

**SHERWOOD MANOR
COMMUNITY DEVELOPMENT
DISTRICT**

JULY 10, 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

Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Thursday, July 10, 2025 at 2:00 p.m.

The Regular Meeting of the **Sherwood Manor Community Development District** will be held **July 10, 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 Down to Earth Landscape Maintenance and Irrigation Services Agreement
- B. Consideration of Down to Earth - Hurricane and Storm Clean-Up - Addendum to the Landscape Maintenance Services Agreement
- C. Consideration of Resolution 2025-05; Re-Designation of Officers

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
- D. Ratification of Coastal Fence Services Proposal – Estimate #29 (\$3,965.00)

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

LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES AGREEMENT

THIS LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES AGREEMENT (“Agreement”) is made and entered into this 11th day of July, 2025, by and between:

Sherwood Manor Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Hillsborough County, Florida, and having offices at c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (“District”); and

SSS Down To Earth Opco LLC d/b/a Down To Earth, a Foreign Limited Liability Company licensed to do business in the state of Florida (the “Contractor,” and collectively with the District, the “Parties”).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating, and/or maintaining certain infrastructure, including landscaping, and

WHEREAS, the District has a need to retain an independent contractor to provide, for certain lands within the District, certain Landscape Maintenance and Irrigation Services; and

WHEREAS, Contractor desires to provide such services and represents that it is qualified to do so in accordance with its proposal submitted to the District;

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and are incorporated by reference as a material part of this Agreement.

2. **SCOPE OF SERVICES.** The Contractor shall provide the services described in the Scope of Services attached hereto as **EXHIBIT A** and for the areas identified in the Landscape Maintenance and Irrigation Areas MAP Exhibit attached hereto as **EXHIBIT B** (the “Work”). The Contractor agrees that the Landscape Maintenance and Irrigation Areas MAP Exhibit attached hereto as **EXHIBIT B** is the District’s best estimate of the District’s landscape needs, but that other areas may also include landscaping that requires maintenance. The Contractor agrees that the District may, in its discretion, add up to 0.5 acre(s) of landscaping area to the Work, with no adjustment to price. The Contractor shall perform the Work consistent with the presently established, high quality standards of the District, and shall assign such staff as may be required for coordinating, expediting, and controlling all aspects of the Work. Contractor shall

solely be responsible for the means, manner, and methods by which its duties, obligations, and responsibilities are met to the satisfaction of the District. Notwithstanding any other provision of this Agreement, the District reserves the right in its discretion to remove from this Agreement any portion of the Work and to separately contract for such services. In the event that the District contracts with a third party to install certain landscaping or to otherwise perform services that might otherwise constitute a portion of the Work, Contractor agrees that it will be responsible for any such landscaping installed by the third party, and shall continue to perform all other services comprising the Work, including any future services that apply to the landscaping installed by the third party or to the areas where services were performed by the third party.

3. **MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Additional Services Order (see Section 7.c. herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as USF, IFAS, etc. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District. Contractor shall be required to provide a full and properly staffed work crew on site five (5) days per work week. The Contractor shall assign the same work personnel and supervisors to Sherwood Manor to maintain the property in a consistent manner by workers that are familiar with the property and procedures expected.

In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to and approval by, the District Representatives (defined below).

Contractor in conducting the Work shall use all due care to protect against any harm to persons or property. Contractor is responsible for vehicular safety within the community and shall use orange safety cones in addition to the proper warning safety equipment. Any motorized equipment used on the roadways of the community must be legally equipped. If the Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting and irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and repair all damage – and/or replace damaged property – to the satisfaction of the District.

4. **MONITORING OF SERVICES.** The District shall designate in writing one or more persons to act as the District's representatives with respect to the services to be performed under this Agreement ("District Representatives"). The District Representatives shall have complete authority to transmit instructions, receive information, interpret, and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services. This authority shall include but not be limited to verification of correct timing of services to be performed, methods of pruning, pest control, and disease control. The District hereby designates the District Manager and the Sherwood Manor Field Operations Manager to act as the District Representatives. The District shall have the right to change its designated representatives at any time by written notice to the Contractor.

The Contractor shall provide to management a written report of work performed for each month with notification of any problem areas and a schedule of work for the upcoming month. Further, at the request of the District, the Contractor agrees to meet the District Representatives at least once per week to inspect the property to discuss conditions, schedules, and items of concern regarding this Agreement.

If the District Representatives identify any deficient areas, the District Representatives shall notify the Contractor whether through a written report or otherwise. The Contractor shall then within the time period specified by the District Representatives, or if no time is specified within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District, then within three days and prior to submitting any invoices to the District. If the Contractor does not respond or take action within the specified time period, and subject to Section 17, the District shall have the rights to, among other remedies available at law or in equity, fine the Contractor \$100 per day as liquidated and agreed damages, and not as a penalty; to withhold some or all of the Contractor's payments under this Agreement; and to contract with outside sources to perform necessary work with all charges for such services to be deducted from the Contractor's compensation. Any oversight by the District Representatives of Contractor's Work is not intended to mean that the District shall underwrite, guarantee, or ensure that the work is properly done by the Contractor, and it is the Contractor's responsibility to perform the work in accordance with this Agreement.

5. **SUBCONTRACTORS.** The Contractor shall not award any of the work to any subcontractor without prior written approval of the District, except as it pertains to bush hogging or bush hogging services. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

6. **EFFECTIVE DATE.** This Agreement shall be binding and effective as of the date first written above and shall remain in effect as set forth in Section 7, unless terminated in accordance with the provisions of this Agreement. The Work shall commence on **Friday, July 11, 2025.**

7. **COMPENSATION; TERM.**

- a. Work under this Agreement shall begin on Friday, July 11, 2025, and end on July 10, 2026 ("Initial Term"), unless terminated earlier pursuant to the terms of this Agreement. At the end of the Initial Term, and unless terminated pursuant to the terms of this Agreement, the Agreement shall automatically renew on the same terms up to three times and for one-year periods each starting July 11, 2026.
- b. As compensation for the Work, the District agrees to pay Contractor the amounts set forth in the Bid Proposal Form submitted by Contractor

included in **EXHIBIT C**. All additional work or services, and related compensation, shall be governed by Section 7.c. of this Agreement.

- i. Lawn Maintenance = \$104,762.00 per year**
- ii. Irrigation Inspection = \$7,800.00 per year**
- iii. Fertilization/Pest Control = \$6,454.00 per year**
- iv. Total Annual Cost = \$119,016.00 (to be billed monthly at \$9,918.00)**

- c. *Additional Work.* Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping (e.g., additional services or services for other areas not specified in this Agreement), such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Additional Services Order ("ASO"). The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed ASO. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's bid pricing (attached as part of **EXHIBIT C**). Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.
- d. *Payments by District.* The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
- e. *Payments by Contractor.* Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), Florida Statutes, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the District. Unless prohibited by law, District may at any time make payments due to Contractor directly or by joint check, to any person or entity for obligations incurred by Contractor in connection with the performance of Work, unless Contractor has first delivered written notice to District of a dispute with any such

person or entity and has furnished security satisfactory to District insuring against claims therefrom. Any payment so made will be credited against sums due Contractor in the same manner as if such payment had been made directly to Contractor. The provisions of this Section are intended solely for the benefit of District and will not extend to the benefit of any third persons, or obligate District or its sureties in any way to any third party. Subject to the terms of this Section, Contractor will at all times keep the District's property, and each part thereof, free from any attachment, lien, claim of lien, or other encumbrance arising out of the Work. The District may demand, from time to time in its sole discretion, that Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Work including, with respect to each such potential lien claimant, the name, scope of Work, sums paid to date, sums owed, and sums remaining to be paid.

8. INSURANCE.

- a. The Contractor shall maintain throughout the term of this Agreement the following insurance:
 - i. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - ii. Employer's Liability Coverage with limits of at least \$500,000 per accident or disease.
 - iii. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$2,000,000 combined single limit bodily injury and property damage liability, and further including, but not being limited to, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
 - iv. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
 - v. Umbrella Excess Liability Insurance to cover any liability in excess of the limits of coverage already required and shall have limits of at least \$2,000,000 per occurrence and \$2,000,000 on aggregate.
- b. The District, its staff, supervisors and consultants shall be named as additional insureds (except with respect to the Worker's Compensation Insurance). The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable

insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of A-/VII.

- c. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due the Contractor.

9. INDEMNIFICATION.

- a. The Contractor shall indemnify, defend, and hold harmless, the District, the District's Board of Supervisors, District Staff and the District's agents, officers, employees, contractors, and representatives from and against any and all liability, actions, claims, demands, loss, damage, injury, or harm of any nature whatsoever, arising from the acts or omissions of Contractor, or the Contractor's officers, directors, agents, assigns, employees, or representatives.
- b. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay, awards, court costs, mediation costs, litigation expenses, attorney fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), or other amounts of any kind.
- c. The Contractor agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's or its staff, supervisors or consultants limitations on liability contained in section 768.28, Florida Statutes or other law. Any subcontractor retained by the Contractor shall acknowledge the same in writing, and it shall be Contractor's responsibility to secure such acknowledgments. Further, nothing herein shall be construed to limit or restrict the District's rights against the Contractor under applicable law.

10. ENVIRONMENTAL ACTIVITIES. The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

11. ACCEPTANCE OF THE SITE. By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the time of submission of the bid, and that the Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an "as is"

basis. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor, and except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.

12. **TAX EXEMPT DIRECT PURCHASES.** The parties agree that the District, in its discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping services, including but not limited to the direct purchase of fertilizer. In such event, the following conditions shall apply:

- (a) The District may elect to purchase any or all materials directly from a supplier identified by Contractor.
- (b) Contractor shall furnish detailed Purchase Order Requisition Forms ("Requisitions") for all materials to be directly purchased by the District.
- (c) Upon receipt of a Requisition, the District shall review the Requisition and, if approved, issue its own purchase order directly to the supplier, with delivery to be made to the District on an F.O.B. job site basis.
- (d) The purchase order issued by the District shall include the District's consumer certificate of exemption number issued for Florida sales and use tax purposes.
- (e) Contractor will have contractual obligations to inspect, accept delivery of, and store the materials pending use of the materials as part of the landscaping services. The contractor's possession of the materials will constitute a bailment. The contractor, as Bailee, will have the duty to safeguard, store and protect the materials while in its possession until returned to the District through use of the materials.
- (f) After verifying that delivery is in accordance with the purchase order, Contractor will submit a list indicating acceptance of goods from suppliers and concurrence with the District's issuance of payment to the supplier. District will process the invoices and issue payment directly to the supplier.
- (g) The District may purchase and maintain insurance sufficient to cover materials purchased directly by the District.

(h) All payments for direct purchase materials made by the District, together with any state or local tax savings, shall be deducted from the compensation provided for in this Agreement.

13. **COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

14. **DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity for breach of this Agreement, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

15. **ANTI-HUMAN TRAFFICKING.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

16. **CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

17. **SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

18. **TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing ninety (90) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any

failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 4 of this Agreement are taken, the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Any termination by the District shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

19. **PERMITS AND LICENSES.** All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

20. **ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.

21. **INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent Contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

22. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

23. **AGREEMENT.** This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. To the extent of any inconsistency / conflict between this document, and the **EXHIBITS**, this document and the **EXHIBITS** shall be read in harmony to fulfill the intent of this Agreement, provided however that in the event of an irreconcilable inconsistency / conflict, this document shall control.

24. **ENFORCEMENT OF AGREEMENT.** In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings.

25. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

26. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

27. **NOTICES.** Any notice, demand, request or communication required or permitted hereunder (“Notice”) shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

A. If to the District: Sherwood Manor Community
Development District
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
Attn: Michael Perez, District Manager
michael.perez@inframark.com

With a copy to: Straley Robin Vericker
1510 W. Cleveland St.
Tampa Florida 33606
Attn: Kathryn Hopkinson, District Counsel
khopkinson@srvlegal.com

B. If to the Contractor: SSS Down To Earth Opco LLC
d/b/a Down To Earth
500 Winderley Place, Suite 222
Maitland, FL 32751
Attn: Kara Rewerts
Kara.Rewerts@down2earthinc.com
DTEContractUpdates@down2earthinc.com

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify

the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

28. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

29. **CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be in the county in which the District is located.

29. **PUBLIC RECORDS.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7300, OR BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

30. **PUBLIC ENTITY CRIMES.** Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit

a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

31. **SCRUTINIZED COMPANIES.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

32. **E-VERIFICATION.** Pursuant to Section 448.095(2), Florida Statutes,
- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
 - b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - c. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
 - d. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

33. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

33. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel.

34. **INTERPRETATION.** In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

35. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties execute this Agreement as set forth below.

ATTEST:

**SHERWOOD MANOR
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Title: Secretary/Assistant Secretary

By: Carlos de la Ossa
Title: Chairperson

ATTEST:

**SSS DOWN TO EARTH OPCO
LLC d/b/a DOWN TO EARTH**

By: _____
Its: _____

Exhibit A: Scope of Services
Exhibit B: Landscape Maintenance Areas MAP Exhibit
Exhibit C: Fee Schedule

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared _____, who being duly sworn, deposes and says (the “**Affiant**”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the _____ (Title) of _____ (the “**Company**”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Sherwood Manor Community Development District.
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Signature of Affiant

Sworn before me on _____, 2025

Notary Public Signature

Notary Stamp

Exhibit "A"

Service Agreement Specifications

Between SSS Down to Earth Opco LLC dba Down to Earth (herein "**Company**") and **Sherwood Manor Community Development District** ("Customer") the services to be performed hereunder for the Monthly Fee are set forth below. Any work performed in addition to these services will be separately invoiced as provided in this Agreement. Additional Services pricing is subject to change to market rates after the first year of this Agreement.

