

**SHERWOOD MANOR
COMMUNITY DEVELOPMENT
DISTRICT**

SEPTEMBER 04, 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
Paul Young, Field Manager
Tabitha Vega, Clubhouse Manager

Regular Meeting Agenda

Thursday, September 04, 2025 at 2:00 p.m.

The Regular Meeting of the **Sherwood Manor Community Development District** will be held **September 04, 2025, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 263 935 216 491 **Passcode:** Sd7Lo6KB

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

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. BUSINESS ITEMS

A. Consideration of Goals & Objectives

B. Consideration of Baby Changing Tables (\$1,362.00)

4. CONSENT AGENDA

A. Approval of Minutes of August 07, 2025, Public Hearing & Regular Meeting

B. Consideration of Operation and Maintenance July 2025

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

D. Ratification of Neptune Multi Services LLC Proposal #0053924 – Trash Debris – Pick Up and Disposal (\$580.00)

E. Ratification of ITZ Electric Corp Proposal F2052 – Installation of Four Surge Protectors (\$1,300.00)

5. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

i. Field Inspections Report

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

Memorandum

To: Board of Supervisors

From: District Management

Date: August 4, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Sherwood Manor Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Sherwood Manor Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Sherwood Manor Community Development District



MAINTENANCE Solutions



www.inframark.com/community-management/#maintenance

MAINTENANCE SOLUTIONS

With over 25 years of maintenance and project management construction experience, Inframark can align with your community's maintenance goals. From general maintenance service orders to large scale building renovations, let us know how we can serve your community.

- ADA Skid Pad Replacements
- Community Inspections/Reporting
- Debris Removal
- General Maintenance
- Landscape Inspections/Reporting
- Light Changeouts and Maintenance
- Maintenance of Storm Structures
- Management of Vendor Contracts
- Minor Boardwalk and Wood Structure Repairs
- Minor Electrical
- Minor Patch Repairs in Roadways or Alleyways
- On-site Staff
- Painting
- Pressure Washing
- Porter Services
- Review of Landscape Architectural Designs
- Sidewalk Grinding and Replacement
- Sign Installations and Maintenance

CONTACT US TODAY

to see how we can provide quality maintenance for your community.

GC# CBC1257480

CALL **407.566.1935** or

EMAIL **maintenance@inframark.com**

www.inframark.com/community-management/#maintenance



107-0325



Inframark

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

Date: 08/12/2025

Work Order # WOSM08122025

Customer ID: SHERWOOD MANOR CDD

Quotation valid until 09/12/2025

Phone: 407-861-7233

Prepared by: Don Cameron

Description		Unit Price	Quantity	Amount
Supply and install 2 baby changing tables	Materials	\$499	2	\$998
	Labor	\$95/hr	2	\$190
Subtotal				\$1,188
Service Fee				\$125
Disposal Fee				\$49
Total	Labor and Materials			\$1,362

Full payment is due within 30 days of finalizing the project.

If you have any questions concerning this quotation, please contact:

Don Cameron at Donald.Cameron@Inframark.com

By: Don Cameron

By: _____

Date: 08/12/2025

Date: _____

Inframark

SHERWOOD MANOR CDD

Inframark Offices – Celebration – Tampa

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

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

The Public Hearing and regular meeting of the Board of Supervisors of Sherwood Manor Community Development District was held on Thursday August 7, 2025, and called to order at 4:09 pm at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson
Ryan Motko	Assistant Secretary
Alberto Viera	Assistant Secretary
Kyle Smith	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Kathryn Hopkinson	District Counsel
Tyson Waag	District Engineer
John Vericker	District Counsel
Tabitha Vega	On-Site Manager (<i>via phone</i>)

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

FIRST ORDER OF BUSINESS Call To Order/Roll Call

Ms. Cooper called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS Public Comments on Agenda Items

Ms. Cooper explained this section of the meeting is specific to general comments and instructed the public present to limit any comments regarding the budget to the Public Hearing.

The Board received comments regarding hurricane clean-up, utilities, fences repairs, landscaping and pest control.

THIRD ORDER OF BUSINESS Public Hearing on Adopting FY 2026 Final Budget

A. Open Public Hearing on Adopting FY 2026 Final Budget

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, Public Hearing on Adopting FY 2026 Final Budget, was opened. 5-0

B. Discussion on Fiscal Year 2026 Budget

Discussion ensued regarding budget costs increase in general. Mr. de la Ossa explained criteria factoring budget increases and the developer, and complimented the public/residents for their attendance, participation and approach.

C. Close Public Hearing on Adopting FY 2026 Final Budget

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Public Hearing on Adopting FY 2026 Final Budget, was closed. 5-0

D. Consideration of Resolution 2025-07; Adopting the FY 2026 Budget

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2025-07; Adopting the FY 2026 Budget, was adopted. 5-0

E. Consideration of Resolution 2025-08; Levying O&M Assessments

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2025-08; Levying O&M Assessments, was adopted. ()-0

FOURTH ORDER OF BUSINESS**Business Items****A. Consideration of Resolution 2025-09; Authorizing Organization Attestation Form - Credit Card and Spending Limits**

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2025-09; Authorizing Organization Attestation Form - Credit Card and Spending Limits, was adopted. 5-0

B. Consideration of Resolution 2025-10; Setting the FY 2026 Meeting Schedule

The following is the Fiscal Year 2026 CDD meeting Schedule:

- 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

- 78 • May 7, 2026
- 79 • June 4, 2026
- 80 • July 2, 2026
- 81 • August 6, 2026
- 82 • September 3, 2026

83
84 *All meetings will convene at 2:00pm ET at the Offices of Inframark located at 2005 Pan*
85 *Am Circle, Suite 300, Tampa, Florida 33607.*

86
87 On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor,
88 Resolution 2025-10; Setting the FY 2026 Meeting Schedule, as detailed
89 above, was adopted. 5-0

90
91 **C. Consideration of Pool Maintenance Proposals**

- 92 a. Zebra Cleaning Team Inc.
- 93 b. Aqua Sentry Pool and Spa Services
- 94 c. Blue Life Pool Service

95
96 On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor,
97 proposal from *Zebra Cleaning Team Inc*, with price increase, as
98 presented, was approved. 5-0

99
100 **FIFTH ORDER OF BUSINESS**

Consent Agenda

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

106
107 On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor,
108 the Consent Agenda, was approved. 5-0

109
110 **SIXTH ORDER OF BUSINESS**

Staff Reports

- 111 A. District Counsel
- 112 B. District Engineer
- 113 C. District Manager

114 There being no reports, the next item followed.

- 115 i. Field Inspections Report
- 116 ii. Pond Audit

117 The Field Inspections Report and Pond Audit were presented, copies of which
118 were included in the agenda package. Mr. de la Ossa commented on closed/open picket fence
119 and Mr. Young mentioned areas in need of landscape maintenance and the *LMP* contract.

120		
121	SEVENTH ORDER OF BUSINESS	Board of Supervisors' Requests and
122		Comments

123 There being none, the next order of business followed.

125 EIGHTH ORDER OF BUSINESS Adjourned

126 There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, meeting adjourned at 4:32 pm. 5-0

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134 Jayna Cooper
135 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	7/1/2025	29837	\$125.00	\$125.00	July 2025 Security monitoring system
INFRAMARK LLC	6/1/2025	150742	\$700.00		June 2025 Dissemination services
INFRAMARK LLC	6/1/2025	150742	\$2,500.00		June 2025 District management
INFRAMARK LLC	6/1/2025	150742	\$5,833.33		June 2025 Onsite personnel servies
INFRAMARK LLC	6/1/2025	150742	\$125.00		June 2025 Website maint and admin
INFRAMARK LLC	6/1/2025	150742	\$1,000.00	\$10,158.33	June 2025 Field management
INFRAMARK LLC	7/1/2025	152946	\$700.00		July 2025 Dissemination services
INFRAMARK LLC	7/1/2025	152946	\$125.00		July 2025 Website maintenance
INFRAMARK LLC	7/1/2025	152946	\$2,500.00		July 2025 District management services
INFRAMARK LLC	7/1/2025	152946	\$5,833.33		July 2025 Personnel services
INFRAMARK LLC	7/1/2025	152946	\$1,000.00	\$10,158.33	July 2025 Field management services
INFRAMARK LLC	6/17/2025	151869	\$1.38	\$1.38	POSTAGE
JNJ CLEANING SERVICES LLC	6/23/2025	0567	\$600.00	\$600.00	June 2025 Amenity cleaning services
JNJ CLEANING SERVICES LLC	7/28/2025	0578	\$600.00	\$600.00	AMENITY CLEANING
LANDSCAPE MAINTENANCE PROFESSIONALS INC	5/1/2025	332189	\$9,888.00	\$9,888.00	May 2025 Landscape maintenance services
LANDSCAPE MAINTENANCE PROFESSIONALS INC	6/1/2025	337445	\$9,888.00	\$9,888.00	June 2025 Landscaping service
THE POOL ATTENDANT COMPANY	7/7/2025	A25-33607-3	\$3,455.46	\$3,455.46	POOL MONITORING SERVICES
ZEBRA CLEANING TEAM	7/1/2025	7995	\$1,050.00	\$1,050.00	July 2025 Pool cleaning service
Monthly Contract Subtotal			\$45,924.50	\$45,924.50	
Utilities					
BOCC ACH	6/30/2025	063025-3466-ACH	\$325.51	\$325.51	WATER
CHARTER COMMUNICATIONS - ACH	7/1/2025	2458267070125-ACH	\$205.00	\$205.00	7/1 - 7/31/2025 Internet
TECO ACH	7/2/2025	070225-5651-ACH	\$233.03	\$233.03	5/29 - 6/26/2025 Electric
TECO ACH	7/2/2025	070225-3107-ACH	\$2,376.98	\$2,376.98	5/29 - 6/26/2025 Electric
TECO ACH	7/2/2025	070225-8655-ACH	\$2,237.15	\$2,237.15	5/29 - 6/26/2025 Electric
TECO ACH	7/2/2025	070225-5677-ACH	\$699.10	\$699.10	5/29 - 6/26/2025 Electric
TECO ACH	7/7/2025	070725-6005-ACH	\$6,082.81	\$6,082.81	4/29 - 5/28/2025 Electric
Utilities Subtotal			\$12,159.58	\$12,159.58	
Regular Services					
ALBERTO VIERA	7/10/2025	AV-071025	\$200.00	\$200.00	BOARD 7/10/25
BUSINESS OBSERVER	7/11/2025	25-01961H	\$80.94	\$80.94	LEGAL AD

