SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

NOVEMBER 06, 2025

AGENDA PACKAGE

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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 Manger
Tabitha Vega, Clubhouse Manager

Regular Meeting Agenda

Thursday, November 06, 2025 at 2:00 p.m.

The Regular Meeting of the **Sherwood Manor Community Development District** will be held **November 06, 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: 240 062 334 037 6 **Passcode:** wU2Sy36X

Dial-in by phone +1 646-838-1601 **Pin:** 311 963 193#

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 Eco-Logic Services Agreement – Midge Fly Proposal
   B. Consideration of Recreational Facilities Policies and Regulations / Parent Consent and Waiver Form for Guest and/or Minor-Use of Recreational Facilities
4. **CONSENT AGENDA**
   A. Approval of Minutes of October 02, 2025, Regular Meeting
   B. Consideration of Operation and Maintenance September 2025
   C. Acceptance of the Financials and Approval of the Check Register for September 2025
5. **STAFF REPORTS**
   A. District Counsel
   B. District Engineer
   C. District Manager
      i. Field Inspections Report
6. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
7. **ADJOURNMENT**

AGREEMENT FOR ENVIRONMENTAL SERVICES

Proposal Date: September 30, 2025

This Agreement is made effective by and between:

"Client"		**"Eco-Logic Services"**	
Name:	Sherwood Manor CDD	Name:	Eco-Logic Services LLC
Address:	c/o Inframark 2005 Pan Am Circle Suite 300 Tampa, FL 33607	Address:	PO Box 18204 Sarasota, FL 34276
Phone:	813.873.7300 ext. 330	Phone:	(941) 340-9893
Representative:	Mr. Wesley Elias	Representative:	Matt Nabor
Email:	WElias@Inframark.com	Email:	Matt@Eco-Logic-Services.com

Project: Sherwood Manor
Project Location: Hillsborough County, FL
Fee Type: Unit price per attached Scope of Services
Retainer: No
Scope of Services: Attached
Special Conditions:

- This document is a proprietary product produced by Eco-Logic Services and represents a considerable investment of resources with no compensation. Any reproduction, transmittal, or reuse of this document, or any portion thereof, by any third party without the express written consent of Eco-Logic Services is prohibited under penalty of legal action.
- All rates and fees shall be subject to renegotiation if this Agreement is not signed and returned within thirty days of date above.
- This Agreement with the attached Scope of Services and Terms and Conditions constitute the complete agreement between Eco-Logic Services and Client with respect to the scope of services hereunder.

Eco-Logic Services LLC	**Sherwood Manor CDD**
By: [signature]	By: ____________
Print Name: Matt Nabor	Print Name: ____________
Title: Environmental Manager	Title: ____________
Date: September 30, 2025	Date: ____________

SHERWOOD MANOR

1.0 Aquatic Pest Management

Eco-Logic Services will provide and dispense a midge control product into Lakes 1 and 2 at the Sherwood Manor site (shaded in light blue in Figure 1). When used according to label instructions, the product is not harmful to the environment, people, or pets. The applications target the midge larvae that develop in the lake (not the adult midges). The lakes will be treated on a monthly basis during the "midge season" (approximately February-May and again in August-November). Treatments will concentrate on the perimeter of the large lake out approximately 20 feet from shore. Results should be evident within 7-14 days with an 80-95% reduction in the adult midge population. If additional treatments are requested by the Client (either beyond the treatment months or additional treatments to combat a population boom between scheduled treatments), the treatment will be performed at the same per event fee.

2.0 Cost

Compensation for service of principles and employees of Eco-Logic Services rendered pursuant to the Scope of Services of this agreement will be paid based on the following schedule of services:

1.0 Aquatic Pest Management Lake 1 .... eight events per year at $400/event
2.0 Aquatic Pest Management Lake 2 .... eight events per year at $425/event

All rates and fees shall be subject to renegotiation if not accepted within thirty days. Invoices will be submitted monthly based on the schedule of services and assumptions provided in this proposal. Additional services will be provided subject to additional compensation, based on verbal or written authorization by the Client. The Client shall pay all invoices within thirty days of receipt. The services specified above will be provided without interruption based upon automatic annual renewals. Eco-Logic Services has the option of increasing the fees up to five percent each calendar year until this contract is terminated pursuant to the Terms and Conditions of this contract.

3.0 Assumptions of this Proposal

3.1 The Client will make provision for Eco-Logic Services to enter upon public and private property as required to perform services under this agreement.
3.2 This proposal was prepared using the best information available to us at the time this Scope was compiled. Any additional materials or services to be provided which are judged by Eco-Logic Services to be outside of the intent of this Scope of Services will be performed and billed as additional services.
3.3 There are many factors that may hinder the effectiveness of the midge treatment, including but not limited to the dilution caused by rainfall or lake supplementation via wells, organic matter in the water, pH balance, and other water quality parameters. Because of factors outside of our control, we cannot warrant the level of control achieved. Eco-Logic Services is not responsible for reduced results, or for retreatment of the lake(s) if desired by the Client for any reason. If additional treatment(s) are required or requested by the Client, upon authorization, they will be performed at the same per event fee.
3.4 Midge treatments will be performed at the same time as the lake management services and will not require additional mobilizations to the site.
3.5 This Scope of Services does not include permit modifications or actions necessary for resolution of compliance issues, including negotiations with regulatory agencies or necessary corrective actions.
3.6 All work products prepared during the completion of this Scope of Services may be used in marketing, advertising, corporate resume, and other similar business development materials. Use of such materials shall be in accordance with industry standards and normal business practices.

Figure 1. Site map for the Sherwood Manor community showing locations of the proposed treatment areas.

TERMS AND CONDITIONS

DESCRIPTION OF SERVICES: Eco-Logic Services will provide the services described in the Scope of Services included in this Agreement to the Client for the stated fee in accordance with these terms and conditions:

PAYMENT: Client agrees to pay Eco-Logic Services according to the Fee Schedule provided in the attached Scope of Services. Invoices shall be submitted monthly for the work performed in the previous month. If any invoice is not paid within 30 days, interest will be added to and payable on all overdue amounts at 1.5% per month (18% per year) or the maximum legal rate of interest allowable. Client shall pay all costs of collection, including without limitation, reasonable attorney fees. If Client disputes any portion of an invoice, the Client must notify Eco-Logic Services in writing of the disputed item within 10 days of the date of the invoice. If any invoice is not paid in full within 60 days of the invoice date, Eco-Logic Services may immediately suspend all or any portion of the services until payment is received in full and Eco-Logic Services has the option to treat such failure to pay as a material breach of this Agreement and/or seek legal remedies.

LIMITATION OF LIABILITY: Neither party will be liable for breach-of-contract damages suffered by the other that are remote or speculative, or that could not reasonably have been foreseen on entry into this agreement. Eco-Logic Services' liability for any breach-of-contract claims under this agreement will not exceed the Compensation received from the Client under this agreement over a six-month period immediately preceding the claim. No claim may be brought against Eco-Logic Services in contract or tort more than one year after the cause of action arose. Any claim, suit, demand or action brought under this Agreement shall be directed and/or asserted only against Eco-Logic Services and not against any employees, shareholders, officers or directors of Eco-Logic Services.

TERM: This Agreement will terminate automatically upon completion of the Scope of Services by Eco-Logic Scope of Services. For ongoing services tasks, the portion of the Agreement directly related to that task will continue in effect until terminated by either party upon 30 days written notice to the other party. In the event of any termination, Eco-Logic Services shall be paid for all services rendered and reimbursables incurred through the date of notice of termination plus this 30-day period.

FORCE MAJEURE: If performance of this Agreement or any obligations under this Agreement is prevented, restricted, or interfered with, either temporarily or permanently, by causes beyond either party's reasonable control ("Force Majeure"), then the obligations of this Agreement shall be suspended to the extent necessary by such event. The term "Force Majeure" shall include without limitation acts of nature, severe weather or other catastrophic conditions, orders or acts of military or civil authority, or by state or national emergencies, riots, or wars, or work stoppages, or any other similar event beyond the reasonable control of either party.

DISPUTE RESOLUTION: The parties will attempt to resolve any dispute out of or relating to this Agreement through friendly negotiations amongst the parties. If the matter is not resolved by negotiation, the matter will be submitted to mediation, in accordance with any statutory rules of mediation. If mediation is not successful in resolving the entire dispute, or is unavailable, any outstanding issues will be submitted to final and binding arbitration under the rules of the American Arbitration Association and will be done within Sarasota County, Florida. The arbitrator's award will be final, and judgement may be entered upon it by any court having proper jurisdiction.

SEVERABILITY: If any provision of this Agreement will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable as if the invalid or unenforceable had never been contained within.

NOTICE: Any notice or communication required or permitted under this Agreement shall be sufficiently given if delivered in person or by certified or registered mail or via email, with receipt of reply, to the party entitled thereto at the address set forth in the opening portion of this Agreement.

