Components - 04/04/2025</i>				
Irrigation Tech Labor	0.50HR	\$70.00	\$35.00	
Rain Bird XF Coupling 17 mm	4.00EA	\$0.79	\$3.16	
XFDE912 Rainbird Drip line .9GPH 12-inch spacing	2.00FT	\$1.10	\$2.20	

Subtotal	\$40.36
Less Payments/Credits	(\$0.00)
Balance Due	\$40.36

***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.

Sherwood Manor Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 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 April 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2018 CAPITAL PROJECTS FUND	SERIES 2023 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>								
Cash - Operating Account	\$ 373,860	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 373,860
Due From Other Funds	-	-	-	-	144,795	-	-	144,795
Investments:								
Construction Fund	-	-	-	-	5,292	-	-	5,292
Prepayment Account	-	1	-	-	-	-	-	1
Reserve Fund	-	473,878	644,750	-	-	-	-	1,118,628
Revenue Fund	-	627,900	747,892	-	-	-	-	1,375,792
Deposits	39	-	-	-	-	-	-	39
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	-	-	-	-	-	-	15,854,202	15,854,202
TOTAL ASSETS	\$ 373,899	\$ 1,101,779	\$ 1,392,642	\$ -	\$ 150,087	\$ 17,772,701	\$ 17,984,999	\$ 38,776,107
<u>LIABILITIES</u>								
Accounts Payable	\$ 69,642	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,642
Bonds Payable	-	-	-	-	-	-	8,740,000	8,740,000
Bonds Payable - Series 2023	-	-	-	-	-	-	9,245,000	9,245,000
Due To Other Funds	3,899	115,618	23,793	-	-	-	-	143,310
TOTAL LIABILITIES	73,541	115,618	23,793	-	-	-	17,985,000	18,197,952
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	986,161	1,368,849	-	-	-	-	2,355,010
Capital Projects	-	-	-	-	150,087	-	-	150,087
Unassigned:	300,358	-	-	-	-	17,772,701	(1)	18,073,058
TOTAL FUND BALANCES	300,358	986,161	1,368,849	-	150,087	17,772,701	(1)	20,578,155
TOTAL LIABILITIES & FUND BALANCES	\$ 373,899	\$ 1,101,779	\$ 1,392,642	\$ -	\$ 150,087	\$ 17,772,701	\$ 17,984,999	\$ 38,776,107

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 2,259	\$ 2,259	0.00%
Rental Income	-	550	550	0.00%
Special Assmnts- Tax Collector	315,379	513,115	197,736	162.70%
Special Assmnts- CDD Collected	424,679	165,024	(259,655)	38.86%
Other Miscellaneous Revenues	-	25	25	0.00%
TOTAL REVENUES	740,058	680,973	(59,085)	92.02%

EXPENDITURES

Administration

Supervisor Fees	12,000	7,000	5,000	58.33%
ProfServ-Trustee Fees	8,200	4,041	4,159	49.28%
Disclosure Report	8,400	4,900	3,500	58.33%
District Counsel	7,500	13,725	(6,225)	183.00%
District Engineer	4,000	6,270	(2,270)	156.75%
District Manager	30,000	18,500	11,500	61.67%
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	-	3,546	(3,546)	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	875	625	58.33%
Dues, Licenses, Subscriptions	500	197	303	39.40%
Total Administration	98,850	65,787	33,063	66.55%

Utility Services

Utility - Electric	100,000	69,701	30,299	69.70%
Total Utility Services	100,000	69,701	30,299	69.70%

