

**SHERWOOD MANOR
COMMUNITY DEVELOPMENT
DISTRICT**

AUGUST 07, 2025

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, August 07, 2025 at 2:00 p.m.

The Public Hearing and Regular Meeting of the **Sherwood Manor Community Development District** will be held **August 07, 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#

THE PUBLIC HEARING & 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. PUBLIC HEARING ON ADOPTING FY 2026 FINAL BUDGET

- A. Open Public Hearing on Adopting FY 2026 Final Budget
- B. Discussion on Fiscal Year 2026 Budget
- C. Close Public Hearing on Adopting FY 2026 Final Budget
- D. Consideration of Resolution 2025-07; Adopting the FY 2026 Budget
- E. Consideration of Resolution 2025-08; Levying O&M Assessments

4. BUSINESS ITEMS

- A. Consideration of Resolution 2025-09; Authorizing Organization Attestation Form - Credit Card and Spending Limits
- B. Consideration of Resolution 2025-10; Setting the FY 2026 Meeting Schedule
- C. Consideration of Pool Maintenance Proposals
 - a. Zebra Cleaning Team Inc.
 - b. Aqua Sentry Pool and Spa Services
 - c. Blue Life Pool Service

5. CONSENT AGENDA

- A. Approval of Minutes of July 10, 2025, Regular Meeting
- B. Consideration of Operation and Maintenance June 2025
- C. Acceptance of the Financials and Approval of the Check Register for June 2025
- D. Ratification of Down to Earth Landscape Maintenance and Irrigation Agreement

6. STAFF REPORTS

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

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Sherwood Manor Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Sherwood Manor Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
<i>Total Reserve Fund [if Applicable]</i>	\$_____
Total Debt Service Funds	\$_____
Total All Funds*	\$_____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 7, 2025.

Attested By:

**Sherwood Manor
Community Development District**

Print Name: _____
☐ Secretary / ☐ Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

Sherwood Manor
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Prepared by:



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

ACCOUNT DESCRIPTION	ADOPTED		ANNUAL	
	BUDGET		BUDGET	
	FY 2025		FY 2026	
REVENUES				
Interest - Investments	\$	-	\$	-
Operations & Maintenance Assmts - On Roll		315,379		875,644
Special Assmnts- CDD Collected		424,679		-
Rental Income		-		-
Other Miscellaneous Revenues		-		-
TOTAL REVENUES	\$	740,058	\$	875,644
EXPENDITURES				
Financial and Administrative				
Supervisor Fees	\$	12,000	\$	12,000
Onsite Staff		70,000		70,000
District Management		30,000		30,000
Field Management		12,000		18,000
Accounting Services		12,000		12,000
Dissemination Agent/Reporting		-		10,000
Website Admin Services		1,500		1,500
District Engineer		4,000		12,000
District Counsel		7,500		15,000
Trustees Fees		8,200		8,200
Auditing Services		6,200		6,200
Postage, Phone, Faxes, Copies		500		500
Legal Advertising		3,000		2,000
Bank Fees		250		250
Dues, Licenses & Fees		500		500
Website ADA Compliance		1,500		1,500
Disclosure Report		8,400		8,400
Misc Non Ad Valorem Taxes		-		4,000
Email Hosting Vendor		600		600
Total Financial and Administrative	\$	178,150	\$	212,650
Insurance				
General Liability	\$	30,000	\$	25,354
Public Officials Insurance		2,700	\$	3,240
Deductible		2,500		2,500
Total Insurance	\$	35,200	\$	31,094
Utility Services				
Electric Utility Services	\$	100,000	\$	120,000
Amenity Internet		1,800		2,500
Water/Waste		4,500.0		16,000

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

ACCOUNT DESCRIPTION	ADOPTED	ANNUAL
	BUDGET	BUDGET
	FY 2025	FY 2026
<i>Total Utility Services</i>	\$ 106,300	\$ 138,500
<i>Amenity</i>		
Pool Monitor	\$ 12,000	\$ 12,000
Janitorial - Contract	-	9,600
Janitorial - Supplies/Other	8,000	1,000
Garbage Dumpster - Rental/Collection	5,000	5,000
Amenity Pest Control	2,000	2,000
Amenity R&M	27,208	35,000
Key Card Distribution	2,500	2,500
Entrance Monuments, Gates, Walls R&M	7,500	15,000
Pool Maintenance - Contract	13,200	12,600
Pool Additional Treements	2,000	4,000
Security Monitoring Services	1,500	2,000
Community Events	10,000	10,000
Misc-Contingency	10,000	10,000
<i>Total Amenity</i>	\$ 100,908	\$ 120,700
<i>Landscape and Pond Maintenance</i>		
Landscape - Contract	\$ 235,000	\$ 235,000
Landscape - Mulch	14,000	14,000
Landscape - Plant Replacement Program	5,000	5,000
Landscape - Irrigation Maintenance	3,500	3,500
Landscape - Other R&M	9,000	9,000
Aquatics - Contract	17,000	22,200
Waterway Management Program	16,000	10,000
Wildlife Control	-	9,000
R&M-Wetland Monitoring	20,000	5,000
Debris removal	-	20,000
Ditch Cleanup	-	5,000
Storm cleanup	-	35,000
<i>Total Landscape and Pond Maintenance</i>	\$ 319,500	\$ 372,700
TOTAL EXPENDITURES	\$ 740,058	\$ 875,644

Sherwood Manor

Community Development District

All Funds

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

ASSESSMENT ALLOCATION										
Assessment Area One- Series 2018										
Product	Units	O&M Assessment			Debt Service Series 2018			Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025		FY 2026	FY 2025	Dollar Change
Single Family 50'	397	\$ 1,125.86	\$ 951.53	\$ 174.33	\$ 1,561.85	\$ 1,561.85	\$ -	\$ 2,687.71	\$ 2,513.38	\$ 174.33
Single Family 60'	28	\$ 1,351.03	\$ 1,141.84	\$ 209.20	\$ 1,874.23	\$ 1,874.23	\$ -	\$ 3,225.26	\$ 3,016.07	\$ 209.20
	425									

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Sherwood Manor Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Direct Bill for Certain Debt Assessments.**
 - i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
 - ii. Debt Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the Debt

Assessments due may be paid in several partial, deferred payments and according to the following schedule:

1. 50% due no later than December 1, 2025
 2. 25% due no later than February 1, 2026
 3. 25% due no later than May 1, 2026
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2025-2026 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than December 1, 2025
 2. 25% due no later than February 1, 2026
 3. 25% due no later than April 1, 2026
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 7, 2025.

Attested By:

**Sherwood Manor Community
Development District**

Print Name: _____
☐Secretary/☐Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ESTABLISHMENT OF A BUSINESS CREDIT CARD ACCOUNT RELATIONSHIP WITH VALLEY BANK; PROVIDING THE TREASURER AND THE OPERATIONS MANAGER WITH DISCRETIONARY SPENDING AUTHORITY UNDER LIMITED CONDITIONS AS SPECIFIED HEREIN; AUTHORIZING THE EXECUTION OF AN ORGANIZATION ATTESTATION FORM ON BEHALF OF THE DISTRICT IN CONNECTION WITH THE BUSINESS CREDIT CARD ACCOUNT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Sherwood Manor Community Development District (the “District”) is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, and having those powers set forth in Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District has determined that it is appropriate to enter into and establish a business credit card account (“**Card Account**”) relationship with Valley Bank; and

WHEREAS, the Board of Supervisors of District has determined that it is appropriate to execute the Organization Attestation Form—Credit Card to establish the Card Account with Valley Bank, attached hereto as Exhibit A, and to provide both the Treasurer and the Operations Manager with certain discretionary authority to make certain expenditures with respect to services benefiting the District and the District’s clubhouse or recreational facilities, provided that such expenditures do not exceed established thresholds and that the expenditure is contemplated or within the funding designated for such service, as reflected in the applicable fiscal year budget for the District; and

WHEREAS, the Board of Supervisors has determined that it is in the best interest of the public and the residents of the District, will provide for greater efficiency in the delivery of services required by the District, and will therefore benefit those residing within the boundaries of the District, to delegate such discretionary spending authority to the Treasurer and Operations Manager in utilizing the Card Account; and

WHEREAS, the Board of Supervisors now desires to approve and authorize the District Manager, the Treasurer, or the Chair to execute the Organization Attestation Form—Credit Card authorizing the establishment of the Card Account, designate the discretionary spending authority thresholds to be delegated to the Treasurer and Operations Manager, and authorize the designated individuals named herein to enter into, execute, and deliver in the name of the District all agreements, documents, or instruments necessary to establish and administer the Card Account and to serve as program administrator(s) of the Card Account on behalf of the District.

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

Section 1. The above recitals are true and correct and by this reference are hereby incorporated into and made an integral part of this Resolution.

Section 2. The establishment of the Card Account with Valley Bank is hereby authorized and the District Manager, the Treasurer, or the Chair are hereby authorized to execute the Organization Attestation Form—Credit Card.

Section 3. The Treasurer and/or the Operations Manager of the District are/is hereby authorized to make certain expenditures utilizing the Card Account with respect to services benefiting the District, provided that each of the following conditions is satisfied:

A. The amount of an expenditure does not exceed One Thousand Five Hundred Dollars and Zero Cents (\$1,500.00) per month.

B. The expenditure for such goods or services does not exceed that which is contemplated or designated for such goods or service in the applicable fiscal year budget for the District.

C. The expenditure is within the District's power as reflected in the District Charter and in Chapter 190, Florida Statutes, and is not contrary to any applicable statute, regulation, or District Rule of Procedure.

Section 4. The following individuals are hereby authorized to enter into, execute and deliver in the name of the District all agreements, documents, or instruments necessary to establish and administer the Card Account and to serve as program administrator(s) of the Card Account on behalf of the District:

A. _____

Section 5. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. If any clause, section, or other part application of this Resolution is held by a court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or the applications of the Resolution.

Section 7. This Resolution shall take effect immediately and shall terminate when so directed by resolution of the Board of Supervisors.

**PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE
SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT, THIS 7TH
DAY OF AUGUST, 2025.**

ATTEST:

**SHERWOOD MANOR COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Title: Secretary/Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS 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 the County of Hillsborough, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2026 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2026 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST 2025.

ATTEST:

**SHERWOOD MANOR
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR – VICE CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026**

**October 2, 2025
November 6, 2025
December 4, 2025
January 8, 2026 (Changed due to holiday)
February 5, 2026
March 5, 2026
April 2, 2026
May 7, 2026
June 4, 2026
July 2, 2026
August 6, 2026
September 3, 2026**

**All meetings will convene at the Offices of Inframark
located at 2005 Pan Am Circle Suite 300, Tampa, FL 33607.**

Pool Maintenance Contract

Sherwood Manor CDD

THIS Contract made during the month of June 2025, is between Sherwood Manor CDD, the (Proprietor) and Zebra Cleaning Team, Inc. the (Contractor). Both parties agree as follows.

Engagement: Contractor agrees to provide pool service to Sherwood Manor CDD and to engage the services of Zebra Cleaning Team, Inc.

1. **Term:** This Contract shall commence on the 01st day of October 2025 and shall terminate on the 31st of September 2026. This Contract will automatically renew unless new changes are agreed upon 30 days prior to end of Contract. This agreement shall be terminated by either party for any reason with thirty days' written notice.
2. **Duties:** The Contractor shall furnish all labor, tools, materials, and equipment for the performance and completion of such work as described as part of this agreement.
3. **Changes of Specifications:** Sherwood Manor CDD shall have the right to add to, change or modify the specifications during the term of this contract and will only be liable for additional payments when change results in a modification to the specifications. All changes must be made in writing and agreed to by both parties.
4. **Rules and Regulations:** Contractor shall perform all work in a professional and safe, courteous manner and shall comply with of all permits, federal and state laws, local ordinances and rules and regulations applicable to work being performed, including all environmental regulations. Contractor shall also, at its sole expense, secure permission for the following, if required:

- (1) Disposal of waste materials
- (2) Applicable licenses required to service commercial pools
- (3) Placing of materials on private property

Labor and Supervision: All labor employed to fulfill the terms of this Contract shall be employees of the Contractor and subject to his exclusive control and supervision or subcontracted labor may be utilized but all required insurances will be provided prior to any sub-contractor work on premises. All employees and or subcontractors must wear appropriate clothing, personnel protective equipment and follow all safety procedures related to the scope of work as defined in this agreement.