WAIVER OF CONTRACTUAL RIGHT: The failure of either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement.

CONSTRUCTION AND INTERPRETATION: The rule requiring construction or interpretation against the drafter is waived. This document shall be deemed as if it were drafted by both parties in a mutual effort.

ATTOURNEY'S FEES TO PREVAILING PARTY: In any action arising hereunder or any separate action pertaining to the validity of this Agreement, the prevailing party shall be awarder reasonable attorney's fees and costs, both in the trial court and appeal.

ENTIRE AGREEMENT: This Agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Agreement. The Agreement supersedes any prior written or oral agreements between the parties.

Recreational Facilities Policies and Regulations

The Sherwood Manor Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated entirely in Hillsborough County, Florida with a mailing address of 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (hereinafter the "**District**"), owns and maintains various Recreational Facilities throughout its boundaries, as well as an Amenity Center located at 1801 12th Street SE, Ruskin, Florida 33570.

The Recreational Facilities and Recreation Center includes, but is not limited to, a Clubhouse, Clubhouse Gathering Room, Playground, Pool, Pool Patio, Basketball Court, and Various Common Area. In order to provide for efficient and effective District operations, and for the safety and security of the District and its members, the District wishes to put the following Policies and Regulations in place.

The Clubhouse Gathering Room is available for rental by residents and non-residents. Further information regarding the Reservation Policies and Usage Agreements for said Clubhouse Gathering Room is available on the attached Clubhouse Gathering Room Reservation Policies and Usage Agreement attached hereto as **Exhibit A**.

General

The District has adopted these Policies and Regulations for the safety and security of the District and its Members (as defined herein). The Board of Supervisors may modify these Policies and Regulations from time to time as needed.

Violations of the Policies and Regulations are subject to verbal warnings, written warnings, suspension of usage rights, and further actions taken as outlined in these Policies and Regulations and as deemed appropriate by the Board of Supervisors and its duly authorized representative.

PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of Key Fob Access and/or Amenity Center Access; but, will also subject the Resident/Member to possible suspension of Recreational Facilities Access as deemed appropriate by the District's Board of Supervisors.

PARENTAL CONSENT AND WAIVER FORM FOR GUEST AND/OR MINOR-USE OF RECREATIONAL FACILITIES

Any guests under the age of 18 that utilize the Recreational Facilities without an adult present MUST have a notarized Parental Consent and Waiver Form (attached hereto as **Exhibit B**) on file by the guest's legal guardian.

Recreational Facilities and Amenity Center Usage Policies

The Recreational Facilities and Recreation Center includes, but is not limited to, a Clubhouse, Clubhouse Gathering Room, Playground, Pool, Pool Patio, Basketball Court, and Various Common Area.

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

1. _____ All Residents and Members are entitled to utilize the Recreational Facilities if they meet all eligibility requirements.
2. **_____ All Residents and/or Members using the Recreational Facilities MUST have their Key Fob with them AT ALL TIMES.**
3. _____ Residents and Members must have, at all times, in their possession, their key fob/access card for identification and to enter and utilize the Facilities.
4. _____ Residents and Members are encouraged to speak to their physician before engaging in physical exercise. All Residents and Members utilize the Facilities at their own risk.
5. _____ All persons using the District's Recreational Facilities and Amenity Center do so at their own risk.
6. _____ All persons using the Amenity Center do so at their own risk.
7. _____ All persons using the Pool do so at their own risk.
8. _____ All persons using the Playground do so at their own risk.
9. _____ All persons using the Basketball Court do so at their own risk.
10. _____ Residents and Members must be properly attired with shirts and shoes to utilize the Facilities, with the exception of the Pool and Pool Patio, where bathing suits are permitted.
11. _____ Children under the age of sixteen must be accompanied by an adult over the age of 18 at all times.
12. _____ Staff is to be treated in a courteous and considerate manner. No associate shall be reprimanded or harassed in any way by an individual utilizing the Facilities or other District property.
13. _____ Anyone who verbally threatens the physical well-being of another person, or who engages in behavior which may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others may be reported to the local law enforcement agency.
14. _____ Alcohol is **NOT** permitted on District property, including in and around the Pool and/or Pool Patio. (NO EXCEPTIONS).
15. _____ Anyone that appears to be under the influence of drugs or alcohol will be asked to leave the Facilities, immediately.
16. _____ Glass containers, of any kind, are **NOT** permitted on District property, including in and around the Pool and/or Pool Patio.
17. _____ The pool area is not supervised by lifeguards.
18. _____ All swimmers must shower before initially entering the Pool.
19. _____ Furniture shall NOT be removed from the Amenity Center (i.e. Gathering Room, Pool, Pool Patio, etc.) at any time.
20. _____ All equipment, furnishings, and property of the District shall be found in the same condition after use of same.
21. _____ It shall be the responsibility of any Resident or Member utilizing the Recreational Facilities to remove food and/or other items brought in.
22. _____ All persons shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall.
23. _____ Glitter and Confetti are **NOT** allowed on District property.
24. _____ The Facility and District Staff are not responsible for lost or stolen items. District Staff is not permitted to hold valuables or accept deliveries for Residents or Members.
25. _____ No person may use any District Recreational Facility in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the District by other residents. Specifically, no person may use District Recreational Facilities in such a manner that creates excessive noise, profanity, or boisterous action.
26. _____ No pets shall be allowed at or within the Amenity Center, Clubhouse, Pool, and/or Pool

Patio any time except for verified service animals as defined by Florida Statutes.

27. _____ Per Florida's Clean Air Act (FCAA), codified in Chapter 386 of the Florida Statutes, prohibits **smoking and vaping** in most public places.
28. _____ With the exception of firearms and ammunition permitted under Chapter 790, Florida Statutes, no other weapons are permitted on District property.
29. _____ Call 911 in the event of an emergency or any safety concerns.
30. _____ PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of Key Fob access and/or Amenity Center access but will also be subject to possible suspension of Amenity Center Access as deemed appropriate by the District's Board of Supervisors.
31. _____ Policies and Regulations are subject to change as deemed necessary after appropriate approval by the Board of Supervisors.

Pool and Pool Patio Specific Usage Policies

In addition to the Policies and Regulations listed above, below are Pool and Pool Patio Specific Usage Policies.

1. _____ In the event of an emergency, or any safety concern, please call 911.
2. _____ Swim at your own risk. The pool areas are not supervised by lifeguards.
3. _____ Residents and Members under the age of 18 that utilize the pool or pool patio independently MUST have a key fob/access card and a Signed Parental Consent and Waiver Form (Exhibit B) prior to use of the pool or pool patio.
4. _____ The Pool and Pool Patio is open from Dawn until Dusk.
5. _____ All swimmers must shower before initially entering the pool.
6. _____ Flotation devices, such as rafts, rings, or play items, are NOT allowed in the pool or on the pool patio.
7. _____ Bicycles, scooters, roller skates, rollerblades, skateboards, etc. are NOT permitted on the pool patio.
8. _____ Persons with open cuts, wounds, sores, or blisters may NOT use the pool.
9. _____ Persons that are ill with diarrhea may NOT use the pool.
10. _____ Swim diapers are recommended for use by infants/children that are not toilet trained.
11. _____ Animals are not permitted in or around the pool with the exception of certified service animals.
12. _____ The pool and pool patio may be closed due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
13. _____ Pool and pool patio Policies may be changed at the discretion of the District's Board of Supervisors.
14. _____ All other general Recreational Facilities and Amenity Center Usage Policies apply.

CONSEQUENCES FOR VIOLATIONS OF POLICIES AND REGULATIONS

POLICY ENFORCEMENT. Please be aware that District Representatives MUST protect the rights and privileges of rule-abiding Residents and Members, and that inappropriate behavior will NOT be tolerated. All patrons are responsible for compliance with the Policies and Regulations established for the safe operations of all the Recreational Facilities. For severe violations or anyone continuing to violate Facilities Policies and Regulations, individual(s) may be refused access to the Facilities and associated amenities. The District Staff reserves the right to ask Residents, Members, and/or Guests to leave the Facilities and may suspend their privileges and/or key fobs. The District Staff retain the full right to contact the local law enforcement agency and have violators trespassed permanently from any District Property.

Depending on the severity of the violation, the individual(s) may be asked to leave the facilities until a consequence is determined. If a minor is involved in a violation, a parent or guardian will be contacted, and a written warning may be issued. Documentation of incidents will be kept on file with the District Manager.

Any appeals will need to be made in writing to the District's Board of Supervisors. Appeals will be reviewed at the next regularly scheduled District Board of Supervisors meeting from the date the appeal was received.

CONSEQUENCES. The following Consequences are at the sole discretion of the District Representative on site and are only to be used as a Guideline.

I. **WARNINGS:** The violation will be brought to the attention of the individual(s) involved. If the behavior continues, the violator will be asked to leave the property.