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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>Other Physical Environment</u>				
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Pool Maintenance	2,000	5,850	(3,850)	292.50%
Waterway Management	16,000	19,730	(3,730)	123.31%
Field Manager	12,000	11,833	167	98.61%
Amenity Center Cleaning & Supplies	8,000	5,896	2,104	73.70%
Contracts-Aquatic Control	17,000	5,224	11,776	30.73%
Contracts-Pools	13,200	3,150	10,050	23.86%
Contracts - Landscape	235,000	156,349	78,651	66.53%
Amenity Center Pest Control	2,000	-	2,000	0.00%
Onsite Staff	70,000	35,000	35,000	50.00%
Security Monitoring Services	1,500	1,208	292	80.53%
Telephone, Cable & Internet Service	1,800	1,428	372	79.33%
Utility - Water	4,500	6,917	(2,417)	153.71%
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	18,454	(9,454)	205.04%
R&M-Wetland Monitoring	20,000	1,793	18,207	8.97%
Amenity Maintenance & Repairs	27,208	23,799	3,409	87.47%
R&M-Monument, Entrance & Wall	7,500	20,983	(13,483)	279.77%
Plant Replacement Program	5,000	2,852	2,148	57.04%
Mulch & Tree Trimming	14,000	-	14,000	0.00%
Garbage Collection	5,000	2,619	2,381	52.38%
Irrigation Maintenance	3,500	2,303	1,197	65.80%
Special Events	10,000	-	10,000	0.00%
Misc-Contingency	10,000	5,358	4,642	53.58%
Entry System-Key Fob	2,500	-	2,500	0.00%
Total Other Physical Environment	541,208	351,874	189,334	65.02%
TOTAL EXPENDITURES	740,058	487,362	252,696	65.85%
Excess (deficiency) of revenues				
Over (under) expenditures	-	193,611	193,611	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		106,747		
FUND BALANCE, ENDING		\$ 300,358		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 21,004	\$ 21,004	0.00%
Special Assmnts- Tax Collector	629,269	538,444	(90,825)	85.57%
Special Assmnts- CDD Collected	-	119,770	119,770	0.00%
TOTAL REVENUES	629,269	679,218	49,949	107.94%
<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	-	278,037	278,037	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		708,124		
FUND BALANCE, ENDING		\$ 986,161		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 26,299	\$ 26,299	0.00%
Special Assmnts- Tax Collector	-	336,221	336,221	0.00%
Special Assmnts- CDD Collected	643,156	173,862	(469,294)	27.03%
TOTAL REVENUES	643,156	536,382	(106,774)	83.40%
<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	-	283,185	283,185	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,085,664		
FUND BALANCE, ENDING		\$ 1,368,849		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 41,368	\$ 41,368	0.00%
TOTAL REVENUES	-	41,368	41,368	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	-	(1,848,368)	(1,848,368)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,998,455		
FUND BALANCE, ENDING		\$ 150,087		

Bank Account Statement

Sherwood Manor CDD

Bank Account No. 9155
Statement No. 04_25

Statement Date 04/30/2025

G/L Account No. 101001 Balance	373,860.13	Statement Balance	370,466.22
		Outstanding Deposits	15,737.50
Positive Adjustments	0.00		
Subtotal	373,860.13	Subtotal	386,203.72
Negative Adjustments	0.00	Outstanding Checks	-12,343.59
Ending G/L Balance	373,860.13	Ending Balance	373,860.13

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
04/04/2025		JE000664	Rental Income	Deposit-Clubhouse Rental	150.00	150.00	0.00
04/25/2025		JE000665	Interest - Tax Collector	Interest-Tax Collector	639.71	639.71	0.00
Total Deposits					789.71	789.71	0.00
Checks							
							0.00
03/20/2025	Payment	1009	SHERWOOD MANOR CDD	Check for Vendor V00035	-67,888.66	-67,888.66	0.00
03/26/2025	Payment	100097	ZEBRA CLEANING TEAM	Inv: 7662	-1,050.00	-1,050.00	0.00
03/31/2025	Payment	100098	LANDSCAPE MAINTENANCE PROFESSIONALS INC	Inv: 3222241, Inv: 322242, Inv: 322442, Inv: 322790, Inv: 322789	-9,967.10	-9,967.10	0.00
03/31/2025	Payment	100099	JNJ CLEANING SERVICES LLC	Inv: 0524	-600.00	-600.00	0.00
04/07/2025	Payment	1010	ALBERTO VIERA	Check for Vendor V00048	-200.00	-200.00	0.00
04/07/2025	Payment	1011	CARLOS DE LA OSSA	Check for Vendor V00061	-200.00	-200.00	0.00
04/07/2025	Payment	1012	KYLE SMITH	Check for Vendor V00066	-200.00	-200.00	0.00
04/07/2025	Payment	1014	RYAN MOTKO	Check for Vendor V00052	-200.00	-200.00	0.00
04/09/2025	Payment	300023	BOCC ACH	Inv: 033125 3466	-302.27	-302.27	0.00
04/10/2025	Payment	100100	LANDSCAPE MAINTENANCE PROFESSIONALS INC	Inv: 325212, Inv: 326068	-10,418.38	-10,418.38	0.00
04/10/2025	Payment	100101	ARDURRA GROUP, INC	Inv: 162321	-1,450.00	-1,450.00	0.00
04/18/2025	Payment	300024	CHARTER COMMUNICATION S - ACH	Inv: 2458267040125	-205.00	-205.00	0.00
04/21/2025	Payment	100102	STRALEY ROBIN VERICKER	Inv: 26286	-1,167.50	-1,167.50	0.00
04/21/2025	Payment	100104	INFRAMARK LLC	Inv: 146029, Inv: 147055	-13,461.16	-13,461.16	0.00