LANDSCAPE MAINTENANCE PROGRAM - 38 Total Visits

I. TURF GRASS SPECIFICATIONS

i. Mowing

Mowing shall be performed as is required to maintain a height level as outlined below with power lawn mowers of sufficient horsepower to leave a neat, clean appearance. (38 cuts annually; Weekly Mowing April 1st - September 30th; Bi-weekly Mowing October 1st - March 31st).

Company may alter mowing frequencies/schedules according to seasonal needs and environmental conditions that may include but are not limited to, excessive rain and wet conditions, cold weather, extreme weather, etc. Invasive species of grass will be mowed but may require additional treatments not covered in this contract scope. Areas that cannot be serviced due to risk of creating damage will be notified to the Customer and /or the Property Management.

Various mowing patterns will be employed to ensure the even distribution of clippings and to prevent ruts in the turf caused by mowers. Mower blades will be kept sharp to prevent the tearing of grass blades.

St. Augustine and Bahia turf should be maintained at a mowing height of 3 1/2" to 4 1/2" in height.

Zoysia turf will be maintained at a mowing height of 1" to 2 1/2" in height. The initial cut in the beginning of the growing season can be shorter to remove dead leaf tissue and increase the rate of green up.

ii. Edging

Edging will be completed during routine service visits around plant beds, curbs, streets, trees, and buildings. Soft edging will occur every other mowing service and hard edging will occur every mowing occurrence. The shape and configuration of plant beds will be maintained.

Hard surfaces will be blown to support a clean, well-groomed appearance with each edging.

iii. String Trimming

Areas agreed to be inaccessible to mowing machinery will be maintained with string trimmers, or as environmental conditions permit.

Frequency of string trimming will correspond to frequency of turf maintenance except for lake banks, roadside drainage ditches, and Bahia turf areas.

iv. Debris Removal

Company shall remove all landscape debris generated on the property during regularly scheduled services for that area, including naturally fallen palm fronds.

Seasonal Leaf removal is not part of the service package, but it can be provided upon Customer request at an additional per hour cost inclusive of proper mulching/removal of the leaf fall.

v. Fertilization

Irrigated Turf shall be fertilized appropriately (four times year in January, March, May, and October) to maintain good appearance and color. The method of application of fertilizer shall be the responsibility of Company.

At times, environmental conditions may require additional applications of nutrients augmenting the above fertilization programs to ensure that turf areas are in top condition. Company can provide service upon Customer request at an additional cost.

All fertilizer applications will adhere to UF recommended Nitrogen application rates for the turf varieties present, using GI-BMP guidelines to help reduce the need for chemical intervention and protect the ground water.

vi. Insect & Disease Control

Company will implement an integrated Pest Management Program to minimize excessive use of pesticide and will rely heavily on continual monitoring of insect levels.

All products will be applied as directed by the manufacturer. Company will comply with all state and federal regulations.

Company employs an active certified Pest Control License issued through the Florida Department of Agriculture and Consumer Services.

II. PLANTING BEDS, SHRUBS, WOODY ORNAMENTAL, GROUNDCOVERS, ALL PALM TREES AND ALL OTHER TREE CARE SPECIFICATION

i. Pruning

Customer will be on a continuous selective, prune cycle as needed to avoid the loss of landscape integrity and aesthetic structure. Pruning events will occur 12 times annually.

Individual plant service will be pruned using guidelines of the UF/IFAS.

Ornamental grasses, including but not limited to Fakahatchee Grass, Fountain Grasses, and Muhly Grass, will be pruned no more than two times per year.

During regularly scheduled pruning events, plants entering or in their seasonal blooming cycle (ex. Gardenia & Bougainvillea) will be left to bloom and pruned accordingly on the next scheduled cycle. Blooming Plants like hibiscus requiring a seasonal rejuvenation prune will be selectively pruned at each event and will be rejuvenated during the summer months.

All pruning and thinning will have the distinct objective of retaining the plant's natural shape and the original design specifications unless Customer requests otherwise.

Plants, hedges, shrubbery, and trees obstructing pedestrian or automobile traffic and damaged plants, shall be pruned as needed. All areas are to be left free of clippings following pruning.

ii. Tree Pruning

Trees shall be maintained with clear trunks with lower branch elevations up to 12' as necessary.

Tree interior sucker branches and dead wood shall be removed up to a height not exceeding 12' from ground. Moss removal, structural pruning and tree spraying may be performed at an additional charge.

iii. Palm Pruning

All palms up to a maximum height of 12' overall shall be pruned and shaped as required removing dead fronds and spent seed pods. Palms up to a maximum height of 12' overall are to be thoroughly detailed with all fronds trimmed to lateral position annually during a regularly scheduled pruning event.

Company can provide services for Palms over a maximum height of 12' upon Customer request at an additional cost. Pygmy palms will be trimmed during the routine pruning cycle.

iv. Crape Myrtle Pruning-

Crape Myrtles up to a maximum height of 12' overall can be pruned and shaped each February to promote vigorous blooming and maintain desired size. All sucker branching, seedpods, and ball moss must also be removed. No larger than 1" diameter branches will be removed. Extensive cutbacks ("Hat Racking") will be at the direction and approval of the Customer for an additional fee determined by debris and size of limbs being removed.

Company can provide service for Crape Myrtles over a maximum height of 12' and "Hat Racking" upon Customer request at an additional cost.

v. Groundcover and Edging

Groundcover plant species will be confined to plant bed areas by manual, mechanical or chemical means, as environmental condition permits. "String Trimming" type edging will not be used around trees and groundcovers.

vi. Fertilization

Plant beds, shrubs, woody ornamental, and ground covers shall be fertilized two (2) times per year (Spring & Fall) to maintain good appearance and color. The method of application of fertilizer shall be the responsibility of Company.

All ornamentals will be fertilized utilizing a product with a balanced analysis and good minor nutrient content. Nitrogen source should consist of a minimum of 50% slow-release product.

vii. Insect and Disease control

Plants will be treated chemically as required to effectively control insect infestation and disease as environmental, horticultural, and weather conditions permit.

viii. Weed Control

Open ground between plants, driveways and walkways shall be maintained monthly in a condition of

acceptable weed density by manual or chemical means, as environmental, horticultural, and weather conditions permit.

All mulch and hardscaped areas or plant beds shall be maintained in a condition of acceptable weed density.

III. IRRIGATION

Company shall be responsible for the operation of the irrigation systems within the designated areas. The irrigation systems shall be operated to provide watering frequencies sufficient to replace soil moisture below the root zone of all planted areas, including lawns, and considering the amount of rainfall that has occurred. Company is not responsible and cannot control any City or County Watering Guidelines. Any plant or turf area damage caused by the lack of water due to these "watering guidelines" will not be Company's responsibility.

Company will fully inspect and operate all the irrigation zones once monthly. Any additional inspections requested are charged out at the hourly irrigation rate of \$85/per hour ("Irrigation Hourly Rate").

Irrigation components damaged by other than Company due to construction, vandalism, or other causes shall be reported to the Customer. Company, if authorized by the Customer, shall repair the damage at the Irrigation Hourly Rate plus Materials.

Company is approved to make repairs up to \$500 per Monthly Inspection or work order without the approval of the Customer. Irrigation Hourly Rate applies during business hours of 7am to 5pm, Monday to Friday and after hour rates will apply for all other times. Off-hours work will be charged at \$95 per hour.

IV. MULCHING

Mulch is provided as an additional service. Company will provide this service for mulching upon Customer request at an additional cost.

All beds or otherwise bare ground areas and tree rings should be maintained with a layer of mulch sufficient to cover the bare ground and prevent weeds.

V. ANNUAL FLOWERS MAINTENANCE PROGRAM

Annual Flowers are provided as an additional service. Company will provide this service for Annual Flowers upon Customer request at an additional cost.

Company will not be held responsible for any acts of God (i.e., wind damage, freeze damage). The practice of covering plant material during a freeze to prevent damage is an extra charge to this contract and does not guarantee plant survival.

VI. ADDITIONAL SERVICES

Company is a full-service Landscape Company. We offer solutions to all horticultural-related needs such as Landscape Lighting, and many other landscape improvements. We offer Free Estimates & Designs.

Company shall provide services over and above the contract specifications with written authorization from the Customer. Rates for labor shall be provided upon request.

VII. REQUIRED ADDENDUMS / LANDSCAPE ALTERATIONS

Company shall not be responsible for the following additional service requests unless specifically agreed

to in writing in an Addendum to this Agreement:

- i. **Damage** caused to decorative concrete curbing.
- ii. **Damage** caused to stucco on homes and/or fences if a maintenance strip is not installed.
- iii. **Developing Properties** as described in Section 3e.
- iv. **Maintenance** of additional landscape installed by the homeowner and potted plants.
- v. **Maintenance** of backyards if a privacy fence is installed, which requires smaller push mowers and string trimming to entire perimeter fence.
- vi. **After hours Service** as requested subject to agreed rates.
- vii. **Invasive Species** of grass, insects, bacteria, fungi, including, but not limited to Torpedo grass, require significant remediation that are not covered in this scope of services but can be addressed as an additional service.
- viii. **Severe Weather Services** as defined in Section 3c.

Scope Calendar

TURF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Mow	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	38
String Trim	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	38
Hard Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	38
Soft Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	19
Backpack Blowing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	38
Fertilization	✓		✓		✓					✓			4
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Disease Control	✓		✓		✓		✓		✓		✓		6
Insect Control	✓		✓		✓		✓		✓		✓		6
PLANT BEDS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Fertilization				✓						✓			2
Prune	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Disease Control	✓		✓		✓		✓		✓		✓		6
Insect Control	✓		✓		✓		✓		✓		✓		6
TREES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Weed Control Tree Rings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Pruning up to 12' hgt.		✓			✓			✓			✓		4
IRRIGATION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Monthly Wet Check	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
MISCELLANEOUS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Debris/ Litter Removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	38

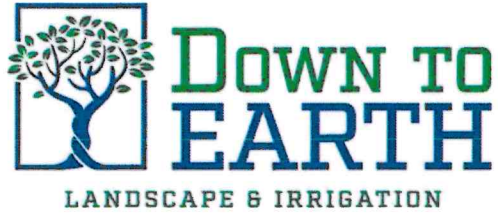
The scope above is representative of services, there may be times where weather conditions impact the planned service schedule. Additionally, fertilization and other chemical applications may vary based on local conditions. Standard Irrigation rates apply during business hours of 7am to 5pm, Monday to Friday. Off-hour's work requires a 50% premium to the rate.

Service Maps

The map(s) below depicts the boundaries of the serviceable areas of your landscape property as understood for the purposes of developing this proposal.



EXHIBIT "C"



Landscape Maintenance Agreement

Attention: Michael Perez
c/o Inframark Community Management
2005 Pan Am Circle Ste. 300
Tampa, FL 33607

Submitted by: Down To Earth

Sherwood Manor Community Development District

Landscape Maintenance Summary

Lawncare Maintenance		\$ 104,762.00	Annually
Irrigation Inspection		\$ 7,800.00	Annually
Fertilization/Pest Control		\$ 6,454.00	Annually

Total Annual Fee	\$ 119,016.00
Total Monthly Fee	\$ 9,918.00

Hurricane and Storm Clean-Up Addendum to the Landscape Maintenance Services Agreement

This Hurricane and Storm Clean-Up Addendum to the Landscape Maintenance Services Agreement (this “**Storm Addendum**”) is made and entered into as of July 12, 2025, by and between the **Sherwood Manor Community Development District** (the “**District**”) and **SSS Down to Earth OPCO LLC d/b/a Down to Earth**, a Florida limited liability company (the “**Contractor**”).

Background Information:

The District and the Contractor entered into a Landscape Maintenance Services Agreement dated July 11, 2025 (the “**Agreement**”). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor desire to pre-authorize hurricane and storm clean-up expectations and pricing. The Contractor submitted a proposal for such clean-up services which have been incorporated into this Storm Addendum. The District and the Contractor each has the authority to execute this Storm Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Storm Addendum so that this Storm Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Storm Addendum.
2. **Pre-Authorized Hurricane and Storm Clean-Up Services.** Contractor agrees to provide pre-authorized hurricane and storm clean-up services as further described in the attached **Exhibit A**.
 - a. Contractor shall provide all labor and equipment necessary for these services.
 - b. Phase 1: Emergency services to clear roadways, driveways, and walkways for first responders.
 - c. Phase 2: Complete clean-up, staking, and specific rebuilds as requested, so that recurring maintenance can begin.
 - d. Phase 3: Property rebuild.
3. **Additional Compensation for Emergency Clean-Up Services.** Contractor shall perform the additional emergency clean-up services for the prices as further described on the attached Hurricane Price List (**Exhibit A**).
4. **Ratification of all Other Terms of the Agreement.** Except as hereby modified, the terms and conditions (including compensation) of the Agreement are hereby ratified and confirmed.

IN WITNESS WHEREOF the undersigned have executed this Storm Addendum effective as of the date written above.

SSS Down to Earth OPCO LLC d/b/a Down to Earth

**Sherwood Manor
Community Development District**

By: _____
Name: _____
Title: _____

Carlos de la Ossa
Chair of the Board of Supervisors

WE ARE HERE FOR YOU!