5. Disclaimers and Limitations of Liability

- a. The Proprietor agrees that the Contractor is not responsible for any repair of any present damages at the facility.

- b. The Proprietor agrees that the Contractor assumes no responsibility for damages to the Proprietor's property or equipment due to circumstances beyond its control including but not limited to, acts of God, power failures, equipment failures and lightning damage etc.
- c. By entering into this agreement the Contractor waives all claims whether property or personal in respect of incidental, special, consequential or punitive damages including but not limited to, loss of profits, loss of business opportunity, loss or use etc. which may result directly or indirectly from work performed by the Contractor, with the sole exception of claims for damages due to gross negligence on the part of the Contractor and/or its employees.

6. Arbitration

The Contractor and the Proprietor herein agree that any controversy or claim between them arising out of or relating to this agreement shall be settled exclusively by arbitration in Hillsborough County FL except address the parties to this agreement reserve the right legal action in a court of law for any amounts due the Contractor from the Proprietor, or for any amounts due to the Proprietor from the Contractor. Such arbitration shall be conducted in accordance with the commercial arbitration rules then in force of the American Arbitration Association. The arbitration award shall be final and binding on both parties. Judgment upon such arbitration award may be entered in any court having jurisdiction.

7. Governing Law: This Contract shall be deemed to be a contract made under the laws of the State of Florida and for all Purposes shall be governed by and construed in accordance with the law of said state.

8. Insurance: Contractor shall provide and maintain, at its own expense, the following types of insurance for its employees:

**Bodily Injury \$1,000,000 Property Damage \$1,000,000 and Workers
Compensation Statutory Minimum. \$100,000**

9. Payment: As compensation for monthly service for pool service performed by Contractor as follows:

Three (3) Days a Week Service

October 1, 2025- September 31, 2026 \$1300 monthly

This is payable monthly on or before the 30th day of the month immediately following the month the work is completed. The proprietor must agree to make all repairs so Contractor may maintain the pool within the guidelines set forth by the local Health Department.

10. ASSIGNMENT: This Contract may not be assigned by either party without the expressed written consent of the other.

11. NOTICE: Any notice, document or other items to be given delivered, furnished or received under this Contract shall be deemed given delivered, furnished or received when given to the address set forth below.

12. **ENTIRE AGREEMENT:** This agreement is between the parties pertaining to the subject property. This Contract may not be modified, amended, supplemented or otherwise changed, except by a written agreement executed by each party.

13. **HOURS OF OPERATION:** The hours of operation for the pool will be 6:00am to 11:00pm. The normal scheduled cleaning and maintenance of the pool is to be completed during this time. We reserve the right to miss 4 days throughout the year due to inclement weather, holidays or things outside of our control. Our holidays are New Years Day, Jan 2, Thanksgiving Day, Christmas Eve, Christmas Day.

14. **CERTIFICATION REQUIRED:** Certified Pool Operator

STATEMENT OF WORK

The Contractor shall furnish all labor, material and equipment to perform the following services.

1. Pool and pool equipment will be serviced and maintained at all times.
2. The contractor will respond within a reasonable time to all requests.
3. Tile clean as necessary.
4. Surface skimmed and floating debris removed.
5. The pool floor will be vacuumed as needed.
6. Intake grates clear of debris.
7. Walls and floors will be brushed as necessary to remove scaling condition.
8. Gutters Cleaned and clear of debris.
9. Test water chemistry and adjust for proper balance on each visit.
10. Filters and strainer baskets will be cleaned as necessary to insure maximum filtration and flow.
11. Water levels will be monitored and adjusted to maintain a safe & properly operated pool.
12. Notify pool management of any items needing attention or approval for treatments.
13. All pool maintenance is conducted to meet the requirements of Hillsborough County Health Dept.
14. Maintain a service logbook and keep on property for health department when they inspect.
15. Complete Pool Service Tracking Form for Pool management on each service day.

Following is a list of chemicals provided by contractor:

- ✓ Chlorine as necessary to maintain pool between 4-6 PPM.
- ✓ Calcium chloride to maintain calcium levels between 200-400PPM
- ✓ Muriatic acid or soda ash as necessary to maintain pH between 7.2 - 7.8.
- ✓ Sodium bi-carb to maintain alkalinity levels between 80-120PPM.
- ✓ Phosphate maintained at target of 500 not to exceed 1000.
- ✓ Stabilizer maintained below 40 PPM in the main pools and 0 PPM in the Kids Pool.
- ✓ Back wash and Clean all Filters as needed.

Additional chemicals-special chemicals additives such as:

- Algaecides, stabilizing compounds, D.E. powder and water conditioners will be added to the pool at no additional cost.

- Phosphate treatment \$200 per treatment.
- Black algae remover at cost of \$200 per treatment.

Additional fees for services such as:

- Labor hourly rate for repairs \$175.00
- Minimum Repair Charge \$100.00
- Fecal Clean-up Pool (Loose, Blood, Vomit) \$200.00
- Fecal Clean-up Pool (Solid) \$200.00
- Filter grids to be changed at minimum every two years.
- Hurricane, Tropical Storm and/or Acts of God clean-up fees with priority service to commercial contracts. \$500 Cleanup fee

Additional services such as:

- Pool Filter and Equipment shall be inspected, and any necessary repairs shall be reported to the Operations Manager. Any repairs not included in the contract must be submitted in the form of bid (whether in-house or outsourced) and must have prior approval of the management over the amount of \$100.
- Contractor to notify Manger when pool must be shut down for service. This may occur when excessive debris is found in the pool due to inclement weather or incidents involving human waste or other occurrences.
- Contact us via phone call or text if it is an emergency. Please do not email emergencies.
 - o Lance Wood 813-291-0456
 - o Misty McCormick 813-446-0151

Signature

Printed Name

Chairman

Date

Sherwood Manor CDD
1801 12th Street SE
Ruskin, FL 33570

Signature

Printed Name

President

Date

Zebra Cleaning Team, Inc
P.O. Box 3456
Apollo Beach, FL 33572

SHERWOOD MANOR CDD- SWIMMING POOL CLEANING, MAINTENANCE AND CHEMICAL SERVICES

Jayna,

It was great meeting you the other day and thank you for taking the time to show me around the pool and equipment area. Hopefully the other pump that wasn't running was an easy and inexpensive fix. As we spoke about, I do most of the community pools around Shell Cove such as Little Harbour POA, Little Harbour Inn, Antigua Cove, Mira Lago, Pilars, Andalucia, Brisa Del Mar, College Chase, and Bimini Bay. These are long-term customers who I can get references from if needed. Having said that, Aqua Sentry is pleased to submit this bid for the maintenance and cleaning of the 94,000-gallon community swimming pool at Shell Cove. Aqua Sentry services has been in business for over 9 years and specializes in commercial and residential pools in the Tampa, Brandon, Ruskin and Sun City areas. My entire team of 7 pool techs and two CPC repair people are CPO certified, and we also carry the correct commercial limits on Liability, Auto, and Workers comp insurance. One of the things that Aqua Sentry prides themselves on is that we are available by phone, text, or email for any questions or emergencies at all times. Per our conversation the pool would be serviced on a 3x a week schedule.

Description of Services

Aqua Sentry will provide maintenance, cleaning and chemical service for the above pool, and associated equipment (Pumps, DE Filtration system, Stenner pumps, auto fill, etc.). The services shall consist of all labor and chemical supplies (Chlorine, Sodium Bicarb, and Muriatic Acid). Algaecide and Phosphate Remover are used rarely but they are a separate charge. Your assigned technician will maintain the pool and ensure water quality continues to meet or exceed all the appropriate Federal and State standards and guidelines, and in accordance with Florida Administrative Code (F.A.C.) 64-E9.008 Operational Requirements

Your assigned technician will create a site binder containing standard operating procedures (SOPs), CPO certificates, chemical logs, checklists, contact information etc and they will be maintained in the equipment enclosure. Your technician shall maintain documentation of:

- a. Tile Maintenance - spot cleaning and scrubbing.
- b. Vacuuming of Pool and pool filtration system cleaning
- c. Chemical usage
- d. Flow meter readings.
- e. Preventive Maintenance Inspections of the pool
- f. Water chemical levels and actions taken if levels out of range.

The technician shall conduct preventive maintenance/inspections (PMI) to sustain the water quality of the pool while limiting service interruptions. Areas of emphasis include all pools, filtration systems, pump room cleanliness and the immediate area surrounding the pools. During service visits, the technician will:

- a. Perform water chemical analysis and adjust chemicals as required.
- b. Vacuum and brush to remove any debris as required to eliminate dirt, scum, scale, calcium, algae, and any other harmful deposits from the water including seating area, steps, walls and surface of pool.
- c. Clean tile at water line as required.
- d. Empty pump and skimmer baskets and or clean gutter system.
- e. Monitor chemical feeding systems and test water to confirm proper disinfectant levels.
- f. Inspect equipment for leaks, clogs, and other malfunctions.
- g. Provide on-going communication and documentation with site management regarding the condition of pools.
- h. Records/logs: Your technician shall maintain daily service and testing log of appropriate sampling and analysis to ensure compliance with all regulatory requirements.

Chemicals: Aqua Sentry will be responsible for, supply and proper storage of all chemicals required for maintaining the pool's water quality. The technician shall comply with all Federal, State, local, industry safety, health standards, regulations and facility guidelines regarding handling and transportation of chemicals.

Assumptions and Limitations:

- All work will be completed by professional individuals duly licensed to perform the work.
- All Aqua Sentry technicians who service public pools are CPO certified according to the Florida Administrative Code 64E-9.018. <https://www.flrules.org/gateway/ruleno.asp?id=64E-9.018>
- Aqua Sentry is duly licensed in Hillsborough County Florida to perform all quoted work Folio #266768
- Aqua Sentry shall not be liable for any delay in completing services due to circumstances beyond its control.
- Either party may cancel this agreement with 30-day notice (email, or letter).

Pricing and Billing:

- All pool cleaning and maintenance service prices include chemicals and labor. The only exceptions being the cost of phosphate remover or algaecide which are rarely used but are an additional expense.
- For 3x a week service the monthly rate would be \$1995.00 a month.
- We bill on the 1st of each month and all payments are due by the end of the month. Payments more than 15 days after bill due date will be assessed a late fee of 10% of the total bill. If account becomes 3 months past due the past due amount will be turned over to collection company and the account will be responsible for all collection cost up to and including legal expenses.
- Fecal Incident Response (FIR), Equipment replacement and other repairs will be done as time and material projects at our current service rate of \$150.00 per hour. Any such projects would be submitted with estimates for approval before commencing with any work.

Approval and Acceptance:

If the terms and conditions of this proposal are acceptable, please sign, date and return a copy to us.

Agreed and Accepted

By: _____ Title: _____

Date: _____



Aqua Sentry, Inc. Authorized Representative

_____ Date: _____

Bob Mock;/.

PROFESSIONAL POOL SERVICE

Proposal

Presented by Blue Life Pool Service



At Blue Life Pool Service, we specialize in residential and commercial pool maintenance, providing reliable, thorough, and efficient service. Our priority is to ensure that your pool remains in optimal condition, so that you only need to worry about enjoying it.