Bank Account Statement

Sherwood Manor CDD

Bank Account No. 9155

Statement No. 04_25

Statement Date

04/30/2025

04/21/2025	Payment	100105	LANDSCAPE MAINTENANCE PROFESSIONALS INC	Inv: 326772, Inv: 326773	-574.64	-574.64	0.00
04/21/2025	Payment	100106	ACTION SECURITY, INC	Inv: 28983	-125.00	-125.00	0.00
04/21/2025	Payment	300025	TECO ACH	Inv: 040425 6005	-5,724.22	-5,724.22	0.00
04/25/2025	Payment	DD161	TECO ACH	Payment of Invoice 001375	-15.93	-15.93	0.00
04/25/2025	Payment	DD162	TECO ACH	Payment of Invoice 001376	-358.96	-358.96	0.00
04/25/2025	Payment	DD163	TECO ACH	Payment of Invoice 001377	-1,216.33	-1,216.33	0.00
04/25/2025	Payment	DD164	TECO ACH	Payment of Invoice 001378	-2,100.69	-2,100.69	0.00
04/25/2025		JE000657	Utility - Electric	Bank recon adj Teco	-1.00	-1.00	0.00
Total Checks					-117,426.84	-117,426.84	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	
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	
04/07/2025	Payment	1013	NICHOLAS J. DISTER	Check for Vendor V00034		-200.00	
04/21/2025	Payment	100103	ZEBRA CLEANING TEAM FIELDS	Inv: 7791		-1,050.00	
04/30/2025	Payment	100107	CONSULTING GROUP LLC LANDSCAPE	Inv: 3537		-4,225.00	
04/30/2025	Payment	100108	MAINTENANCE PROFESSIONALS INC	Inv: 326774, Inv: 327018		-2,317.72	
Total Outstanding Checks						-12,343.59	

Outstanding Deposits

04/01/2024		JE000364		rev to DD ACH - TECO		5,745.00	
04/01/2024		JE000365		rev to DD ACH - TECO		5,894.24	
12/01/2024		JE000514		Reverse Bank recon Adj		757.85	
12/01/2024		JE000516		Reverse Bank recon Adj		2,593.49	
02/01/2025		JE000563		Rev Bank recon adj Teco		746.92	
Total Outstanding Deposits						15,737.50	