Let us help you
Weather the Storm.



Have Peace of Mind With **Pre-Authorized Storm Clean-Up**

When you approve a clean-up plan, we are on the ground canvassing your property to assess damage as soon as the storm has passed. We quickly dispatch the appropriate teams to address your needs, prioritizing safety first:

Our record over the years and our ICARE values have proven that we will do everything we can to alleviate the stress caused by inclement weather in a **3-phase approach**:

Phase 1: Emergency services to clear roadways, driveways, and walkways for first responders.

Phase 2: Complete clean-up, staking, and specific rebuilds as requested, so that recurring maintenance can begin.

Phase 3: Property rebuild: Normal enhancement rates would apply.

Normal Maintenance operations can typically resume the week following clean-up for all but the most severely impacted properties. Utilizing our network of vendor partners and leveraging our Construction Division, we can bring resources to address the situation.

2025



Hurricane season is upon us again. No matter what the weather may bring, your Down to Earth team is looking out for you.

To ensure we can provide you with a swift response following severe weather, we recommend the following:

Pre-Authorize Storm Clean-Up

See our 3-phase approach below.

Keep Us Apprised of your Insurance Requirements

Let us know of any requirements your insurance carrier may have for documenting damages or corrective actions resulting from a storm. Our team will take photos of damages and keep track of manpower, equipment, and work provided in our repairs.

Let Us Know How to Reach You

Communications can be vulnerable in case of a storm. Remember to keep your contact information updated.

Prepare Your Trees

Reduce the risk of damage and injury by pruning weak branches and opening canopies. Schedule an assessment with our team to ensure your trees are ready.

Hurricane Price List

General Labor	\$80 / per man / per hour (\$110 per man hour OT)
Bucket Truck & Chipper	\$200 / per man / per hour (\$250 per man hour OT)
Loader & Operator Large	\$270 / per hour (\$320 per hour OT)
Loader/ Operator Dump	\$270 / per hour (\$320 per hour OT)
Dump Fees	Market Rate (~\$110 per cubic yard)
Arbor Crew with Dump Truck & Chipper	\$180 / per man / per hour (\$230 per hour OT)
Irrigation Repair	\$110 / per person/ per hour (\$150 per hour OT)
Lodge Pole & Stalking Rope	\$35 / unit
Banding Kits (4X2)	\$40 / unit
Crane	Priced per request

*Please note: All prices and availability for landscape materials are subject to change and can vary depending on market conditions which are beyond our immediate control. Disruption in normal maintenance services will not result in credits. However, schedules will be adjusted to catch up maintenance services as conditions allow over time unless otherwise agreed in advance. Additional proposals may be required for additional cleanup or arbor care.



Payments are progress billed, and due immediately for all severe hurricane and/or severe weather-related charges.

RESOLUTION 2025-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SHERWOOD MANOR
COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE OFFICERS OF
THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously designated the Officers of the District; and

WHEREAS, the Board now desires to re-designate certain Officers.

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

Section 1. Carlos de la Ossa is appointed Chairman.
 Nicholas Dister is appointed Vice Chairman.
 Brian Lamb is appointed Secretary.
 Leah Popelka is appointed Treasurer.
 Jayna Cooper is appointed Assistant Secretary.
 Kyle Smith is appointed Assistant Secretary.
 Albert Vierra is appointed Assistant Secretary.
 Ryan Motko is appointed Assistant Secretary.

Section 2. All prior designations which are inconsistent with the designations herein are forthwith rescinded.

Section 2. This Resolution shall become effective upon adoption.

PASSED AND ADOPTED THIS 10TH DAY OF JULY 2025.

**SHERWOOD MANOR
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

**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, June 5, 2025, and called to order at 3:42 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

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
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A. Consideration of Resolution 2025-03; Authorizing Spending Authority for District Manager and Chair of the Board

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2025-03; Authorizing Spending Authority for District Manager at \$5,000 and Chairperson at \$10,000 with an additional \$15,000 for emergency expenses, as agreed, was adopted. 5-0

B. Consideration of Resolution 2025-04; Approving Proposed Budget and Setting Public Hearing

Mr. Perez, explained that for this budget Management has worked directly with Mr. de la Ossa, Project Managers, District Staff, and vendors to set an accurate O&M amount for the fiscal year of \$875,644.

However, after consulting with *Finn Outdoor* this week about erosions around the pond and possibly more, Mr. Perez recommended raising *Waterway Man Pro* an additional \$15,000, about another \$20-\$25/home. Discussion ensued.

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, Resolution 2025-04; Approving Proposed Budget and set O&M amount at \$875,644 and Setting Public Hearing for Thursday August 7, 2025 at 2:00 pm at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, was adopted. (5-0

C. Consideration of Finn Outdoor Proposal – Erosion/Pond Bank Restoration

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, Finn Outdoor Proposal – Erosion/Pond Bank Restoration, to allow outside of a meeting, Mr. de la Ossa to work with Management and Mr. Waag, was approved. 5-0

D. Ratification of Pool Monitor Services Agreement

Mr. Perez mentioned that the dates of May 31, 2025 through August 10, 2025 for services actually began May 24, 2025.

UNDER SEPARATE COVER:

- **Encroachment Agreement for 715 Ace Outlaw Avenue for fence over Drainage Easement.**

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, Encroachment Agreement for 715 Ace Outlaw Avenue for fence over Drainage Easement, as presented was approved. 5-0

FOURTH ORDER OF BUSINESS

Consent Agenda

- Approval of Minutes of May 1, 2025, Special Meeting
- Consideration of Operation and Maintenance April 2025
- Acceptance of the Financials and Approval of the Check Register for April 2025

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

FIFTH ORDER OF BUSINESS

Staff Reports

- District Counsel
- District Engineer

C. District Manager

There being no reports, the next item followed.

i. Field Inspections Report

Mr. Gandarilla, presented the Field Inspections Report, a copy of which was included in the agenda package.

SIXTH ORDER OF BUSINESS**Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS**Adjourned**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, meeting adjourned at 3:56pm. 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	5/1/2025	29220	\$125.00	\$125.00	SECURITY SERVICE May 2025
CHARTER COMMUNICATIONS - ACH	5/1/2025	2458267050125-ACH	\$205.00	\$205.00	INTERNET 5/1 - 5/31/2025
INFRAMARK LLC	5/2/2025	149000	\$700.00		dissemination services May 2025
INFRAMARK LLC	5/2/2025	149000	\$2,500.00		district management May 2025
INFRAMARK LLC	5/2/2025	149000	\$5,833.33		personnel services May 2025
INFRAMARK LLC	5/2/2025	149000	\$1,000.00		field services May 2025
INFRAMARK LLC	5/2/2025	149000	\$125.00	\$10,158.33	website maintenance/admin May 2025
LANDSCAPE MAINTENANCE PROFESSIONALS INC	1/27/2025	310081	\$9,888.00	\$9,888.00	LANDSCAPE January 2025
ZEBRA CLEANING TEAM	5/1/2025	7857	\$1,050.00	\$1,050.00	MONTHLY SERV May 2025
Monthly Contract Subtotal			\$21,426.33	\$21,426.33	
Variable Contract					
STRALEY ROBIN VERICKER	5/6/2025	26454	\$2,085.00	\$2,085.00	district counsel April 2025
Variable Contract Subtotal			\$2,085.00	\$2,085.00	
Utilities					
BOCC ACH	4/29/2025	042925-3466-ACH	\$378.36	\$378.36	WATER 3/27 - 4/28/2025
TECO ACH	5/2/2025	050225-8655-ACH	\$2,386.70	\$2,386.70	electric 3/28 - 4/28/2025
TECO ACH	5/2/2025	050225-5677-ACH	\$698.22	\$698.22	electric 3/28 - 4/28/2025
TECO ACH	5/2/2025	050225-5651-ACH	\$232.74	\$232.74	electric 3/28 - 4/28/2025
TECO ACH	5/2/2025	050225-3107-ACH	\$2,535.86	\$2,535.86	electric 3/28 - 4/28/2025
TECO ACH	5/6/2025	050625-6005-ACH	\$6,201.98	\$6,201.98	ELECTRIC 2/27 - 3/27/2025
Utilities Subtotal			\$12,433.86	\$12,433.86	
Regular Services					
ALBERTO VIERA	5/1/2025	AV-050125	\$200.00	\$200.00	BOARD 5/1/25
ALBERTO VIERA	5/14/2025	AV-051425	\$200.00	\$200.00	BOARD 5/14/25
CARLOS DE LA OSSA	5/1/2025	CO-050125	\$200.00	\$200.00	BOARD 5/1/25
CARLOS DE LA OSSA	5/14/2025	CO-051425	\$200.00	\$200.00	BOARD 5/14/25
FLORIDA DEPARTMENT OF HEALTH	5/2/2025	050225	\$275.00	\$275.00	pool permit
KYLE SMITH	5/1/2025	KS-050125	\$200.00	\$200.00	BOARD 5/1/25
KYLE SMITH	5/14/2025	KS-051425	\$200.00	\$200.00	BOARD 5/14/25
LANDSCAPE MAINTENANCE PROFESSIONALS INC	5/1/2025	331310	\$570.76	\$570.76	April 2025 Irrigation repairs

SHERWOOD MANOR CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
NICHOLAS J. DISTER	5/1/2025	ND-050125	\$200.00	\$200.00	BOARD 5/1/25
RYAN MOTKO	5/1/2025	RM-050125	\$200.00	\$200.00	BOARD 5/1/25
STANTEC CONSULTING SERVICES	4/30/2025	2389986	\$2,139.50	\$2,139.50	district engineer April 2025
US BANK	4/25/2025	7727487	\$4,256.13	\$4,256.13	TRUSTEE FEE
Regular Services Subtotal			\$8,841.39	\$8,841.39	
Additional Services					
COASTAL OUTDOOR SERVICES LLC	5/19/2025	8	\$2,625.00	\$2,625.00	Pressure washing the fence
ECO-LOGIC SERVICES LLC	4/8/2025	5120	\$50,925.00	\$50,925.00	ditches d2 and d3 cleanup
ECO-LOGIC SERVICES LLC	4/30/2025	5200	\$4,480.00	\$4,480.00	mitigation, ditch 1, 2, and 3 services
FLA POOLS INC	5/15/2025	01194640	\$650.00	\$650.00	Tile and pavers repair
MHD COMMUNICATIONS	4/23/2025	37690	\$75.00	\$75.00	camera servicing, offline
ZEBRA CLEANING TEAM	3/24/2025	7771	\$512.50	\$512.50	Pool Repairs, gasket and motor
ZEBRA CLEANING TEAM	5/22/2025	7901	\$500.00	\$500.00	Pump motor and algae treatment
ZEBRA CLEANING TEAM	4/21/2025	7837	\$588.27	\$588.27	pool supplies, life rings, hook lines, net, rope
Additional Services Subtotal			\$60,355.77	\$60,355.77	
TOTAL			\$105,142.35	\$105,142.35	

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
29220	05/01/2025	\$125.00	05/01/2025	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!

May 1, 2025
Invoice Number: 2458267050125
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 05/01/25 through 05/31/25
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 05/18/25	
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.

Your Business Internet now has faster speeds.

As part of our commitment to delivering the best services at the best value, we have upgraded your Internet speed to 750 Mbps at no additional cost. Your upgrade is effective immediately; there's nothing for you to do but enjoy the faster speeds. It's our way of saying thank you to our loyal customers.

Spectrum Store Hours. To better serve our customers, effective Sunday, 04/06/25, the Spectrum Store located at 12970 S US Hwy 301 Ste 105, Riverview, FL 33579 will expand Sunday hours from 12pm - 5pm to 12pm - 7pm. Visit Spectrum.com/stores for more details.

Call 1-866-738-0242 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.

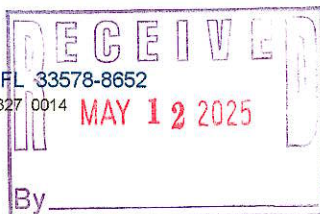
We appreciate your prompt payment and value you as a customer.

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 05022025 NNNNNNNN 01 003827 0014

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



May 1, 2025

SHERWOOD MANOR CDD

Invoice Number: 2458267050125
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



Invoice Number: 2458267050125
 Account Number: 8337 12 028 2458267
 Security Code: 4957

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

8633 2390 NO RP 01 05022025 NNNNNNNN 01 003827 0014

Charge Details

Previous Balance	205.00
EFT Payment 04/18	-205.00
Remaining Balance	\$0.00

Payments received after 05/01/25 will appear on your next bill.

Service from 05/01/25 through 05/31/25

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 Continued

Other 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 7:00pm

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



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





2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

149000

CUSTOMER ID

C2308

PO#

INVOICE

DATE

5/2/2025

NET TERMS

Net 30

DUE DATE

6/1/2025

BILL TO

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

Services provided for the Month of: May 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
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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.

Please Remit Payment to:

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



Invoice 310081

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

Date	Due Date
01/27/25	2/26/2025
Account Owner	PO#
Lou Sheehan	

Item	Amount
#306130 - Sherwood Manor CDD (Add. #1 & #2) Template - LMP January 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)
\$2,370.22	\$0.00	\$0.00	\$9,925.34	\$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.