SERVICE PLAN

SHERWOOD MANOR

1801 12TH ST SE
RUSKIN FL 33570

WEEKLY POOL SERVICE 3 VISITS PER WEEK, 1 POOL

Includes:

- Complete Cleaning
- Water Chemical Balance
- Equipment Inspection
- Digital Service Report via Email
- Pool Vacuum as needed
- Pool System Inspections

Regular Price ~~\$1200~~

Exclusive Pricing for INFRAMARK

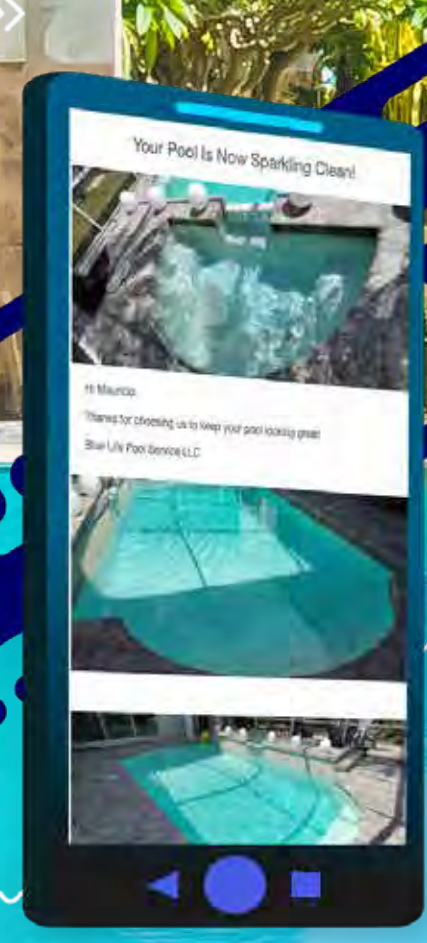
\$ Monthly : **\$1100**

Proudly Serving These Companies



Advanced Reporting, Exceptional Care

- ✓ Real-time updates, total peace of mind
- ✓ Smart pool management at your fingertips



CONTACT US TODAY

Blue Life Pool Service

PO Box 1628 Land O Lakes,
FL 34639-1628 USA

(813) 597-5009

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, *Down-to-Earth* Hurricane and Storm Clean-Up-Addendum to the Landscape Maintenance Services Agreement, was approved. 5-0

C. Consideration of Resolution 2025-05; Re-Designation of Officers

The following persons were elected to the offices shown:

- Carlos de la Ossa Chairperson
- Nicholas Dister Vice Chairperson
- Brian Lamb Secretary
- Leah Popelka Treasurer
- Jayna Cooper Assistant Secretary
- Kyle Smith Assistant Secretary
- Albert Vierra Assistant Secretary
- Ryan Motko Assistant Secretary

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2025-05; Re-Designation of Officers, as detailed above, was adopted. 5-0

D. Consideration of Resolution 2025-06; No Fishing Policy

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2025-06; No Fishing Policy, was adopted. 5-0

E. Consideration of Eco-Logic Services Addendum – Ditch D4 Maintenance

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, *Eco-Logic Services* Addendum-Ditch D4 Maintenance, was approved. 5-0

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of June 5, 2025, Special Meeting**
- B. Consideration of Operation and Maintenance May 2025**
- C. Acceptance of the Financials and Approval of the Check Register for May 2025**
- D. Ratification of Coastal Fence Services Proposal – Estimate #29 (\$3,965.00)**

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

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel****B. District Engineer**

Mr. Waag, mentioned proposal from *CLS* that will be delivered.

C. District Manager

There being no reports, the next item followed.

i. Field Inspections Report**ii. Pond Audit**

The Field Inspections Report and Pond Audit were presented, copies of which
were 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. Dister, with all in favor,
meeting adjourned at 2:51 pm. 5-0

Jayna Cooper/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	6/1/2025	29544	\$125.00	\$125.00	June 2025 Amenity center and database management
CHARTER COMMUNICATIONS - ACH	6/1/2025	2458267060125-ACH	\$205.00	\$205.00	6/1 - 6/30/2025 Internet
ECO-LOGIC SERVICES LLC	5/29/2025	5318	\$2,130.00	\$2,130.00	May 2025 monthly pond and ditch services
JNJ CLEANING SERVICES LLC	5/21/2025	0554	\$600.00	\$600.00	May 2025 Janitorial services
ZEBRA CLEANING TEAM	6/1/2025	7917	\$1,050.00	\$1,050.00	June 2025 Pool cleaning service
Monthly Contract Subtotal			\$4,110.00	\$4,110.00	
Utilities					
TECO ACH	6/5/2025	060525-6005-ACH	\$6,357.36	\$6,357.36	3/28 - 4/28/2025 Electric
TECO ACH	6/3/2025	060325-5677-ACH	\$699.10	\$699.10	4/29 - 5/28/2025 Electric
TECO ACH	6/3/2025	060325-8655-ACH	\$2,389.74	\$2,389.74	4/29 - 5/28/2025 Electric
TECO ACH	6/3/2025	060325-5651-ACH	\$233.03	\$233.03	4/29 - 5/28/2025 Electric
TECO ACH	6/3/2025	060325-3107-ACH	\$2,539.11	\$2,539.11	4/29 - 5/28/2025 Electric
Utilities Subtotal			\$12,218.34	\$12,218.34	
Regular Services					
ALBERTO VIERA	6/5/2025	AV-060525	\$200.00	\$200.00	BOARD 6/5/25
ARDURRA GROUP, INC	6/2/2025	166095	\$1,300.00	\$1,300.00	April 2025 Engineering services
CARLOS DE LA OSSA	6/5/2025	CO-060525	\$200.00	\$200.00	BOARD 6/5/25
KYLE SMITH	6/5/2025	KS-060525	\$200.00	\$200.00	BOARD 6/5/25
LANDSCAPE MAINTENANCE PROFESSIONALS INC	5/29/2025	335447	\$273.33	\$273.33	May 2025 irrigation repairs
STRALEY ROBIN VERICKER	6/10/2025	26616	\$2,845.00	\$2,845.00	May 2025 District counsel services
Regular Services Subtotal			\$5,018.33	\$5,018.33	
Additional Services					
ECO-LOGIC SERVICES LLC	6/5/2025	5361	\$7,925.00	\$7,925.00	Fish stock - builder to reimburse
FIELDS CONSULTING GROUP LLC	6/9/2025	3583	\$175.00	\$175.00	Pool Closed signs
LANDSCAPE MAINTENANCE PROFESSIONALS INC	5/27/2025	334869	\$3,350.00	\$3,350.00	One time cleanup Will Scarlet, 9th, and 12th
LANDSCAPE MAINTENANCE PROFESSIONALS INC	5/23/2025	334630	\$412.30	\$412.30	Mulch around trees on 14th Ave SE
LANDSCAPE MAINTENANCE PROFESSIONALS INC	6/2/2025	337989	\$2,720.00	\$2,720.00	Refilling water in gator bags around trees
LANDSCAPE MAINTENANCE PROFESSIONALS INC	4/15/2025	327651	\$52.50	\$52.50	irrigation repair 4/11/2025
SHERWOOD MANOR CDD	6/9/2025	06092025 - 726	\$984.33		SERIES 2018 FY25 TAX DIST ID 726
SHERWOOD MANOR CDD	6/9/2025	06092025 - 726	\$614.65	\$1,598.98	SERIES 2018 FY25 TAX DIST ID 726
Additional Services Subtotal			\$16,233.78	\$16,233.78	
TOTAL			\$37,580.45	\$37,580.45	

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
29544	06/01/2025	\$125.00	06/01/2025	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!

June 1, 2025

Invoice Number: 2458267060125
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 06/01/25 through 06/30/25
details on following pages

Previous Balance	205.00
Payments Received -Thank You!	-205.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	35.00
Other Charges	0.00
Current Charges	\$205.00
YOUR AUTO PAY WILL BE PROCESSED 06/18/25	
Total Due by Auto Pay	\$205.00

NEWS AND INFORMATION

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

Call 1-866-738-0242 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 06022025 NNNNNNNN 01 003580 0011

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

June 1, 2025

SHERWOOD MANOR CDD

Invoice Number: 2458267060125
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: 2458267060125
 Account Number: 8337 12 028 2458267
 Security Code: 4957

SHERWOOD MANOR CDD

**Contact Us**

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

8633 2390 NO RP 01 06022025 NNNNNNNN 01 003560 0011

Charge Details

Previous Balance		205.00
EFT Payment	05/18	-205.00
Remaining Balance		\$0.00

Payments received after 06/01/25 will appear on your next bill.

Service from 06/01/25 through 06/30/25

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total **\$170.00****Spectrum Business™ Voice****Phone number (813) 260-3597**

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

For additional call details,
 please visit SpectrumBusiness.net

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

Payment Processing	5.00
Auto Pay Discount	-5.00

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

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

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

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

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

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

Continued on the next page....

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

PO Box 18204
Sarasota, FL 34276

Date	Invoice #
5/29/2025	5318

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

[illegible]

Pete@Eco-Logic-Services.com

INVOICE

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

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



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

Invoice details
Invoice no.: 0554
Invoice date: 05/21/2025
Due date: 06/01/2025

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

Ways to pay



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

View and pay

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.: 7917
Terms: Net 30
Invoice date: 06/01/2025
Due date: 07/01/2025

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

Total

\$1,050.00

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



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.

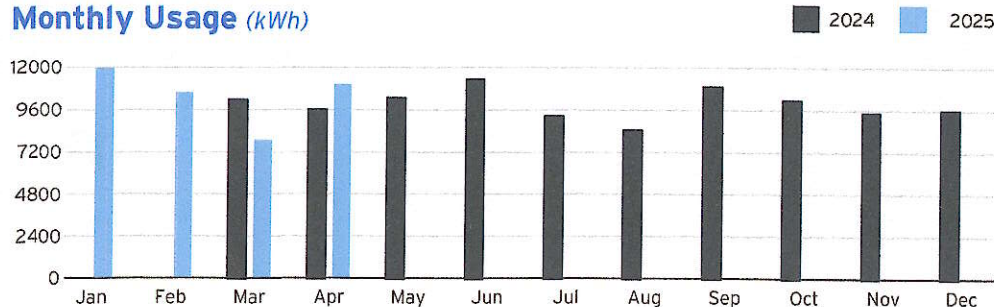


**DOWNED IS
DANGEROUS!**

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

Visit TampaElectric.com/Safety
for more safety tips.

Monthly Usage (kWh)



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



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

Account #: 321000026005

Due Date: 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 →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

Correspondences:

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Summary of Charges by Service Address

Account Number: 321000026005

Energy Usage From Last Month

▲ Increased = Same ▼ Decreased

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

Sub-Account Number: 211020006345

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000835803	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



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

Statement Date: June 03, 2025

Amount Due: \$699.10

Due Date: June 24, 2025
Account #: 221009045677

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

Account Summary

Current Service Period: April 29, 2025 - May 28, 2025

Previous Amount Due	\$698.22
Payment(s) Received Since Last Statement	-\$698.22

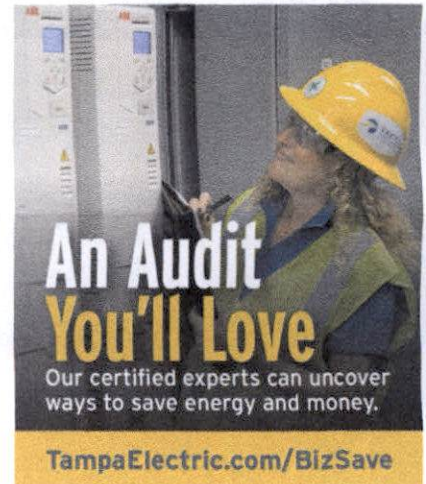
Current Month's Charges	\$699.10
-------------------------	----------

Amount Due by June 24, 2025	\$699.10
-----------------------------	----------

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



Scan here to view
your account online.