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2025 to 04/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100100	04/10/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	326068	irrigation repairs 3/26/2025	Irrigation Maintenance	546930-53908	\$530.38
001	100100	04/10/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	325212	Landscape Contract April 2025	LANDSCAPE April 2025	534171-53908	\$9,888.00
001	100101	04/10/25	ARDURRA GROUP, INC	162321	district engineer Wetland Monitoring thru 12/31/2024	ENGINEER SERV	531147-51301	\$1,450.00
001	100102	04/21/25	STRALEY ROBIN VERICKER	26286	dist counsel March 2025	DISTRICT counsel March 2025	531146-51301	\$1,167.50
001	100103	04/21/25	ZEBRA CLEANING TEAM	7791	pool service April 2025	MONTHLY SERV April 2025	531034-53908	\$1,050.00
001	100104	04/21/25	INFRAMARK LLC	146029	fence, gator bags, monument repair.	monument repairs and gator bags	546227-53908	\$237.67
001	100104	04/21/25	INFRAMARK LLC	146029	fence, gator bags, monument repair.	bathroom tile and materials	546176-53908	\$446.24
001	100104	04/21/25	INFRAMARK LLC	146029	fence, gator bags, monument repair.	garbage clean up	546913-53908	\$2,618.92
001	100104	04/21/25	INFRAMARK LLC	147055	management services April 2025	dissemination services April 2025	531142-51301	\$700.00
001	100104	04/21/25	INFRAMARK LLC	147055	management services April 2025	Website admin April 2025	549936-51301	\$125.00
001	100104	04/21/25	INFRAMARK LLC	147055	management services April 2025	district manager April 2025	531150-51301	\$2,500.00
001	100104	04/21/25	INFRAMARK LLC	147055	management services April 2025	field services April 2025	531152-53908	\$1,000.00
001	100104	04/21/25	INFRAMARK LLC	147055	management services April 2025	personnel services April 2025	534215-53908	\$5,833.33
001	100105	04/21/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	326772	plant replacement podocarpus	R&M-Plant Replacement	546071-53908	\$162.99
001	100105	04/21/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	326773	plant replacement, 21st ave and clubhouse	plant replacement 21st ave and clubhouse	546071-53908	\$411.65
001	100106	04/21/25	ACTION SECURITY, INC	28983	security services April 2025	SECURITY SERVICE April 2025	534368-53908	\$125.00
001	100107	04/30/25	FIELDS CONSULTING GROUP LLC	3537	sign replacements and maintenance	storm cleanup of signs	546515-53908	\$4,225.00
001	100108	04/30/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	326774	plant replacements loropetalum and firebush	plant replacement loropetalum and firebush	546071-53908	\$2,277.36
001	100108	04/30/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	327018	irrigation repairs April 2025	Irrigation Maintenance	546930-53908	\$40.36
001	1010	04/07/25	ALBERTO VIERA	AV 040325	BOARD 4/3/25	Supervisor Fees	511100-51101	\$200.00
001	1011	04/07/25	CARLOS DE LA OSSA	CO 040325	BOARD 4/3/25	Supervisor Fees	511100-51101	\$200.00
001	1012	04/07/25	KYLE SMITH	KS 040325	BOARD 4/3/25	Supervisor Fees	511100-51101	\$200.00
001	1013	04/07/25	NICHOLAS J. DISTER	ND 040325	BOARD 4/3/25	Supervisor Fees	511100-51101	\$200.00
001	1014	04/07/25	RYAN MOTKO	RM 040325	BOARD 4/3/25	Supervisor Fees	511100-51101	\$200.00
001	300023	04/09/25	BOCC ACH	033125 3466	water 2/26 - 3/27/2025	Utility - Water	543018-53150	\$302.27
001	300024	04/18/25	CHARTER COMMUNICATIONS - ACH	2458267040125	internet 4/1 - 4/30/2025	Telephone, Cable & Internet Service	541016-53908	\$205.00
001	300025	04/21/25	TECO ACH	040425 6005	electric	Utility - Electric	543041-53150	\$5,724.22
001	DD161	04/25/25	TECO ACH	040225 565	electric 2/27 - 3/27/2025	ELECTRIC	543041-53150	\$247.94
001	DD161	04/25/25	TECO ACH	040225 565	Credit Memo 000020	ELECTRIC	543041-53150	(\$232.01)
001	DD162	04/25/25	TECO ACH	040225 5677	electric 2/27 - 3/27/2025	ELECTRIC	543041-53150	\$743.84
001	DD162	04/25/25	TECO ACH	040225 5677	Credit Memo 000021	ELECTRIC	543041-53150	(\$384.88)
001	DD163	04/25/25	TECO ACH	040225 865	electric 2/27 - 3/27/2025	ELECTRIC	543041-53150	\$2,543.57
001	DD163	04/25/25	TECO ACH	040225 865	Credit Memo 000022	ELECTRIC	543041-53150	(\$1,327.24)
001	DD164	04/25/25	TECO ACH	040225 3107	electric 2/27 - 3/27/2025	Utility - Electric	543041-53150	\$2,702.53
001	DD164	04/25/25	TECO ACH	040225 3107	Credit Memo 000023	ELECTRIC 2/27 - 3/27/2025	543041-53150	(\$601.84)
Fund Total								\$45,712.80

Total Checks Paid	\$45,712.80
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Paul Young
District Field Inspector