SHERWOOD MANOR CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
BUSINESS OBSERVER	7/4/2025	25-01896H	\$214.38	\$214.38	LEGAL AD
CARLOS DE LA OSSA	7/10/2025	CO-071025	\$200.00	\$200.00	BOARD 7/10/25
GRAU AND ASSOCIATES	7/1/2025	27951	\$6,500.00	\$6,500.00	AUDIT SERVICES
KYLE SMITH	7/10/2025	KS-071025	\$200.00	\$200.00	BOARD 7/10/25
LANDSCAPE MAINTENANCE PROFESSIONALS INC	7/1/2025	343408	\$9,888.00	\$9,888.00	July 2025 Landscaping maintenance
NICHOLAS J. DISTER	7/10/2025	ND-071025	\$200.00	\$200.00	BOARD 7/10/25
RYAN MOTKO	7/10/2025	RM-071025	\$200.00	\$200.00	BOARD 7/10/25
SPEAREM ENTERPRISES	7/21/2025	6242	\$350.00	\$350.00	AMENITY CLEANING
STRALEY ROBIN VERICKER	7/9/2025	26780	\$3,982.50	\$3,982.50	June 2025 District counsel services
Regular Services Subtotal			\$22,015.82	\$22,015.82	
Additional Services					
COASTAL FENCE SERVICES, LLC	5/19/2025	8	\$2,625.00	\$2,625.00	PRESSURE WASHING FENCE
COASTAL FENCE SERVICES, LLC	7/14/2025	16	\$450.00	\$450.00	Parking Stopper Replacement
ECO-LOGIC SERVICES LLC	7/1/2025	5449	\$4,480.00	\$4,480.00	ditch 1, 2, and 3 maintenance
INFRAMARK LLC	5/28/2025	150126	\$300.00		Road sign repairs
INFRAMARK LLC	5/28/2025	150126	\$1,200.00		Debris removal
INFRAMARK LLC	5/28/2025	150126	\$225.00	\$1,725.00	Pond #15 clean up
INFRAMARK LLC	7/16/2025	154340	\$5.54	\$5.54	POSTAGE JUN 25
INFRAMARK LLC	6/17/2025	151869	\$225.00		PVC FENCE RPRS
INFRAMARK LLC	6/17/2025	151869	\$296.14	\$521.14	OFFCE SUPPLIES
JUNIPER LANDSCAPING OF FLORIDA LLC	1/10/2025	306582	\$37.34	\$37.34	IRR RPRS
LANDSCAPE MAINTENANCE PROFESSIONALS INC	6/27/2025	340971	\$67.20	\$67.20	June 2025 Irrigation repairs
LANDSCAPE MAINTENANCE PROFESSIONALS INC	6/30/2025	343794	\$415.00	\$415.00	LANDSCAPE
LANDSCAPE MAINTENANCE PROFESSIONALS INC	7/14/2025	345084	\$139.77	\$139.77	July 2025 Irrigation repairs
MHD COMMUNICATIONS	6/4/2025	38121	\$150.00	\$150.00	camera services 5/30/25
SHERWOOD MANOR CDD	6/18/2025	06182025 - 728	\$984.33		SERIES 2018 FY25 TAX DIST ID 728
SHERWOOD MANOR CDD	6/18/2025	06182025 - 728	\$614.65	\$1,598.98	SERIES 2023 FY25 TAX DIST ID 728
ZEBRA CLEANING TEAM	7/8/2025	8037	\$324.32	\$324.32	Phosphates Remover
ZEBRA CLEANING TEAM	7/21/2025	8045	\$350.00	\$350.00	Black Algae Treatment
Additional Services Subtotal			\$12,889.29	\$12,889.29	
TOTAL			\$92,989.19	\$92,989.19	

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
29837	07/01/2025	\$125.00	07/01/2025	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!



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

150742

CUSTOMER ID

C2308

PO#

INVOICE

DATE

6/1/2025

NET TERMS

Net 30

DUE DATE

7/1/2025

BILL TO

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

Services provided for the Month of: June 2025

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

Subtotal

\$10,158.33

Tax

\$0.00

Total Due

\$10,158.33

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

152946

CUSTOMER ID

C2308

PO#

INVOICE

DATE

7/1/2025

NET TERMS

Due On Receipt

DUE DATE

7/1/2025

BILL TO

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

Services provided for the Month of: July 2025

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

Subtotal

\$10,158.33

Tax

\$0.00

Total Due

\$10,158.33

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

151869

CUSTOMER ID

C2308

PO#

INVOICE

DATE

6/17/2025

NET TERMS

Net 30

DUE DATE

7/17/2025

BILL TO

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

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Work Order # 010325	1	Ea	225.00		225.00
Michael A Perez - 04-30-25 AMAZON MKTPL*I96R28TC3 : Office Supplies \$296.14	1	Ea	296.14		296.14
Postage	2	Ea	0.69		1.38
Subtotal					522.52

Subtotal

\$522.52

Tax

\$0.00

Total Due

\$522.52

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

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Account Name: INFRAMARK, LLC

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

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

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



INVOICE

JNJ Amenity Services
7804 Davie Ray Dr, Zephyrhills, FL 33540,
UNITED STATES
Phone: +1 813-781-8999;
services@jnjcleanservices.com

Invoice No#: 0567
Invoice Date: Jun 23, 2025
Due Date: Jul 1, 2025



\$600.00 USD
AMOUNT DUE

BILL TO
Sherwood Manor CDD c/o Inframark
2005 Pan Am Circle, Suite 300, Tampa, FL
33607, UNITED STATES
inframarkcms@payableslockbox.com

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	Amenity cleaning services	\$600.00	\$600.00
		Subtotal	\$600.00
		TOTAL	\$600.00 USD

NOTES TO CUSTOMER
Amenity cleaning services - June 2025



INVOICE

JNJ Amenity Services
7804 Davie Ray Dr, Zephyrhills, FL 33540,
UNITED STATES
Phone: +1 813-781-8999;
services@jnjcleanservices.com

Invoice No#: 0578
Invoice Date: Jul 28, 2025
Due Date: Aug 15, 2025



\$600.00 USD
AMOUNT DUE

BILL TO
Sherwood Manor CDD c/o Inframark
2005 Pan Am Circle, Suite 300, Tampa, FL
33607, UNITED STATES
inframarkcms@payableslockbox.com

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	Amenity cleaning services	\$600.00	\$600.00
Subtotal			\$600.00
TOTAL			\$600.00 USD

NOTES TO CUSTOMER
Amenity cleaning services - July 2025

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 332189

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

Date	Due Date
05/01/25	5/31/2025
Account Owner	PO#
LOUIS SHEEHAN	

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

Grand Total \$9,888.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$10,370.20	\$9,888.00	\$9,888.00	\$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 337445

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

Date	Due Date
06/01/25	7/1/2025
Account Owner	PO#
LOUIS SHEEHAN	

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

Grand Total \$9,888.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$10,370.20	\$9,888.00	\$9,888.00	\$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



The Pool Attendant Company

TPAC INVOICE - SHERWOOD MANOR: A25-33607-3

The Pool Attendant Company

4168 Atlanta Street
Powder Springs, Georgia 30127
United States

Phone: 7708782379

Fax: (409) 449-4151

www.thepoolattendantcompany.com

BILL TO

Sherwood Manor CDD

2005 Pan Am Circle
Suite 300
Tampa, Florida 33607
United States

brooke.chapman@inframark.com

Invoice Number: A25-33607-3

Invoice Date: July 7, 2025

Payment Due: July 22, 2025

Amount Due (USD): \$3,455.46

 [Pay Securely Online](#)

Items	Quantity	Price	Amount
Pool Monitoring Services Pool monitoring services. Physical staffing of employee at community amenities to oversee patron access and behavior. 136.85 Hours Total 1x Staff/hr 25.25/hr	136.85	\$25.25	\$3,455.46

Total: \$3,455.46

Amount Due (USD): \$3,455.46

[Pay Securely Online](#)



link.waveapps.com/3ec9fw-3kzqdz

Notes / Terms

Thank you for your business!



The Pool Attendant Company

TPAC INVOICE - SHERWOOD MANOR: A25-33607-3

The Pool Attendant Company

4168 Atlanta Street
Powder Springs, Georgia 30127
United States

Phone: 7708782379

Fax: (409) 449-4151

www.thepoolattendantcompany.com

Per the signed agreement, the total amount of performed work has been formally communicated to The Association where as a total of 136.85 hours of work were performed at a rate of \$25.25 per hour. All geo-stamps of work, signed agreements, and communication have been compiled internally to substantiate such performed work. Payment shall be due within 15 days or be possibly subject to a late fee.

Property of TPAC, such as the sign-in folder, any provided tables, and any provided lockbox shall be retrieved on the week of July 7th, 2025 by TPAC. The invoice does not account for any involuntary removal of TPAC property by The Association and will be revised should such scenario take place to reflect msrp of TPAC property.

We thank you for your business!

INVOICE

Zebra Cleaning Team

PO Box 3456

Apollo Beach, FL 33572-1003

lancewood1970@gmail.com

+1 (813) 279-0437

zebrapoolteam.com

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.: 7995
Terms: Net 30
Invoice date: 07/01/2025
Due date: 07/31/2025

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

Total

\$1,050.00

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



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHERWOOD MANOR CDD	8726963466	06/30/2025	07/21/2025

Service Address: 1801 12TH ST SE

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54676394	05/27/2025	23211	06/25/2025	23302	9100 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$27.48
Water Base Charge	\$65.23
Water Usage Charge	\$9.37
Sewer Base Charge	\$158.07
Sewer Usage Charge	\$59.33

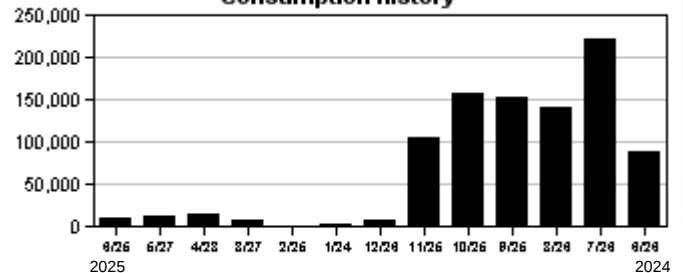
Summary of Account Charges

Previous Balance	\$343.49
Net Payments - Thank You	\$-343.49
Total Account Charges	\$325.51
AMOUNT DUE	\$325.51

Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 8726963466



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



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

2,637 0

DUE DATE

07/21/2025

**Auto Pay Scheduled
DO NOT PAY**



0087269634660 00000325514

July 1, 2025
Invoice Number: 2458267070125
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 07/01/25 through 07/31/25
details on following pages

Previous Balance	205.00
Payments Received -Thank You!	-205.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	35.00
Other Charges	0.00
Current Charges	\$205.00
YOUR AUTO PAY WILL BE PROCESSED 07/18/25	
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.

Telecommunications Relay Service (TRS).

The Federal Communications Commission (FCC) has adopted use of the 711 dialing code for access to Telecommunications Relay Services (TRS). TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities.

For more information about the various types of TRS, see the FCC's consumer fact sheet at <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>. Please dial 711 to be connected to a TRS Center.

Call 1-833-587-0726 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 07022025 NNNNNNNN 01 004039 0016

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



July 1, 2025

SHERWOOD MANOR CDD

Invoice Number: 2458267070125
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: 2458267070125
 Account Number: 8337 12 028 2458267
 Security Code: 4957

**Contact Us**

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

8633 2390 NO RP 01 07022025 NNNNNNNN 01 004039 0016

Charge Details

Previous Balance	205.00
EFT Payment 06/18	-205.00
Remaining Balance	\$0.00

Payments received after 07/01/25 will appear on your next bill.