II. **SUSPENSIONS:** All suspensions will be treated on a case-by-case basis. Consequences and decision outcomes will be determined by District Management. While suspended from District Property, access cards / key fobs for Residents and/or Members will be deactivated. Any suspension of privileges from District Property, which resulted from Policy and Regulation violations, may be issues as follows and is automatically sent to the Board of Supervisors for ratification:
   a. 3 days
   b. 7 days
   c. 1 month
   d. 3-6 months
   e. Indefinite

SIGNATURES

I, the Resident and/or Member, have read, initialed, and understand the (1) Recreational Facilities and Amenity Center Policies and Regulations; the (2) Pool Specific Usage Policies; the (3) Clubhouse Gathering Room Reservation Policies and Usage Agreement; the (4) Parental Consent and Waiver Form for Minor-Use of Recreational Facilities; and the (5) Consequences for Violations of Policies and Regulations listed above.

Sherwood Manor
Community Development District

____
District Representative Name: ___________________________________
Title: ________________
Date of Signature: ________________

Member (Resident/Member) *(please circle one)*

____
Printed Name: ___________________________________
Mailing Address: ________________________________
Date of Signature: ________________
Email Address: ________________

EXHIBIT A

Sherwood Manor
Community Development District

Clubhouse Gathering Room Reservation Policies and Usage Agreement

SHERWOOD MANOR
COMMUNITY DEVELOPMENT DISTRICT

Clubhouse Gathering Room Reservation Policies and Usage Agreement

The Sherwood Manor Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated entirely in Hillsborough County, Florida (hereinafter the "**District**") owns and maintains an Amenity Center located at 1801 12th Street SE, Ruskin, Florida 33570.

The Amenity Center includes, but is not limited to, a Clubhouse, Clubhouse Gathering Room, Playground, Pool, Pool Patio, Basketball Court, and Various Common Areas. The Clubhouse Gathering Room is the ONLY space available for purposes of resident and/or non-resident rental.

Reservation Date: ____________________ *Day:* __________

Time Reserved: ______________________ *Type of Party:* __________________________

Resident: __________ *Non-Resident:* __________

Non-Resident: __________ *Non-Resident Business:* __________

IF Renting to a Non-Resident: *Name of Non-Resident:* __________________________________
DOB of Non-Resident: __________________________________
Mailing Address of Non-Resident: _________________________

Applicant/Renter Information:
Name: ____
Address: ____
Home Phone Number: __________ *Cell Phone Number:* __________

*Security Deposit of **$200.00** Received on:* __________ *in the total amount of:* *$200.00*

The Clubhouse Gathering Room (PLEASE NOTE that this does **NOT** include pool or pool patio access) may be rented for private events. ONLY the Gathering Room is available for rental, during the hours of 9:00 a.m. and 11:00 p.m. Rentals are allowed for a maximum of six (6) hours total, unless otherwise approved ahead of time and in writing by the District's Board of Supervisors and the District Manager. Rentals are on a first-come first-serve basis, with a mandatory Security Deposit DUE at time of reservation in order to officially effectuate reservation of the requested Date and Time.

Gathering Room Rental Fees for Residents and Non-Residents

Residents:	**Non-Residents:**
Up to four (4) hours = $50.00	Up to four (4) hours = $150.00
Up to six (6) hours = $100.00	Up to six (6) hours = $200.00
Refundable Security Deposit = $200.00	Refundable Security Deposit = $400.00

Cancellation Policy: PLEASE NOTE that the District MUST receive formal, written notice of a cancellation a minimum of 72 hours prior to the Reservation Date and Time in order for a refund of the Security Deposit to be allowed. Without proper notice, the Rental Fee and the Security Deposit are forfeited.

SHERWOOD MANOR
COMMUNITY DEVELOPMENT DISTRICT

Gathering Room Rental Usage Policies

1. _____ All persons using the Gathering Room do so at their own risk.
2. _____ Children under the age of sixteen must be accompanied by an adult over the age of 18 at all times while in the Gathering Room.
3. _____ Alcohol is **NOT** permitted in the Gathering Room – presence of alcohol, whether open or otherwise, will **AUTOMATICALLY FORFEIT THE RENTAL FEE AND THE SECURITY DEPOSIT** (NO EXCEPTIONS).
4. _____ Glass containers, of any kind, are **NOT** permitted in the Gathering Room.
5. _____ Furniture shall NOT be removed from the Gathering Room at any time.
6. _____ All equipment, furnishings, and property of the District shall be found in the same condition after use of the Gathering Room.
7. _____ It shall be the responsibility of any resident renting the Gathering Room to remove food and/or other items brought in during the event.
8. _____ Non-perishable items left in the Gathering Room after use will be kept for a period of "One Week." Items not claimed by the end of that period will be discarded.
9. _____ All persons renting and utilizing the Gathering Room shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall.
10. _____ Glitter and Confetti are **NOT** allowed in Gathering Room.
11. _____ Residents wishing to reserve the Gathering Room shall contact District staff no later than two (2) weeks prior to the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Gathering Room with the applicant. Use of the Gathering Room for parties or other group functions will require the execution of an indemnification agreement and a security deposit.
12. _____ Use of the Gathering Room is STRICTLY limited to the confines of the Gathering Room within the Clubhouse. Use of the Pool and/or the Pool Patio is STRICTLY PROHIBITED and will result in the **FORFEITURE OF THE SECURITY DEPOSIT**.
13. _____ Use of tape, push pins, etc. on the walls and/or ceiling of the Gathering Room is STRICTLY PROHIBITED.
14. _____ The Gathering Room, including but not limited to, ALL surfaces, walls, floors, etc. are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Gathering Room. Failure to adequately clean will result in **FORFEITURE OF THE SECURITY DEPOSIT**. The depositor letter of explanation concerning the withholding of any funds shall be forwarded within 10 days.
    i. **Please Note:** the District will do its best, but will not be obligated to provide, brooms, mops, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event.
15. _____ ALL CLEANING MUST BE COMPLETED, and the Gathering Room locked up securely (all windows and doors closed and locked) by the ending time of the reservation; persons in the Gathering Room AFTER ending time of the reservation will be considered as TRESPASSING and NOT ONLY will the SECURITY DEPOSIT BE AUTOMATICALLY FORFEITED but the Trespassers will be subject to arrest by patrolling legal entities (Security and/or Hillsborough County Sheriff's Office).
16. _____ No person may use the Gathering Room in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the District by other residents. Specifically, no person may use the Gathering Room in such a manner that creates excessive noise, profanity, or boisterous action.
17. _____ Approval of all events is subject to the discretion of the District Manager and/or the

District's Board of Supervisors. The District Manager has, within his/her sole discretion, the authority to reduce or waive rental fees for Community Service functions and events.

18. _____ No pets shall be allowed at any time in the Gathering Room except for service animals as defined by Florida Statutes.
19. _____ All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings.
20. _____ Per Florida's Clean Air Act (FCAA), codified in Chapter 386 of the Florida Statutes, prohibits **smoking and vaping** in most public places.
21. _____ Call 911 in the event of an emergency or any safety concerns.
22. _____ PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of the Security Deposit but will also be subject to possible suspension of Amenity Center Access as deemed appropriate by the District's Board of Supervisors.

I, the renter, have read, initialed, and understand the Gathering Room Reservation Policies listed above.

Sherwood Manor
Community Development District

____
District Representative Name: ___________________________________
Title: ________________
Date of Signature: ________________

Renter (Resident/Non-Resident) *(please circle one)*

____
Printed Name: ___________________________________
Date of Signature: ________________
Email Address: ________________

SHERWOOD MANOR
COMMUNITY DEVELOPMENT DISTRICT

Permission to use Gathering Room, Release of Liability, and Indemnification Agreement

1. The District is the owner of the Gathering Room.
2. The District is a residential development.
3. Upon request, the District, while it is the owner of the Gathering Room, will consider the use of the Gathering Room by groups and other entities for limited purposes.
4. The "Renter," has applied to the District to use the Gathering Room.
5. The District, by its execution of this Agreement, has approved the use of the Gathering Room, as described herein, subject to all applicable laws, rules, and regulations, and subject to the District's receipt of a Rental Fee of $50.00 for rentals up to four (4) hours or Rental Fee of $100.00 for rentals up to six (6) hours. Every rental will require the receipt of a $200.00 Security Deposit. All monies must be in the form of U.S. Bank Check. Please make two separate checks, one each for the Rental Fee and the Security Deposit. Checks should be made payable to: Sherwood Manor CDD.
6. The District has consented to the above use by the Renter, its agents, employees, and invitees.
7. In consideration of the District's permission to the Renter, its agents, employees, and invitees to use the Gathering Room, the Renter, for itself, its agents, employees, and invitees, and any other person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage, or injury of any nature whatsoever to person (including but not limited to personal injury and death) or property resulting in any way from, or in any fashion arising from, connected with, or resulting in any way from the use of the Gathering in whatever manner the loss, damage, or injury may be cause and whether or not the loss, damage, or injury may be caused, occasioned, or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, or damage caused solely or partially by the negligence of the District, its agents or employees.
8. As further consideration for the District's permission to the Renter, its agents, employees, and invitees to use the Gathering Room, the Renter, for itself, its representatives and assigns, agrees to defend, indemnify, and hold harmless the District, its agents or employees, from any and all claims for loss, damage, or injury of any nature whatsoever to person (including, but not limited to, personal injury and death) or property resulting in any way from or in any fashion arising from, connected with or resulting from the use of the Gathering Room in whatever manner the loss, damage, or injury may be caused and whether or not the loss, damage, or injury may be caused, occasioned, or contributed to by the negligence, sole, or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this Agreement to defend, indemnify, and hold harmless applies to any and all claims for loss, injury, or damage caused solely or partially by the negligence of the District, their agents, or employees.
9. Should any provision of this Agreement be declared or be determined by any court to be illegal or invalid, the validity of the remaining parts, terms, or provisions shall not be affected thereby and said illegal part, term, or provisions shall be deemed not a part of this Agreement.