Green - Completed

Red - Not Completed/ No response

Orange - Scheduled/Monitor

SHERWOOD MANOR - BROOKSIDE

Field Inspection Report May 2025 - Landscape Maintenance Professionals

Thursday, May 22, 2025

Prepared For Board of Supervisors

7 Items Identified

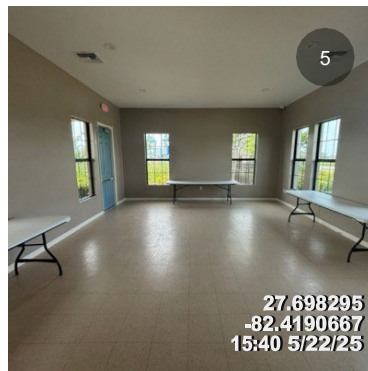
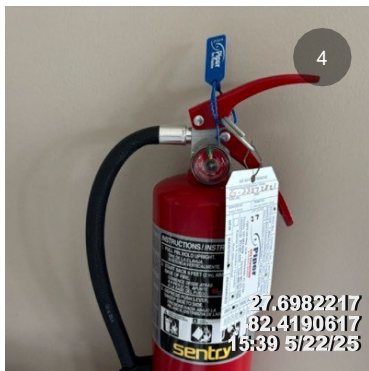
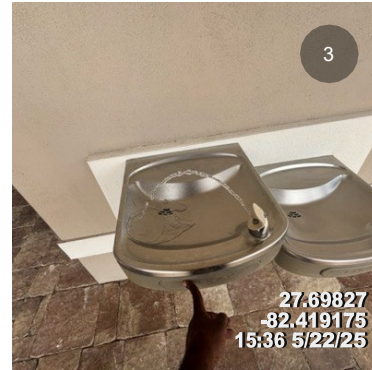
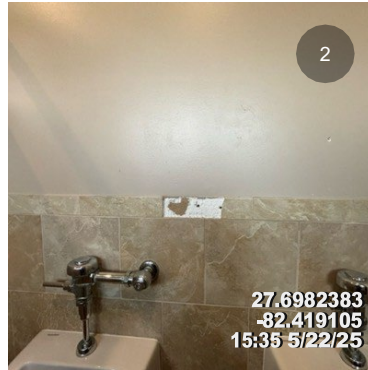
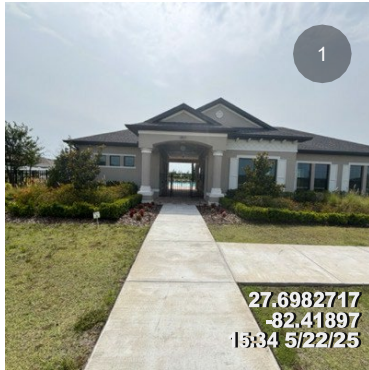
SHERWOOD MANOR - BROOKSIDE AMENITY CENTER

ITEM 1

Due By: Wednesday, May 28, 2025

Assigned To: Inframark Maintenance Solutions

- 1). Brookside Amenity Center - Has been assigned been to Landscape Maintenance Professionals and will be on site on following visit
- 2). Men's bathroom partition broken - Has been assigned to Inframark Maintenance Solutions
- 3). Water fountains operational
- 4). Fire extinguisher - good
- 5). Interior well maintained



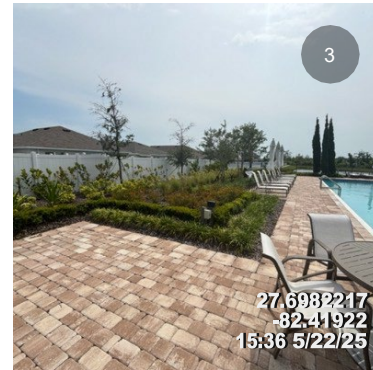
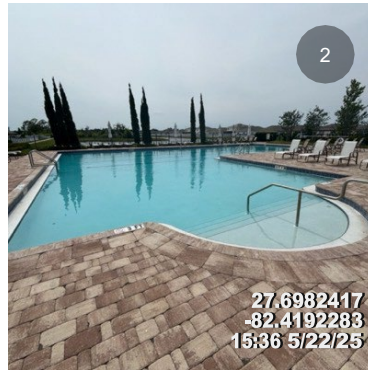
SHERWOOD MANOR BROOKSIDE POOL

ITEM 2

Due By: Wednesday, May 28, 2025

Assigned To: Inframark Maintenance Solutions

- 1). Gate lock broken – Assigned to Inframark Maintenance Solutions - In progress
- 2). Pool is Clean and Blue
- 3). Landscape inside pool deck is well maintained
- 4). Landscaping outside pool gates - well maintained
- 5). Tabatha Vega Reports - Basketball gate hinge off line, needs adjusting to close and remain locked. – Assigned to Inframark Maintenance Solutions - In progress
- 6). Basketball fence missing middle singular bar. – Assigned to Inframark Maintenance Solutions - In progress