Service from 07/01/25 through 07/31/25

Spectrum Business™ Internet

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

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

Spectrum Business™ Voice**Phone number (813) 260-3597**

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

For additional call details,
 please visit SpectrumBusiness.net

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

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00

Other Charges Continued

Other Charges Total **\$0.00**

Current Charges **\$205.00**

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

Billing Information

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

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

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

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

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

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

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



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





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

Statement Date: July 02, 2025

Amount Due: \$233.03

Due Date: July 23, 2025
Account #: 221009045651

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

Account Summary

Current Service Period: May 29, 2025 - June 26, 2025

Previous Amount Due \$233.03

Payment(s) Received Since Last Statement -\$233.03

Current Month's Charges \$233.03

Amount Due by July 23, 2025 \$233.03

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



Scan here to view
your account online.



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



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

Account #: 221009045651

Due Date: July 23, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$233.03

Payment Amount: \$ _____

693358401549

Your account will be
drafted on July 23, 2025

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

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

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



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

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

Service Period: May 29, 2025 - Jun 26, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	95 kWh @ \$0.03412/kWh	\$3.24
Fixture & Maintenance Charge	5 Fixtures	\$83.05
Lighting Pole / Wire	5 Poles	\$141.60
Lighting Fuel Charge	95 kWh @ \$0.03363/kWh	\$3.19
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		\$0.21

Lighting Charges

\$233.03

Total Current Month's Charges

\$233.03

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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: July 02, 2025

Amount Due: \$2,376.98

Due Date: July 23, 2025

Account #: 221009253107

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

Account Summary

Current Service Period: May 29, 2025 - June 26, 2025

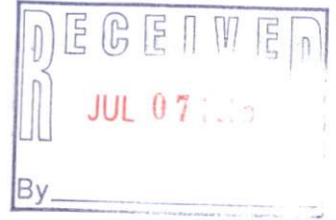
Previous Amount Due \$2,539.11

Payment(s) Received Since Last Statement -\$2,539.11

Current Month's Charges \$2,376.98

Amount Due by July 23, 2025 \$2,376.98

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



Scan here to view
your account online.



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

Account #: 221009253107

Due Date: July 23, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$2,376.98

Payment Amount: \$ _____

693358401552

Your account will be
drafted on July 23, 2025

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

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

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



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

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

Service Period: May 29, 2025 - Jun 26, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	969 kWh @ \$0.03412/kWh	\$33.06
Fixture & Maintenance Charge	51 Fixtures	\$847.11
Lighting Pole / Wire	51 Poles	\$1444.32
Lighting Fuel Charge	969 kWh @ \$0.03363/kWh	\$32.59
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		\$2.14

Lighting Charges

\$2,376.98

Total Current Month's Charges

\$2,376.98

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: July 02, 2025

Amount Due: \$2,237.15

Due Date: July 23, 2025

Account #: 221009048655

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

Account Summary

Current Service Period: May 29, 2025 - June 26, 2025

Previous Amount Due \$2,389.74

Payment(s) Received Since Last Statement -\$2,389.74

Current Month's Charges \$2,237.15

Amount Due by July 23, 2025 \$2,237.15

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: July 23, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$2,237.15

Payment Amount: \$ _____

693358401551

Your account will be
drafted on July 23, 2025

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

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

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



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

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

Service Period: May 29, 2025 - Jun 26, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	912 kWh @ \$0.03412/kWh	\$31.12
Fixture & Maintenance Charge	48 Fixtures	\$797.28
Lighting Pole / Wire	48 Poles	\$1359.36
Lighting Fuel Charge	912 kWh @ \$0.03363/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

Lighting Charges

\$2,237.15

Total Current Month's Charges

\$2,237.15

00000039-0000426-Page 8 of 18

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: July 02, 2025

Amount Due: \$699.10

Due Date: July 23, 2025

Account #: 221009045677

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

Account Summary

Current Service Period: May 29, 2025 - June 26, 2025

Previous Amount Due \$699.10

Payment(s) Received Since Last Statement -\$699.10

Current Month's Charges \$699.10

Amount Due by July 23, 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: July 23, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$699.10

Payment Amount: \$ _____

693358401550

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

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

Service Period: May 29, 2025 - Jun 26, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

⚡

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	285 kWh @ \$0.03412/kWh	\$9.72
Fixture & Maintenance Charge	15 Fixtures	\$249.15
Lighting Pole / Wire	15 Poles	\$424.80
Lighting Fuel Charge	285 kWh @ \$0.03363/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
--------------------------------------	-----------------

00000039-0000424-Page 4 of 18

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.

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

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

Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com

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

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

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
C/O MERITUS
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

Statement Date: July 07, 2025

Amount Due: \$6,082.81

Due Date: July 21, 2025

Account #: 321000026005

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

Account Summary

Previous Amount Due	\$6,357.36
Payment(s) Received Since Last Statement	-\$6,357.36
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$6,082.81

Amount Due by July 21, 2025

\$6,082.81

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

5,203
KWH



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

2,163
KWH



Scan here to interact
with your bill online.

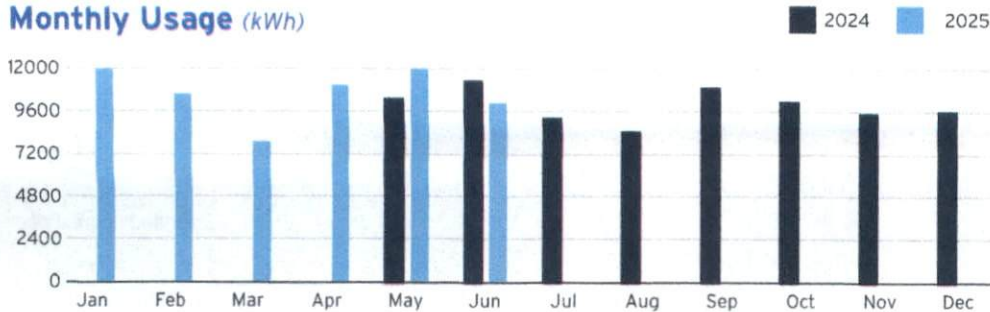


**DOWNED IS
DANGEROUS!**

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: July 21, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$6,082.81

Payment Amount: \$ _____

700750003490

Your account will be
drafted on July 21, 2025

00000015 FTECO507072521522410 00000 01 00000000 15 007

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	05/28/2025	16,477		14,314		2,163 kWh	1	30 Days	\$355.44
									 11.6%

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	05/28/2025	1,137		1,137		0 kWh	1	30 Days	\$19.38

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	05/28/2025	3,897		1,997		1,900 kWh	1	30 Days	\$314.57
									 6.8%

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	05/28/2025	235		234		1 kWh	1	30 Days	\$19.54
									 0.0%

Continued on next page →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Summary of Charges by Service Address

Account Number: 321000026005

Energy Usage From Last Month

☒ Increased
 ☐ Same
 ☐ Decreased

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

Sub-Account Number: 211020006345

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000835803	05/28/2025	20,268		19,484		784 kWh	1	30 Days	\$141.20
									☒ 50.5%

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	05/28/2025	49,911		44,708		5,203 kWh	1	30 Days	\$827.74
									☐ 24.9%

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	05/28/2025	292		291		1 kWh	1	30 Days	\$19.54
									☐ 50.0%

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	05/28/2025	304		302		2 kWh	1	30 Days	\$19.69
									☐ 33.3%

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

Sub-Account Number: 221008101729

Amount: \$207.25

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

Sub-Account Number: 221008143911

Amount: \$4,158.46

Total Current Month's Charges

\$6,082.81

00000015-00000066-Page 3 of 14



Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	Sherwood Manor CDD
Board Meeting Date:	July 10, 2025

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

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

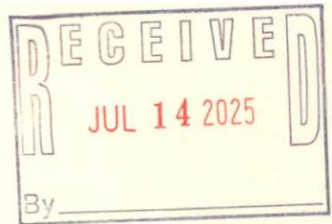
Approved for payment:

<i>Jayna Cooper</i>	7/10/2025
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322



INVOICE

Legal Advertising

Invoice # 25-01961H

Date 07/11/2025

Attn:
Sherwood Manor CDD - Inframark
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01961H

\$80.94

Notice of Public Hearing and Board of Supervisors Meeting

RE: Sherwood Manor CDD Fiscal Year 2025-2026 Budget Board of
Supervisors Meeting on 8/7/25 @ 2:00 PM

Published: 7/11/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$80.94

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of the Sherwood Manor Community Development District

The Board of Supervisors (the "**Board**") of the Sherwood Manor Community Development District (the "**District**") will hold a public hearing and a meeting on August 7, 2025, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <https://sherwoodmanorredd.com/> or may be obtained by contacting the District Manager's office via email at michael.perez@inframark.com or via phone at 813-873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Michael Perez, District Manager
4937-0749-9825, v. 1
July 11, 2025

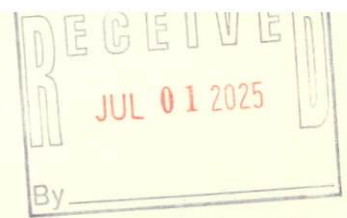
25-01961H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

**INVOICE**

Legal Advertising

Invoice # 25-01896H

Date 07/04/2025

Attn:
Sherwood Manor CDD - Inframark
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description**Amount**

Serial # 25-01896H
Notice of Public Hearing and Board of Supervisors Meeting
RE: Sherwood Manor CDD Fiscal Year 2025-2026 Budget Board of
Supervisors Meeting on 8/7/25 @ 2:00 PM
Published: 7/4/2025

\$214.38

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid	()
Total	\$214.38

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of the Sherwood Manor Community Development District

The Board of Supervisors (the "Board") of the Sherwood Manor Community Development District (the "District") will hold a public hearing and a meeting on August 7, 2025, at 2:00 p.m. at the Offices of Inframark located 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at michael.perez@inframark.com or via phone at 813-873-7300.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

LOT SIZE	Proposed maximum annual FY 2025-2026 O&M Assessment	Last Year's FY 2024-2025 O&M Assessment	% Increase	Annual \$ Increase	Monthly \$ Increase
SF 50'	\$1,125.86	\$951.53	18%	\$174.33	\$14.53
SF 60'	\$1,351.03	\$1,141.84	18%	\$209.20	\$17.43
SF 55'	\$1,238.44	\$1,046.68	18%	\$191.76	\$15.98

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts and if applicable Executive Order 20-69. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Michael Perez, District Manager



4910-5169-9252, v. 1
July 4, 2025

25-01896H

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	Sherwood Manor CDD
Board Meeting Date:	July 10, 2025

Name		In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nick Dister	X	\$200
3	Ryan Motko	X	\$200
4	Albert Vierra	X	\$200
5	Kyle Smith	X	\$200

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

Approved for payment:

<i>Jayna Cooper</i>	7/10/2025
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 27951
Date 07/01/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>6,500.00</u>
Current Amount Due	\$ <u><u>6,500.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
6,500.00	0.00	0.00	0.00	0.00	6,500.00

Payment due upon receipt.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	Sherwood Manor CDD
Board Meeting Date:	July 10, 2025

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

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

Approved for payment:

<i>Jayna Cooper</i>	7/10/2025
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 343408

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

Date	Due Date
07/01/25	7/31/2025
Account Owner	PO#
LOUIS SHEEHAN	

Item	Amount
#347550 - Sherwood Manor CDD (Add. #1 & #2) - 2025/2026 Maintenance Renewal July 2025	\$9,888.00

Grand Total \$9,888.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$19,843.20	\$0.00	\$9,888.00	\$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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	Sherwood Manor CDD
Board Meeting Date:	July 10, 2025

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<i>Jayna Cooper</i>	7/10/2025
District Manager Signature	Date

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for
BOARD OF SUPERVISORS

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Board Meeting Date:	July 10, 2025

	Name	In Attendance Please X	Paid
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4	Albert Vierra	X	\$200
5	Kyle Smith	X	\$200

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

Approved for payment:

<i>Jayna Cooper</i>	7/10/2025
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

INVOICE

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638

spearem.jmb@gmail.com
+1 (813) 997-8101



Bill to
Brookside/Sherwood CDD
Meritus
2005 Pan Am Circle, Suite 300
Tampa , FL 33607

Ship to
Brookside/Sherwood CDD
Meritus
2005 Pan Am Circle, Suite 300
Tampa , FL 33607

Invoice details
Invoice no.: 6242
Terms: Net 15
Invoice date: 07/21/2025
Due date: 08/05/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Labor	Pressure washing patio and patio furniture	1	\$350.00	\$350.00

Total **\$350.00**

Note to customer
Thank You! We Appreciate Your Business.