____

Renter's Printed Name and Signature **Date**

____

District Representative Name and Signature **Date**

SHERWOOD MANOR
COMMUNITY DEVELOPMENT DISTRICT

CHECK PAYMENT FORM

*This form must be completed by **each individual** issuing a check to the Sherwood Manor Community Development District as payment for Gathering Room rentals, keys, or any other products/services. A copy of the check issuer's driver's license and/or valid ID MUST be obtained **for each individual occurrence.***

TODAY'S DATE: ____________________________

NAME OF ISSUER: _______________________

DOB: _____________________

ADDRESS: _____________________

HOME PHONE: ______________________

CELL PHONE: _______________________

DRIVER LICENSE NUMBER: ______________________
Please attach a copy of Driver's license.

PLACE OF EMPLOYMENT: _______________________

WORK PHONE: _________________

AMOUNT OF CHECK: _____________

REASON FOR CHECK: _____________________

Non-Sufficient Funds (NSF) Policy:
In the event that a check is sent back to the Sherwood Manor Community Development District (the "District") for non- sufficient funds, the check writer must make payment within 30 days of receipt of a demand letter. Payment may be made by cashier's check, money order or cash at a cost of $25.00 in addition to the original check amount.

EXHIBIT B

Sherwood Manor
Community Development District

Parental Consent and Waiver Form for Minor-Use of Recreational Facilities

SHERWOOD MANOR
COMMUNITY DEVELOPMENT DISTRICT

Parental Consent and Waiver Form for Guest and/or Minor-Use of Recreational Facilities

In addition to agreeing to abide by all Community Standards, Guidelines, Policies and Usage Regulations while utilizing the District's Recreational Facilities I, ______________________________, hereby agree on behalf of myself, and ______________________________ (child/minor) to the following:

Disclaimer and Use of Recreational Facilities at Your Own Risk

PROPERTY OWNERS, RESIDENTS, NON-RESIDENTS, MEMBERS, RENTERS, AND/OR GUESTS USING THE RECREATIONAL FACILITIES DO SO AT THEIR OWN RISK. The safety of our Property Owners, Residents, Non-Resident Users, Members, Renters, and/or Guests of our community is a primary concern. All persons using the Facilities do so at their own risk and agree to abide by the Policies and Regulations for use of the Facilities. The Sherwood Manor Community Development District assumes no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of, property arising from the use of the Facilities or from the acts, omissions, or negligence of other persons using the Facilities. The District assumes no liability for any theft, vandalism, and/ or damage that might occur to personal property. Residents and Members are responsible for their actions and those of their Guests.

THE DISTRICT DOES NOT PROVIDE ON-SITE STAFF DEDICATED FOR THE PURPOSE OF MONITORING THE USE OF THE RECREATIONAL FACILITIES OR SAFETY OF THE RESIDENTS, MEMBERS, OR THEIR GUESTS. PRIOR TO USING THE COMMUNITY RECREATIONAL FACILITIES, PROPERTY OWNERS, RESIDENTS, NON-RESIDENT USERS, MEMBERS, RENTERS, AND/OR GUESTS ACKNOWLEDGE AND UNDERSTAND THE INHERENT RISKS INVOLVED IN USING THE FACILITIES OR PARTICIPATING IN ACTIVITIES AND VOLUNTARILY AGREE TO ASSUME RESPONSIBILITY FOR THESE RISKS AND THEIR OWN SAFETY.

Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to engaging in physical exercise, swimming, aerobics, weightlifting, sports, and/or cardiovascular exercise.

NOTICE TO THE MINOR CHILD'S
NATURAL LEGAL GUARDIAN

READ THIS FORM COMPLETELY AND CAREFULLY. YOU ARE AGREEING TO LET YOUR MINOR CHILD ENGAGE IN A POTENTIALLY DANGEROUS ACTIVITY. YOU ARE AGREEING THAT, EVEN IF SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT USES REASONABLE CARE IN PROVIDING THIS ACTIVITY, THERE IS A CHANCE YOUR CHILD MAY BE SERIOUSLY INJURED OR KILLED BY PARTICIPATING IN THIS ACTIVITY BECAUSE THERE ARE CERTAIN DANGERS INHERENT IN THE ACTIVITY WHICH CANNOT BE AVOIDED OR ELIMINATED. BY SIGNING THIS FORM, YOU ARE GIVING UP YOUR CHILD'S RIGHT AND YOUR RIGHT TO RECOVER FROM SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT IN A LAWSUIT FOR ANY PERSONAL INJURY, INCLUDING DEATH, TO YOUR CHILD OR ANY

PROPERTY DAMAGE THAT RESULTS FROM THE RISKS THAT ARE A NATURAL PART OF THE ACTIVITY. YOU HAVE THE RIGHT TO REFUSE TO SIGN THIS FORM, AND SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT HAS THE RIGHT TO REFUSE TO LET YOUR CHILD PARTICIPATE, IF YOU DO NOT SIGN THIS FORM.

I further agree to indemnify, defend, and hold harmless the Released Parties from and against any and all claims, demands, losses, liabilities, costs, or expenses arising out of or in any way connected with my child/minor's use of the community amenities or participation in activities at the amenities.

I agree that this release, waiver, and indemnity agreement is intended to be as broad and inclusive as permitted by the laws of the State of Florida, and that if any portion of the agreement is held invalid, it is agreed that the balance shall; notwithstanding, continue in full legal force and effect. Property Owners, Residents, Non-Resident Users, Renters and Guests hereby acknowledge a non-waiver of the District's limitation of liability contained in Fla. Stat. 768.28.

Property Owners, Residents, Non-Resident Users, Members, Renters, and/or Guests further acknowledge that they will comply with all Federal, State, County, and Municipal statutes, including Fla. Stat. 877.22.

By signing this, Parental Consent and Waiver Form, I acknowledge having read and agreed to the above release, waiver, and indemnity.

Name of Minor: ____

Name of Parent/Guardian: ____

Address of Parent/Guardian: ____

Relation to Minor: ____

Signature of Parent/Guardian: ______________________________Date: __________

MINUTES OF MEETING
SHERWOOD MANOR
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Sherwood Manor Community Development District was held on Thursday, October 2, 2025, and called to order at 2:52 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
John Vericker	District Counsel
Tonja Stewart	District Engineer
Tabitha Vega	On-Site Manager *(via phone)*
Paul Young	Field Manager

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

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**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

A. Consideration of Resolution 2026-01; Designation of Officers

> On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, Resolution 2026-01; Designation of Officers, with Wesley Elias and Rollamay Turkoane as Assistant Secretaries, was adopted. 5-0

B. Consideration of Resolution 2026-02; Clubhouse Gathering Room Reservation Policies and Usage Agreement

> On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2026-02; Clubhouse Gathering Room Reservation Policies and Usage Agreement, was adopted. 5-0

C. Consideration of Resolution 2026-03; Budget Amendment

> On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2026-03; Budget Amendment, was adopted. 5-0

FOURTH ORDER OF BUSINESS Consent Agenda

A. Approval of Minutes of September 04, 2025, Regular Meeting
B. Consideration of Operation and Maintenance August 2025
C. Acceptance of the Financials and Approval of the Check Register for August 2025
D. Ratification of Grand Mom's Taco Food Truck Agreement
E. Ratification of Down-to-Earth Proposal #125273 ($552.37)
F. Ratification of Zebra Cleaning Team Proposal #1044 ($2,397.00)
G. Ratification of Egis Proposal of Insurance Coverage

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

FIFTH ORDER OF BUSINESS Staff Reports

A. District Counsel
B. District Engineer
C. District Manager

There being no reports, the next item followed.

i. Field Inspections Report

The Field Inspections Report was presented, a copy of which was included in the agenda package. Mr. Young provided updates/pending statuses. Discussion ensued.