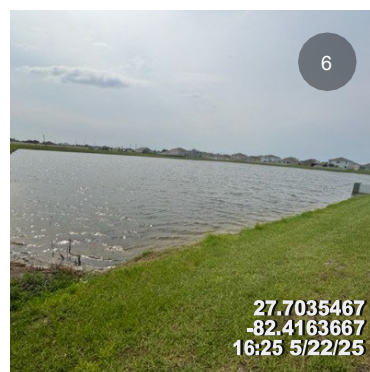
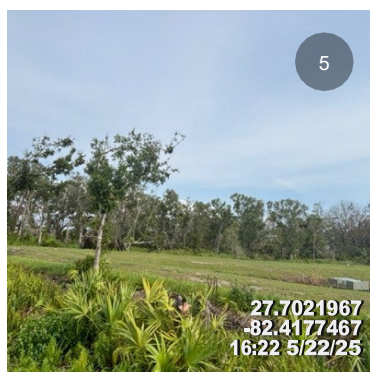
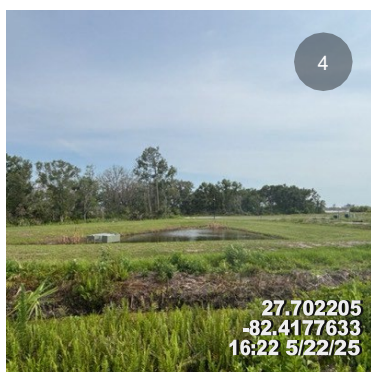
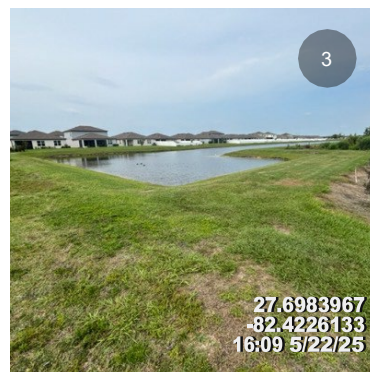
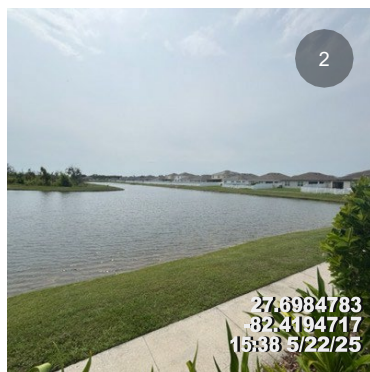
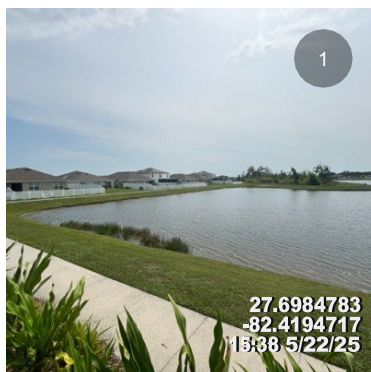


PONDS

ITEM 3

Assigned To: LMP - Landscape Maintenance Professionals

Pond banks well maintained – Landscape Maintenance Professionals were on site 05/22/2025 and mowed all pond banks. Ponds were treated for Midge Fly and Algae Bloom and appear clear

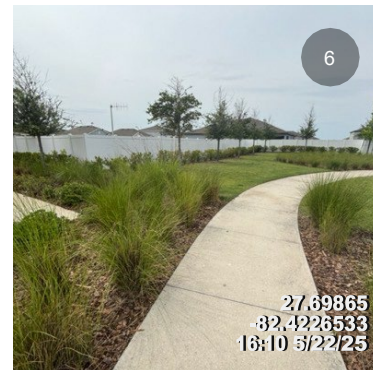
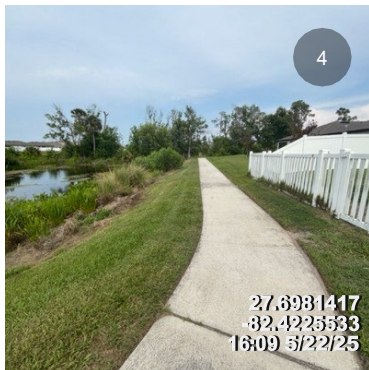
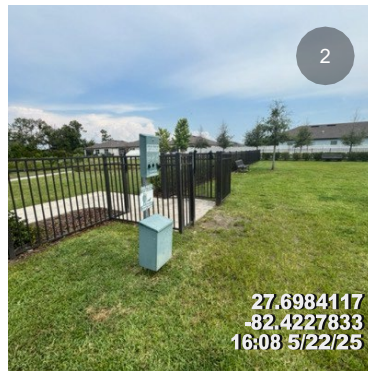
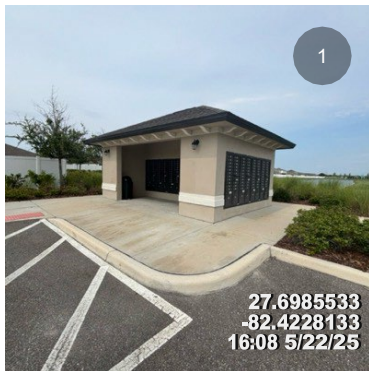


NINTH STREET SE MAILBOXES

ITEM 4

Assigned To: LMP - Landscape Maintenance Professionals

- 1). Mailbox clean
- 2). Dog park bags available - trash emptied
- 3). Dog park well maintained
- 4). Well maintained
- 5). Maintain weed control
- 6). Well maintained