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

July 09, 2025

Client: 001497

Matter: 000001

Invoice #: 26780

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
6/4/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING; TELEPHONE CALL WITH T. STEWART; TELEPHONE CALL WITH C. DE LA OSSA; REVIEW REQUISITION ISSUES.	0.6	\$243.00
6/5/2025	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	0.5	\$202.50
6/5/2025	MS	RECEIVE, REVIEW AND PROCESS AUDIT REQUEST LETTER; PREPARE RESPONSE TO AUDIT REQUEST.	0.5	\$97.50
6/5/2025	KCH	REVIEW AGENDA PACKAGE; PREPARE FOR AND ATTEND BOS MEETING IN PERSON; PREPARE UPDATED SPENDING AUTHORITY RESOLUTION.	0.6	\$225.00
6/6/2025	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	1.1	\$445.50
6/9/2025	AM	REVIEW PROPOSED BUDGET; PREPARE RESOLUTION ADOPTING BUDGET FOR FISCAL YEAR 2025-2026 AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS FOR BUDGET.	2.0	\$390.00
6/11/2025	JMV	PREPARE LEGAL NOTICES FOR CDD BOARD MEETING AND PUBLIC HEARING; PREPARE RESOLUTION FOR CDD BOARD MEETING AND PUBLIC HEARING.	1.0	\$405.00
6/11/2025	LC	REVIEW BOARD SEATS AND TERMS; REVIEW SUPERVISOR OF ELECTIONS NUMBER OF QUALIFIED VOTERS FOR 2025 AND UPDATE RECORDS RE SAME.	0.2	\$39.00

SERVICES

Date	Person	Description of Services	Hours	Amount
6/13/2025	KCH	PREPARE LANDSCAPE MAINTENANCE AGREEMENT WITH DOWN TO EARTH; PREPARE HURRICANE ADDENDUM WITH DOWN TO EARTH; PHONE CALL WITH C. DELAOSSA REGARDING TRANSITION FROM LMP TO DOWN TO EARTH; EMAILS WITH M. PEREZ REGARDING SAME; PREPARE SERVICES AGREEMENT FOR POND BANK RESTORATION WITH FINN OUTDOOR.	2.7	\$1,012.50
6/20/2025	AM	REVISE, FINALIZE AND TRANSMIT FINAL PUBLICATION ADS, MAILED NOTICE LETTER AND RESOLUTIONS WITH INSTRUCTIONS.	0.2	\$39.00
6/20/2025	KCH	PREPARE FOR AND ATTEND EPG OPERATIONS MEETING IN PERSON; REVIEW LANDSCAPING WITH FIELD SERVICES.	0.5	\$187.50
6/24/2025	KCH	PREPARE EASEMENT ENCROACHMENT AGREEMENT FOR 715 ACE OUTLAW AVENUE; PREPARE NO FISHING POLICY AND NATURAL AREAS POLICY; REVIEW FINAL LONG FORM FIRST PUBLICATION FOR NOTICE OF PUBLIC HEARING.	1.7	\$637.50
6/25/2025	LC	REVIEW SPREADSHEET FROM J. COOPER AND CONFIRM SEAT DESIGNATIONS AND TERMS.	0.2	\$39.00
6/30/2025	LC	REVIEW CORRESPONDENCE FROM J. COOPER REQUESTING INFORMATION ON PROJECTED FIRST GENERAL ELECTION AND PROJECTED TURNOVER DATES; UPDATE J. COOPER'S SPREADSHEET RE SAME.	0.1	\$19.50
Total Professional Services			11.9	\$3,982.50

July 09, 2025
Client: 001497
Matter: 000001
Invoice #: 26780

Page: 3

Total Services	\$3,982.50	
Total Disbursements	\$0.00	
Total Current Charges		\$3,982.50
Previous Balance		\$2,845.00
Less Payments		(\$2,845.00)
PAY THIS AMOUNT		\$3,982.50

Please Include Invoice Number on all Correspondence

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

813-394-1444
www.coastalfence.co

Invoice

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

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

Invoice Number: 8
Invoice Date: May 19, 2025
Payment Due: May 26, 2025

Amount Due (USD): \$2,625.00

 [Pay Securely Online](#)

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

Total: \$2,625.00

Amount Due (USD): \$2,625.00

[Pay Securely Online](#)



link.waveapps.com/kygxj3-bkjc47

Notes / Terms

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

Clarifications

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

Invoice

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

Exclusions

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

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

813-394-1444
www.coastalfence.co

Invoice

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

813-340-9022
jayna.cooper@inframark.com

Invoice Number: 16
P.O./S.O. Number: clubhouse parking spot
Invoice Date: July 14, 2025
Payment Due: July 21, 2025
Amount Due (USD): \$450.00

 [Pay Securely Online](#)

Items	Quantity	Price	Amount
Parking stopper replaced with a new one	1	\$450.00	\$450.00

Total: \$450.00

Amount Due (USD): \$450.00

[Pay Securely Online](#)



link.waveapps.com/32sfge-9yhhkn

Notes / Terms

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Invoice

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6. This proposal is based on quantities indicated on the site plan. Quantities indicated on the plan may differ from actual quantities used on site. If Plan quantity is different we will need to adjust our final invoice to reflect those differences (plus or minus) using same unit prices. If plans contain material not listed in order to complete the scope we will need to adjust our invoice accordingly.
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PO Box 18204
Sarasota, FL 34276

Date	Invoice #
7/1/2025	5449

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

[illegible]

Pete@Eco-Logic-Services.com



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

150126

DATE

5/28/2025

BILL TO

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

CUSTOMER ID

C2308

NET TERMS

Net 30

PO#**DUE DATE**

6/27/2025

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Work Order # 010325	1	Ea	1,725.00		1,725.00
Subtotal					1,725.00

Subtotal \$1,725.00

Tax \$0.00

Total Due \$1,725.00

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

154340

CUSTOMER ID

C2308

PO#**DATE**

7/16/2025

NET TERMS

Due On Receipt

DUE DATE

7/16/2025

BILL TO

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

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	1	Ea	5.54		5.54
Subtotal					5.54

Subtotal

\$5.54

Tax

\$0.00

Total Due

\$5.54

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



4415 Metro Parkway
Suite 300
Fort Myers, FL 33916
www.juniperlandscaping.com

INVOICE

Date	Invoice No.
01/10/25	306582
Terms	Due Date
Net 30	02/09/25

BILL TO	PROPERTY
Michael Perez Inframark 313 Campus Street Celebration, FL 34747	Sherwood Manor CDD (Add. #1 & #2) 1801 12th Street SE Ruskin, FL 33570

Amount Due	Enclosed
\$37.34	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$37.34	\$0.00	\$37.34
	#317001 - Drip irrigation repair in dog park on 1/8/2025.				
	Drip irrigation repair in dog park.				
	<i>Lateral Components</i>				
			\$37.34	\$0.00	\$37.34
0.50	Irrigation Tech Labor (Labor)	\$70.00	\$35.00		
2.00	Rain Bird XF Coupling 17 mm (Material)	\$0.69	\$1.38		
1.00	XFDE912 Rain Bird XFDe Series 17 mm Dripline 0.9 GPH 12 in. Spacing (Material)	\$0.96	\$0.96		
Total			\$37.34	\$0.00	\$37.34

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 340971

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

Date	Due Date
06/27/25	7/27/2025
Account Owner	PO#
LOUIS SHEEHAN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$67.20

#349014 - Irrigation inspection completed on 6-24-2025

Irrigation inspection repairs:

Zone 8 - repaired 1 drip irrigation leak

Zone 11 - replaced 3 clogged or damaged spray nozzles

Zone 41 - repaired 1 drip irrigation leak

Zone 50 - replaced 1 broken or leaking 6 inch spray head with spray nozzle

Lateral Components - 06/24/2025

Hunter PRO Nozzle 12 ft. Radius Half Circle 180 Degree	4.00EA	\$2.25	\$9.00
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	1.00EA	\$16.28	\$16.28
Irrigation Technician Labor	0.50HR	\$70.00	\$35.00
Rain Bird XF Barb Tee Female Adapter 17 mm x 3/4 in. x 17 mm Barb x FIPT x Barb	1.00EA	\$4.24	\$4.24
Rain Bird XF Coupling 17 mm	2.00EA	\$0.79	\$1.58
Rainbird Drip Line 500' Roll "by the ft."	1.00FT	\$1.10	\$1.10

Grand Total	\$67.20
--------------------	----------------

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$9,955.20	\$9,888.00	\$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

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 343794

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

Date	Due Date
06/30/25	7/30/2025
Account Owner	PO#
LOUIS SHEEHAN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$415.00

#340769 - Removing cement blocks from fence line at Tidal Rock

Proposal provides for the removal of concrete blocks along Tidal Rock fence line and tree stump left, front of clubhouse.

Work includes removal and disposal of debris.

Debris Removal/ Disposal - 06/24/2025

Debris by the truck	1.001	\$175.00	\$175.00
Debris Removal	4.00HR	\$60.00	\$240.00

Grand Total **\$415.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$10,370.20	\$9,888.00	\$9,888.00	\$0.00	\$37.34

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Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761



Landscape
Maintenance
Professionals, Inc.