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.: 7857
Terms: Net 30
Invoice date: 05/01/2025
Due date: 05/31/2025

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

Total

\$1,050.00

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

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

May 06, 2025

Client: 001497

Matter: 000001

Invoice #: 26454

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
4/2/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
4/2/2025	KCH	REVIEW AGENDA PACKAGE.	0.2	\$65.00
4/3/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$225.00
4/3/2025	AM	PREPARE DRAFT PUBLICATION AD FOR BUDGET.	0.6	\$105.00
4/3/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON; REVIEW AND REVISE FORM FOOD TRUCK AGREEMENT; DISCUSS SAME FOOD TRUCK AGREEMENT AND VENDOR REQUIREMENTS WITH B.CHAPMAN.	0.7	\$227.50
4/17/2025	AM	PREPARE DRAFT MAILED NOTICE LETTER.	0.9	\$157.50
4/18/2025	KCH	REVIEW LANDSCAPE MAINTENANCE AGREEMENT WITH LMP; REVIEW 2025 HURRICANE RECOVERY FLIER FROM DOWN TO EARTH; PREPARE 2025 HURRICANE SEASON EMERGENCY SERVICES ADDENDUM WITH DOWN TO EARTH AND EMAIL WITH J.COOPER AND M.PEREZ REGARDING SAME FOR BOS REVIEW; PREPARE FOR AND ATTEND EPG OPERATIONS MEETING VIA TEAMS; DISCUSS UPDATED MAINTENANCE MAP FOR LANDSCAPING.	1.1	\$357.50
4/21/2025	KCH	REVIEW LANDSCAPE MAINTENANCE AGREEMENT WITH LMP; PREPARE TERMINATION NOTICE TO LMP; EMAILS WITH C.DELAOSSA REGARDING SAME.	0.6	\$195.00
4/24/2025	KCH	REVIEW AGENDA PACKAGE; REVIEW PROPOSAL FROM ECO-LOGIC; REVIEW PROPOSAL FROM TRUE BLUE POOL; REVIEW PROPOSAL FROM AQUA SENTRY.	0.5	\$162.50

SERVICES

Date	Person	Description of Services	Hours	Amount
4/28/2025	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.8	\$300.00
4/30/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
4/30/2025	KCH	REVIEW AGENDA PACKAGE.	0.2	\$65.00
Total Professional Services			6.8	\$2,085.00
Total Services			\$2,085.00	
Total Disbursements			\$0.00	
Total Current Charges				\$2,085.00
Previous Balance				\$1,167.50
Less Payments				(\$1,167.50)
PAY THIS AMOUNT				\$2,085.00

Please Include Invoice Number on all Correspondence



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHERWOOD MANOR CDD	8726963466	04/29/2025	05/20/2025

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	03/27/2025	22962	04/28/2025	23103	14100 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$42.58
Water Base Charge	\$65.23
Water Usage Charge	\$14.52
Sewer Base Charge	\$158.07
Sewer Usage Charge	\$91.93

Summary of Account Charges

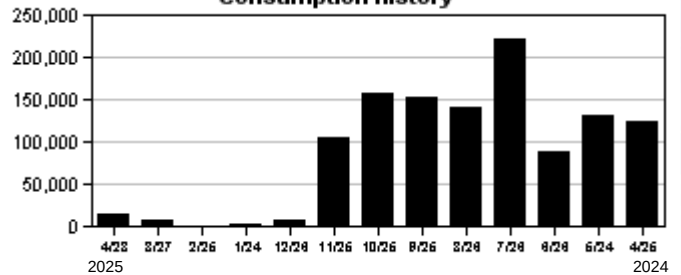
Previous Balance	\$302.27
Net Payments - Thank You	\$-302.27
Total Account Charges	\$378.36

AMOUNT DUE	\$378.36
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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

2.264 8

DUE DATE	05/20/2025
AMOUNT DUE	\$378.36
AMOUNT PAID	



0087269634660 00000378364



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

Statement Date: May 02, 2025

Amount Due: \$2,386.70

Due Date: May 23, 2025
Account #: 221009048655

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

Account Summary

Current Service Period: March 28, 2025 - April 28, 2025

Previous Amount Due	\$2,543.57
Payment(s) Received Since Last Statement	-\$1,216.33
Miscellaneous Credits	-\$1,327.24
Current Month's Charges	\$2,386.70

Amount Due by May 23, 2025

\$2,386.70

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



Scan here to view
your account online.



**DOWNED IS
DANGEROUS!**

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

For more safety tips, visit
TampaElectric.com/PowerLineSafety

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



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

Account #: 221009048655

Due Date: May 23, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$2,386.70

Payment Amount: \$ _____

679779261909

Your account will be
drafted on May 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:
SHERWOOD MANOR PH 4A
RUSKIN, FL 33570

Account #: 221009048655
Statement Date: May 02, 2025
Charges Due: May 23, 2025

Service Period: Mar 28, 2025 - Apr 28, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	912 kWh @ \$0.03412/kWh	\$31.12
Fixture & Maintenance Charge	48 Fixtures	\$797.28
Lighting Pole / Wire	48 Poles	\$1359.36
Lighting Fuel Charge	912 kWh @ \$0.03059/kWh	\$27.90
Storm Protection Charge	912 kWh @ \$0.00559/kWh	\$5.10
Clean Energy Transition Mechanism	912 kWh @ \$0.00043/kWh	\$0.39
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

Lighting Charges **\$2,386.70**

Total Current Month's Charges

\$2,386.70



Miscellaneous Credits

Sales Tax Credit - \$1,327.24

Total Current Month's Credits **-\$1,327.24**

Important Messages

Be Prepared This Storm Season

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

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: May 02, 2025

Amount Due: \$698.22

Due Date: May 23, 2025

Account #: 221009045677

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

Account Summary

Current Service Period: March 28, 2025 - April 28, 2025

Previous Amount Due	\$743.84
Payment(s) Received Since Last Statement	-\$358.96
Miscellaneous Credits	-\$384.88

Current Month's Charges	\$698.22
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Amount Due by May 23, 2025	\$698.22
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.



**DOWNED IS
DANGEROUS!**

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For more safety tips, visit

TampaElectric.com/PowerLineSafety

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

Account #: 221009045677

Due Date: May 23, 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: \$698.22

Payment Amount: \$ _____

679779261908

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

Account #: 221009045677
Statement Date: May 02, 2025
Charges Due: May 23, 2025

Service Period: Mar 28, 2025 - Apr 28, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	285 kWh @ \$0.03412/kWh	\$9.72
Fixture & Maintenance Charge	15 Fixtures	\$249.15
Lighting Pole / Wire	15 Poles	\$424.80
Lighting Fuel Charge	285 kWh @ \$0.03059/kWh	\$8.72
Storm Protection Charge	285 kWh @ \$0.00559/kWh	\$1.59
Clean Energy Transition Mechanism	285 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	285 kWh @ \$0.01230/kWh	\$3.51
Florida Gross Receipt Tax		\$0.61

Lighting Charges **\$698.22**

Total Current Month's Charges

\$698.22



Miscellaneous Credits

Sales Tax Credit - \$384.88

Total Current Month's Credits **-\$384.88**

Important Messages

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Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:
TampaElectric.com

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

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

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



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

Statement Date: May 02, 2025

Amount Due: \$232.74

Due Date: May 23, 2025

Account #: 221009045651

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

Account Summary

Current Service Period: March 28, 2025 - April 28, 2025

Previous Amount Due	\$247.94
Payment(s) Received Since Last Statement	-\$15.93
Miscellaneous Credits	-\$232.01

Current Month's Charges	\$232.74
-------------------------	----------

Amount Due by May 23, 2025	\$232.74
----------------------------	----------

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



Scan here to view
your account online.



**DOWNED IS
DANGEROUS!**

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

For more safety tips, visit

TampaElectric.com/PowerLineSafety

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



Pay your bill online at TampaElectric.com

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

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

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



Account #: 221009045651

Due Date: May 23, 2025

Amount Due: \$232.74

Payment Amount: \$ _____

679779261907

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

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

Service Period: Mar 28, 2025 - Apr 28, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	95 kWh @ \$0.03412/kWh	\$3.24
Fixture & Maintenance Charge	5 Fixtures	\$83.05
Lighting Pole / Wire	5 Poles	\$141.60
Lighting Fuel Charge	95 kWh @ \$0.03059/kWh	\$2.91
Storm Protection Charge	95 kWh @ \$0.00559/kWh	\$0.53
Clean Energy Transition Mechanism	95 kWh @ \$0.00043/kWh	\$0.04
Storm Surcharge	95 kWh @ \$0.01230/kWh	\$1.17
Florida Gross Receipt Tax		\$0.20

Lighting Charges

\$232.74

Total Current Month's Charges

\$232.74



Miscellaneous Credits

Sales Tax Credit - \$232.01

Total Current Month's Credits

-\$232.01

Important Messages

Be Prepared This Storm Season

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

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

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

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

Statement Date: May 02, 2025

Amount Due: \$2,535.86

Due Date: May 23, 2025

Account #: 221009253107

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

Account Summary

Current Service Period: March 28, 2025 - April 28, 2025

Previous Amount Due	\$2,702.53
Payment(s) Received Since Last Statement	-\$2,101.69
Miscellaneous Credits	-\$600.84

Current Month's Charges	\$2,535.86
-------------------------	------------

Amount Due by May 23, 2025	\$2,535.86
----------------------------	------------

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



Scan here to view
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Account #: 221009253107

Due Date: May 23, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$2,535.86

Payment Amount: \$ _____

679779261910

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

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

Service Period: Mar 28, 2025 - Apr 28, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	969 kWh @ \$0.03412/kWh	\$33.06
Fixture & Maintenance Charge	51 Fixtures	\$847.11
Lighting Pole / Wire	51 Poles	\$1444.32
Lighting Fuel Charge	969 kWh @ \$0.03059/kWh	\$29.64
Storm Protection Charge	969 kWh @ \$0.00559/kWh	\$5.42
Clean Energy Transition Mechanism	969 kWh @ \$0.00043/kWh	\$0.42
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

Lighting Charges **\$2,535.86**

Total Current Month's Charges

\$2,535.86



Miscellaneous Credits

Sales Tax Credit - \$600.84

Total Current Month's Credits **-\$600.84**

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

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813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

Statement Date: May 06, 2025

Amount Due: \$6,201.98

Due Date: May 20, 2025

Account #: 321000026005

DO NOT PAY. Your account will be drafted on May 20, 2025

Account Summary

Previous Amount Due	\$5,724.22
Payment(s) Received Since Last Statement	-\$5,724.22
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$6,201.98

Amount Due by May 20, 2025 \$6,201.98

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,
CLBHE, RUSKIN, FL
33570 **6,706
KWH**

1109 TIDAL ROCK AVE,
FOUNTAIN, RUSKIN, FL
33570-5558 **2,096
KWH**



Scan here to interact
with your bill online.

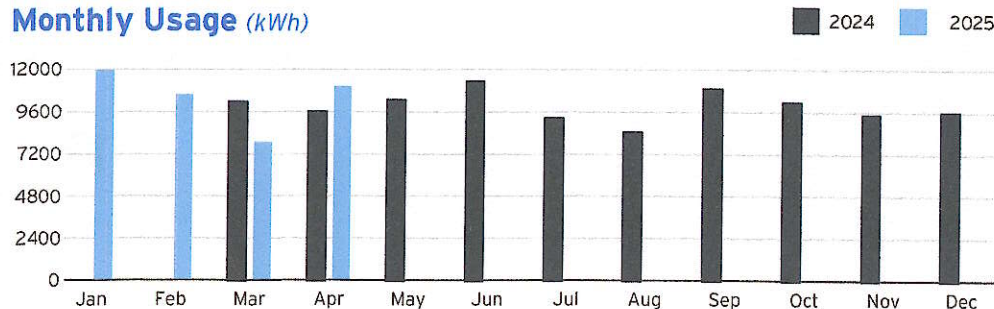


**DOWNED IS
DANGEROUS!**

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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: May 20, 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: \$6,201.98

Payment Amount: \$ _____

700500003354

Your account will be
drafted on May 20, 2025

00000013 FTECO505062522514010 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	03/27/2025	11,868		9,772		2,096 kWh	1	29 Days	\$337.76
									▲ 0.4%

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

Sub-Account Number: 211019020687

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000558717	03/27/2025	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	03/27/2025	99,958		98,080		1,878 kWh	1	29 Days	\$304.58
									▼ 3.2%

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	03/27/2025	233		232		1 kWh	1	29 Days	\$18.89
									▼ 50.0%

Continued on next page →

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P.O. Box 31318
Tampa, FL 33631-3318
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Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Summary of Charges by Service Address

Account Number: 321000026005

Energy Usage From Last Month

▲ Increased = Same ▼ Decreased

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

Sub-Account Number: 211020006345

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000835803	03/27/2025	18,963		18,624		339 kWh	1	29 Days	\$70.34
									▼ 11.5%

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

Sub-Account Number: 211020923705

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000597942	03/27/2025	37,778		31,072		6,706 kWh	1	29 Days	\$1,039.43
									▲ 93.3%

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

Sub-Account Number: 221008023634

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000580299	03/27/2025	289		288		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	03/27/2025	299		297		2 kWh	1	29 Days	\$19.04
									= 0.0%

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

\$6,201.98

00000013-0000075-Page 3 of 14



Sub-Account #: 211019020679
Statement Date: 05/01/2025

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

Meter Read

Meter Location: FOUNTAIN

Service Period: 02/27/2025 - 03/27/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000598798	03/27/2025	11,868	9,772	2,096 kWh	1	29 Days