SIXTH ORDER OF BUSINESS Board of Supervisors' Requests and Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS Adjourned

There being no further business,

> On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, meeting adjourned at 2:57 p.m. 5-0

______________________________	______________________________
Jayna Cooper	Carlos de la Ossa
District Manager	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	9/1/2025	30410	$125.00	$125.00	Sep 2025 Security monitoring system
ECO-LOGIC SERVICES LLC	8/30/2025	5673	$5,875.00	$5,875.00	Aug 2025 Pond maintenance
INFRAMARK LLC	9/5/2025	158094	$700.00		Sep 2025 District management services
INFRAMARK LLC	9/5/2025	158094	$2,500.00		Sep 2025 District management services
INFRAMARK LLC	9/5/2025	158094	$5,833.33		Sep 2025 District management services
INFRAMARK LLC	9/5/2025	158094	$1,000.00	$10,033.33	Sep 2025 District management services
JNJ CLEANING SERVICES LLC	8/27/2025	INV0005	$600.00	$600.00	AMENITY CLEANING
ZEBRA CLEANING TEAM	9/1/2025	8119	$1,050.00	$1,050.00	Sep 2025 Pool cleaning service
Monthly Contract Subtotal			**$17,683.33**	**$17,683.33**	
Utilities					
BOCC ACH	9/5/2025	090525-3466-ACH	$2,533.95	$2,533.95	WATER
BUSINESS OBSERVER	9/5/2025	25-02625H	$94.06	$94.06	LEGAL AD
CHARTER COMMUNICATIONS - ACH	9/1/2025	2458267090125-ACH	$205.00	$205.00	09/01-09/30/25 INTERNET
TECO ACH	9/4/2025	082925-6005-ACH	$6,418.50	$6,418.50	ELECTRIC
TECO ACH	9/2/2025	090225-3107-ACH	$2,376.98	$2,376.98	07/29/08/26/25 ELECTRIC
TECO ACH	9/2/2025	090225-8655-ACH	$2,237.15	$2,237.15	07/29/08/26/25 ELECTRIC
TECO ACH	9/2/2025	090225-5651-ACH	$233.03	$233.03	07/29-08/26-25 ELECTRIC
TECO ACH	9/2/2025	090225-5677-ACH	$699.10	$699.10	07/29-08/26/25 ELECTRIC
Utilities Subtotal			**$14,797.77**	**$14,797.77**	
Regular Services					
ALBERTO VIERA	9/4/2025	AV-090425	$200.00	$200.00	BOARD 9/4/25
CARLOS DE LA OSSA	9/4/2025	CO-090425	$200.00	$200.00	BOARD 9/4/25
INFRAMARK LLC	8/28/2025	157204	$868.99		MANAGEMENT FEE
INFRAMARK LLC	8/28/2025	157204	$398.51	$1,267.50	MANAGEMENT FEE
KYLE SMITH	9/4/2025	KS-090425	$200.00	$200.00	BOARD 9/4/25
NICHOLAS J. DISTER	9/4/2025	ND-090425	$200.00	$200.00	BOARD 9/4/25

SHERWOOD MANOR CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
RYAN MOTKO	9/4/2025	RM-090425	$200.00	$200.00	BOARD 9/4/25
STRALEY ROBIN VERICKER	9/16/2025	27105	$1,404.00	$1,404.00	AUG 2025 DISTRICT COUNSEL SERVICE
Regular Services Subtotal			**$3,671.50**	**$3,671.50**	
Additional Services					
ACTION SECURITY, INC	9/22/2025	30606	$2,780.00	$2,780.00	SECURITY SERVICE SEP25
DOWN TO EARTH	9/1/2025	152249	$9,918.00	$9,918.00	Sep 2025 Landscaping maintenance
DOWN TO EARTH	9/18/2025	154264	$43.00	$43.00	Irrigation Spray Head Repaired 09/25
NEPTUNE MULTI SERVICES	8/7/2025	0053924	$580.00	$580.00	Trash Debris Clean Up
NEPTUNE MULTI SERVICES	8/26/2025	0053933	$580.00	$580.00	Trash puck up and disposal
Additional Services Subtotal			**$13,901.00**	**$13,901.00**	
TOTAL			**$50,053.60**	**$50,053.60**	

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
30410	09/01/2025	$125.00	09/01/2025	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!

Eco-Logic Services LLC
PO Box 18204
Sarasota, FL 34276

Invoice

Date	Invoice #
8/30/2025	5673

Bill To

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

Sherwood Manor

Description	Amount
Mitigation Maintenance Services for August 2025	2,350.00
Lake Maintenance Services for August 2025	1,850.00
Maintenance of Ditch D1 for August 2025	95.00
Maintenance of Ditch D2 for August 2025	100.00
Maintenance of Ditch D3 for August 2025	85.00
Maintenance of Ditch D4 for August 2025	220.00
Midge control in Lakes 3 and 4 for August 2025	575.00
Midge control in Lakes 9 and 10 for August 2025	600.00
Total	**$5,875.00**

Phone # 941-312-1764 Pete@Eco-Logic-Services.com

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
158094	9/5/2025
CUSTOMER ID	**NET TERMS**
C2308	Due On Receipt
PO#	**DUE DATE**
	9/5/2025

BILL TO

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

Services provided for the Month of: September 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
Subtotal					**10,033.33**

Subtotal	$10,033.33
Tax	$0.00
Total Due	$10,033.33

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.

JNJ AMENITY SERVICES

P.O. Box 18 Zephyrhills fl 33539

8137818999

services@jnjcleanservices.com

INVOICE

INV0005

DATE

08/27/2025

DUE DATE

09/15/2025

BALANCE DUE

USD $600.00

BILL TO

Sherwood Manor CDD c/o Inframark

2005 Pan Am Circle Suite 300

Tampa FL 33607

inframarkcms@payableslockbox.com

DESCRIPTION	RATE	QTY	AMOUNT
Amenity cleaning services	$600.00	1	$600.00

TOTAL $600.00

BALANCE DUE

USD $600.00

Payment Info

BY CHECK

JNJ AMENITY SERVICES LLC

Amenity cleaning services - August 2025

**Please submit payment to the new address showing on invoice!
Thank you!

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.: 8119
Terms: Net 15
Invoice date: 09/01/2025
Due date: 09/16/2025

#	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

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHERWOOD MANOR CDD	8726963466	09/05/2025	09/26/2025

Service Address: 1801 12TH ST SE

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54676394	07/25/2025	24215	08/26/2025	25188	97300 GAL	ESTIMATED	WATER

Service Address Charges

Customer Service Charge	$6.03
Purchase Water Pass-Thru	$293.85
Water Base Charge	$65.23
Water Usage Charge	$267.05
Sewer Base Charge	$158.07
Sewer Usage Charge	$634.40

Summary of Account Charges

Previous Balance	$229.33
Net Payments - Thank You	$-229.33
Bill Corrections	$1,109.32
Total Account Charges	**$1,424.63**
AMOUNT DUE	**$2,533.95**

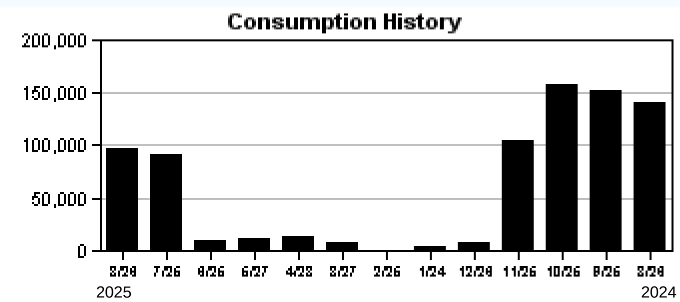
Important Message

Based on a recent meter reading, it appears there may have been a change in your water consumption. More information is at our website: http://www.hillsboroughcounty.org/en/residents/property-owners-and-renters/water-and-sewer/consumption-usage-and-tips

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.**

An estimated read was used to calculate your bill



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!

DUE DATE	09/26/2025
Auto Pay Scheduled DO NOT PAY	

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

2,314 0

008726963466 0 00002533958

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-02625H **Date 09/05/2025**

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 # 25-02625H **Notice of Regular Board Meeting Schedule Fiscal Year 2025 -2026** **RE:** Sherwood Manor CDD Board of Supervisors Meetings at 2:00 PM on 10/2/25 et al **Published:** 9/5/2025	$94.06

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$94.06**

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.

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

INVOICE

Legal Advertising

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2025/2026
SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN hat the Board of Supervisors of the Sherwood Manor Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2025/2026 to be held at **the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607** on the following dates at **2:00 p.m.:**

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

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Jayna Cooper, District Manager
September 5, 2025 25-02625H

Spectrum BUSINESS

September 1, 2025
Invoice Number: 2458267090125
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 09/01/25 through 09/30/25 details on following pages

Previous Balance	205.00
Payments Received -Thank You!	-205.00
Remaining Balance	**$0.00**
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	35.00
Other Charges	0.00
Current Charges	$205.00
YOUR AUTO PAY WILL BE PROCESSED 09/18/25	
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.