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



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

Account #: 221009045677

Due Date: June 24, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$699.10

Payment Amount: \$ _____

678544695203

Your account will be
drafted on June 24, 2025

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

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

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



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

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

Service Period: Apr 29, 2025 - May 28, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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 @ \$0.03363/kWh	\$9.58
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		\$0.63

Lighting Charges

\$699.10

Total Current Month's Charges

\$699.10

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:

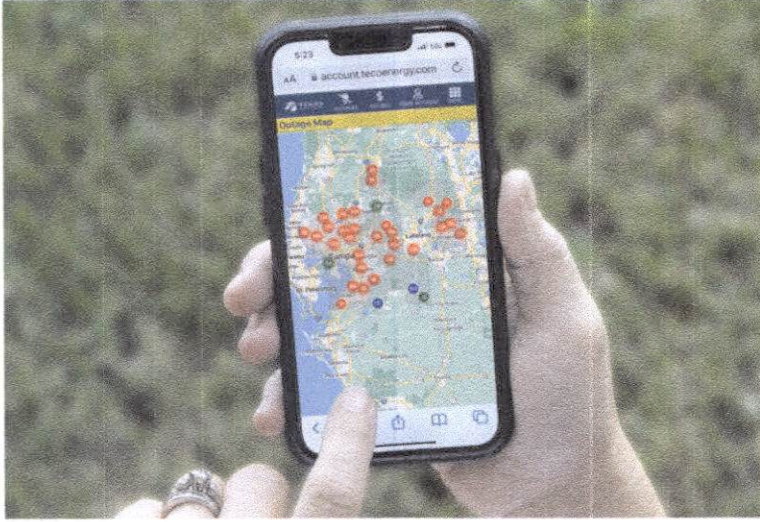
877-588-1010

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.

POWER OUT?



To prepare your home for power outages and restoration, understand how and when we restore power and get other critical information, visit **TampaElectric.com/StormCenter**.

** Message and data rates may apply. For new registrations, have your account number and zip code ready.*

Stay informed.



Log in to or create your online account at **TECOaccount.com** and turn on text, email or phone outage notifications.

We make it easy to report an outage and get restoration updates. You can:



Go to and bookmark **TampaElectric.com/Outage**



Scan this code



Text **OUT, UPDATE** or **STATUS** to **27079***



Call **877-588-1010** and add us to your contacts.

TECO62623_Rev5.2025



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

Statement Date: June 03, 2025

Amount Due: \$2,389.74

Due Date: June 24, 2025

Account #: 221009048655

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

Account Summary

Current Service Period: April 29, 2025 - May 28, 2025

Previous Amount Due	\$2,386.70
Payment(s) Received Since Last Statement	-\$2,386.70

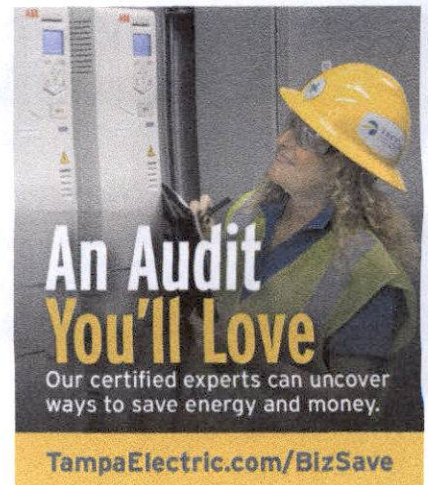
Current Month's Charges	\$2,389.74
-------------------------	------------

Amount Due by June 24, 2025	\$2,389.74
-----------------------------	------------

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



Scan here to view
your account online.



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

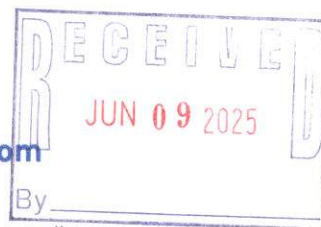
Due Date: June 24, 2025



Pay your bill online at TampaElectric.com

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

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



Amount Due: \$2,389.74

Payment Amount: \$ _____

678544695204

Your account will be
drafted on June 24, 2025

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

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

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



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

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

Service Period: Apr 29, 2025 - May 28, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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 @ \$0.03363/kWh	\$30.67
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		\$2.01
Franchise Fee		\$146.53
Municipal Public Service Tax		\$6.06
Lighting Charges		\$2,389.74

Total Current Month's Charges

\$2,389.74

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

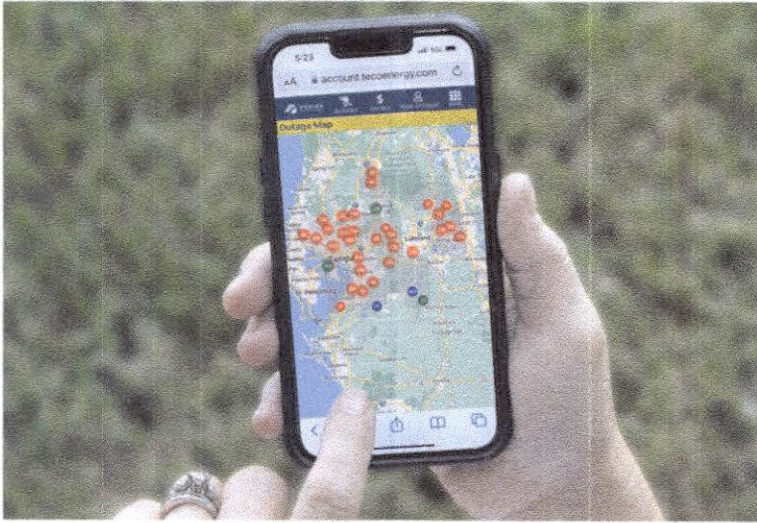
Online:
TampaElectric.com

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.

POWER OUT?



To prepare your home for power outages and restoration, understand how and when we restore power and get other critical information, visit **TampaElectric.com/StormCenter**.

** Message and data rates may apply. For new registrations, have your account number and zip code ready.*

Stay informed.



Log in to or create your online account at **TECOaccount.com** and turn on text, email or phone outage notifications.

We make it easy to report an outage and get restoration updates. You can:



Go to and bookmark **TampaElectric.com/Outage**



Scan this code



Text **OUT, UPDATE** or **STATUS** to **27079***



Call **877-588-1010** and add us to your contacts.

TECO62623_Rev5.2025



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

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



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

Statement Date: May 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
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 #: 221009253107

Due Date: May 23, 2025

Amount Due: \$2,535.86

Payment Amount: \$ _____

679779261910

Your account will be
drafted on 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.

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**

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.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor

Board Meeting: June 5, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nicholas Dister		Yes
3	Kyle Smith	X	\$200
4	Alberto Viera	X	\$200
5	Ryan Motko		Yes

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

Approved for payment:

Michael Perez
District Manager Signature

6/9/2025
Date



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

Please Remit to:

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

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

June 2, 2025

Project No: 2022-1090-00
Invoice No: 166095

2022-1090-00

The Summit at Fern Hill
Professional Services through April 30, 2025
Fees

Description	Contract Amount	Percent Complete	Completed To Date	Amount Due Now
I. Wetland Enhancement Mitigation Monitoring				
A. Wetland B Initial Monitoring & Report	1,350.00	100.00	1,350.00	0.00
B. Wetland B Ongoing Mitigation Monitorin	4,600.00	84.7826	3,900.00	1,300.00
II. Miscellaneous Services				
A. Project Meetings & Coordination	1,500.00	0.00	0.00	0.00
Total Fee	7,450.00		5,250.00	1,300.00
		Previous Fee Billing	3,950.00	
Total Fee				1,300.00
Total this Invoice				\$1,300.00

Outstanding Invoices

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

	Current	Prior	Total
Billings to Date	1,300.00	3,989.30	5,289.30

Brian Skidmore

Date: 06/03/2025

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor

Board Meeting: June 5, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nicholas Dister		Yes
3	Kyle Smith	X	\$200
4	Alberto Viera	X	\$200
5	Ryan Motko		Yes

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

Approved for payment:

Michael Perez
District Manager Signature

6/9/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor

Board Meeting: June 5, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nicholas Dister		Yes
3	Kyle Smith	X	\$200
4	Alberto Viera	X	\$200
5	Ryan Motko		Yes

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

Approved for payment:

Michael Perez
District Manager Signature

6/9/2025
Date

Please Remit Payment to:

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



Invoice 335447

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

Date	Due Date
05/29/25	6/28/2025
Account Owner	PO#
LOUIS SHEEHAN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#341660 - Wet Check Repairs 5-13-25				\$273.33

Lateral Components - 05/13/2025

Hunter PRO Nozzle 12 ft. Radius Half Circle 180 Degree	9.00EA	\$2.25	\$20.25	
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	1.00EA	\$16.28	\$16.28	
Irrigation Technician Labor	3.00HR	\$70.00	\$210.00	
Rain Bird XF Coupling 17 mm	20.00EA	\$0.79	\$15.80	
xfde912 Rainbird drip line .9gph 12-inch scing	10.00FT	\$1.10	\$11.00	

Grand Total \$273.33

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$14,494.39	\$52.50	\$0.00	\$0.00	\$37.34

**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.

Property:

Sher Wood Manor

Date

5-13-25

Technician

David

Arrive/ Depart

1

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

Clock Type/ #	<i>Rainbird Esp-L40</i>						Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date	Confirm Time/ Date						Pgm A	1						
Rain Sensor	<i>OK</i>	<i>bad</i>					Battery Replaced	Y	N					
Notes:								<i>12:00am</i>	2				<i>✓</i>	
								Pgm B	1					
								<i>12:00am</i>	2			<i>✓</i>		<i>✓</i>
								Pgm C	1					
								<i>8:00pm</i>	2	<i>✓</i>	<i>✓</i>		<i>✓</i>	
								Pgm D	1					
								<i>8:00pm</i>	2		<i>✓</i>	<i>✓</i>		<i>✓</i>

Programs						8-00pm 2	✓	✓	✓	
Zone #	Type	A	B	C	D	Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)			
1	D			30		OK	Labor	Hrs	Rate	Amount
2	D			30		1 drip leak	Supervisor: David	1hr 30m	70.00	105.00
3	O						Technician: Janice	1hr 30m	70.00	105.00
4	S	30				OK	Total Labor Charges \$			
5	S	30				OK	Materials	QTY	Unit	Extended
6	S	30				2 nozzles	P1205651	1	16.28	16.28
7	D			25		1 drip leak	H24	9	2.25	20.25
8	D			20		OK	XFFCOW	20	0.29	15.80
9	D			20		OK	XFD60912	10 feet	1.10	11.00
10	S	30				1-6 spray				
11	S	30				1 nozzle				
12	S	30								
13	D			20		OK				
14	O									
15	D			20		OK				
16	S	30				OK				
17	D				20	2 drip leaks				
18	S	30				1 nozzle				
19	D	30				OK				
20	D				20	4 drip leaks				
21	O									
22	S	30				OK				
23	D				20	OK	Total Materials	\$	63.33	
24	D				20	OK	Total Labor	\$	210.00	
Season Adjust %							Grand Total	\$	273.33	
Run Time							Bill To:			
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information										

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

341660

Property:

Sher Wood Manor

Date

5-13-25

Technician

Dawson

Arrive/ Depart

/

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

Clock Type/ #							Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date			Confirm Time/ Date	Y	Time/Date Adjust	Y	N	Pgm A	1					
Rain Sensor	ok	bad	Battery Replaced	Y	N			2						
Notes: 49-B-30min-5-05 50-B-30min-5-05							Pgm B	1						
								2						
							Pgm C	1						
								2						
							Pgm D	1						
								2						

		Programs															
Zone #	Type	A	B	C	D	Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)							
25	1				20	25-1 drip leak				Labor		Hrs	Rate	Amount			
26	2	30				26-2 nozzles				Supervisor:							
27	3	30				27-05				Technician:							
28	4	30				28-05						Total Labor Charges		\$			
29	5			30		29-2 drip leak				Materials		QTY	Unit	Extended			
30	6	30				30-2 drip leaks											
31	7		30			31-05											
32	8			25		32-05											
33	9			25		33-05											
34	10		30			34-2 nozzles											
35	11		30			35-05											
36	12		30			36-05											
37	13				20	37-05											
38	14				20	38-											
39	15			30		39-05											
40	16		60			40-05											
41	17			30		41-1 drip leak											
42	18				15	42-05											
43	19		60			43-05											
44	20		30			44-05											
45	21		30			45-05											
46	22				30	46-05											
47	23				15	47-05				Total Materials		\$					
48	24		60			48-05				Total Labor		\$					
Season Adjust %										Grand Total		\$					
Run Time										Bill To:							
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information																	