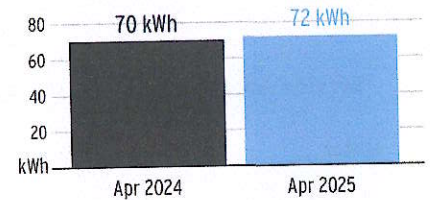
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	2,096 kWh @ \$0.08641/kWh	\$181.12
Fuel Charge	2,096 kWh @ \$0.03083/kWh	\$64.62
Storm Protection Charge	2,096 kWh @ \$0.00577/kWh	\$12.09
Clean Energy Transition Mechanism	2,096 kWh @ \$0.00418/kWh	\$8.76
Storm Surcharge	2,096 kWh @ \$0.02121/kWh	\$44.46
Florida Gross Receipt Tax		\$8.44
Electric Service Cost		\$337.76

Avg kWh Used Per Day



Current Month's Electric Charges

\$337.76

Billing information continues on next page →

Sub-Account #: 211019020687
Statement Date: 05/01/2025

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

Meter Read

Meter Location: FOUNTAIN

Service Period: 02/27/2025 - 03/27/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000558717	03/27/2025	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

0.1		
0.075		
0.05		
0.025		
kWh	0 kWh	0 kWh
	Apr 2024	Apr 2025

Current Month's Electric Charges

\$18.74

Billing information continues on next page →



Sub-Account #: 211019020695
Statement Date: 05/01/2025

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

Meter Read

Meter Location: FOUNTAIN

Service Period: 02/27/2025 - 03/27/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000558720	03/27/2025	99,958		98,080		1,878 kWh	1	29 Days

Charge Details



Electric Charges

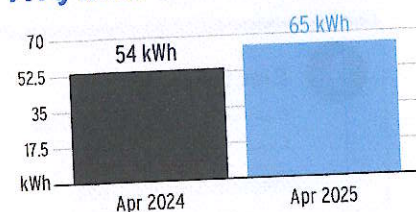
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	1,878 kWh @ \$0.08641/kWh	\$162.28
Fuel Charge	1,878 kWh @ \$0.03083/kWh	\$57.90
Storm Protection Charge	1,878 kWh @ \$0.00577/kWh	\$10.84
Clean Energy Transition Mechanism	1,878 kWh @ \$0.00418/kWh	\$7.85
Storm Surcharge	1,878 kWh @ \$0.02121/kWh	\$39.83
Florida Gross Receipt Tax		\$7.61
Electric Service Cost		\$304.58

Current Month's Electric Charges

\$304.58

Billing information continues on next page →

Avg kWh Used Per Day



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

Meter Read

Meter Location: ENTRY SIGN

Service Period: 02/27/2025 - 03/27/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000580300	03/27/2025	233	232	1 kWh	1	29 Days

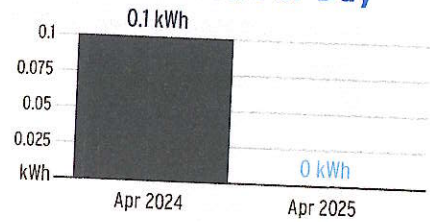
Charge Details



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 #: 211020006345
Statement Date: 05/01/2025

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

Meter Read

Meter Location: MAIL KIOSK

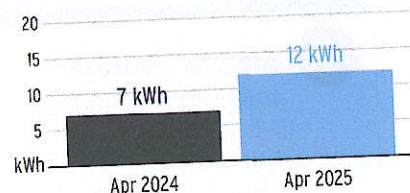
Service Period: 02/27/2025 - 03/27/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000835803	03/27/2025	18,963	18,624	339 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	339 kWh @ \$0.08641/kWh	\$29.29
Fuel Charge	339 kWh @ \$0.03083/kWh	\$10.45
Storm Protection Charge	339 kWh @ \$0.00577/kWh	\$1.96
Clean Energy Transition Mechanism	339 kWh @ \$0.00418/kWh	\$1.42
Storm Surcharge	339 kWh @ \$0.02121/kWh	\$7.19
Florida Gross Receipt Tax		\$1.76
Electric Service Cost		\$70.34

Current Month's Electric Charges

\$70.34

Billing information continues on next page →



Sub-Account #: 211020923705
Statement Date: 05/01/2025

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

Meter Read

Service Period: 02/27/2025 - 03/27/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000597942	03/27/2025	37,778		31,072		6,706 kWh	1	29 Days

Charge Details



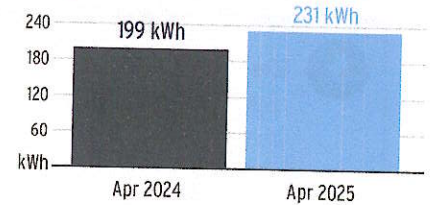
Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	6,706 kWh @ \$0.08641/kWh	\$579.47
Fuel Charge	6,706 kWh @ \$0.03083/kWh	\$206.75
Storm Protection Charge	6,706 kWh @ \$0.00577/kWh	\$38.69
Clean Energy Transition Mechanism	6,706 kWh @ \$0.00418/kWh	\$28.03
Storm Surcharge	6,706 kWh @ \$0.02121/kWh	\$142.23
Florida Gross Receipt Tax		\$25.99

Electric Service Cost

\$1,039.43

Avg kWh Used Per Day



Current Month's Electric Charges

\$1,039.43

Billing information continues on next page →



Sub-Account #: 221008023634
Statement Date: 05/01/2025

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

Meter Read

Service Period: 02/27/2025 - 03/27/2025

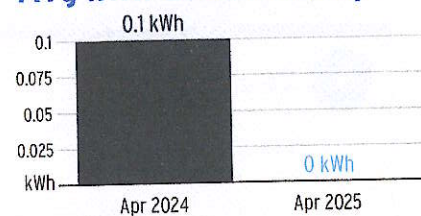
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580299	03/27/2025	289		288		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: 05/01/2025

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

Meter Read

Meter Location: SIGN

Service Period: 02/27/2025 - 03/27/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000580298	03/27/2025	299	297	2 kWh	1	29 Days

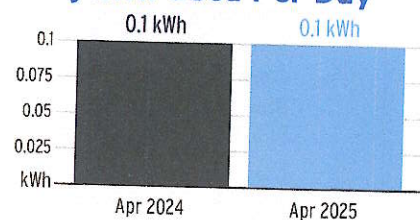
Charge Details



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 →

00000013-0000079-Page 11 of 14



Sub-Account #: 221008101729
Statement Date: 05/01/2025

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

Service Period: 02/27/2025 - 03/27/2025

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: 05/01/2025

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

Service Period: 02/27/2025 - 03/27/2025

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

Total Current Month's Charges

\$6,201.98

00000013-00000080-Page 13 of 14



Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor

Board Meeting: May 1, 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

5/5/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor

Board Meeting: May 14, 2025

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

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

Approved for payment:

Michael Perez
District Manager Signature

5/20/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor

Board Meeting: May 1, 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

5/5/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor

Board Meeting: May 14, 2025

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

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

Approved for payment:

Michael Perez
District Manager Signature

5/20/2025
Date



Florida Department of Health
in Hillsborough County
Notification of Fees Due



29-BID-7840964

Permit Number

29-60-2021524

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2025).

Fee Amount: \$275.00

Previous Balance: \$0.00

Total Amount Due: \$275.00

Payment Due Date: 06/30/2025 or Upon Receipt

If not paid by 06/30/2025 then the fee will be: \$325.00

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

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

Account Information:

Name: Sherwood Manor
Location: 1801 12th Street
Ruskin, FL 33570

Pool Volume: 94,500
gallons
Bathing Load: 105
Flow Rate: 263

Owner Information:

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

Please go online to pay fee at:

www.MyFloridaEHPermit.com

Permit Number: 29-60-2021524 Bill ID: 29-BID-7840964

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

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

Florida Department of Health in Hillsborough County
ATTN: Environmental Health
P O Box 5135

Circle One: Visa MC

Name on Card: _____

Account #: _____

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

Card's Billing Address: _____

City: _____ State: ____ Zip: _____

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

Payment Amount: \$ _____ For: _____

Signature _____

Date _____

[Please RETURN invoice with your payment]

Batch Billing ID: 81257



PERMIT HOLDERS CAN NOW

pay invoices online!

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

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

Pay this invoice online at www.myfloridaehpermit.com

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




Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Sherwood Manor

Board Meeting: May 1, 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

5/5/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor

Board Meeting: May 14, 2025

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

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

Approved for payment:

Michael Perez
District Manager Signature

5/20/2025
Date

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 331310

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

Date	Due Date
05/01/25	5/31/2025
Account Owner	PO#
Lou Sheehan	

Item	Qty/UOM	Rate	Ext. Price	Amount
#339176 - Remove Dripline and set controller				\$570.76
<i>Lateral Components - 04/30/2025</i>				
Irrigation Tech Labor	7.00HR	\$70.00	\$490.00	
Pro-Trade 6 in. Sod Staple Round Top 100/Bag	3.00BG	\$22.00	\$66.00	
Rain Bird XF Coupling 17 mm	8.00EA	\$0.79	\$6.32	
Rain Bird XF Drip Elbow 17 mm	4.00EA	\$0.99	\$3.96	
XFFTEE Rainbird Drip Tee 17mm barb	4.00EA	\$1.12	\$4.48	

Subtotal	\$570.76
Less Payments/Credits	(\$0.00)
Balance Due	\$570.76

***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.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor

Board Meeting: May 1, 2025

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

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

Approved for payment:

Michael Perez
District Manager Signature

5/5/2025
Date

REVISED 5/5/2025 10:12

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor

Board Meeting: May 1, 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

5/5/2025
Date

REVISED 5/5/2025 10:12

Invoice Number	2389986
Invoice Date	April 30, 2025
Purchase Order	238202096
Customer Number	149265
Project Number	238202096

Bill To

Sherwood Manor Community
Development District
Accounts Payable
c/o Meritus Districts
2005 Pan Am Circle, Suite 300
Tampa FL 33607
United States

EFT/ACH Remit To (Preferred)

Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

Alternative Remit To

Stantec Consulting Services
Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project	Sherwood Manor CDD			
	Project Manager	Stewart, Tonja L	Contract Upset	2,167.50
	Current Invoice Total (USD)	2,139.50	Contract Billed to Date	2,139.50
			For Period Ending	April 25, 2025

Top Task 2025 2025 FY General Consulting

Professional Services

Billing Level		Current Hours	Rate	Current Amount
Level 07	Nurse, Vanessa M	8.00	167.00	1,336.00
Level 10	Waag, R Tyson (Tyson)	0.50	182.00	91.00
Level 10	Waag, R Tyson (Tyson)	3.75	190.00	712.50
Subtotal Professional Services		<u>12.25</u>		<u>2,139.50</u>

Top Task Subtotal	2025 FY General Consulting	2,139.50
Total Fees & Disbursements		<u>2,139.50</u>
INVOICE TOTAL (USD)		2,139.50

Net Due in 30 Days or in accordance with terms of the contract

**Stantec will not change our banking information. If you receive a request noting our banking information has changed,
please contact your Stantec Project Manager**

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-01-08	238202096	2025	Direct - Regular	NURSE, VANESSA M	2.00	167.00	334.00	PREPARED NEW OWNERSHIP MAP	
2025-01-09	238202096	2025	Direct - Regular	NURSE, VANESSA M	6.00	167.00	1,002.00	PREPARED NEW OWNERSHIP MAP	
2024-12-05	238202096	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	182.00	91.00	REVIEW MEETING AGENDA AND MONTHLY BOARD MEETING ATTENDANCE.	
2024-12-31	238202096	2025	Direct - Regular	WAAG, R TYSON (TYSON)	2.00	190.00	380.00	UPDATE MAINTENANCE AND OWNERSHIP MAPPING.	
2025-01-02	238202096	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW MEETING AGENDA AND MONTHLY MEETING ATTENDANCE.	
2025-01-09	238202096	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW MEETING AGENDA AND MEETING ATTENDANCE.	
2025-01-10	238202096	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	CDD TEAM COORDINATION MEETING	
2025-02-06	238202096	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW AGENDA AND MONTHLY BOARD MEETING ATTENDANCE.	
Total Project 238202096					12.25		\$2,139.50		

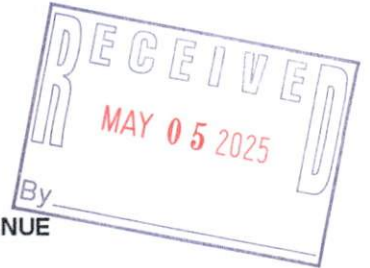


Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7727487
Account Number: 242714000
Invoice Date: 04/25/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

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

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



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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE

\$4,256.13

All invoices are due upon receipt.