Stay connected to your business and save big with multi-line mobile savings. Call 1-855-767-1766.

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.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 01 09022025 NNNNNNNN 01 003541 0011

RECEIVED
SEP 08 2025
By________

September 1, 2025
SHERWOOD MANOR CDD
Invoice Number: 2458267090125
Account Number: 8337 12 028 2458267
Service At: 1801 12TH ST SE
RUSKIN FL 33570

Total Due by Auto Pay **$205.00**

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

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712028245826700205005

 September 1, 2025

SHERWOOD MANOR CDD

Invoice Number:	2458267090125
Account Number:	8337 12 028 2458267
Security Code:	**4957**

Spectrum BUSINESS

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

8633 2390 DY RP 01 09022025 NNNNNNNN 01 003541 0011

Charge Details

Previous Balance		205.00
EFT Payment	08/18	-205.00
Remaining Balance		**$0.00**

Payments received after 09/01/25 will appear on your next bill.

Service from 09/01/25 through 09/30/25

Spectrum Business™ Internet

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

Spectrum Business™ Voice

Phone number (813) 260-3597

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

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total	$35.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00

Other Charges 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

Spectrum BUSINESS

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

Statement Date: September 04, 2025

Amount Due: $6,418.50

Due Date: September 18, 2025
Account #: 321000026005

DO NOT PAY. Your account will be drafted on September 18, 2025

Account Summary

Previous Amount Due	$6,237.83
Payment(s) Received Since Last Statement	-$6,237.83
Credit Balance After Payments and Credits	$0.00
Current Month's Charges	**$6,418.50**
Amount Due by September 18, 2025	**$6,418.50**

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

Your Locations With The Highest Usage

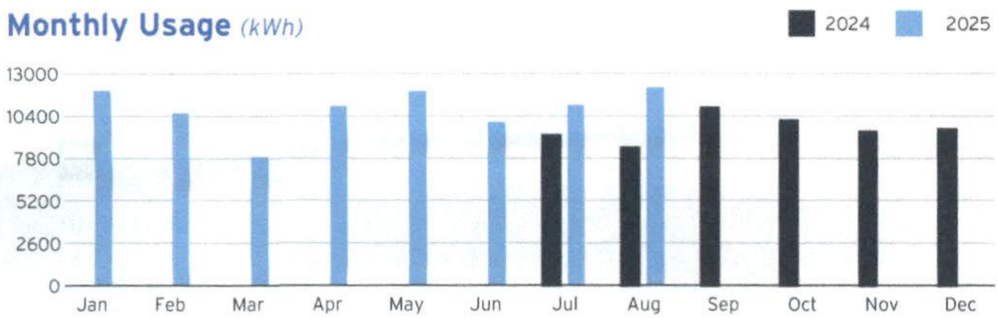
1801 SE 12TH ST, CLBHSE, RUSKIN, FL 33570	7,263 KWH
1109 TIDAL ROCK AVE, FOUNTAIN, RUSKIN, FL 33570-5558	2,307 KWH

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

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 321000026005
Due Date: September 18, 2025

Amount Due: $6,418.50

Payment Amount: $ ________

700125004432

Your account will be drafted on September 18, 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.

RECEIVED
SEP 10 2025
By

00000015 FTECO509052503095110 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	07/28/2025	20,874		18,567		2,307 kWh	1	32 Days	$379.10

▲ 10.4%

Service Address: 815 18TH AVE SE, RUSKIN, FL 33570 **Sub-Account Number:** 211019020687

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000558717	07/28/2025	1,137		1,137		0 kWh	1	32 Days	$20.68

Service Address: 816 18TH AVE SE, RUSKIN, FL 33570-6021 **Sub-Account Number:** 211019020695

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000558720	07/28/2025	7,760		5,733		2,027 kWh	1	32 Days	$335.60

▲ 10.4%

Service Address: 1850 SE 6TH AVE, RUSKIN, FL 33570 **Sub-Account Number:** 211019915753

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000580300	07/28/2025	238		237		1 kWh	1	32 Days	$20.83

▼ 50.0%

Continued on next page →

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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.

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	07/28/2025	21,344		20,797		547 kWh	1	32 Days	$105.67

3.4%

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	07/28/2025	63,799		56,536		7,263 kWh	1	32 Days	$1,149.10

9.6%

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	07/28/2025	294		293		1 kWh	1	32 Days	$20.83

0.0%

Service Address: 820 SE 21ST AVE, SIGN, RUSKIN, FL 33570 | **Sub-Account Number:** 221008023642

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000580298	07/28/2025	308		306		2 kWh	1	32 Days	$20.98

0.0%

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 **$6,418.50**

TECO. TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211019020679
Statement Date: 08/29/2025

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

Meter Read

Meter Location: FOUNTAIN
Service Period: 06/27/2025 - 07/28/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000598798	07/28/2025	20,874		18,567		2,307 kWh	1	32 Days

Charge Details

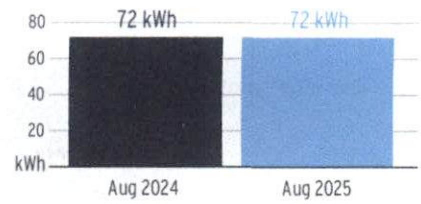
Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*2,307 kWh @ $0.08641/kWh*	$199.35
Fuel Charge	*2,307 kWh @ $0.03391/kWh*	$78.23
Storm Protection Charge	*2,307 kWh @ $0.00577/kWh*	$13.31
Clean Energy Transition Mechanism	*2,307 kWh @ $0.00418/kWh*	$9.64
Storm Surcharge	*2,307 kWh @ $0.02121/kWh*	$48.93
Florida Gross Receipt Tax		$9.48
Electric Service Cost		**$379.10**

Current Month's Electric Charges **$379.10**

Billing information continues on next page →

Avg kWh Used Per Day



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211019020687
Statement Date: 08/29/2025

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

Meter Read

Meter Location: FOUNTAIN
Service Period: 06/27/2025 - 07/28/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000558717	07/28/2025	1,137		1,137		0 kWh	1	32 Days

Charge Details

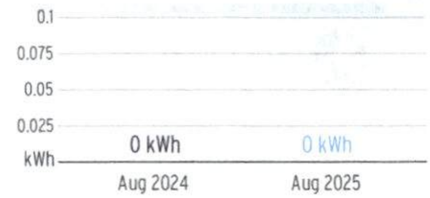
Electric Charges

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

Current Month's Electric Charges **$20.68**

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211019020695
Statement Date: 08/29/2025

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

Meter Read

Meter Location: FOUNTAIN

Service Period: 06/27/2025 - 07/28/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000558720	07/28/2025	7,760		5,733		2,027 kWh	1	32 Days

Charge Details

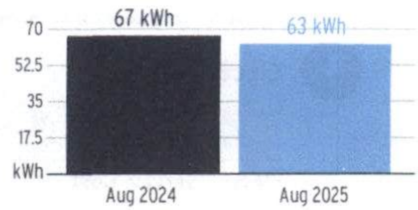
Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*2,027 kWh @ $0.08641/kWh*	$175.15
Fuel Charge	*2,027 kWh @ $0.03391/kWh*	$68.74
Storm Protection Charge	*2,027 kWh @ $0.00577/kWh*	$11.70
Clean Energy Transition Mechanism	*2,027 kWh @ $0.00418/kWh*	$8.47
Storm Surcharge	*2,027 kWh @ $0.02121/kWh*	$42.99
Florida Gross Receipt Tax		$8.39
Electric Service Cost		**$335.60**

Current Month's Electric Charges **$335.60**

Billing information continues on next page →

Avg kWh Used Per Day



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TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211019915753
Statement Date: 08/29/2025

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

Meter Read

Meter Location: ENTRY SIGN

Service Period: 06/27/2025 - 07/28/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580300	07/28/2025	238		237		1 kWh	1	32 Days

Charge Details

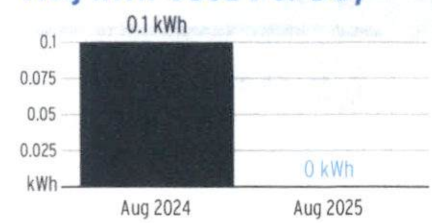
Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*1 kWh @ $0.08641/kWh*	$0.09
Fuel Charge	*1 kWh @ $0.03391/kWh*	$0.03
Storm Protection Charge	*1 kWh @ $0.00577/kWh*	$0.01
Storm Surcharge	*1 kWh @ $0.02121/kWh*	$0.02
Florida Gross Receipt Tax		$0.52
Electric Service Cost		**$20.83**

Current Month's Electric Charges $20.83

Billing information continues on next page →

Avg kWh Used Per Day



TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211020006345
Statement Date: 08/29/2025