①

Property:

Shen Wood Manor

Date

7-9-25

Technician

David / Carlos

Arrive/ Depart

/

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

Clock Type/ #	RAIN-BIRD ESP-LXD						Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	Y	Time/Date Adjust	Y	N	Pgm A	1						
Rain Sensor	bad	Battery Replaced	Y	N			12 Am	2		✓			✓	

Notes:

	Pgm B	1												
	12 Am	2									✓			✓
	Pgm C	1						✓			✓		✓	
	8 Pm	2												
	Pgm D	1												
	6 Pm	2								✓		✓		✓

		Programs				6 pm 2										
Zone #	Type	A	B	C	D	Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)						
1	D				20	OK					Labor		Hrs	Rate	Amount	
2	D			25		OK					Supervisor: David		30min	70	35.00	
3	D										Technician: Carlos		30min	70	35.00	
4	S	30				1 nozzle					Total Labor Charges \$					
5	S	30				1-6 spray					Materials		QTY	Unit	Extended	
6	S	30				1-6 spray					PROS06SI		3	16.66	49.98	
7	D			25		OK					H12H		5	2.35	11.75	
8	D				20	OK					XFP00UP		6	0.79	4.74	
9	D				20	OK					XFP00912		3 feet	1.10	3.30	
10	S	30				1 nozzle										
11	S	30				1-6 spray										
12	S	30				OK										
13	D				20	OK										
14	D															
15	D				20	OK										
16	S	30				OK										
17	D				20	OK										
18	S	30				OK										
19	S	30				OK										
20	D				20	OK										
21	D															
22	S	30				OK										
23	D				20	OK					Total Materials		\$	69.77		
24	D				20	OK					Total Labor		\$	70.00		
Season Adjust %											Grand Total		\$	139.77		
Run Time											Bill To:					

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

351 515
WT 232 70 418
Allocated.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 345084

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

Date	Due Date
07/14/25	8/13/2025
Account Owner	PO#
LOUIS SHEEHAN	

Item	Qty/UOM	Rate	Ext. Price	Amount
#351515 - Wet check repairs completed on 7-9-2025				\$139.77

The following repairs were performed during the wet check executed on 7-9-25.

Lateral Components - 07/09/2025

Hunter PRO Nozzle 12 ft. Radius Half Circle 180 Degree	5.00EA	\$2.35	\$11.75
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	3.00EA	\$16.66	\$49.98
Irrigation Technician Labor	1.00HR	\$70.00	\$70.00
Rain Bird XF Coupling 17 mm	6.00EA	\$0.79	\$4.74
Rainbird Drip Line 500' Roll "by the ft."	3.00FT	\$1.10	\$3.30

Grand Total \$139.77

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$139.77	\$0.00	\$0.00	\$0.00	\$37.34

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

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Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

(2)

Property:

Sherwood Manor

Date

7-9-25

Technician

David

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:								Pgm B	1					
<i>49-B-30min-5-08</i>								2						
<i>50-B-30min-5-08</i>								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)					
1	D				20	25-08					Labor	Hrs	Rate	Amount	
2	S	30		25		26-08					Supervisor: David				
3	S	30				27-08					Technician: Lozano				
4	S	30				28-08					Total Labor Charges			\$	
5	D				20	29-1 drip leaks					Materials	QTY	Unit	Extended	
6	D	30			20	30-08									
7	S		30			31-08									
8	D				20	32-08									
9	S		20			33-08									
10	S		30			34-08									
11	S		30			35-08									
12	S		30			36-08									
13	D				20	37-08									
14	D					38-									
15	D				20	39-08									
16	R		1h			40-08									
17	D				20	41-2 drip leaks									
18	B				10	42-08									
19	R		1h			43-08									
20	S		30			44-08									
21	S		30			45-08									
22	D				20	46-08									
23	B				10	47-08					Total Materials	\$			
24	R		1h			48-08					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



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

Date	Invoice
06/04/2025	38121
Account	
Sherwood Manor CDD	

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

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

Terms	Due Date	PO Number	Reference	
NET15	06/19/2025			

Service Request Number		615955			
Summary	Cameras offline				
Billing Method	Actual Rates				
Detail	Fri 5/30/2025/1:13 PM UTC-04/ Josh Nielsen (time)- - Setting up OTS with the user - We're on the correct Public IP but I'm not seeing the NVR on this network - Connected with the user and used their camera to see the physical network - Worked with Skyler and he showed me how to access the Web gui with the public IP - Able to reset the passwords for both accounts - Users are good to go Fri 5/30/2025/12:18 PM UTC-04/ Josh Nielsen (time)- - Brooke Chapman called in but they are not at the site currently - Tabitha Vega will give me a call when they get to the site - Unable to reach the web GUI by WAN IP address - Can access the cameras via IVMS and the "cameras" account - Will wait for Tabitha Thu 5/29/2025/2:04 PM UTC-04/ Josh Nielsen- Sherwood camera's are offline stating wrong username and password				
Resolution					
Company Name	Sherwood Manor CDD				
Contact Name	Tabitha Vega				
Services	Work Type	Hours	Rate	Amount	
Billable Services					
Help Desk Technician	Remote - Business Hours	1.00	150.00	\$150.00	
Total Services:				\$150.00	
We appreciate your business! MHD Communications accepts checks and all major credit cards. A late payment charge of 5% per month will be applied to all unpaid balances.		Invoice Subtotal:		\$150.00	
		Sales Tax:		\$0.00	
		Invoice Total:		\$150.00	
		Payments:		\$0.00	
		Credits:		\$0.00	
		Balance Due:		\$150.00	

Invoice Time Detail

Invoice Number: 38121
Company: Sherwood Manor CDD

Charge To: Sherwood Manor CDD / Cameras offline Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
05/30/2025	Nielsen, Josh	Service Ticket: 615955 Summary: Cameras offline - Brooke Chapman called in but they are not at the site currently - Tabitha Vega will give me a call when they get to the site - Unable to reach the web GUI by WAN IP address - Can access the cameras via IVMS and the "cameras" account - Will wait for Tabitha	Y	0.25	150.00	\$37.50
05/30/2025	Nielsen, Josh	Service Ticket: 615955 Summary: Cameras offline - Setting up OTS with the user - We're on the correct Public IP but I'm not seeing the NVR on this network - Connected with the user and used their camera to see the physical network - Worked with Skyler and he showed me how to access the Web gui with the public IP - Able to reset the passwords for both accounts - Users are good to go	Y	0.75	150.00	\$112.50

Subtotal: \$150.00

Invoice Time Total:

Billable Hours:

1.00

SHERWOOD MANOR CDD
DISTRICT CHECK REQUEST

Today's Date 6/18/2025

Check Amount **\$984.33**

Payable To Sherwood Manor CDD

Check Description Series 2018 - FY 25 Tax Dist. ID Dist 728

Check Amount **\$614.65**

Payable To Sherwood Manor CDD

Check Description Series 2023 - FY 25 Tax Dist. ID Dist 728

Special Instructions Do not mail. Please give to Eric

(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	1028
6/18/2025	2,537.00	938.03	938.03	984.33	984.33	614.65	614.65	(0.01)	Dist 728	
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	1,392,854.23	514,991.01	514,991.02	540,412.62	540,412.62	337,450.60	337,450.61			
Net Total on Roll	1,390,990.32		514,301.85		539,689.45		336,999.03			
Collection Surplus / (Deficit)	1,863.91		689.17		723.17		451.58			

INVOICE

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

lancewood1970@gmail.com

+1 (813) 279-0437

zebrapoolteam.com

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

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

Invoice details
Invoice no.: 8037
Terms: Due on receipt
Invoice date: 07/08/2025
Due date: 08/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Phosphates Remover (fl oz)	Phosphates Remover - 2 gal two times = 4 gal total	2	\$162.16	\$324.32

Total

\$324.32

Mail payments to:
Zebra Cleaning Team
PO Box 3456
Apollo Beach, FL 33572-1003
Zelle to: (813) 279-0437

INVOICE

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

lancewood1970@gmail.com

+1 (813) 279-0437

zebrapoolteam.com

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

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

Invoice details
Invoice no.: 8045
Terms: Net 15
Invoice date: 07/21/2025
Due date: 08/05/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Black Algae Treatment	We will have to close the pool for this service.	2	\$175.00	\$350.00

Total

\$350.00

Mail payments to:
Zebra Cleaning Team
PO Box 3456
Apollo Beach, FL 33572-1003
Zelle to: (813) 279-0437

Note to customer

There were 2 treatments done. After the first treatment there was little fertilizer balls that caused the need for a second treatment.

Sherwood Manor Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2025

Prepared by:



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

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2018 CAPITAL PROJECTS FUND	SERIES 2023 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>								
Cash - Operating Account	\$ 140,720	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,720
Investments:								
Construction Fund	-	-	-	-	196,853	-	-	196,853
Prepayment Account	-	1	-	-	-	-	-	1
Reserve Fund	-	473,878	644,750	-	-	-	-	1,118,628
Revenue Fund	-	417,791	176,375	-	-	-	-	594,166
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	-	-	-	-	-	-	1,706,183	1,706,183
Amount To Be Provided	-	-	-	-	-	-	16,138,817	16,138,817
TOTAL ASSETS	\$ 140,759	\$ 891,670	\$ 821,125	\$ -	\$ 196,853	\$ 11,847,091	\$ 17,845,000	\$ 31,742,498
<u>LIABILITIES</u>								
Accounts Payable	\$ 13,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,648
Bonds Payable - Series 2018	-	-	-	-	-	-	8,740,000	8,740,000
Bonds Payable - Series 2023	-	-	-	-	-	-	9,105,000	9,105,000
TOTAL LIABILITIES	13,648	-	-	-	-	-	17,845,000	17,858,648

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2025

(In Whole Numbers)

		SERIES 2018	SERIES 2023	SERIES 2018	SERIES 2023			
	GENERAL	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	GENERAL	GENERAL	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	PROJECTS	PROJECTS	FIXED ASSETS	LONG-TERM	TOTAL
				FUND	FUND	FUND	DEBT FUND	
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	891,670	821,125	-	-	-	-	1,712,795
Capital Projects	-	-	-	-	196,853	-	-	196,853
Unassigned:	127,111	-	-	-	-	11,847,091	-	11,974,202
TOTAL FUND BALANCES	127,111	891,670	821,125	-	196,853	11,847,091	-	13,883,850
TOTAL LIABILITIES & FUND BALANCES	\$ 140,759	\$ 891,670	\$ 821,125	\$ -	\$ 196,853	\$ 11,847,091	\$ 17,845,000	\$ 31,742,498