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

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

Invoice Number: 7727487
Account Number: 242714000
Current Due: \$4,256.13

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 242714000
Invoice # 7727487
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





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

Invoice Number: 7727487
Invoice Date: 04/25/2025
Account Number: 242714000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

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

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

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 04/01/2025 - 03/31/2026				\$3,950.00
Incidental Expenses 04/01/2025 to 03/31/2026	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13



Coastal Fence Services LLC
6101 Ike Smith Rd
Plant City, Florida 33565
United States

813-394-1444
www.coastalfence.co

Invoice

BILL TO
Inframark- Sherwood Manor CDD
Michael Perez
1801 12th Street Southeast
Ruskin, Florida 33570
United States

656-209-7919
michael.perez@inframark.com

Invoice Number: 8
Invoice Date: May 19, 2025
Payment Due: May 26, 2025
Amount Due (USD): \$2,625.00
[Pay Securely Online](#)

Items	Quantity	Price	Amount
Pressure Washing back of fence belonging to 23 houses along Coastal Hammock Ave within Brookside Estates Community *if repairs are needed that will be additional costs*	1	\$2,625.00	\$2,625.00

Total: \$2,625.00

Amount Due (USD): \$2,625.00

[Pay Securely Online](#)

Bank Payment

link.waveapps.com/kygxj3-bkjc47

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

Clarifications
1. Finish grade by others. NOT RESPONSIBLE for final grade and any site grading or debris removal will be billed at a 55\$ hourly per man rate if asked to perform plus equipment fee. Root grinding to be done by others if needed. If site is not ready on the agreed start date a trip charge of 250\$ minimum will be applied or additional cost if contractor requests us to take care of it.

Invoice

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

Exclusions

- 1 . Any work or items not specifically included are excluded.
- 2 . Finish grade and additional soil - if needed - not in proposal.
- 3 . Tree removal and relocation, root pruning, barricades, pavers, asphalt cutting and patching, root grinding, paving, fences, concrete work, curbing, tree wells, tree aeration systems, retaining walls, berms, drains & drainage systems, and other hardscape items not specifically included are excluded.
- 4 . Soil tests are not included. If soil tests are necessary, additional funding will be needed. Any amendments required will need additional funding.
- 5 . Proposal does not include water source, electric to irrigation timers or wells, or conduit into building for timer wires; no jack and bores; no sleeves; no cutting, patching, removal or replacement of asphalt, concrete, or sub-base unless specifically stated.
- 6 . Construction of berms of any type (for parking islands or otherwise), retention ponds, and swales are not in this proposal. This work, if needed, can be quoted after an on-site visit to determine exact field conditions and may need to be done at an hourly rate, specifically inspections are needed and additional work is needed.
- 7 . Removal of invasive, exotic species is not in proposal and can be done on a "Time and Materials" basis.

PO Box 18204
Sarasota, FL 34276

Date	Invoice #
4/8/2025	5120

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

[illegible]

Pete@Eco-Logic-Services.com

PO Box 18204
Sarasota, FL 34276

Date	Invoice #
4/30/2025	5200

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

[illegible]

Pete@Eco-Logic-Services.com

FLA POOLS

PO Box 6004
Sun City Center, FL 33571
(813) 839-7665
info@flapools.com



INVOICE

BILL TO
Sherwood
1114 Swaying Sawgrass Ave
Ruskin, FL 33570

INVOICE 01194640
DATE 05/15/2025
TERMS Due on receipt

DESCRIPTION	AMOUNT
Repair approximately 20 ft of coping and 1 ft of tile	650.00
Down payment 50%	

If paying by debit or credit card there is a 3.5% convenience fee charge, you can call us, pay online or Zelle at service@flapools.com

BALANCE DUE **\$650.00**



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

Date	Invoice
04/23/2025	37690
Account	
Sherwood Manor CDD	

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

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

Terms	Due Date	PO Number	Reference	
NET15	05/08/2025			

Service Request Number		589292				
Summary	New manager connecting to cameras					
Billing Method	Actual Rates					
Detail	Tue 4/22/2025/8:57 AM UTC-04/ Austin Mann- User called in needing access to the cameras Tue 4/22/2025/8:34 AM UTC-04/ Austin Mann (time)- Called user Gave information to connect to the cameras User was unable to connect - Device offline Confirmed the cameras were up User gave username: Ken That user does not have access to the cameras Created Generic user account Had user sign in with that No further action required					
Resolution	Tue 4/22/2025/8:34 AM UTC-04/ Austin Mann (time)- Called user Gave information to connect to the cameras User was unable to connect - Device offline Confirmed the cameras were up User gave username: Ken That user does not have access to the cameras Created Generic user account Had user sign in with that No further action required					
Company Name	Sherwood Manor CDD					
Contact Name	Ken Hoefle					
Services		Work Type	Hours	Rate	Amount	
<u>Billable Services</u>						
Help Desk Technician		Remote - Business Hours	0.50	150.00	\$75.00	
				Total Services:		\$75.00
We appreciate your business! MHD Communications accepts checks and all major credit cards. A late payment charge of 5% per month will be applied to all			Invoice Subtotal:		\$75.00	
			Sales Tax:		\$0.00	
			Invoice Total:		\$75.00	

unpaid balances.	Payments:	\$0.00
	Credits:	\$0.00
	Balance Due:	\$75.00

Invoice Time Detail

Invoice Number: 37690
Company: Sherwood Manor CDD

Charge To: Sherwood Manor CDD / New manager connecting to cameras Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
04/22/2025	Mann, Austin	Service Ticket: 589292 Summary: New manager connecting to cameras Called user Gave information to connect to the cameras User was unable to connect - Device offline Confirmed the cameras were up User gave username: Ken That user does not have access to the cameras Created Generic user account Had user sign in with that No further action required	Y	0.50	150.00	\$75.00

Subtotal: \$75.00

Invoice Time Total: **Billable Hours:** **0.50**

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.: 7771
Terms: Net 30
Invoice date: 03/24/2025
Due date: 04/23/2025

#	Product or service	Description	Qty	Rate	Amount
1.	3	4" Gasket	1	\$25.00	\$25.00
2.	Motor	Chemical Pump Motor	1	\$300.00	\$300.00
3.	Labor	1 1/2 hour repair labor	1.5	\$125.00	\$187.50

Total

\$512.50

Overdue

04/23/2025

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.
Ruskin, FL 33570

Invoice details
Invoice no.: 7901
Terms: Net 30
Invoice date: 05/22/2025
Due date: 06/21/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Chemical Pump Motor		1	\$325.00	\$325.00
2.	Black Algae Treatment		1	\$175.00	\$175.00

Total

\$500.00

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

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.
Ruskin, FL 33570

Invoice details
Invoice no.: 7837
Terms: Net 30
Invoice date: 04/21/2025
Due date: 05/21/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Throw Ropes	Life Rings	2	\$173.64	\$347.28
2.	Throw Ropes	Safety Hook Line	1	\$42.21	\$42.21
3.	Throw Ropes	Life Hook Pole	1	\$80.03	\$80.03
4.	Throw Ropes	Net	1	\$82.63	\$82.63
5.	Throw Ropes	30 ft rope for life ring	1	\$36.12	\$36.12

Total

\$588.27

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

Sherwood Manor Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2025

Prepared by:



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

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2018		SERIES 2023		SERIES 2018		SERIES 2023		TOTAL
	GENERAL FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND		
<u>ASSETS</u>									
Cash - Operating Account	\$ 269,710	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 269,710
Due From Other Funds	-	-	-	-	-	144,795	-	-	144,795
Investments:									
Construction Fund	-	-	-	-	-	5,311	-	-	5,311
Prepayment Account	-	1	-	-	-	-	-	-	1
Reserve Fund	-	473,878	642,500	-	-	-	-	-	1,116,378
Revenue Fund	-	409,542	359,512	-	-	-	-	-	769,054
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	-	-	-	-	-	-	-	15,714,202	15,714,202
TOTAL ASSETS	\$ 269,749	\$ 883,421	\$ 1,002,012	\$ -	\$ -	\$ 150,106	\$ 17,772,701	\$ 17,844,999	\$ 37,922,988
<u>LIABILITIES</u>									
Accounts Payable	\$ 33,791	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,791
Bonds Payable	-	-	-	-	-	-	-	8,740,000	8,740,000
Bonds Payable - Series 2023	-	-	-	-	-	-	-	9,105,000	9,105,000
Due To Other Funds	3,899	115,618	23,793	-	-	-	-	-	143,310
TOTAL LIABILITIES	37,690	115,618	23,793	-	-	-	-	17,845,000	18,022,101

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 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>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	767,803	978,219	-	-	-	-	1,746,022
Capital Projects	-	-	-	-	150,106	-	-	150,106
Unassigned:	232,059	-	-	-	-	17,772,701	(1)	18,004,759
TOTAL FUND BALANCES	232,059	767,803	978,219	-	150,106	17,772,701	(1)	19,900,887
TOTAL LIABILITIES & FUND BALANCES	\$ 269,749	\$ 883,421	\$ 1,002,012	\$ -	\$ 150,106	\$ 17,772,701	\$ 17,844,999	\$ 37,922,988

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%
<u>EXPENDITURES</u>				
<u>Administration</u>				
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%
<u>Utility Services</u>				
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

Balance Sheet

As of May 31, 2025

(In Whole Numbers)

		SERIES 2018	SERIES 2018	SERIES 2018	SERIES 2018	SERIES 2018	SERIES 2018	SERIES 2018	SERIES 2018	SERIES 2018
		GENERAL	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	GENERAL	GENERAL		
ACCOUNT DESCRIPTION	FUND	FUND	FUND	FUND	FUND	FUND	FUND	DEBT FUND	TOTAL	
ASSETS										
Cash - Operating Account	\$ 269,710	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 269,710	
Due From Other Funds	-	-	-	-	-	144,795	-	-	144,795	
Investments:										
Construction Fund	-	-	-	-	-	5,311	-	-	5,311	
Prepayment Account	-	1	-	-	-	-	-	-	1	
Reserve Fund	-	473,878	642,500	-	-	-	-	-	1,116,378	
Revenue Fund	-	409,542	359,512	-	-	-	-	-	769,054	
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	-	-	-	-	-	-	-	15,714,202	15,714,202	
TOTAL ASSETS	\$ 269,749	\$ 883,421	\$ 1,002,012	\$ -	\$ 150,106	\$ 17,772,701	\$ 17,844,999	\$ 37,922,988		
LIABILITIES										
Accounts Payable	\$ 33,791	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	33,791	
Bonds Payable	-	-	-	-	-	-	-	8,740,000	8,740,000	
Bonds Payable - Series 2023	-	-	-	-	-	-	-	9,105,000	9,105,000	
Due To Other Funds	3,899	115,618	23,793	-	-	-	-	-	143,310	
TOTAL LIABILITIES	37,690	115,618	23,793	-	-	-	17,845,000	18,022,101		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2025

(In Whole Numbers)

		SERIES 2018	SERIES 2023	SERIES 2018	SERIES 2023	GENERAL	GENERAL	
	GENERAL	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	PROJECTS	PROJECTS	FUND	DEBT FUND	TOTAL
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	767,803	978,219	-	-	-	-	1,746,022
Capital Projects	-	-	-	-	150,106	-	-	150,106
Unassigned:	232,059	-	-	-	-	17,772,701	(1)	18,004,759
TOTAL FUND BALANCES	232,059	767,803	978,219	-	150,106	17,772,701	(1)	19,900,887
TOTAL LIABILITIES & FUND BALANCES	\$ 269,749	\$ 883,421	\$ 1,002,012	\$ -	\$ 150,106	\$ 17,772,701	\$ 17,844,999	\$ 37,922,988

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 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%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	8,600	3,400	71.67%
ProfServ-Trustee Fees	8,200	8,297	(97)	101.18%
Disclosure Report	8,400	5,600	2,800	66.67%
District Counsel	7,500	15,810	(8,310)	210.80%
District Engineer	4,000	8,410	(4,410)	210.25%
District Manager	30,000	21,000	9,000	70.00%
Accounting Services	12,000	-	12,000	0.00%
Auditing Services	6,200	2,900	3,300	46.77%
Website Compliance	1,500	750	750	50.00%
Email Hosting Vendor	600	-	600	0.00%
Postage, Phone, Faxes, Copies	500	7	493	1.40%
Public Officials Insurance	2,700	2,700	-	100.00%
Legal Advertising	3,000	376	2,624	12.53%
Misc-Non Ad Valorem Taxes	-	3,546	(3,546)	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	1,000	500	66.67%
Dues, Licenses, Subscriptions	500	472	28	94.40%
Total Administration	98,850	79,468	19,382	80.39%
<u>Utility Services</u>				
Utility - Electric	100,000	81,756	18,244	81.76%
Total Utility Services	100,000	81,756	18,244	81.76%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Pool Maintenance	2,000	9,151	(7,151)	457.55%
Waterway Management	16,000	19,730	(3,730)	123.31%
Field Manager	12,000	12,833	(833)	106.94%
Amenity Center Cleaning & Supplies	8,000	6,496	1,504	81.20%
Contracts-Aquatic Control	17,000	9,299	7,701	54.70%
Contracts-Pools	13,200	3,150	10,050	23.86%
Contracts - Landscape	235,000	159,688	75,312	67.95%
Amenity Center Pest Control	2,000	-	2,000	0.00%
Onsite Staff	70,000	40,833	29,167	58.33%
Security Monitoring Services	1,500	1,333	167	88.87%
Telephone, Cable & Internet Service	1,800	1,633	167	90.72%
Utility - Water	4,500	7,296	(2,796)	162.13%
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	26,424	784	97.12%
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	412	13,588	2.94%
Garbage Collection	5,000	2,619	2,381	52.38%
Irrigation Maintenance	3,500	2,926	574	83.60%
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	374,391	166,817	69.18%
TOTAL EXPENDITURES	740,058	535,615	204,443	72.37%
Excess (deficiency) of revenues				
Over (under) expenditures	-	145,358	145,358	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		106,747		
FUND BALANCE, ENDING		\$ 252,105		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 24,781	\$ 24,781	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	682,995	53,726	108.54%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	185,000	175,000	10,000	94.59%
Interest Expense	444,269	448,316	(4,047)	100.91%
Total Debt Service	629,269	623,316	5,953	99.05%
TOTAL EXPENDITURES	629,269	623,316	5,953	99.05%
Excess (deficiency) of revenues				
Over (under) expenditures	-	59,679	59,679	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		708,124		
FUND BALANCE, ENDING		\$ 767,803		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 28,866	\$ 28,866	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	538,949	(104,207)	83.80%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	253,197	140,000	113,197	55.29%
Interest Expense	389,959	506,394	(116,435)	129.86%
Total Debt Service	643,156	646,394	(3,238)	100.50%
TOTAL EXPENDITURES	643,156	646,394	(3,238)	100.50%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(107,445)	(107,445)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,085,664		
FUND BALANCE, ENDING		\$ 978,219		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 41,387	\$ 41,387	0.00%
TOTAL REVENUES	-	41,387	41,387	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	-	(1,848,349)	(1,848,349)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,998,455		
FUND BALANCE, ENDING		<u>\$ 150,106</u>		