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

June 10, 2025

Client: 001497

Matter: 000001

Invoice #: 26616

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
5/1/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	\$162.00
5/1/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	\$167.50
5/5/2025	KCH	PREPARE SERVICES AGREEMENT FOR MIDGEFLY TREATMENTS WITH ECO-LOGIC.	1.0	\$335.00
5/6/2025	KCH	REVIEW PUNCH LIST AND SERVICES AGREEMENT TO BE PRESENTED TO LMP/SUNRISE AT IN PERSON MEETING; PREPARE RECAP EMAIL FOR AFTER MEETING WITH LMP/SUNRISE; SEND SAME TO C.DELAOSA.	0.5	\$167.50
5/7/2025	KCH	DISCUSS LMP LANDSCAPING AGREEMENT WITH C.DELAOSA AND M.PEREZ.	0.3	\$100.50
5/14/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.8	\$324.00
5/14/2025	KCH	PREPARE FOR AND ATTEND CONTINUED BOS MEETING IN PERSON.	0.5	\$167.50
5/15/2025	KCH	PREPARE FINAL NOTICE TO CURE LANDSCAPE MAINTENANCE DEFICIENCIES TO LMP.	0.6	\$201.00
5/16/2025	KCH	PREPARE FOR AND ATTEND EPG OPERATIONS MEETING IN PERSON.	0.3	\$100.50
5/20/2025	KCH	REVIEW LAST THREE MONTHS OF FIELD SERVICES REPORTS; EMAILS WITH M. PEREZ REGARDING SAME; EMAILS WITH N.SALERNO AT JUNIPER REGARDING CURRENT LANDSCAPING DEFICIENCIES.	0.5	\$167.50
5/21/2025	WAS	DRAFT POOL MONITOR SERVICES AGREEMENT; REVIEW DRAFT CDD ASSESSMENT AND BUDGET RESOLUTIONS.	1.1	\$368.50

June 10, 2025
 Client: 001497
 Matter: 000001
 Invoice #: 26616

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
5/21/2025	KCH	PREPARE RESOLUTION AUTHORIZING SPENDING AUTHORITY FOR CHAIR AND DISTRICT MANAGER WITH BOS RATIFICATION; REVIEW POOL MONITOR SERVICES AGREEMENT.	0.7	\$234.50
5/29/2025	JMV	REVIEW EMAIL FROM B. CARPIO; REVIEW LEGAL NOTICES.	0.2	\$81.00
5/30/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$134.00
5/30/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$134.00
Total Professional Services			8.2	\$2,845.00
Total Services				\$2,845.00
Total Disbursements				\$0.00
Total Current Charges				\$2,845.00
Previous Balance				\$2,085.00
Less Payments				(\$2,085.00)
PAY THIS AMOUNT				\$2,845.00

Please Include Invoice Number on all Correspondence

PO Box 18204
Sarasota, FL 34276

Date	Invoice #
6/5/2025	5361

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

[illegible]

Pete@Eco-Logic-Services.com



11749 Crestridge Loop
Trinity, FL 34655



Invoice

Date	Invoice #
6/9/2025	3583

Bill To
Inframark Sherwood Manor CDD Attn: Michael Perez 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms
	Due on receipt

Item	Description	Qty	Rate	Amount
Printing & Reprod...	Custom "Pool Temporarily Closed" (18x12) 3mm maxmetal sign with custom 3M cast + gloss lamination, routed holes; Zip ties provided.	2	75.00	150.00
Shipping	Ship signs	1	25.00	25.00

Subtotal	\$175.00
Sales Tax (7.0%)	\$0.00
Total	\$175.00
Payments/Credits	\$0.00
Balance Due	\$175.00

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

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 334869

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

Date	Due Date
05/27/25	6/26/2025
Account Owner	PO#
LOUIS SHEEHAN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$3,350.00

#340808 - One time clean up

A one time clean up was request for the following area

- 1) Along Will Scarlett Ave
- 2) Along 9th St
- 3) Along 12th St

Mow between the red lines in the picture below in all areas addressed above.

Please note additional charges may occur for trash pick up due to dumping, construction clean up and removal of debris

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761



Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761



Site Prep - 05/19/2025

Bush hogging

1.00EA

\$3,350.00

\$3,350.00

Grand Total \$3,350.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$14,221.06	\$52.50	\$0.00	\$0.00	\$37.34

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761

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

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

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 334630

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

Date	Due Date
05/23/25	6/22/2025
Account Owner	PO#
LOUIS SHEEHAN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$412.30

#340768 - Mulch around trees

Proposal provides for the mulching of trees located at 14th Ave SE and Coastal Redwood as per request.



Mulch, Rock, Soil - 05/22/2025

Pine Bark, 03CF bag - 03CF

22.0003CF

\$18.74

\$412.30

Grand Total **\$412.30**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
-----------	--------------------------	--------------------------	---------------------------	-------------------------

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

\$10,871.06	\$52.50	\$0.00	\$0.00	\$37.34
-------------	---------	--------	--------	---------

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

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

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761

May 5 2025 at 8:55:09 AM
1096 14th Ave SE
Ruskin FL 33570
United States



Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 337989

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

Date	Due Date
06/02/25	7/2/2025
Account Owner	PO#
LOUIS SHEEHAN	

Item	Amount
#333249 - Refilling 21 Gator bags with water	\$2,720.00

This proposal is for the refilling of 21 gator bags street side around Alpine Ash place and Coastal Redwood Ct once a week for the next 8 weeks.

Please note: LMP / Juniper cannot warrant trees against decline or loss, only provide a guarantee we will provide water as outlined in the scope.

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761



Gator Bag - refill - 05/27/2025

Grand Total \$2,720.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$16,643.63	\$9,940.50	\$0.00	\$0.00	\$37.34

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

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

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 327651

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

Date	Due Date
04/15/25	5/15/2025
Account Owner	PO#
Lou Sheehan	

Item	Qty/UOM	Rate	Ext. Price	Amount
#336150 - Service Call 4-11-25				\$52.50
<i>Lateral Components - 04/11/2025</i>				
Irrigation Tech Labor	0.75HR	\$70.00	\$52.50	

Subtotal	\$52.50
Less Payments/Credits	(\$0.00)
Balance Due	\$52.50

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

Thank you for allowing us to serve you.

SHERWOOD MANOR CDD

DISTRICT CHECK REQUEST

Today's Date	<u>6/9/2025</u>
Check Amount	<u>\$984.33</u>
Payable To	<u>Sherwood Manor CDD</u>
Check Description	<u>Series 2018 - FY 25 Tax Dist. ID Dist 726</u>
Check Amount	<u>\$614.65</u>
Payable To	<u>Sherwood Manor CDD</u>
Check Description	<u>Series 2023 - FY 25 Tax Dist. ID Dist 726</u>
Special Instructions	<u>Do not mail. Please give to Eric</u>

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

Eric

DM		Authorization
Fund	<u>001</u>	
G/L	<u>20702</u>	
Object Code		
Chk #	_____ Date _____	

SHERWOOD MANOR CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2025, TAX YEAR 2024

	Dollar Amounts	Fiscal Year 2025 Percentages	
Net O&M	514,301.85	36.97%	0.369700
Net DS	539,689.45	38.80%	0.388000
	336,999.03	24.23%	0.242300
Net Total	1,390,990.32	100.00%	1.000000

100%

Date Received	Amount Received	36.97%	36.97%	38.80%	38.80%	24.23%	24.23%	Proof	Distribution Number & Date Transferred	Payments / CDD check #
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2018 Debt Service Revenue	Rounded 2018 Debt Service Revenue	Raw Numbers 2023 Debt Service Revenue	Rounded 2023 Debt Service Revenue			
11/6/2024	4,729.19	1,748.56	1,748.56	1,834.88	1,834.88	1,145.75	1,145.75	-	Dist 695	983
11/14/2024	29,755.46	11,001.72	11,001.72	11,544.80	11,544.80	7,208.94	7,208.94	-	Dist 697	983
11/22/2024	4,729.18	1,748.56	1,748.56	1,834.87	1,834.87	1,145.75	1,145.75	-	Dist 698	983
12/6/2024	565,791.02	209,194.39	209,194.39	219,520.90	219,520.90	137,075.74	137,075.74	(0.01)	Dist 706	983
12/16/2024	524,137.10	193,793.35	193,793.35	203,359.62	203,359.62	126,984.13	126,984.13	-	Dist 707	983
1/7/2025	140,044.11	51,779.62	51,779.62	54,335.62	54,335.62	33,928.87	33,928.87	-	Dsit 709	985
2/7/2025	10,879.19	4,022.45	4,022.45	4,221.01	4,221.01	2,635.73	2,635.73		Dist 713	1002
3/10/2025	107,714.97	39,826.31	39,826.31	41,792.26	41,792.26	26,096.40	26,096.40	-	Dist 716	1009
6/9/2025	2,537.01	938.03	938.03	984.33	984.33	614.65	614.65	-	Dist 726	
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	1,390,317.23	514,052.98	514,052.99	539,428.29	539,428.29	336,835.95	336,835.96			
Net Total on Roll	1,390,990.32		514,301.85		539,689.45		336,999.03			
Collection Surplus / (Deficit)	(673.09)		(248.86)		(261.16)		(163.07)			

Sherwood Manor Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2025

Prepared by:



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

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2025

(In Whole Numbers)

		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	PROJECTS	PROJECTS	FIXED ASSETS	LONG-TERM		TOTAL
				FUND	FUND	FUND	DEBT FUND		
ASSETS									
Cash - Operating Account	\$ 236,211	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	236,211
Cash in Transit	-	984	615	-	-	-	-	-	1,599
Due From Other Funds	-	-	-	-	274,090	-	-	-	274,090
Investments:									
Construction Fund	-	-	-	-	5,330	-	-	-	5,330
Prepayment Account	-	1	-	-	-	-	-	-	1
Reserve Fund	-	473,878	644,750	-	-	-	-	-	1,118,628
Revenue Fund	-	413,712	363,748	-	-	-	-	-	777,460
Deposits	39	-	-	-	-	-	-	-	39
Fixed Assets									
Improvements - Stormwater Management	-	-	-	-	-	4,049,633	-	-	4,049,633
Improvements - Amenity	-	-	-	-	-	1,762,109	-	-	1,762,109
Improvements - Landscape & Hardscape	-	-	-	-	-	404,963	-	-	404,963
Equipment - Security	-	-	-	-	-	15,521	-	-	15,521
Construction Work In Process	-	-	-	-	-	5,614,865	-	-	5,614,865
Amount Avail In Debt Services	-	-	-	-	-	-	2,130,797	-	2,130,797
Amount To Be Provided	-	-	-	-	-	-	15,714,203	-	15,714,203
TOTAL ASSETS	\$ 236,250	\$ 888,575	\$ 1,009,113	\$ -	\$ 279,420	\$ 11,847,091	\$ 17,845,000	\$ -	\$ 32,105,449

LIABILITIES

Accounts Payable	\$ 38,791	\$ 984	\$ 615	\$ -	\$ -	\$ -	\$ -	\$ -	40,390
Bonds Payable - Series 2018	-	-	-	-	-	-	8,740,000	-	8,740,000
Bonds Payable - Series 2023	-	-	-	-	-	-	9,105,000	-	9,105,000
Due To Other Funds	5,499	114,634	153,957	-	-	-	-	-	274,090
TOTAL LIABILITIES	44,290	115,618	154,572	-	-	-	17,845,000	-	18,159,480

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 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	FUND	FUND	FUND	DEBT FUND	TOTAL
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	772,957	854,541	-	-	-	-	1,627,498
Capital Projects	-	-	-	-	279,420	-	-	279,420
Unassigned:	191,960	-	-	-	-	11,847,091	-	12,039,051
TOTAL FUND BALANCES	191,960	772,957	854,541	-	279,420	11,847,091	-	13,945,969
TOTAL LIABILITIES & FUND BALANCES	\$ 236,250	\$ 888,575	\$ 1,009,113	\$ -	\$ 279,420	\$ 11,847,091	\$ 17,845,000	\$ 32,105,449