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 2,291	\$ 2,291	0.00%
Rental Income	-	725	725	0.00%
Special Assmnts- Tax Collector	315,379	513,391	198,012	162.79%
Special Assmnts- CDD Collected	424,679	165,024	(259,655)	38.86%
Other Miscellaneous Revenues	-	175	175	0.00%
TOTAL REVENUES	740,058	681,606	(58,452)	92.10%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	10,200	1,800	85.00%
ProfServ-Trustee Fees	8,200	8,297	(97)	101.18%
Disclosure Report	8,400	7,000	1,400	83.33%
District Counsel	7,500	22,637	(15,137)	301.83%
District Engineer	4,000	9,710	(5,710)	242.75%
District Manager	30,000	26,000	4,000	86.67%
Accounting Services	12,000	-	12,000	0.00%
Auditing Services	6,200	9,400	(3,200)	151.61%
Website Compliance	1,500	750	750	50.00%
Email Hosting Vendor	600	-	600	0.00%
Postage, Phone, Faxes, Copies	500	310	190	62.00%
Public Officials Insurance	2,700	2,700	-	100.00%
Legal Advertising	3,000	671	2,329	22.37%
Misc-Non Ad Valorem Taxes	-	3,546	(3,546)	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	1,250	250	83.33%
Dues, Licenses, Subscriptions	500	472	28	94.40%
Total Administration	98,850	102,943	(4,093)	104.14%
<u>Utility Services</u>				
Utility - Electric	100,000	117,330	(17,330)	117.33%
Total Utility Services	100,000	117,330	(17,330)	117.33%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Pool Maintenance	2,000	11,925	(9,925)	596.25%
Waterway Management	16,000	24,210	(8,210)	151.31%
Field Manager	12,000	14,833	(2,833)	123.61%
Amenity Center Cleaning & Supplies	8,000	8,221	(221)	102.76%
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	208,843	26,157	88.87%
Amenity Center Pest Control	2,000	-	2,000	0.00%
Onsite Staff	70,000	52,500	17,500	75.00%
Security Monitoring Services	1,500	5,188	(3,688)	345.87%
Telephone, Cable & Internet Service	1,800	2,043	(243)	113.50%
Utility - Water	4,500	7,621	(3,121)	169.36%
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	21,814	(12,814)	242.38%
R&M-Wetland Monitoring	20,000	1,793	18,207	8.97%
Amenity Maintenance & Repairs	27,208	26,874	334	98.77%
R&M-Monument, Entrance & Wall	7,500	21,208	(13,708)	282.77%
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	456,355	84,853	84.32%
TOTAL EXPENDITURES	740,058	676,628	63,430	91.43%
Excess (deficiency) of revenues				
Over (under) expenditures	-	4,978	4,978	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	5,499	5,499	0.00%
TOTAL FINANCING SOURCES (USES)	-	5,499	5,499	0.00%
Net change in fund balance	\$ -	\$ 10,477	\$ 10,477	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		116,634		
FUND BALANCE, ENDING		\$ 127,111		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 31,061	\$ 31,061	0.00%
Special Assmnts- Tax Collector	629,269	541,397	(87,872)	86.04%
Special Assmnts- CDD Collected	-	119,770	119,770	0.00%
TOTAL REVENUES	629,269	692,228	62,959	110.01%
<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	-	68,912	68,912	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	114,634	114,634	0.00%
TOTAL FINANCING SOURCES (USES)	-	114,634	114,634	0.00%
Net change in fund balance	\$ -	\$ 183,546	\$ 183,546	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		708,124		
FUND BALANCE, ENDING		\$ 891,670		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 38,253	\$ 38,253	0.00%
Special Assmnts- Tax Collector	-	338,067	338,067	0.00%
Special Assmnts- CDD Collected	643,156	307,751	(335,405)	47.85%
TOTAL REVENUES	643,156	684,071	40,915	106.36%
<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	-	37,677	37,677	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(37,548)	(37,548)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(37,548)	(37,548)	0.00%
Net change in fund balance	\$ -	\$ 129	\$ 129	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		820,996		
FUND BALANCE, ENDING		\$ 821,125		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 41,424	\$ 41,424	0.00%
TOTAL REVENUES	-	41,424	41,424	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	-	(1,848,312)	(1,848,312)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	37,548	37,548	0.00%
Operating Transfers-Out	-	(120,133)	(120,133)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(82,585)	(82,585)	0.00%
Net change in fund balance	\$ -	\$ (1,930,897)	\$ (1,930,897)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,127,750		
FUND BALANCE, ENDING		\$ 196,853		

Bank Account Statement

Tuesday, August 19, 2025
Page 1

Sherwood Manor CDD

Bank Account No. 9155
Statement No. 07_25

Statement Date 07/31/2025

G/L Account No. 101001 Balance	140,719.89	Statement Balance	149,236.43
		Outstanding Deposits	343.49
Positive Adjustments	0.00		
Subtotal	140,719.89	Subtotal	149,579.92
Negative Adjustments	0.00	Outstanding Checks	-8,860.03
Ending G/L Balance	140,719.89	Ending Balance	140,719.89

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
04/01/2024		JE000364		rev to DD ACH - TECO	5,745.00	5,745.00	0.00
04/01/2024		JE000365		rev to DD ACH - TECO	5,894.24	5,894.24	0.00
12/01/2024		JE000514	Utility - Electric	Reverse Bank recon Adj	757.85	757.85	0.00
12/01/2024		JE000516	Utility - Electric	Reverse Bank recon Adj	2,593.49	2,593.49	0.00
02/01/2025		JE000563	Utility - Electric	Rev Bank recon adj Teco	746.92	746.92	0.00
			Other				
07/01/2025		JE000686	Miscellaneous Revenues	Deposit-Keys, Room Rentals	325.00	325.00	0.00
07/17/2025		JE000724	Interest - Tax Collector	Interest - Tax Collector	31.56	31.56	0.00
07/01/2025		JE000762	Waterway Management	DR Horton Reimbursement	7,925.00	7,925.00	0.00
Total Deposits					24,019.06	24,019.06	0.00
Checks							
							0.00
06/24/2025	Payment	100133	ACTION SECURITY, INC	Inv: 29544	-125.00	-125.00	0.00
06/24/2025	Payment	100134	ARDURRA GROUP, INC	Inv: 166095	-1,300.00	-1,300.00	0.00
07/09/2025	Payment	100136	ZEBRA CLEANING TEAM	Inv: 7995	-1,050.00	-1,050.00	0.00
07/09/2025	Payment	100137	GRAU AND ASSOCIATES	Inv: 27951	-6,500.00	-6,500.00	0.00
07/09/2025	Payment	100138	INFRAMARK LLC	Inv: 150742, Inv: 152946	-20,316.66	-20,316.66	0.00
07/09/2025	Payment	100139	LANDSCAPE MAINTENANCE PROFESSIONALS INC	Inv: 332189, Inv: 337445, Inv: 340971, Inv: 343408, Inv: 343794	-30,146.20	-30,146.20	0.00
07/09/2025	Payment	100140	JNJ CLEANING SERVICES LLC	Inv: 0567	-600.00	-600.00	0.00
07/09/2025	Payment	100141	ECO-LOGIC SERVICES LLC	Inv: 5449	-4,480.00	-4,480.00	0.00
07/09/2025	Payment	100142	ACTION SECURITY, INC	Inv: 29837	-125.00	-125.00	0.00
07/14/2025	Payment	1029	ALBERTO VIERA	Check for Vendor V00048	-200.00	-200.00	0.00

Bank Account Statement

Tuesday, August 19, 2025
Page 2

Sherwood Manor CDD

Bank Account No. 9155
Statement No. 07_25

Statement Date 07/31/2025

07/14/2025	Payment	1030	CARLOS DE LA Ossa	Check for Vendor V00061	-200.00	-200.00	0.00
07/14/2025	Payment	1031	KYLE SMITH	Check for Vendor V00066	-200.00	-200.00	0.00
07/14/2025	Payment	1032	NICHOLAS J. DISTER	Check for Vendor V00034	-200.00	-200.00	0.00
07/14/2025	Payment	1034	SHERWOOD MANOR CDD	Check for Vendor V00035	-1,598.98	-1,598.98	0.00
07/15/2025	Payment	100143	STRALEY ROBIN VERICKER	Inv: 26780	-3,982.50	-3,982.50	0.00
07/15/2025	Payment	100145	MHD COMMUNICATION S	Inv: 38121	-150.00	-150.00	0.00
07/15/2025	Payment	100146	INFRAMARK LLC CHARTER	Inv: 150126	-1,725.00	-1,725.00	0.00
07/18/2025	Payment	300044	COMMUNICATION S - ACH	Inv: 2458267070125-ACH	-205.00	-205.00	0.00
07/21/2025	Payment	300045	BOCC ACH	Inv: 063025-3466-ACH	-325.51	-325.51	0.00
07/23/2025	Payment	300046	TECO ACH	Inv: 070225-5651-ACH	-233.03	-233.03	0.00
07/23/2025	Payment	300047	TECO ACH	Inv: 070225-3107-ACH	-2,376.98	-2,376.98	0.00
07/23/2025	Payment	300048	TECO ACH	Inv: 070225-8655-ACH	-2,237.15	-2,237.15	0.00
07/23/2025	Payment	300049	TECO ACH	Inv: 070225-5677-ACH	-699.10	-699.10	0.00
07/21/2025	Payment	300050	TECO ACH	Inv: 070725-6005-ACH	-6,082.81	-6,082.81	0.00
07/28/2025	Payment	100149	BUSINESS OBSERVER LANDSCAPE	Inv: 25-01896H, Inv: 25-01961H	-295.32	-295.32	0.00
07/28/2025	Payment	100152	MAINTENANCE PROFESSIONALS INC	Inv: 345084	-139.77	-139.77	0.00
07/31/2025		JE000746	Utility - Electric	Reverse JE000364	-5,745.00	-5,745.00	0.00
07/31/2025		JE000747	Utility - Electric	Reverse JE000365	-5,894.24	-5,894.24	0.00
07/31/2025		JE000748	Utility - Electric	Reverse JE000514	-757.85	-757.85	0.00
07/31/2025		JE000749	Utility - Electric	Reverse JE000516	-2,593.49	-2,593.49	0.00
07/31/2025		JE000750	Utility - Electric	Reverse JE000563	-746.92	-746.92	0.00
Total Checks					-101,231.51	-101,231.51	0.00

Adjustments

Total Adjustments

Outstanding Checks

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
07/14/2025	Payment	1033	RYAN MOTKO	Check for Vendor V00052		-200.00
07/15/2025	Payment	100144	COASTAL FENCE SERVICES, LLC	Inv: 8		-2,625.00
07/28/2025	Payment	100147	THE POOL ATTENDANT COMPANY	Inv: A25-33607-3		-3,455.46
07/28/2025	Payment	100148	JUNIPER LANDSCAPING OF FLORIDA LLC	Inv: 306582		-37.34
07/28/2025	Payment	100150	ZEBRA CLEANING TEAM	Inv: 8037		-324.32
07/28/2025	Payment	100151	INFRAMARK LLC	Inv: 154340		-5.54

Bank Account Statement

Sherwood Manor CDD

Tuesday, August 19, 2025
Page 3

Bank Account No. 9155

Statement No. 07_25

Statement Date

07/31/2025

07/28/2025	Payment	100153	SPEAREM ENTERPRISES	Inv: 6242	-350.00
07/28/2025	Payment	100154	COASTAL FENCE SERVICES, LLC	Inv: 16	-450.00
07/29/2025	Payment	100155	ZEBRA CLEANING TEAM	Inv: 8045	-350.00
07/29/2025	Payment	100156	INFRAMARK LLC	Inv: 151869	-522.52
Total Outstanding Checks					-8,860.03

Outstanding Deposits

07/01/2025	JE000726	Reverse Bank recon adj Hc-	343.49
Total Outstanding Deposits			343.49