Bank Account Statement

Sherwood Manor CDD

Tuesday, July 1, 2025

Page 1

Bank Account No. 9155

Statement No. 05_25

Statement Date

05/31/2025

G/L Account No. 101001 Balance	269,710.44	Statement Balance	260,124.58
		Outstanding Deposits	15,737.50
Positive Adjustments	0.00	Subtotal	275,862.08
Subtotal	269,710.44	Outstanding Checks	-6,151.64
Negative Adjustments	0.00	Ending Balance	269,710.44
Ending G/L Balance	269,710.44		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
05/08/2025		JE000666	Landscape Maintenance	Refund- TruGreen	285.00	285.00	0.00
Total Deposits					285.00	285.00	0.00
Checks							
							0.00
04/07/2025	Payment	1013	NICHOLAS J. DISTER	Check for Vendor V00034	-200.00	-200.00	0.00
04/21/2025	Payment	100103	ZEBRA CLEANING TEAM	Inv: 7791	-1,050.00	-1,050.00	0.00
04/30/2025	Payment	100107	CONSULTING GROUP LLC	Inv: 3537	-4,225.00	-4,225.00	0.00
04/30/2025	Payment	100108	LANDSCAPE MAINTENANCE PROFESSIONALS INC	Inv: 326774, Inv: 327018	-2,317.72	-2,317.72	0.00
05/05/2025	Payment	100109	INFRAMARK LLC	Inv: 147967	-22.34	-22.34	0.00
05/05/2025	Payment	100110	JNJ CLEANING SERVICES LLC	Inv: 0541	-600.00	-600.00	0.00
05/08/2025	Payment	1015	FLORIDA DEPARTMENT OF HEALTH	Payment of Invoice 001384	-275.00	-275.00	0.00
05/08/2025	Payment	1016	ALBERTO VIERA	Check for Vendor V00048	-200.00	-200.00	0.00
05/08/2025	Payment	1017	CARLOS DE LA OSSA	Check for Vendor V00061	-200.00	-200.00	0.00
05/08/2025	Payment	1018	KYLE SMITH	Check for Vendor V00066	-200.00	-200.00	0.00
05/08/2025	Payment	1019	NICHOLAS J. DISTER	Check for Vendor V00034	-200.00	-200.00	0.00
05/08/2025	Payment	1020	RYAN MOTKO	Check for Vendor V00052	-200.00	-200.00	0.00
05/09/2025	Payment	100111	ZEBRA CLEANING TEAM	Inv: 7857	-1,050.00	-1,050.00	0.00
05/09/2025	Payment	100112	MHD COMMUNICATION S	Inv: 37690	-75.00	-75.00	0.00

Bank Account Statement

Sherwood Manor CDD

Tuesday, July 1, 2025
Page 2

Bank Account No. 9155
Statement No. 05_25

Statement Date 05/31/2025

05/09/2025	Payment	100113	STANTEC CONSULTING SERVICES	Inv: 2389986	-2,139.50	-2,139.50	0.00
05/09/2025	Payment	100114	ECO-LOGIC SERVICES LLC	Inv: 5120, Inv: 5200	-55,405.00	-55,405.00	0.00
05/09/2025	Payment	100115	ACTION SECURITY, INC	Inv: 29220	-125.00	-125.00	0.00
05/14/2025	Payment	100116	US BANK	Inv: 7727487	-4,256.13	-4,256.13	0.00
05/14/2025	Payment	100117	ECO-LOGIC SERVICES LLC	Inv: 5075	-1,945.00	-1,945.00	0.00
05/14/2025	Payment	100118	LANDSCAPE MAINTENANCE PROFESSIONALS INC	Inv: 310081	-9,888.00	-9,888.00	0.00
05/14/2025	Payment	100119	STRALEY ROBIN VERICKER CHARTER	Inv: 26454	-2,085.00	-2,085.00	0.00
05/19/2025	Payment	300030	COMMUNICATION S - ACH	Inv: 2458267050125-ACH	-205.00	-205.00	0.00
05/20/2025	Payment	300031	BOCC ACH	Inv: 042925-3466-ACH	-378.36	-378.36	0.00
05/20/2025	Payment	300032	TECO ACH	Inv: 050625-6005-ACH	-6,201.98	-6,201.98	0.00
05/21/2025	Payment	100120	INFRAMARK LLC	Inv: 149000	-10,158.33	-10,158.33	0.00
05/22/2025	Payment	1022	ALBERTO VIERA	Check for Vendor V00048	-200.00	-200.00	0.00
05/22/2025	Payment	1023	CARLOS DE LA OSSA	Check for Vendor V00061	-200.00	-200.00	0.00
05/22/2025	Payment	1024	KYLE SMITH	Check for Vendor V00066	-200.00	-200.00	0.00
05/23/2025	Payment	300033	TECO ACH	Inv: 050225-5677-ACH	-698.22	-698.22	0.00
05/23/2025	Payment	300034	TECO ACH	Inv: 050225-5651-ACH	-232.74	-232.74	0.00
05/23/2025	Payment	300035	TECO ACH	Inv: 050225-3107-ACH	-2,535.86	-2,535.86	0.00
05/23/2025	Payment	300036	TECO ACH	Inv: 050225-8655-ACH	-2,386.70	-2,386.70	0.00
05/29/2025	Payment	100123	LANDSCAPE MAINTENANCE PROFESSIONALS INC	Inv: 331310	-570.76	-570.76	0.00
Total Checks					-110,626.64	-110,626.64	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
05/28/2025	Payment	100121	ZEBRA CLEANING TEAM	Inv: 7771	-512.50
05/29/2025	Payment	100122	ZEBRA CLEANING TEAM	Inv: 7901, Inv: 7837	-1,088.27

Total Outstanding Checks -6,151.64

Outstanding Deposits

04/01/2024		JE000364		rev to DD ACH - TECO	5,745.00
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Bank Account Statement

Sherwood Manor CDD

Tuesday, July 1, 2025
Page 3

Bank Account No.9155

Statement No.05_25

Statement Date05/31/2025

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 05/01/2025 to 05/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100109	05/05/25	INFRAMARK LLC	147967	godaddy renewal MAR 25	godaddy domain renewal	554020-51301	\$22.34
001	100110	05/05/25	JNJ CLEANING SERVICES LLC	0541	cleaning april 2025	AMENITY CLEANING April 2025	531165-53150	\$600.00
001	100111	05/09/25	ZEBRA CLEANING TEAM	7857	pool service May 2025	MONTHLY SERV May 2025	531034-53908	\$1,050.00
001	100112	05/09/25	MHD COMMUNICATIONS	37690	camera services 4/22/2025	camera servicing, offline	534368-53908	\$75.00
001	100113	05/09/25	STANTEC CONSULTING SERVICES	2389986	district engineer April 2025	District Engineer	531147-51301	\$2,139.50
001	100114	05/09/25	ECO-LOGIC SERVICES LLC	5120	initial treatment ditch 2 and ditch 3	ditches d2 and d3 cleanup	546515-53908	\$50,925.00
001	100114	05/09/25	ECO-LOGIC SERVICES LLC	5200	ditch 1, 2, and 3 maintenance	mitigation, ditch 1, 2, and 3 services	546300-53908	\$4,480.00
001	100115	05/09/25	ACTION SECURITY, INC	29220	amenity center database May 2025	SECURITY SERVICE May 2025	534368-53150	\$125.00
001	100116	05/14/25	US BANK	7727487	trustees pay 4/1 - 3/31/2026	TRUSTEE FEE	531045-51301	\$4,256.13
001	100117	05/14/25	ECO-LOGIC SERVICES LLC	5075	lake and ditch maint March 2025	pond and ditch maint March 2025	534067-53908	\$1,945.00
001	100118	05/14/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	310081	Landscape Contract January 2025	LANDSCAPE January 2025	534171-53908	\$9,888.00
001	100119	05/14/25	STRALEY ROBIN VERICKER	26454	district counsel April 2025	District Counsel	531146-51301	\$2,085.00
001	100120	05/21/25	INFRAMARK LLC	149000	management services May 2025	dissemination services May 2025	531142-51301	\$700.00
001	100120	05/21/25	INFRAMARK LLC	149000	management services May 2025	district management May 2025	531150-51301	\$2,500.00
001	100120	05/21/25	INFRAMARK LLC	149000	management services May 2025	personnel services May 2025	534215-53908	\$5,833.33
001	100120	05/21/25	INFRAMARK LLC	149000	management services May 2025	field services May 2025	531152-53908	\$1,000.00
001	100120	05/21/25	INFRAMARK LLC	149000	management services May 2025	website maintenance/admin May 2025	549936-51301	\$125.00
001	100121	05/28/25	ZEBRA CLEANING TEAM	7771	Pool Repairs, gasket and motor	ProfServ-Pool Maintenance	531034-53908	\$512.50
001	100122	05/29/25	ZEBRA CLEANING TEAM	7901	Pump motor and algae treatment	ProfServ-Pool Maintenance	531034-53908	\$500.00
001	100122	05/29/25	ZEBRA CLEANING TEAM	7837	pool supplies, life rings, hook lines, net, rope	ProfServ-Pool Maintenance	531034-53908	\$588.27
001	100123	05/29/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	331310	April 2025 irrigation repairs	Irrigation Maintenance	546930-53908	\$570.76
001	1015	05/08/25	FLORIDA DEPARTMENT OF HEALTH	050225	pool permit	Dues, Licenses, Subscriptions	554020-51301	\$275.00
001	1016	05/08/25	ALBERTO VIERA	AV-050125	BOARD 5/1/25	Supervisor Fees	511100-51101	\$200.00
001	1017	05/08/25	CARLOS DE LA OSSA	CO-050125	BOARD 5/1/25	Supervisor Fees	511100-51101	\$200.00
001	1018	05/08/25	KYLE SMITH	KS-050125	BOARD 5/1/25	Supervisor Fees	511100-51101	\$200.00
001	1019	05/08/25	NICHOLAS J. DISTER	ND-050125	BOARD 5/1/25	Supervisor Fees	511100-51101	\$200.00
001	1020	05/08/25	RYAN MOTKO	RM-050125	BOARD 5/1/25	Supervisor Fees	511100-51101	\$200.00
001	1022	05/22/25	ALBERTO VIERA	AV-051425	BOARD 5/14/25	Supervisor Fees	511100-51101	\$200.00
001	1023	05/22/25	CARLOS DE LA OSSA	CO-051425	BOARD 5/14/25	Supervisor Fees	511100-51101	\$200.00
001	1024	05/22/25	KYLE SMITH	KS-051425	BOARD 5/14/25	Supervisor Fees	511100-51101	\$200.00
001	300030	05/19/25	CHARTER COMMUNICATIONS - ACH	2458267050125-ACH	internet 5/1 - 5/31/2025	Telephone, Cable & Internet Service	541016-53908	\$205.00
001	300031	05/20/25	BOCC ACH	042925-3466-ACH	water 3/27 - 4/28/2025	Utility - Water	543018-53150	\$378.36
001	300032	05/20/25	TECO ACH	050625-6005-ACH	electric 2/27 - 3/27/2025	Utility - Electric	543041-53150	\$6,201.98
001	300033	05/23/25	TECO ACH	050225-5677-ACH	electric 3/28 - 4/28/2025	Utility - Electric	543041-53150	\$698.22
001	300034	05/23/25	TECO ACH	050225-5651-ACH	electric 3/28 - 4/28/2025	Utility - Electric	543041-53150	\$232.74
001	300035	05/23/25	TECO ACH	050225-3107-ACH	electric 3/28 - 4/28/2025	Utility - Electric	543041-53150	\$2,535.86
001	300036	05/23/25	TECO ACH	050225-8655-ACH	electric 3/28 - 4/28/2025	Utility - Electric	543041-53150	\$2,386.70
Fund Total								\$104,434.69

Total Checks Paid	\$104,434.69
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Estimate

BILL TO
Inframark- Sherwood Manor CDD
Michael Perez
1801 12th Street Southeast
Ruskin, Florida 33570
United States

656-209-7919
michael.perez@inframark.com

Estimate Number: 29
Estimate Date: July 1, 2025
Valid Until: July 31, 2025
Grand Total (USD): \$3,965.00