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

Meter Read

Meter Location: MAIL KIOSK

Service Period: 06/27/2025 - 07/28/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835803	07/28/2025	21,344		20,797		547 kWh	1	32 Days

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Charge Details

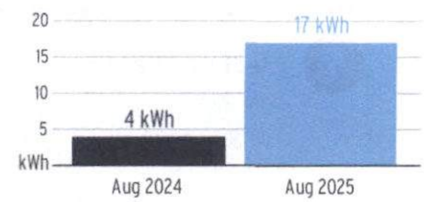
Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*547 kWh @ $0.08641/kWh*	$47.27
Fuel Charge	*547 kWh @ $0.03391/kWh*	$18.55
Storm Protection Charge	*547 kWh @ $0.00577/kWh*	$3.16
Clean Energy Transition Mechanism	*547 kWh @ $0.00418/kWh*	$2.29
Storm Surcharge	*547 kWh @ $0.02121/kWh*	$11.60
Florida Gross Receipt Tax		$2.64
Electric Service Cost		**$105.67**

Current Month's Electric Charges **$105.67**

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211020923705
Statement Date: 08/29/2025

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

Meter Read

Service Period: 06/27/2025 - 07/28/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000597942	07/28/2025	63,799		56,536		7,263 kWh	1	32 Days

Charge Details

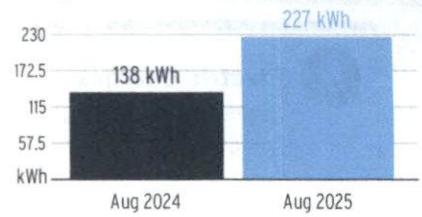
Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*7,263 kWh @ $0.08641/kWh*	$627.60
Fuel Charge	*7,263 kWh @ $0.03391/kWh*	$246.29
Storm Protection Charge	*7,263 kWh @ $0.00577/kWh*	$41.91
Clean Energy Transition Mechanism	*7,263 kWh @ $0.00418/kWh*	$30.36
Storm Surcharge	*7,263 kWh @ $0.02121/kWh*	$154.05
Florida Gross Receipt Tax		$28.73
Electric Service Cost		**$1,149.10**

Current Month's Electric Charges **$1,149.10**

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221008023634
Statement Date: 08/29/2025

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

Meter Read

Service Period: 06/27/2025 - 07/28/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580299	07/28/2025	294		293		1 kWh	1	32 Days

Charge Details

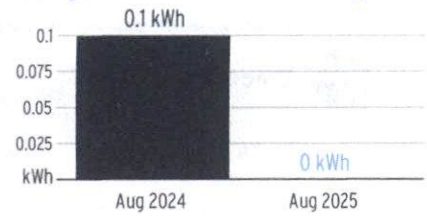
Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*1 kWh @ $0.08641/kWh*	$0.09
Fuel Charge	*1 kWh @ $0.03391/kWh*	$0.03
Storm Protection Charge	*1 kWh @ $0.00577/kWh*	$0.01
Storm Surcharge	*1 kWh @ $0.02121/kWh*	$0.02
Florida Gross Receipt Tax		$0.52
Electric Service Cost		**$20.83**

Current Month's Electric Charges $20.83

Billing information continues on next page →

Avg kWh Used Per Day



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 221008023642
Statement Date: 08/29/2025

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

Meter Read

Meter Location: SIGN

Service Period: 06/27/2025 - 07/28/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580298	07/28/2025	308		306		2 kWh	1	32 Days

Charge Details

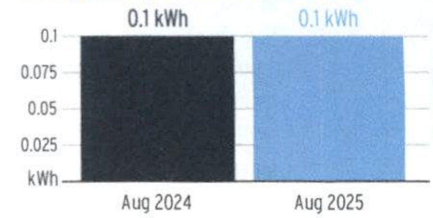
Electric Charges

Daily Basic Service Charge	*32 days @ $0.63000*	$20.16
Energy Charge	*2 kWh @ $0.08641/kWh*	$0.17
Fuel Charge	*2 kWh @ $0.03391/kWh*	$0.07
Storm Protection Charge	*2 kWh @ $0.00577/kWh*	$0.01
Clean Energy Transition Mechanism	*2 kWh @ $0.00418/kWh*	$0.01
Storm Surcharge	*2 kWh @ $0.02121/kWh*	$0.04
Florida Gross Receipt Tax		$0.52
Electric Service Cost		**$20.98**

Current Month's Electric Charges **$20.98**

Billing information continues on next page →

Avg kWh Used Per Day



TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 221008101729
Statement Date: 08/29/2025

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

Service Period: 06/27/2025 - 07/28/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*108 kWh @ $0.03412/kWh*	$3.68
Fixture & Maintenance Charge	*4 Fixtures*	$84.44
Lighting Pole / Wire	*4 Poles*	$113.28
Lighting Fuel Charge	*108 kWh @ $0.03363/kWh*	$3.63
Storm Protection Charge	*108 kWh @ $0.00559/kWh*	$0.60
Clean Energy Transition Mechanism	*108 kWh @ $0.00043/kWh*	$0.05
Storm Surcharge	*108 kWh @ $0.01230/kWh*	$1.33
Florida Gross Receipt Tax		$0.24
Lighting Charges		**$207.25**

Current Month's Electric Charges **$207.25**

Billing information continues on next page ⟶

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 221008143911
Statement Date: 08/29/2025

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

Service Period: 06/27/2025 - 07/28/2025 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*1707 kWh @ $0.03412/kWh*	$58.24
Fixture & Maintenance Charge	*89 Fixtures*	$1487.29
Lighting Pole / Wire	*89 Poles*	$2520.48
Lighting Fuel Charge	*1707 kWh @ $0.03363/kWh*	$57.41
Storm Protection Charge	*1707 kWh @ $0.00559/kWh*	$9.54
Clean Energy Transition Mechanism	*1707 kWh @ $0.00043/kWh*	$0.73
Storm Surcharge	*1707 kWh @ $0.01230/kWh*	$21.00
Florida Gross Receipt Tax		$3.77
Lighting Charges		**$4,158.46**

Current Month's Electric Charges **$4,158.46**

Total Current Month's Charges **$6,418.50**

TECO. TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

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

Statement Date: September 02, 2025

Amount Due:	**$2,376.98**
Due Date: September 23, 2025	
Account #: 221009253107	

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

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Account Summary

Current Service Period: July 29, 2025 - August 26, 2025

Previous Amount Due	$2,376.98
Payment(s) Received Since Last Statement	-$2,376.98
Current Month's Charges	**$2,376.98**
Amount Due by September 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.

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

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

TECO. TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221009253107
Due Date: September 23, 2025

RECEIVED
SEP 05 2025
By

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: $ ________	

643977031872

Your account will be drafted on September 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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

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

Service Period: Jul 29, 2025 - Aug 26, 2025

Rate Schedule: Lighting Service

Charge Details

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**

Important Messages

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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.

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

In-Person
Find list of Payment Agents at **TampaElectric.com**

Phone
Toll Free:
866-689-6469

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

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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

Statement Date: September 02, 2025

Amount Due:	**$2,237.15**
Due Date: September 23, 2025	
Account #: 221009048655	

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

Account Summary

Current Service Period: July 29, 2025 - August 26, 2025

Previous Amount Due	$2,237.15
Payment(s) Received Since Last Statement	-$2,237.15
Current Month's Charges	**$2,237.15**
Amount Due by September 23, 2025	**$2,237.15**

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

00000038-0000407-Page 7 of 18

Scan here to view your account online.

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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 221009048655
Due Date: September 23, 2025

Amount Due:	**$2,237.15**
Payment Amount: $ ________	

643977031871

Your account will be drafted on September 23, 2025

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

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

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

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

Service Period: Jul 29, 2025 - Aug 26, 2025

Rate Schedule: Lighting Service

Charge Details

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**

Important Messages

00000038-0000407-Page 8 of 18

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Tampa, FL 33601-0111

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813-223-0800 (Hillsborough)
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813-275-3909

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TECO
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AN EMERA COMPANY
TampaElectric.com

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

Statement Date: September 02, 2025

Amount Due: $233.03

Due Date: September 23, 2025
Account #: 221009045651

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

Account Summary

Current Service Period: July 29, 2025 - August 26, 2025

Previous Amount Due	$233.03
Payment(s) Received Since Last Statement	-$233.03
Current Month's Charges	**$233.03**
Amount Due by September 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.

00000038-0000409-Page 11 of 18

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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 221009045651
Due Date: September 23, 2025

Amount Due: $233.03

Payment Amount: $ ________

643977031869

Your account will be drafted on September 23, 2025

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

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

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

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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

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

Service Period: Jul 29, 2025 - Aug 26, 2025

Rate Schedule: Lighting Service

Charge Details

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**

Important Messages

00000038-0000409-Page 12 of 18

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813-275-3909

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TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

Statement Date: September 02, 2025

Amount Due:	**$699.10**
Due Date: September 23, 2025	
Account #: 221009045677	

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

00000038-0000411-Page 15 of 18

Account Summary

Current Service Period: July 29, 2025 - August 26, 2025

Previous Amount Due	$699.10
Payment(s) Received Since Last Statement	-$699.10
Current Month's Charges	**$699.10**
Amount Due by September 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.