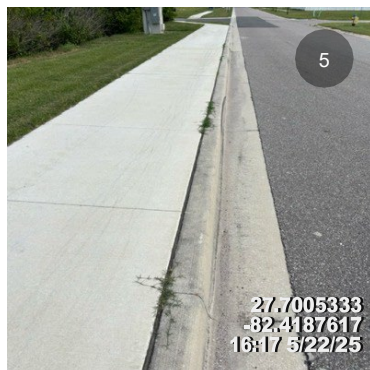
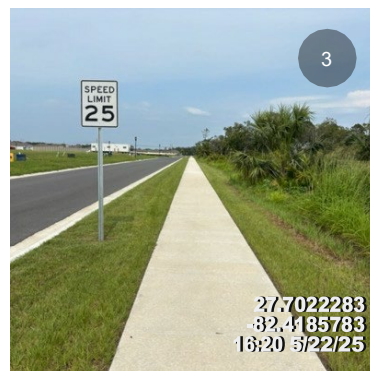
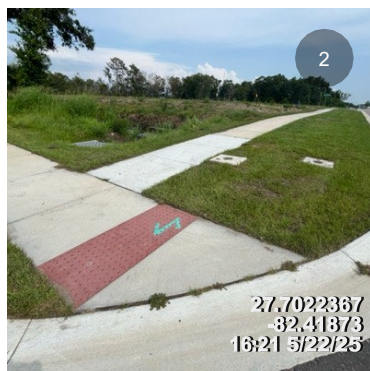
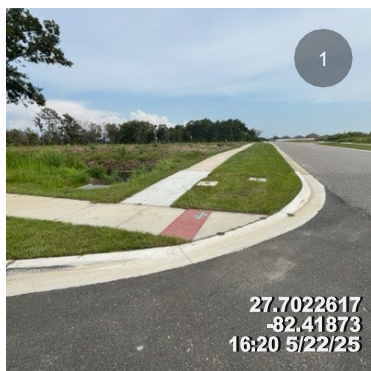


12TH STREET SE

ITEM 5

Assigned To: LMP - Landscape Maintenance Professionals

1). Maintain weed control – Weeds will be treated at the next visit.

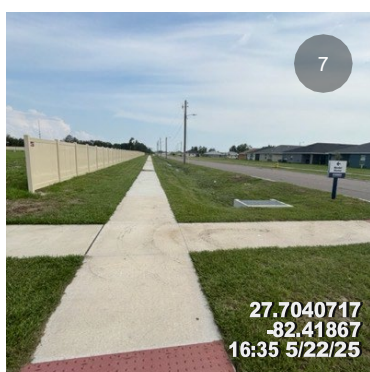
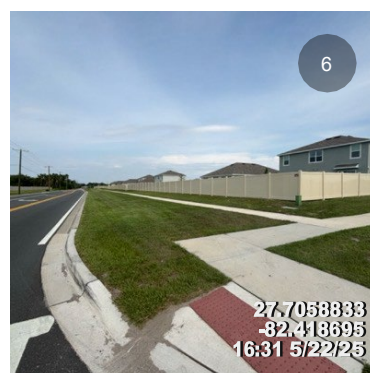
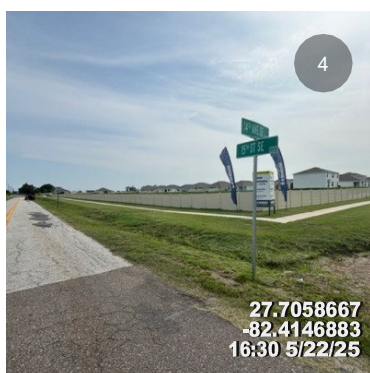
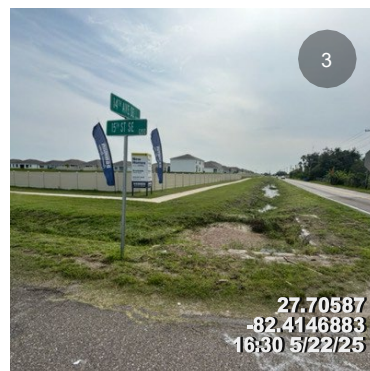
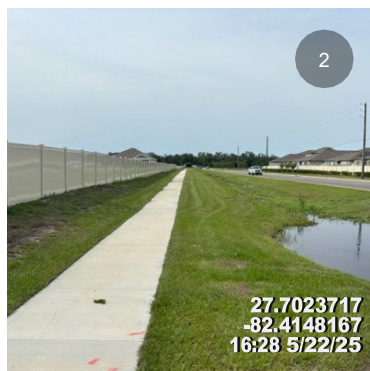
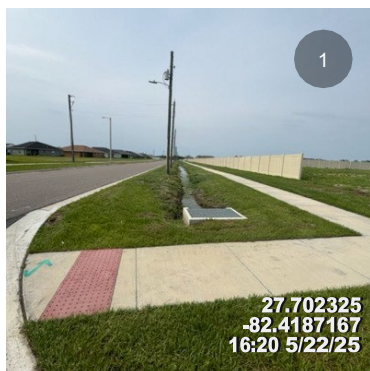


SHERWOOD MANOR DITCH MAINTENANCE

ITEM 6

Assigned To: LMP - Landscape Maintenance Professionals

Landscape Maintenance Professionals were on site 5/22/2025 servicing the perimeter ditches.