Items	Quantity	Price	Amount
Picket 2 new pickets needed	1	\$150.00	\$150.00
Magna Latch replace	2	\$140.00	\$280.00
Card Proximity Reader new one needed	1	\$250.00	\$250.00
Stop Plate for each gate to preserve the	2	\$50.00	\$100.00
Gate replace damaged gate that has been repaired to many times	1	\$975.00	\$975.00
Gate repair	1	\$425.00	\$425.00
Divider for mens bathroom repair 2 separate days required	1	\$350.00	\$350.00
Hinges Self-Closing hinges for gates	3	\$95.00	\$285.00

Estimate

Items	Quantity	Price	Amount
Powder Coating paint	1	\$250.00	\$250.00
Labor and mobilization	1	\$900.00	\$900.00
Grand Total (USD):			\$3,965.00

Paul Young
District Field Inspector

SHERWOOD MANOR CDD

Field Inspection Report - June - LMP

Friday, June 20, 2025

Prepared For Board of Supervisors

27 Items Identified

ITEM 1 - 12TH ST SE MONUMENT

Due By: Monday, June 30, 2025

Assigned To: Landscape Maintenance Professionals

- 1). Front view of community sign
- 2). Weeds are being addressed in the planter pots.
- 3). Edging is continually missed



ITEM 2 - 9TH ST SE MONUMENT

Due By: Monday, June 30, 2025

Assigned To: Landscape Maintenance Professionals

- 1). Front view of monument sign.
- 2). Awabuki is overgrown - trim and conform look.
- 3). Dead plants must be pulled and documented

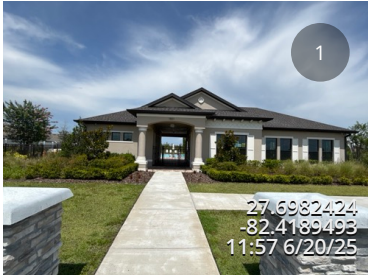


ITEM 3 - AMENITY CENTER LANDSCAPE

Due By: Monday, June 30, 2025

Assigned To: Landscape Maintenance Professionals

- 1). Front view to Amenity Center
- 2). Provide a proposal to install new annuals

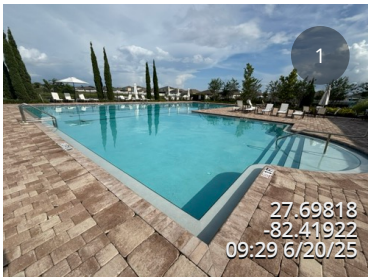


ITEM 4 - AMENITY POOL LANDSCAPE

Due By: Monday, June 30, 2025

Assigned To: Landscape Maintenance Professionals

- 1). Pool is clear and blue
- 2). Trim grasses
- 3). Remove any dead plants and pull cross mingling.



ITEM 5 - POND 1

Due By: Monday, June 30, 2025

Assigned To: Eco-logic

- 1). Pond has trash collecting on the water's edge.
- 2). Bank disruption is caused by a mower getting stuck.
- 3). Pond looks clear of algae



ITEM 6 - POND 2

Assigned To: Eco-logic

Pond appears free of algae



ITEM 7 - SWAYING SAWGRASS AVENUE

Due By: Monday, June 30, 2025

Assigned To: Landscape Maintenance Professionals

- 1). Edging looks clean and crisp
- 2). Manage crack weed control
- 3). To prevent fence damage - utilize spraying the fence line with weed killer 2-3 inches in width, allowing a string trimmer to maintain a clean look.



ITEM 8 - 9TH ST SE MAILBOX

Due By: Monday, June 30, 2025

Assigned To: Landscape Maintenance Professionals

- 1). Mailboxes are clean and orderly
- 2). Pull mingling weeds
- 3). While on-site obtain a 5 gallon bucket of dirt from nearby lots and fill hole under bench.



ITEM 9 - POND 3

Due By: Monday, June 30, 2025

Assigned To: Eco-logic

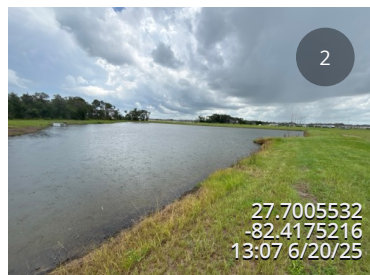
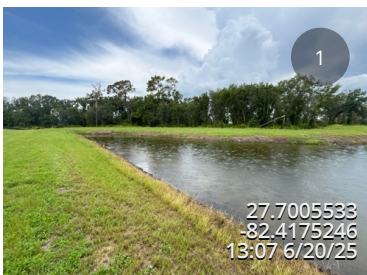
Algae appearing along the water's edge.



ITEM 10 - POND 4

Assigned To: Eco-logic

Pond appears free of algae



ITEM 11 - POND 4

Due By: Monday, June 30, 2025

Assigned To: Landscape Maintenance Professionals

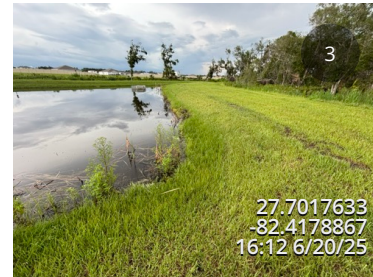
During pond bank mowing - line trim grass at high water mark.



ITEM 12 - POND 5

Assigned To: Eco-logic

Pond appears free of algae

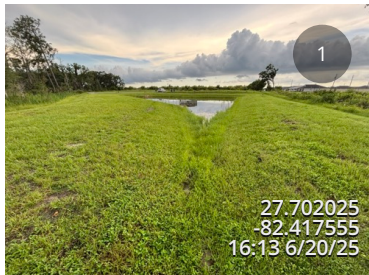


ITEM 13 - POND 5

Due By: Monday, June 30, 2025

Assigned To: Landscape Maintenance Professionals

- 1). Weed eat swells during weekly maintenance
- 2). Edging should be completed per contractual scope.
- 3). Weed eat edge of pond banks

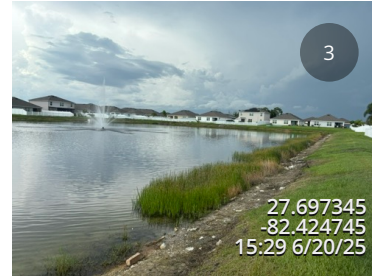


ITEM 14 - POND 6

Due By: Monday, June 30, 2025

Assigned To: Eco-logic

Torpedo grasses throughout the water's edge

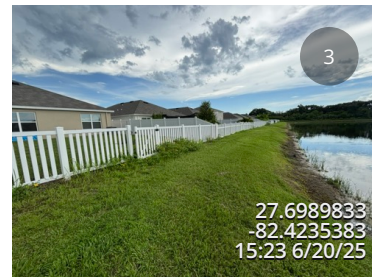
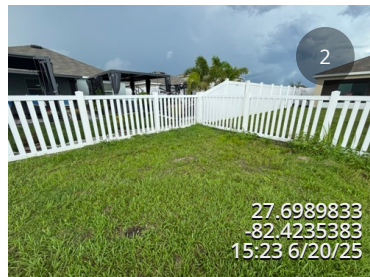
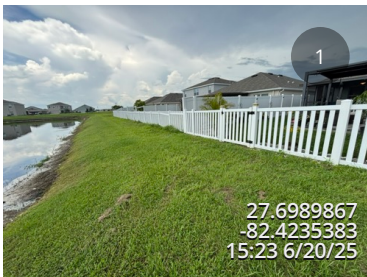


ITEM 15 - POND 6

Due By: Monday, June 30, 2025

Assigned To: Landscape Maintenance Professionals

Routinely spray the fence line that abuts CDD property for a uniform service appearance.



ITEM 16 - POND 7

Assigned To: Eco-logic

Pond 16 appears clear of algae



ITEM 17 - POND 8

Assigned To: Eco-logic

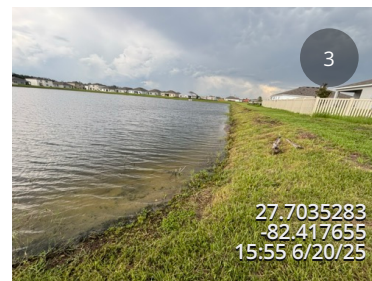
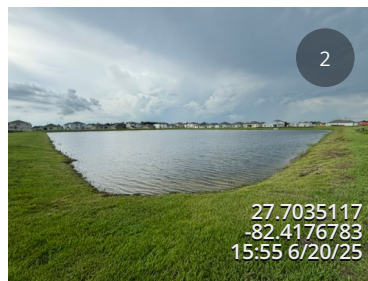
Remove all trash collecting on water's edge.



ITEM 18 - POND 9

Assigned To: Eco-logic

Pond 9 appears algae free.

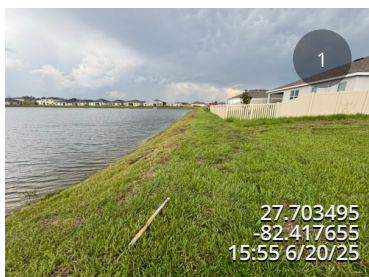


ITEM 19 - POND 9

Due By: Monday, June 30, 2025

Assigned To: Landscape Maintenance Professionals

Fence line maintenance - spray fencing



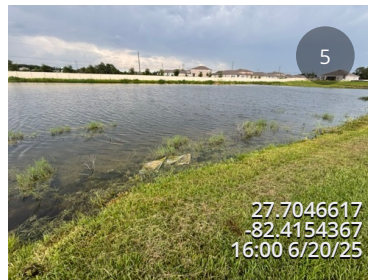
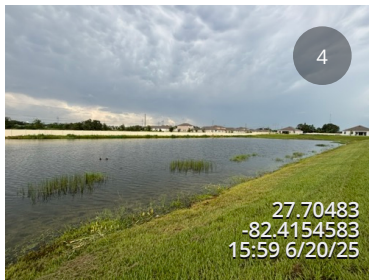
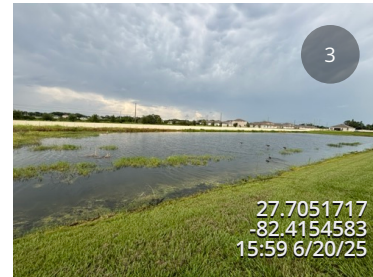
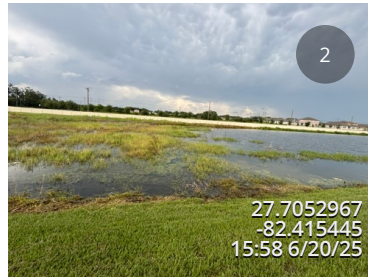
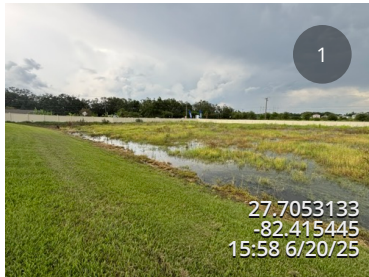
ITEM 20 - POND 10

Due By: Monday, June 30, 2025

Assigned To: Eco-logic

Trash in or near water's edge.

Torpedo grass throughout pond



ITEM 21 - POND 11

Due By: Monday, June 30, 2025

Assigned To: Eco-logic

Trash on water's edge



ITEM 22 - POND 11

Assigned To: Landscape Maintenance Professionals

Edging and mowing have been maintained in this area.

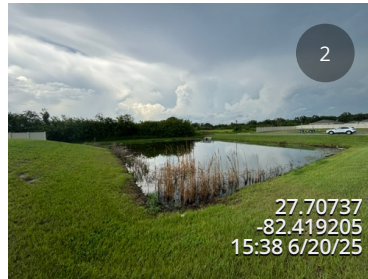
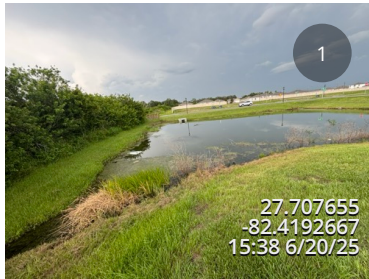


ITEM 23 - POND 13

Due By: Monday, June 30, 2025

Assigned To: Eco-logic

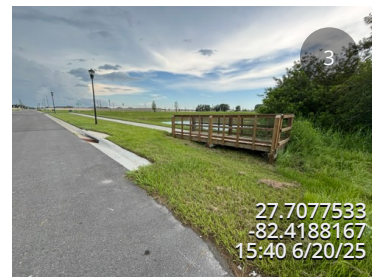
Trash in pond



ITEM 24 - POND 13

Assigned To: Landscape Maintenance Professional

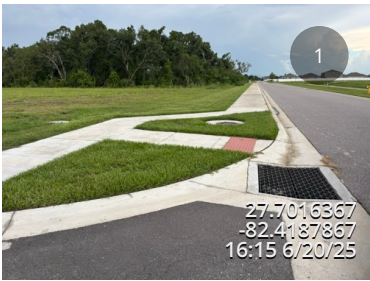
Maintenance around pond 13 has been maintained.



ITEM 25 - 12TH ST & 16TH AVENUE

Due By: Monday, June 30, 2025

Assigned To: Landscape Maintenance Professionals
Edging missed during service.



ITEM 26 - 12TH ST AND WILLETT SCARLETT'S AVENUE

Due By: Monday, June 30, 2025

Assigned To: Landscape Maintenance Professionals
Edging has been missed during service.



ITEM 27 - CLUB BAYOU COURT

Due By: Monday, June 30, 2025

Assigned To: Landscape Maintenance Professionals

Perimeter ditches were serviced up to the collecting water line.

Sidewalks have been missed for contractual edging.

Fence line has been sprayed