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100136	07/09/25	ZEBRA CLEANING TEAM	7995	July 2025 Pool cleaning service	ProfServ-Pool Maintenance	531034-53908	\$1,050.00
001	100137	07/09/25	GRAU AND ASSOCIATES	27951	AUDIT SERVICES	Auditing Services	532002-51301	\$6,500.00
001	100138	07/09/25	INFRAMARK LLC	150742	June 2025 District management services	Disclosure Report	531142-51301	\$700.00
001	100138	07/09/25	INFRAMARK LLC	150742	June 2025 District management services	District Manager	531150-51301	\$2,500.00
001	100138	07/09/25	INFRAMARK LLC	150742	June 2025 District management services	Onsite Staff	534215-51301	\$5,833.33
001	100138	07/09/25	INFRAMARK LLC	150742	June 2025 District management services	Website Administration	549936-51301	\$125.00
001	100138	07/09/25	INFRAMARK LLC	150742	June 2025 District management services	Field Manager	531152-51301	\$1,000.00
001	100138	07/09/25	INFRAMARK LLC	152946	July 2025 District management services	Disclosure Report	531142-51301	\$700.00
001	100138	07/09/25	INFRAMARK LLC	152946	July 2025 District management services	Website Administration	549936-51301	\$125.00
001	100138	07/09/25	INFRAMARK LLC	152946	July 2025 District management services	District Manager	531150-51301	\$2,500.00
001	100138	07/09/25	INFRAMARK LLC	152946	July 2025 District management services	Onsite Staff	534215-51301	\$5,833.33
001	100138	07/09/25	INFRAMARK LLC	152946	July 2025 District management services	Field Manager	531152-51301	\$1,000.00
001	100139	07/09/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	332189	May 2025 Landscaping maintenance	Contracts - Landscape	534171-53908	\$9,888.00
001	100139	07/09/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	337445	June 2025 Landscaping service	Contracts - Landscape	534171-53908	\$9,888.00
001	100139	07/09/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	340971	June 2025 Irrigation repairs	Contracts - Landscape	534171-53908	\$67.20
001	100139	07/09/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	343794	Cement blocks removal	R&M-Other Landscape	546036-53908	\$415.00
001	100139	07/09/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	343408	July 2025 Landscaping maintenance	Contracts - Landscape	534171-53908	\$9,888.00
001	100140	07/09/25	JNJ CLEANING SERVICES LLC	0567	June 2025 Amenity cleaning services	Amenity Center Cleaning & Supplies	531165-53150	\$600.00
001	100141	07/09/25	ECO-LOGIC SERVICES LLC	5449	ditch 1, 2, and 3 maintenance	Waterway Management	531085-53908	\$4,480.00
001	100142	07/09/25	ACTION SECURITY, INC	29837	July 2025 Security monitoring system	Security Monitoring Services	534368-53150	\$125.00
001	100143	07/15/25	STRALEY ROBIN VERICKER	26780	June 2025 District counsel services	District Counsel	531146-51301	\$3,982.50
001	100144	07/15/25	COASTAL FENCE SERVICES, LLC	8	PRESSURE WASHING FENCE	Amenity Maintenance & Repairs	546176-53908	\$2,625.00
001	100145	07/15/25	MHD COMMUNICATIONS	38121	camera services 5/30/25	Security Monitoring Services	534368-53908	\$150.00
001	100146	07/15/25	INFRAMARK LLC	150126	Road sign repairs and debris removal	Misc-Contingency	549900-53908	\$300.00
001	100146	07/15/25	INFRAMARK LLC	150126	Road sign repairs and debris removal	Misc-Contingency	549900-53908	\$1,200.00
001	100146	07/15/25	INFRAMARK LLC	150126	Road sign repairs and debris removal	R&M-Other Landscape	546036-53908	\$225.00
001	100147	07/28/25	THE POOL ATTENDANT COMPANY	A25-33607-3	POOL MONITORING SERVICES	Security Monitoring Services	534368-53908	\$3,455.46
001	100148	07/28/25	JUNIPER LANDSCAPING OF FLORIDA LLC	306582	Irrigation Repairs	Irrigation Maintenance	546930-53908	\$37.34
001	100149	07/28/25	BUSINESS OBSERVER	25-01961H	LEGAL AD	Legal Advertising	548002-51301	\$80.94
001	100149	07/28/25	BUSINESS OBSERVER	25-01896H	LEGAL AD	Legal Advertising	548002-51301	\$214.38
001	100150	07/28/25	ZEBRA CLEANING TEAM	8037	Phosphates Remover	ProfServ-Pool Maintenance	531034-53908	\$324.32
001	100151	07/28/25	INFRAMARK LLC	154340	POSTAGE JUN 25	Postage, Phone, Faxes, Copies	541024-51301	\$5.54
001	100152	07/28/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	345084	July 2025 Irrigation repairs	Contracts - Landscape	534171-53908	\$139.77
001	100153	07/28/25	SPEAREM ENTERPRISES	6242	AMENITY CLEANING - Pressure Washing	Amenity Center Cleaning & Supplies	531165-53908	\$350.00
001	100154	07/28/25	COASTAL FENCE SERVICES, LLC	16	Parking Stopper Replacement	Amenity Maintenance & Repairs	546176-53908	\$450.00
001	100155	07/29/25	ZEBRA CLEANING TEAM	8045	Black Algae Treatment	ProfServ-Pool Maintenance	531034-53908	\$350.00
001	100156	07/29/25	INFRAMARK LLC	151869	MANAGEMENT FEE MAY 25	Misc-Contingency	549900-51301	\$225.00
001	100156	07/29/25	INFRAMARK LLC	151869	MANAGEMENT FEE MAY 25	Postage, Phone, Faxes, Copies	541024-51301	\$296.14
001	100156	07/29/25	INFRAMARK LLC	151869	MANAGEMENT FEE MAY 25	Postage, Phone, Faxes, Copies	541024-51301	\$1.38
001	1029	07/14/25	ALBERTO VIERA	AV-071025	BOARD 7/10/25	Supervisor Fees	511100-51101	\$200.00
001	1030	07/14/25	CARLOS DE LA OSSA	CO-071025	BOARD 7/10/25	Supervisor Fees	511100-51101	\$200.00
001	1031	07/14/25	KYLE SMITH	KS-071025	BOARD 7/10/25	Supervisor Fees	511100-51101	\$200.00
001	1032	07/14/25	NICHOLAS J. DISTER	ND-071025	BOARD 7/10/25	Supervisor Fees	511100-51101	\$200.00
001	1033	07/14/25	RYAN MOTKO	RM-071025	BOARD 7/10/25	Supervisor Fees	511100-51101	\$200.00
001	300044	07/18/25	CHARTER COMMUNICATIONS - ACH	2458267070125-ACH	7/1 - 7/31/2025 Internet	Telephone, Cable & Internet Service	541016-53908	\$205.00
001	300045	07/21/25	BOCC ACH	063025-3466-ACH	Water 5/27 - 6/25/2025	Utility - Water	543018-53908	\$325.51
001	300046	07/23/25	TECO ACH	070225-5651-ACH	5/29 - 6/26/2025 Electric	Utility - Electric	543041-53150	\$233.03
001	300047	07/23/25	TECO ACH	070225-3107-ACH	5/29 - 6/26/2025 Electric	Utility - Electric	543041-53150	\$2,376.98
001	300048	07/23/25	TECO ACH	070225-8655-ACH	5/29 - 6/26/2025 Electric	Utility - Electric	543041-53150	\$2,237.15
001	300049	07/23/25	TECO ACH	070225-5677-ACH	5/29 - 6/26/2025 Electric	Utility - Electric	543041-53150	\$699.10
001	300050	07/21/25	TECO ACH	070725-6005-ACH	4/29 - 5/28/2025 Electric	Utility - Electric	543041-53150	\$6,082.81
Fund Total								\$90,790.21

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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SERIES 2018 DEBT SERVICE FUND - 200

200	1034	07/14/25	SHERWOOD MANOR CDD	06182025 - 728	FY25 TAX DIST ID 728	Cash in Transit	103200	\$984.33
Fund Total								\$984.33

SERIES 2023 DEBT SERVICE FUND - 201

201	1034	07/14/25	SHERWOOD MANOR CDD	06182025 - 728	FY25 TAX DIST ID 728	Cash in Transit	103200	\$614.65
Fund Total								\$614.65

Total Checks Paid	\$92,389.19
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Neptune Multi services LLC

11423 Crestlake Village Dr
Riverview, FL, 33569-2939
Neptunemts@gmail.com
neptunemts@gmail.com
813-778-9857

Invoice

Invoice No: 0053924
Date: 08/07/2025
Terms: NET 0
Due Date: 08/07/2025

Bill To: Shewood CDD
pyoung2@inframark.com

Description	Quantity	Rate	Amount
Trash Debris Pick up and disposal	1	\$580.00	\$580.00

Payment Instructions

Cashapp \$neptunejku

Subtotal	\$580.00
TAX 0%	\$0.00
Total	\$580.00
Paid	\$0.00

Balance Due \$580.00



Jayna Cooper

August 7, 2025

Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 0053924 on 08/07/2025

Balance Due \$580.00

Paid

Received From: Shewood CDD

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature



ITZ Electric Corp
13205 Shadberry Lane
Hudson, FL 34667

Estimate

Date	Estimate No.
7/20/2025	F2052

(516)967-0093 itzelectric@earthlink.net LIC# EC 1301807

Name/Address
Brookside Amenities Center - SHERWOOD MANOR CDD
1801 12th St SE
Ruskin, FL 33570

Project		
Description	Rate	Total
Supply and install (4) Surge Protection devices at the following locations. House Panel Pool Panel Outdoor AC Condenser Indoor evaporator	1,300.00	1,300.00
Total		\$1,300.00

Jayna Cooper District Manager
August 22, 2025



Sherwood Manor CDD

Field Inspection Report

Monday, August 18, 2025

Prepared For Board of Supervisors

11 Items Identified

Paul Young

District Field Inspector

Green - Completed

Red - Item has not been addressed

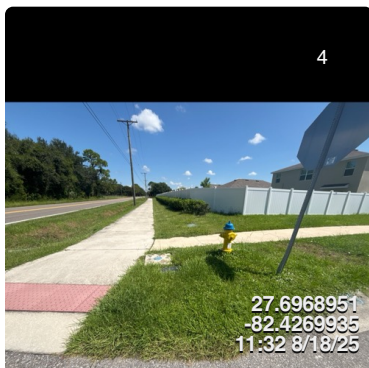
Orange - Monitoring / In progress

Item 1 - Brookside Signage

Due By: Thursday, August 28, 2025

Assigned To: Down2earth

- 1). 21st Ave & 12th Street SE - Remove weeds inside planters. Edging the sidewalk has been missed during service. Edge per contract standards. Soft edge and Hard edge has not been completed.
- 2). 9th St SE & 21st Ave - Remove weeds inside planter box. Edge sidewalk and curb. Prune Awabuki plants.
- 3). 6th St SE & Tidal Rock - Remove weeds inside planter. Prune Crape Myrtle limbs blocking signage. Remove rogue plant growing along fence.
- 4). Tidal Rock - String whip the fire hydrant and stop sign. Landscape bed along 6th St SE needs weed control and edging.