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	514,991	199,612	163.29%
Special Assmnts- CDD Collected	424,679	165,024	(259,655)	38.86%
Other Miscellaneous Revenues	-	25	25	0.00%
TOTAL REVENUES	740,058	682,849	(57,209)	92.27%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	9,200	2,800	76.67%
ProfServ-Trustee Fees	8,200	8,297	(97)	101.18%
Disclosure Report	8,400	6,300	2,100	75.00%
District Counsel	7,500	18,655	(11,155)	248.73%
District Engineer	4,000	9,710	(5,710)	242.75%
District Manager	30,000	23,500	6,500	78.33%
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	1,125	375	75.00%
Dues, Licenses, Subscriptions	500	472	28	94.40%
Total Administration	98,850	87,538	11,312	88.56%
<u>Utility Services</u>				
Utility - Electric	100,000	93,975	6,025	93.98%
Total Utility Services	100,000	93,975	6,025	93.98%

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	10,201	(8,201)	510.05%
Waterway Management	16,000	27,655	(11,655)	172.84%
Field Manager	12,000	13,833	(1,833)	115.28%
Amenity Center Cleaning & Supplies	8,000	7,271	729	90.89%
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	189,419	45,581	80.60%
Amenity Center Pest Control	2,000	-	2,000	0.00%
Onsite Staff	70,000	46,667	23,333	66.67%
Security Monitoring Services	1,500	1,608	(108)	107.20%
Telephone, Cable & Internet Service	1,800	1,838	(38)	102.11%
Utility - Water	4,500	7,639	(3,139)	169.76%
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	21,399	(12,399)	237.77%
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	2,964	536	84.69%
Special Events	10,000	-	10,000	0.00%
Misc-Contingency	10,000	6,858	3,142	68.58%
Entry System-Key Fob	2,500	-	2,500	0.00%
Total Other Physical Environment	541,208	426,012	115,196	78.72%
TOTAL EXPENDITURES	740,058	607,525	132,533	82.09%
Excess (deficiency) of revenues				
Over (under) expenditures	-	75,324	75,324	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		116,636		
FUND BALANCE, ENDING		\$ 191,960		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 27,966	\$ 27,966	0.00%
Special Assmnts- Tax Collector	629,269	540,413	(88,856)	85.88%
Special Assmnts- CDD Collected	-	119,770	119,770	0.00%
TOTAL REVENUES	629,269	688,149	58,880	109.36%
<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	-	64,833	64,833	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		708,124		
FUND BALANCE, ENDING		\$ 772,957		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 34,737	\$ 34,737	0.00%
Special Assmnts- Tax Collector	-	337,451	337,451	0.00%
Special Assmnts- CDD Collected	643,156	307,751	(335,405)	47.85%
TOTAL REVENUES	643,156	679,939	36,783	105.72%
<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	-	33,545	33,545	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		820,996		
FUND BALANCE, ENDING		\$ 854,541		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 41,406	\$ 41,406	0.00%
TOTAL REVENUES	-	41,406	41,406	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	-	(1,848,330)	(1,848,330)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,127,750		
FUND BALANCE, ENDING		\$ 279,420		

Bank Account Statement

Sherwood Manor CDD

Bank Account No. 9155
Statement No. 06_25

Statement Date 06/30/2025

G/L Account No. 101001 Balance	236,210.51	Statement Balance	226,448.88
		Outstanding Deposits	15,737.50
Positive Adjustments	0.00	Subtotal	242,186.38
Subtotal	236,210.51	Outstanding Checks	-5,975.87
Negative Adjustments	0.00	Ending Balance	236,210.51
Ending G/L Balance	236,210.51		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/09/2025		JE000684	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	2,537.01	2,537.01	0.00
06/18/2025		JE000706	Special Assmnts-Tax Collector	Tax Revenue Debt Service	2,537.00	2,537.00	0.00
Total Deposits					5,074.01	5,074.01	0.00
Checks							
							0.00
05/28/2025	Payment	100121	ZEBRA CLEANING TEAM	Inv: 7771	-512.50	-512.50	0.00
05/29/2025	Payment	100122	ZEBRA CLEANING TEAM	Inv: 7901, Inv: 7837	-1,088.27	-1,088.27	0.00
06/02/2025	Payment	100124	FLA POOLS INC	Inv: 01194640	-650.00	-650.00	0.00
06/04/2025	Payment	100126	ECO-LOGIC SERVICES LLC	Inv: 5318	-2,130.00	-2,130.00	0.00
06/04/2025	Payment	100127	LANDSCAPE MAINTENANCE PROFESSIONALS INC	Inv: 334869, Inv: 335447	-3,623.33	-3,623.33	0.00
06/04/2025	Payment	100128	JNJ CLEANING SERVICES LLC	Inv: 0554	-600.00	-600.00	0.00
06/11/2025	Payment	1025	ALBERTO VIERA	Check for Vendor V00048	-200.00	-200.00	0.00
06/11/2025	Payment	1026	CARLOS DE LA OSSA	Check for Vendor V00061	-200.00	-200.00	0.00
06/11/2025	Payment	1027	KYLE SMITH	Check for Vendor V00066	-200.00	-200.00	0.00
06/13/2025	Payment	100129	FIELDS CONSULTING GROUP LLC	Inv: 3583	-175.00	-175.00	0.00
06/13/2025	Payment	100130	ECO-LOGIC SERVICES LLC	Inv: 5361	-7,925.00	-7,925.00	0.00
06/18/2025	Payment	300037	CHARTER COMMUNICATION S - ACH	Inv: 2458267060125-ACH	-205.00	-205.00	0.00
06/18/2025	Payment	1028	SHERWOOD MANOR CDD	Payment of Invoice 001427	-1,598.98	-1,598.98	0.00
06/20/2025	Payment	100131	ZEBRA CLEANING TEAM	Inv: 7917	-1,050.00	-1,050.00	0.00

Bank Account Statement

Sherwood Manor CDD

Bank Account No. 9155

Statement No. 06_25

Statement Date

06/30/2025

06/20/2025	Payment	300038	TECO ACH	Inv: 060525-6005-ACH	-6,357.36	-6,357.36	0.00
06/24/2025	Payment	300040	TECO ACH	Inv: 060325-8655-ACH	-2,389.74	-2,389.74	0.00
06/24/2025	Payment	300041	TECO ACH	Inv: 060325-5651-ACH	-233.03	-233.03	0.00
06/24/2025	Payment	300042	TECO ACH	Inv: 060325-5677-ACH	-699.10	-699.10	0.00
06/24/2025	Payment	300043	TECO ACH	Inv: 060325-3107-ACH	-2,539.11	-2,539.11	0.00
06/24/2025	Payment	100132	LANDSCAPE MAINTENANCE PROFESSIONALS INC	Inv: 327651, Inv: 334630, Inv: 337989	-3,184.80	-3,184.80	0.00
06/24/2025	Payment	100135	STRALEY ROBIN VERICKER	Inv: 26616	-2,845.00	-2,845.00	0.00
06/11/2025		JE000725	Utility - Water	Bank recon adj Hc- water	-343.49	-343.49	0.00
Total Checks					-38,749.71	-38,749.71	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
06/24/2025	Payment	100133	ACTION SECURITY, INC	Inv: 29544	-125.00
06/24/2025	Payment	100134	ARDURRA GROUP, INC	Inv: 166095	-1,300.00
Total Outstanding Checks					-5,975.87

Outstanding Deposits

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

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100124	06/02/25	FLA POOLS INC	01194640	Tile and pavers repair	ProfServ-Pool Maintenance	531034-53908	\$650.00
001	100126	06/04/25	ECO-LOGIC SERVICES LLC	5318	May 2025 Pond maintenance	Contracts-Aquatic Control	534067-53908	\$2,130.00
001	100127	06/04/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	334869	One time cleanup, Will Scarlett, 9th, 12th	Landscape Maintenance	546300-53908	\$3,350.00
001	100127	06/04/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	335447	May 2025 Irrigation repairs	Contracts - Landscape	534171-53908	\$273.33
001	100128	06/04/25	JNJ CLEANING SERVICES LLC	0554	May 2025 Janitorial services	Amenity Center Cleaning & Supplies	531165-53150	\$600.00
001	100129	06/13/25	FIELDS CONSULTING GROUP LLC	3583	Pool Closed signs	Amenity Center Cleaning & Supplies	531165-53908	\$175.00
001	100130	06/13/25	ECO-LOGIC SERVICES LLC	5361	Fish stock - builder to reimburse	Waterway Management	531085-53908	\$7,925.00
001	100131	06/20/25	ZEBRA CLEANING TEAM	7917	June 2025 Pool cleaning service	ProfServ-Pool Maintenance	531034-53908	\$1,050.00
001	100132	06/24/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	334630	Mulch around trees on 14th Ave SE	Mulch & Tree Trimming	546628-53908	\$412.30
001	100132	06/24/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	337989	Refilling water in gator bags around trees	R&M-Other Landscape	546036-53908	\$2,720.00
001	100132	06/24/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	327651	irrigation repair 4/11/2025	Irrigation Maintenance	546930-53908	\$52.50
001	100133	06/24/25	ACTION SECURITY, INC	29544	June 2025 Amenity center and database management	Security Monitoring Services	534368-53150	\$125.00
001	100134	06/24/25	ARDURRA GROUP, INC	166095	April 2025 Engineering services	District Engineer	531147-51301	\$1,300.00
001	100135	06/24/25	STRALEY ROBIN VERICKER	26616	May 2025 District counsel services	District Counsel	531146-51301	\$2,845.00
001	1025	06/11/25	ALBERTO VIERA	AV-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	\$200.00
001	1026	06/11/25	CARLOS DE LA OSSA	CO-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	\$200.00
001	1027	06/11/25	KYLE SMITH	KS-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	\$200.00
001	300037	06/18/25	CHARTER COMMUNICATIONS - ACH	2458267060125-ACH	6/1 - 6/30/2025 Internet	Telephone, Cable & Internet Service	541016-53908	\$205.00
001	300038	06/20/25	TECO ACH	060525-6005-ACH	3/28 - 4/28/2025 Electric	Utility - Electric	543041-53150	\$6,357.36
001	300040	06/24/25	TECO ACH	060325-8655-ACH	4/29 - 5/28/2025 Electric	Utility - Electric	543041-53150	\$2,389.74
001	300041	06/24/25	TECO ACH	060325-5651-ACH	4/29 - 5/28/2025 Electric	Utility - Electric	543041-53150	\$233.03
001	300042	06/24/25	TECO ACH	060325-5677-ACH	4/29 - 5/28/2025 Electric	Utility - Electric	543041-53150	\$699.10
001	300043	06/24/25	TECO ACH	060325-3107-ACH	4/29 - 5/28/2025 Electric	Utility - Electric	543041-53150	\$2,539.11
Fund Total								\$36,631.47
SERIES 2018 DEBT SERVICE FUND - 200								
200	1028	06/18/25	SHERWOOD MANOR CDD	06092025 - 726	FY25 TAX DIST ID 726	Cash in Transit	103200	\$984.33
Fund Total								\$984.33
SERIES 2023 DEBT SERVICE FUND - 201								
201	1028	06/18/25	SHERWOOD MANOR CDD	06092025 - 726	FY25 TAX DIST ID 726	Cash in Transit	103200	\$614.65
Fund Total								\$614.65
Total Checks Paid								\$38,230.45

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).

In the event performance by Contractor shall be interrupted or delayed by any occurrences outside Contractor's commercially reasonable control, including but not limited to acts of God, regulations or restrictions imposed by any government or governmental agency (each and collectively, "Force Majeure Event(s)"), Contractor shall be excused from such performance for such a period of time as is reasonably necessary after such occurrence to remedy the effects thereof.

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 negligent or intentional 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 Contractor's compensation and/or charged to the Contractor. 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 negligent or intentional acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the negligent or intentional 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**), subject to market price increases for each year of the Agreement, to be approved by the District. 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, for services rendered during the current month, which shall be delivered or mailed to the District by the first (1st) day of the 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 thirty (30) days of receipt by the District. A processing fee of 2.75% will be added to

all credit card transactions and a fee of \$25 per invoice added if additional administrative work is required beyond sending an invoice (payment applications, releases, etc.).