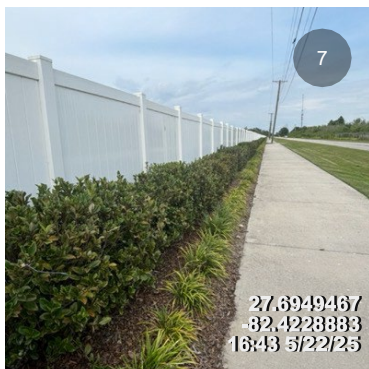
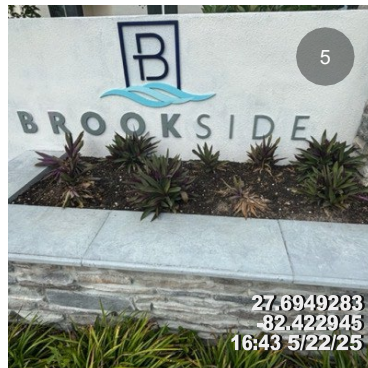
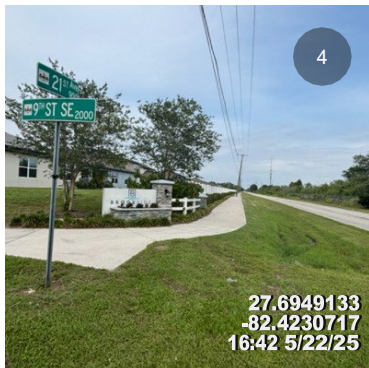
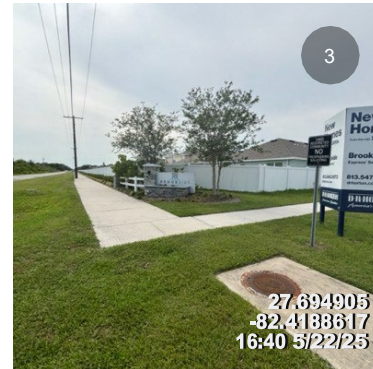
BROOKSIDE SIGNS

ITEM 7

Due By: Wednesday, May 28, 2025

Assigned To: LMP - Landscape Maintenance Professionals

5). **Landscape Maintenance Professionals will remove any dead plants in the planter at the monument.**





PAUL YOUNG
DISTRICT FIELD COORDINATOR

SHERWOOD MANOR MAY POND AUDIT, 6/2/25, 8:55 AM

SHERWOOD MANOR CDD. ECO LOGIC.

Monday, June 2, 2025

Prepared For Board Of Supervisors.

8 Items Identified

POND 1.

ITEM 1

Assigned To: Eco Logic.

There is active torpedo grass growth around the pond.



POND 2.

ITEM 2

Assigned To: Eco Logic.

Pond 2 is well maintained overall. An erosion area has been identified along the bank, which we are aware of and are in the process of addressing. A proposal for the repair will be submitted.



POND 3.

ITEM 3

Assigned To: Eco Logic.

The pond is currently in good condition and is being properly maintained. A recent treatment was applied to control filamentous algae, which is now in the process of dying off."



POND 4.

ITEM 4

Assigned To: Eco Logic.

The pond is well maintained, and no issues were observed at the time of inspection."

POND 7.**ITEM 5**

Assigned To: Eco Logic.

The pond is well maintained overall; however, a minor area of erosion has been identified. We are in the process of obtaining a proposal to address and repair the issue."



POND 8.**ITEM 6**

Assigned To: Eco Logic.

The pond has a small amount of trash present, which will be removed during the next maintenance visit. Other than that, it remains well maintained. However, there is a significant erosion area along the pond bank. A proposal for the necessary repair has already been obtain.



PONDS 9 & 10

ITEM 7

Assigned To: Eco Logic.

Ponds 9 and 10 received treatment for midge flies during the most recent service visit to help manage insect activity around the pond areas."



POND 12.

ITEM 8

Assigned To: Eco Logic.

Torpedo grass is present around the pond."





PAUL YOUNG
DISTRICT FIELD COORDINATOR

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