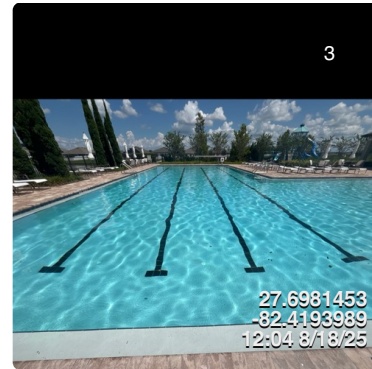
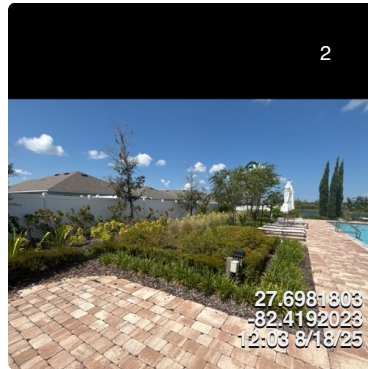
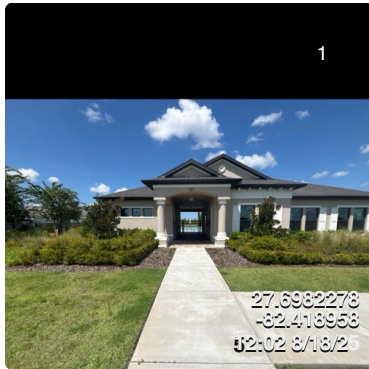


Item 2 - Amenty Center

Due By: Thursday, August 28, 2025

Assigned To: Down2earth

- 1). Entrance landscape has weeds that need to be removed.
- 2). Pool landscape has a lot of weeds.
- 3). Pool is scheduled to be cleaned at 4:30pm on Monday 8/18/25.

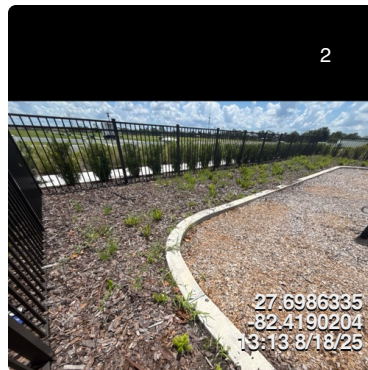
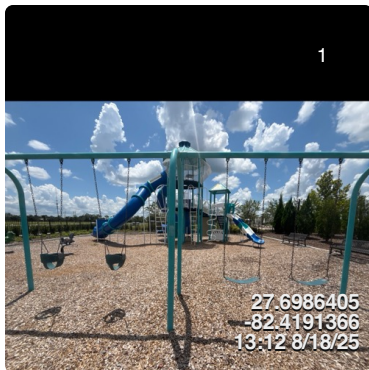


Item 3 - Playground

Due By: Thursday, August 28, 2025

Assigned To: Down2earth

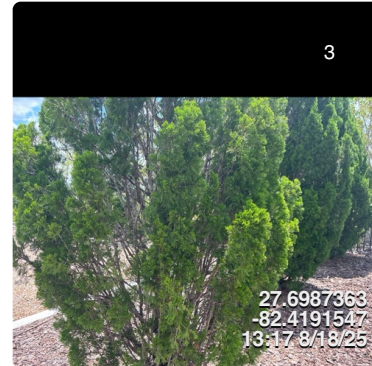
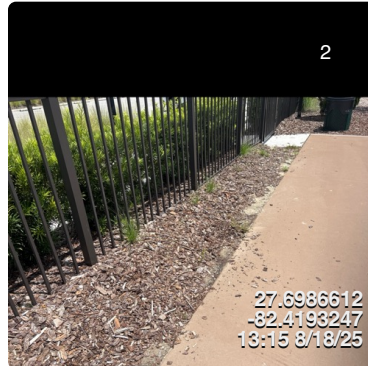
- 1). Playground equipment is operational.
- 2). Maintain weed control.



Item 4 - Basketball Court

Assigned To: Down2earth

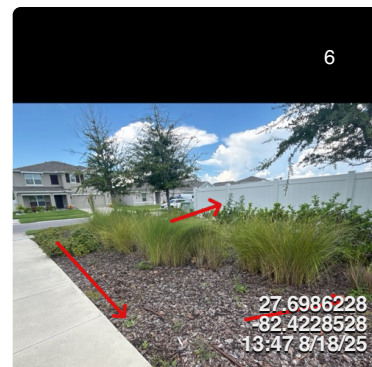
- 1). Basketball court is clean.
- 2). Weeds in landscape inside court.
- 3). Check for possible disease, excessive white flies buzzing around Cypress Trees.



Item 5 - Mailbox Kiosk

Assigned To: District

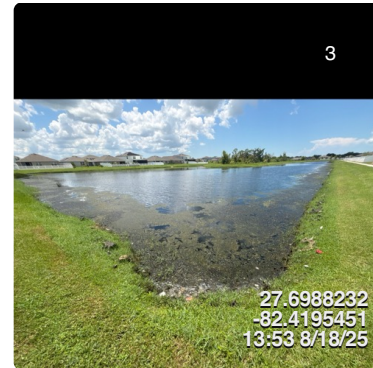
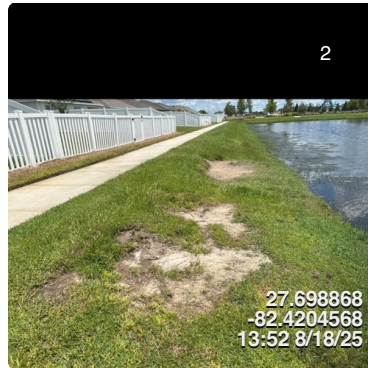
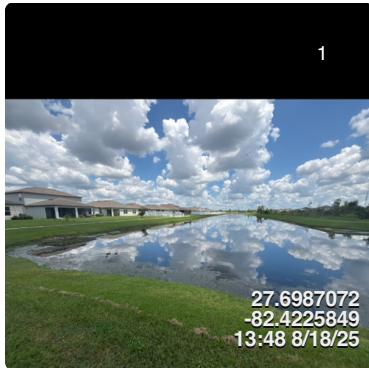
- 1/2/3). Amenity mailbox kiosk is clean.
- 4/5). 9th St SE - mailbox kiosk is clean.
- 6). Landscape beds around mailbox has weeds - Down 2 Earth



Item 6 - Pond C1 Amenity Center

Assigned To: Eco-Logic Aquatics

- 1). Pond C1 has algae along the water's edge.
- 2). Pond bank erosion is currently stable.
- 3). Some trash collecting along the water's edge.

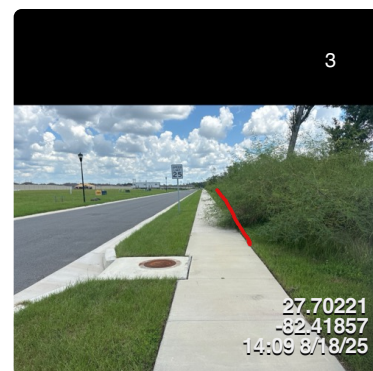
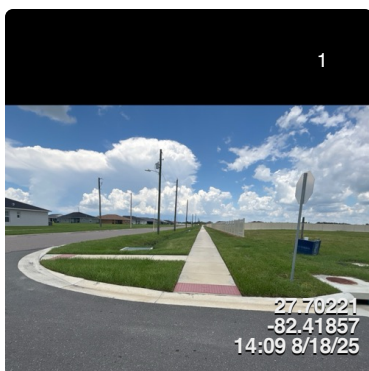


Item 7 - 16th Avenue SE & 12th Street SE

Due By: Thursday, August 28, 2025

Assigned To: Down2earth

- 1). 12th Avenue SE north view.
- 2). 12th Avenue SE south view.
- 3). 16th Avenue SE - Cut back overgrowth along CDD sidewalks.

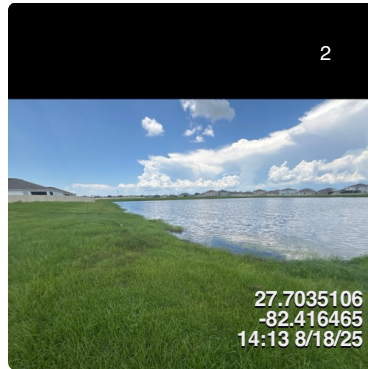
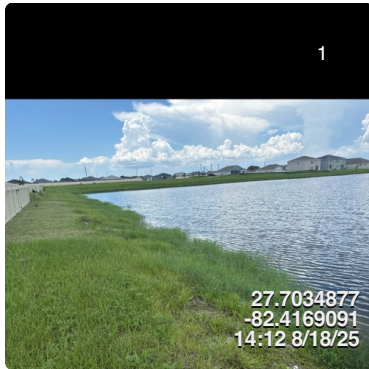


Item 8 - Pond A3 Maritime Hammock Ave

Due By: Thursday, August 28, 2025

Assigned To: Down2earth

- 1). Pond is clear if algae.
- 2). Pond banks need string trimming to the water's edge.
- 3). Maintain pond banks during weekly service.



Item 9 - Pond B3 Coastal Redwood Ct

Due By: Thursday, August 28, 2025

Assigned To: Down2earth

- 1). Pond and banks are maintained.
- 2). Keep overgrowth off CDD fences.
- 3). Maintain CDD grass up to pavement blacktop per maintenance map.
- 4). Edging was missed.
- 5). This area is on the maintenance map for weekly service.

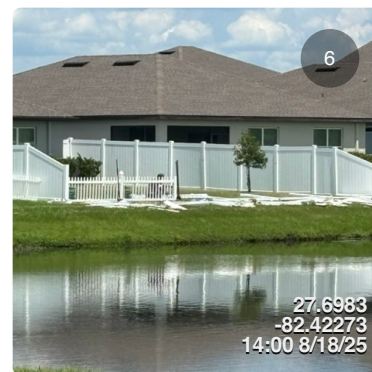
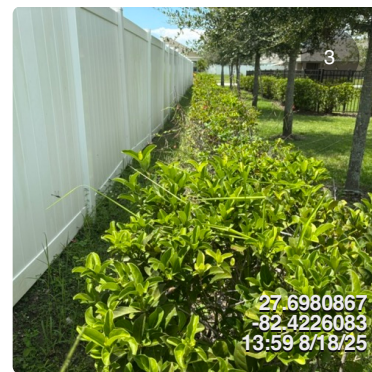
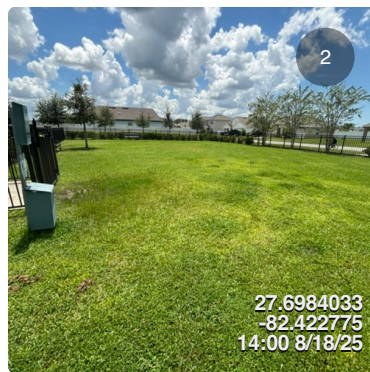


Item 10 - Dog Park

Due By: Thursday, August 28, 2025

Assigned To: Down2earth

- 1). Dog park bags are empty - scheduled 8/18/25 for refilling.
- 2). Dog park is maintained.
- 3). Landscape perimeter at dog park has weeds growing through plants - remove on the next service date.
- 4). Weeds growing through dog park fence.
- 5). String whip crack weeds and treat.
- 6). Residents fence replacement has begun.



Item 11 - Perimeter Ditches

Due By: Thursday, August 28, 2025

Assigned To: Down2earth

- 1). 15th Avenue SE - **maintained.**
- 2). 14th Avenue SE - **maintained.**
- 3). 16th Avenue SE - **Curbside service was missed during service.**
- 4). 12th Street SE - **maintained.**
- 5). 14th Avenue SE - **maintained.**
- 6). 15th Avenue SE - **String whip crack weeds along roadway curb**