- 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.
- f. Any unpaid balance will bear interest at a rate of 1.5% per month (18% per year). The unpaid balance shall be determined by taking the beginning balance of the account for each month, adding any new charges and subtracting any payments made to the account. In the event payment remains past due for a period in excess of ten (10) days, Contractor's obligations under this Agreement will be suspended until payment is made in full.

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, to the extent arising from the negligent or intentional acts or omissions of Contractor, or the Contractor's officers, directors, agents, assigns, employees, or representatives in connection with the performance of work under this Agreement.
- 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.
- d. The District is required to notify Contractor within thirty (30) days of the date the District is notified or reasonably discovers any potential claim, cause of action, or damages potentially caused by Contractor.

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 maintained by Contractor (including plant material not installed by Contractor after an initial 90 day "watch period") 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 thirty (30) 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.

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]

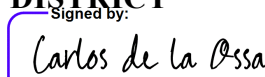
IN WITNESS WHEREOF, the Parties execute this Agreement as set forth below.

ATTEST:

DocuSigned by:

D2AA837090BA417...
By: Jayna Cooper
Title: Secretary/Assistant Secretary

**SHERWOOD MANOR
COMMUNITY DEVELOPMENT
DISTRICT**

Signed by:

CC0CB251E795481...
Carlos de la Ossa
Chair of the Board of Supervisors

ATTEST:

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

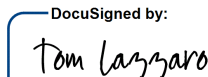
DocuSigned by:

30E7E0170E534AE
Name: Tom Lazzaro
Title: CEO

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

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

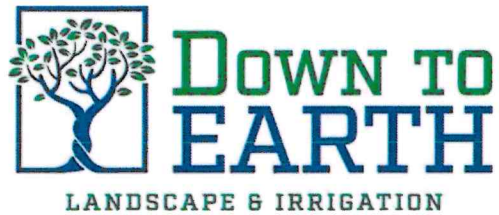
The scope above is representative of services, there may be times where weather conditions impact the planned service schedule. Additionally, fertilization and other chemical applications may vary based on local conditions. Standard Irrigation rates apply during business hours of 7am to 5pm, Monday to 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

Paul Young
District Field Inspector

SHERWOOD MANOR CDD

Field Inspection Report - July - Down 2 Earth

Monday, July 21, 2025

Prepared For Board of Supervisors

20 Items Identified

Green - Completed

Red – Item has not been addressed

Orange - Monitoring / In progress

ITEM 1 - BROOKSIDE ENTRANCE PLANTERS

Assigned To: Down 2 Earth

Provide an estimate to install plants in all the decorative sign planter pots.

1). Tidal Rock Ave Entrance Sign - **pending**

2). Ninth St. SE Entrance Sign - **pending**

3). 12th St. SE Entrance Sign - **pending**



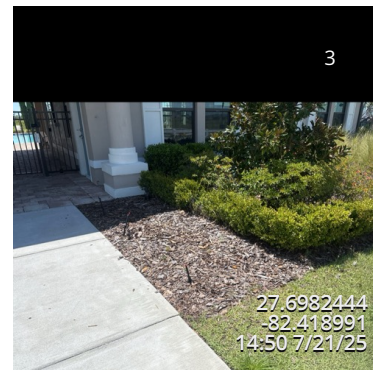
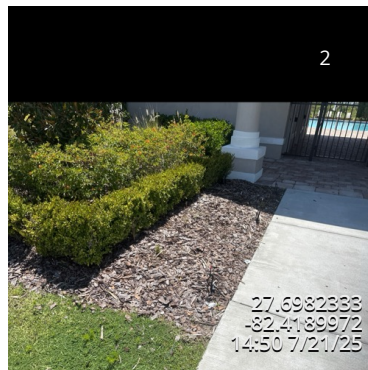
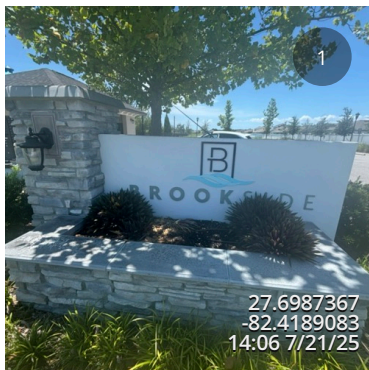
ITEM 2 - AMENITY CENTER ENTRANCE BED

Assigned To: Down 2 Earth

1). Amenity community sign - **pending**

2). Provide an estimate to fill empty beds at Amenity entrance - **pending**

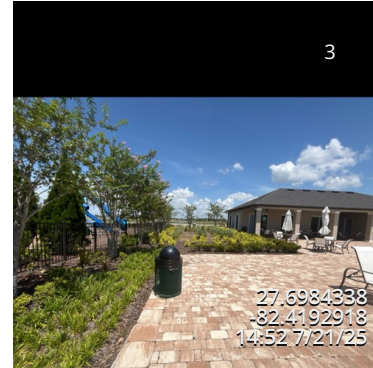
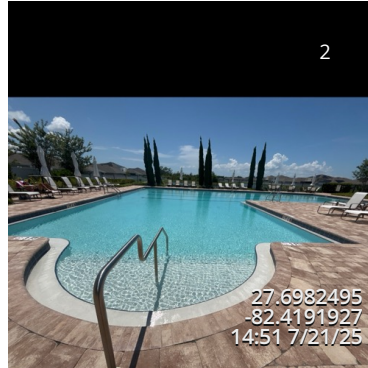
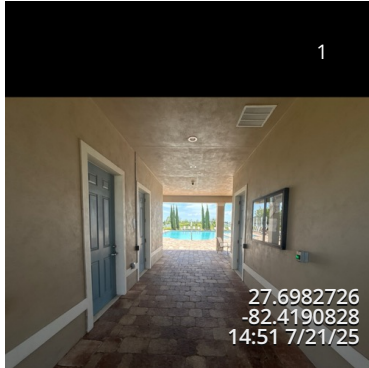
3). Amenity front door annual beds - **pending**



ITEM 3 - BROOKSIDE POOL

Assigned To: District

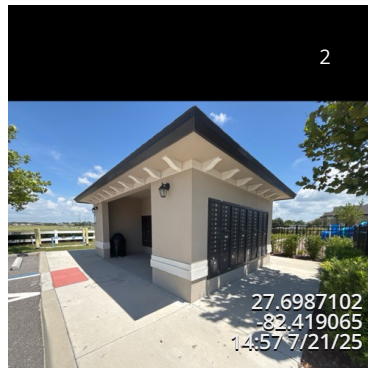
- 1). Amenity gate latches securely, bathrooms are functioning.
- 2). Pool is clear and blue and furniture is operational.
- 3). Pool landscape is maintained.



ITEM 4 - MAILBOX KIOSK

Assigned To: District

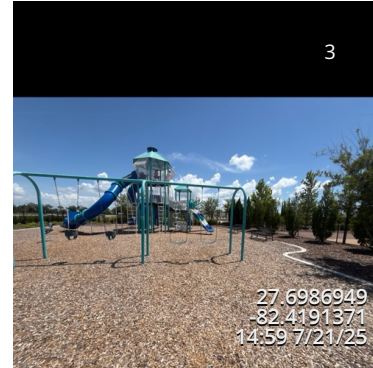
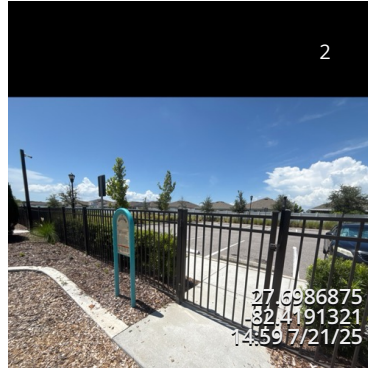
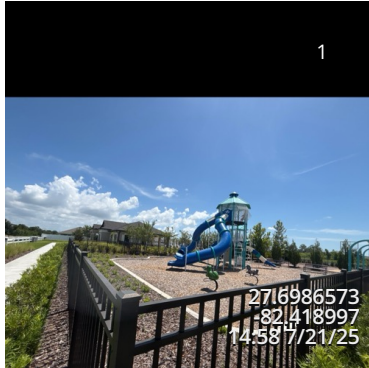
Mailbox kiosk is clean and orderly.



ITEM 5 - PLAYGROUND

Assigned To: District

- 1). Playground looks clean and orderly.
- 2). Fence gate latches securely.
- 3). Playground equipment operational.



ITEM 6 - BASKETBALL COURT

Assigned To: District

- Basketball court is clean and orderly.
Gate latches securely.

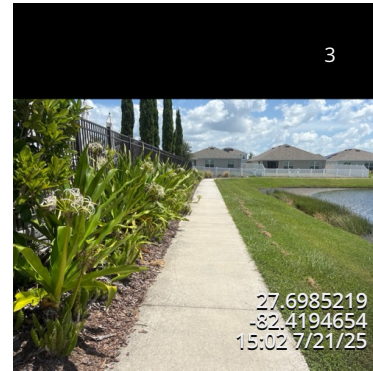
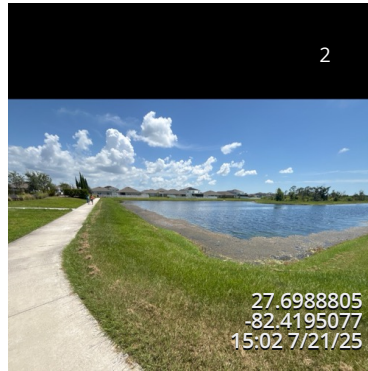


ITEM 7 - C1 POND - AMENITY CENTER

Due By: Friday, July 25, 2025

Assigned To: Down 2 Earth

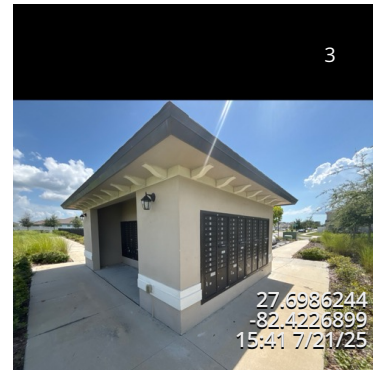
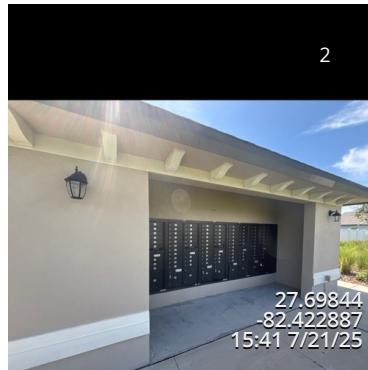
- 1). Mow duff left behind throughout property - completed 7/31.
- 2). Edge all CDD sidewalks - completed.
- 3). Cut back any encroachment landscape along CDD sidewalk - completed 7/31
- 4) Eco-logic - completed 7/9, 7/10, 7/11.



ITEM 8 - 18TH AVE SE MAILBOX

Assigned To: District

Mailbox kiosk is clean and orderly.

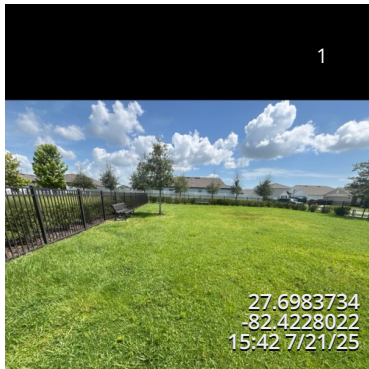


ITEM 9 - DOG PARK

Due By: Friday, July 25, 2025

Assigned To: Down 2 Earth

Mow all areas on the provided maintenance map outlined in green.

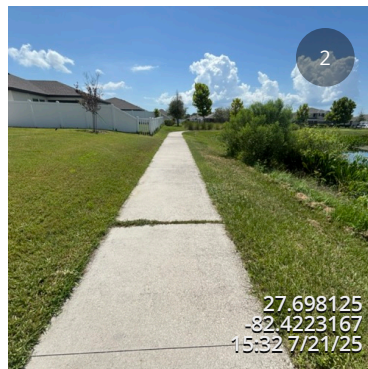
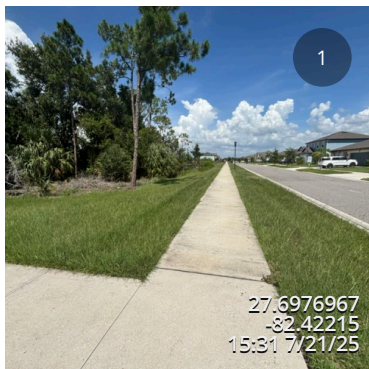


ITEM 10 - SWAYING SAWGRASS AVENUE

Due By: Friday, July 25, 2025

Assigned To: Down 2 Earth

- 1). Swaying Sawgrass Avenue - completed.
- 2). Walkway to C1 Pond, Dog Park - completed.
- 3). CDD sidewalks to mailbox kiosk - completed.



ITEM 11 - NINTH AVENUE SE PONDS

Due By: Thursday, July 31, 2025

Assigned To: Down 2 Earth

Service all areas indicated on landscape maintenance map.

- 1). Pond G1
- 2). Pond F1
- 3). Pond E1

Service ponds by 7/31/25 **completed 7/24**

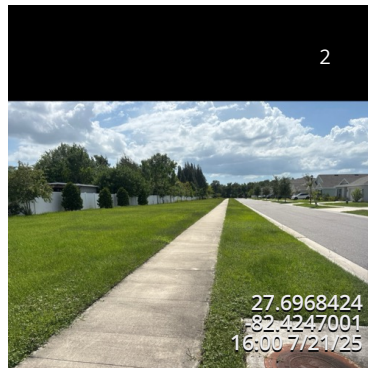
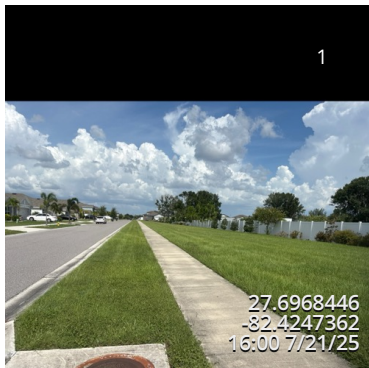


ITEM 12 - TIDAL ROCK AVENUE

Due By: Thursday, July 31, 2025

Assigned To: Down 2 Earth

- 1). Tidal Rock Avenue - service entire east side from 6th St SE to 9th St SE. Roadway to CDD white fence.
- 3). Service 6th St SE from white fence to roadway - includes ditches - **completed 7/31**

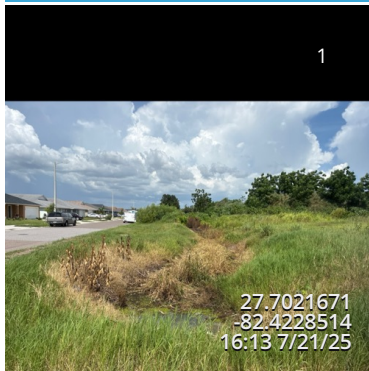
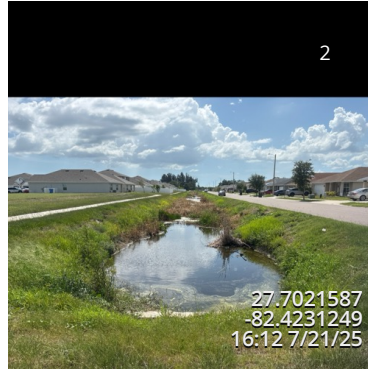
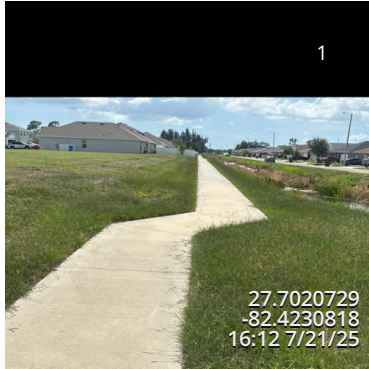


ITEM 13 - SE 16TH AVENUE

Due By: Thursday, July 31, 2025

Assigned To: Down 2 Earth

- 1). Service by 7/31/25 to include edging CDD sidewalks.
- 2). Line trim slope.
- 3). Service to roadside and includes edging curb grass.



ITEM 14 - 16TH AVENUE SE

Due By: Thursday, July 31, 2025

Assigned To: Eco-logic

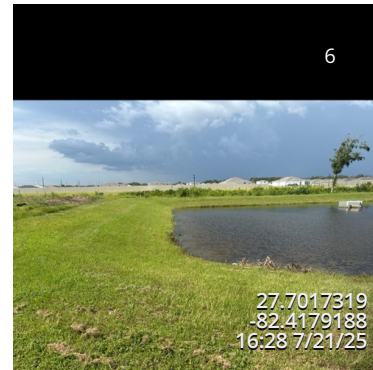
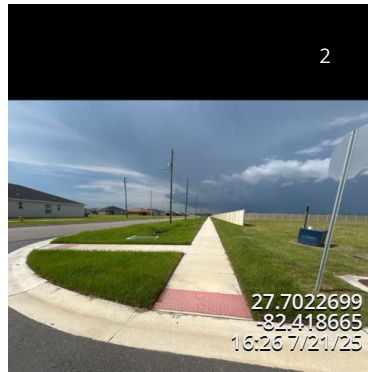
- 1). Eco-logic has applied treatment to ditches.
- 2). Send date when treatment was applied.

ITEM 15 - 16TH AVENUE SE

Due By: Friday, July 25, 2025

Assigned To: Down 2 Earth

Area was serviced on 7/24/25 - completed.

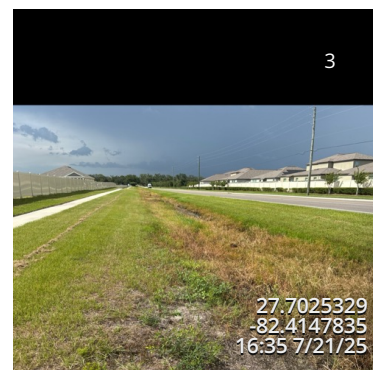
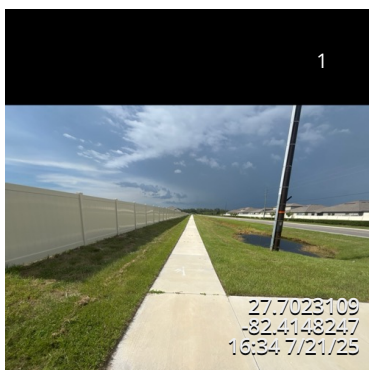


ITEM 16 - 15TH ST SE

Due By: Friday, July 25, 2025

Assigned To: Down 2 Earth

- 1). Area was serviced on 7/31/25.
- 2). Edge the curb grass during service visits.
- 3). Eco-logic applied treatment - send date of treatment.

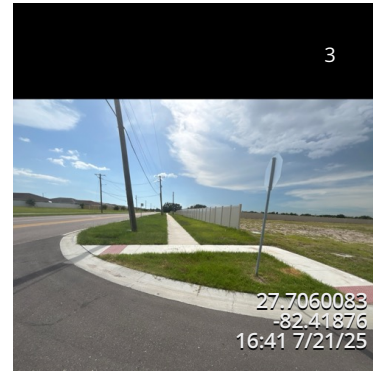
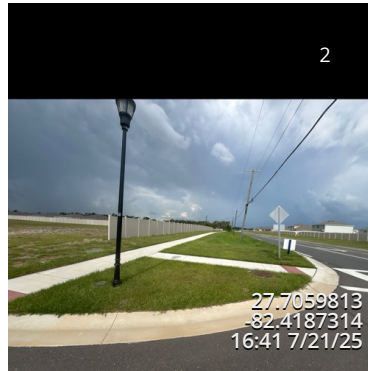
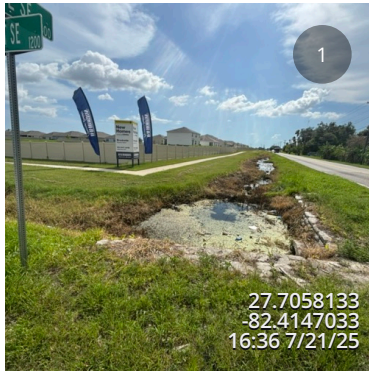


ITEM 17 - 14TH AVENUE SE

Due By: Friday, July 25, 2025

Assigned To: Down 2 Earth

- 1). Eco-logic - ditches have been treated.
- 2). Maintain from roadway, ditches to CDD fence.
- 3). Maintain from roadway, ditches to CDD fence.

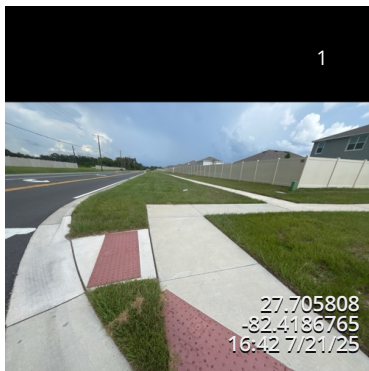


ITEM 18 - 14TH ST SE

Due By: Friday, July 25, 2025

Assigned To: Down 2 Earth

- 1). Service from roadway to CDD fence.
- 2). 12th St SE - Brookside CDD fence side property only.
- 3). Brookside perimeter fence

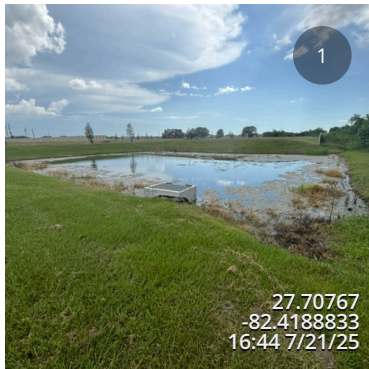


ITEM 19 - FPC AREA C

Due By: Thursday, July 31, 2025

Assigned To: Eco-logic

1). **Provide service date of last treatment.**



ITEM 20 - POND C3 - MARITIME FOREST AVE

Due By: Friday, July 25, 2025

Assigned To: Down 2 Earth

1). **Area serviced 7/31/25.**

2). **Eco-logic - completed**

3). **Area serviced 7/31/25.**





Lake Maintenance Service Report

Date: Wednesday, July 9, 2025

Lead Technician: Robert Nagle

Site Name: Sherwood Manor

Lakes Serviced:

Lake Number	Algae Control	Shoreline Weeds	Floating Weeds	Submerged Weeds	Non-littoral Growth	Selective Littoral Growth	Manual Cutting	Trash Removal
1		✓						
2		✓						
3		✓						
4		✓						
6		✓						
7		✓						
8		✓						
9		✓						
13		✓						
14		✓						
15		✓						
16		✓						

Notes:

Lakes looked OK lots of shoreline weeds due to rising water levels. Will be returning for a retreatment of underwater species in lakes 1, 2 and 6.



Lake Maintenance Service Report

Date: Thursday, July 10, 2025

Lead Technician: Robert Nagle

Site Name: Sherwood Manor

Lakes Serviced:

Lake Number	Algae Control	Shoreline Weeds	Floating Weeds	Submerged Weeds	Non-littoral Growth	Selective Littoral Growth	Manual Cutting	Trash Removal
1	✓		✓	✓				
4		✓						
5		✓						
14		✓						
16		✓						
10		✓						
11		✓						

Notes:

Completed treatment of under water species in lake 1. Also started treatment of ditches, will be returning tomorrow to finish ditches and complete midge treatment.



Lake Maintenance Service Report

Date: Friday, July 11, 2025

Lead Technician: Robert Nagle

Site Name: Sherwood Manor

Lakes Serviced:

Lake Number	Algae Control	Shoreline Weeds	Floating Weeds	Submerged Weeds	Non-littoral Growth	Selective Littoral Growth	Manual Cutting	Trash Removal
6					✓			
7					✓			
8					✓			
9					✓			
10		✓						
11		✓						
12		✓						

Notes:

The crew completed the requested midge treatments in all 4 lakes today, as well as finished the treatment of the 3 ditches in the center of the site. The crew also completed the treatment of the two new ditches along the northeast boundary line of the site.