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 221009045677
Due Date: September 23, 2025

Amount Due:	**$699.10**
Payment Amount: $ ________	

643977031870

Your account will be drafted on September 23, 2025

Pay your bill online at TampaElectric.com

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

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

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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

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

Service Period: Jul 29, 2025 - Aug 26, 2025

Rate Schedule: Lighting Service

Charge Details

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**

Important Messages

0000038-0000411-Page 16 of 18

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Tampa, FL 33631-3318
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Toll Free:
866-689-6469

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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)

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7-1-1
Power Outage:
877-588-1010
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Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Sherwood Manor CDD

Board Meeting Date: September 04, 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:

Jayna Cooper
District Manager Signature

09/04/2025
Date

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

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Sherwood Manor CDD

Board Meeting Date: September 04, 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:

Jayna Cooper
District Manager Signature

09/04/2025
Date

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

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
157204	8/28/2025
CUSTOMER ID	**NET TERMS**
C2308	Due On Receipt
PO#	**DUE DATE**
	8/28/2025

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
Mail notices sent on 7-17-25 $868.99	1	Ea	868.99		868.99
Eric Davidson 6-11-25 DNH*GODADDY#377857185 : email renewals: $383.52, Jana Cooper 7-11-25 AMAZON MKTPL*NL59V9R30 : Misc Supplies: $14.99	1	Ea	398.51		398.51
Subtotal					**1,267.50**

Subtotal	$1,267.50
Tax	$0.00
Total Due	$1,267.50

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.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor CDD

Board Meeting Date: September 04, 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

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Approved for payment:

Jayna Cooper
District Manager Signature

09/04/2025
Date

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for
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District Name: Sherwood Manor CDD

Board Meeting Date: September 04, 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:

Jayna Cooper
District Manager Signature

09/04/2025
Date

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for

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District Name: Sherwood Manor CDD

Board Meeting Date: September 04, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	$200
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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:

Jayna Cooper
District Manager Signature

09/04/2025
Date

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

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

September 16, 2025
Client: 001497
Matter: 000001
Invoice #: 27105

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/1/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	$150.00
8/6/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	$121.50
8/7/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	$243.00
8/7/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	$187.50
8/8/2025	MS	RESEARCH RE LEGAL ASSESSMENT NOTICES.	0.2	$39.00
8/15/2025	KCH	PREPARE FOR AND ATTEND PRE-HURRICANE PREPAREDNESS MEETING VIA TEAMS; PREPARE FOR AND ATTEND MONTHLY OPERATIONS MEETING VIA TEAMS.	0.2	$75.00
8/21/2025	JMV	REVIEW EMAIL FROM C. BRANNON; REVIEW CLAIM OF LIEN.	0.3	$121.50
8/25/2025	AM	REVIEW EMMA RE STATUS OF FILING OF FISCAL YEAR 2024 AUDIT REPORT.	0.2	$39.00
8/26/2025	JMV	REVIEW EMAIL FROM J. COOPER RE: UTILITY BOND.	0.3	$121.50
8/28/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	$150.00
8/29/2025	LC	REVIEW CORRESPONDENCE AND BUDGET DEFICIT DEVELOPER FUNDING; PREPARE DEVELOPER BUDGET FUNDING AGREEMENT.	0.8	$156.00
		Total Professional Services	4.2	$1,404.00

Total Services	$1,404.00	
Total Disbursements	$0.00	
Total Current Charges		$1,404.00
Previous Balance		$2,579.50
Less Payments		*($2,579.50)*
PAY THIS AMOUNT		**$1,404.00**

Please Include Invoice Number on all Correspondence

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
30606	09/22/2025	$2,780.00	10/20/2025	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Labor 9/16/25 Provided service to checkout problem of Fobs not allowing access into the clubhouse. Extensive troubleshooting to access system, finding unresponsive men's, womens bathroom and breeze way pedestrian trackers defective from possible surge. Replaced all 3 trackers and power supply, downloaded with office and tested for proper operation.	2	160.00	320.00
Tracker Board	3	750.00	2,250.00
Power supply	1	150.00	150.00
Trip charge	1	60.00	60.00

FL Contractor ES12001404

BALANCE DUE **$2,780.00**

Thank you, we appreciate your business!

Down to Earth

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

Invoice: #154264

September 2025

Customer

Sherwood Manor CDD
Inframark
2005 Pan Am Circle Suite 300

Tampa, FL 33604

Property / Project Address

Sherwood Manor CDD
1801 12th St. SE
Ruskin, FL 33570

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Invoice Irrigation Form 09.08.2025 Estimate # 127917	9/18/2025	10/3/2025	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#127917 - Invoice Irrigation Form 09.08.2025				**$43.00**
LCE006: Irrigation Repairs				**$43.00**
6" Irrigation Spray Head Repaired/ Replaced/ Relocated (Kit)	Each	1.00	$40.00	$40.00
Drip Line Fittings (Kit)	Each	1.00	$3.00	$3.00

Billing Questions
rhonda.culotta@down2earthinc.com
(904) 780-2257

Visit us at https://dtelandscape.com for all other questions or concerns.

To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments.
DTELandscape.propertyserviceportal.com

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.
https://huntington.billeriq.com/ebpp/DownToEarth/

Subtotal	$43.00
Sales Tax	$0.00
Total	**$43.00**
Credits/Payments	($0.00)
Balance Due	**$43.00**

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.
See Terms & Conditions at https://dtelandscape.com/terms-and-conditions/.

Irrigation Service Report

General Information

Technician: Jortiz

Customer: Sherwood Manor CDD

Branch: Sarasota

Report Type: Monthly Wet Check

Controller Name: Timer 1

Date: Sept. 8, 2025

Programs Needed: Yes

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ACC2

POC Info: Well

Pump Status Type: Submersible

Programs

Program Name: Program A

Start Time: midnight

Seasonal Adjustment:

Run Days: tuesday,thursday

Program Name: Program B

Start Time: midnight

Seasonal Adjustment:

Run Days: monday,friday

Program Name: Program C

Start Time: 8 p.m.

Seasonal Adjustment:

Run Days: wednesday

Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Drip	Drip	Drip	Spray	Spray	Spray	Drip
Program Type	B	B	B	A	A	A	B
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	Yes	Yes	Yes	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Drip	Drip	Spray	Spray	Spray	Drip	Bubbler
Program Type	B	B	A	A	A	B	C
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 10 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	Yes	Yes	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	**Billable Items:** **1. Drip Line** Item Type: Fittings Used Qty: 1	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	15	16	17	18	19	20	21
Zone Type	Drip	Spray	Drip	Spray	Spray	Bubbler	Bubbler
Program Type	B	A	B	A	A	C	C
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 10 mins	0 hrs 10 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	Yes	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	22	23	24	25	26	27	28
Zone Type	Spray	Drip	Drip	Drip	Spray	Spray	Spray
Program Type	A	B	B	B	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	No	No	No	No	Yes	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	**Billable Items:** **1. Irrigation Spray Head Repaired/Replaced/Relocated** Item Type: 6" Qty: 1	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	29	30	31	32	33	34	35
Zone Type	Drip	Drip	Spray	Drip	Spray	Spray	Spray
Program Type	B	B	A	B	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	Yes	No	No	Yes	Yes
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	36	37	38	39	40	41	42
Zone Type	Spray	Drip	Bubbler	Drip	Rotor	Drip	Bubbler
Program Type	A	B	C	B	C	B	C
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 10 mins	0 hrs 20 mins	0 hrs 40 mins	0 hrs 20 mins	0 hrs 10 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	Yes	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	43	44	45	46	47	48	49
Zone Type	Rotor	Spray	Spray	Drip	Rotor	Rotor	Spray
Program Type	C	A	A	B	C	C	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 40 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 40 mins	0 hrs 40 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	Yes	No	No	Yes	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	50
Zone Type	Spray
Program Type	A
Run Time Schedule	None
Run Days	None
Power Type	Hardwire
Zone Faults	No
Zone Runtime	0 hrs 20 mins
Checked Filters	No
Clogged Nozzles	No
Head Adjusted	No
Billable Repairs	No
Proposed Repairs	No
Zone Repair Items	*No repair items available*

Account Manager Contact

Contacted Manager: Yes

Contact Time: 3:41 p.m.

Communication Type: Text

Additional Comments:

Down to Earth

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

Invoice: #152249
September 2025

Customer

Sherwood Manor CDD
Inframark
2005 Pan Am Circle Suite 300

Tampa, FL 33604

Property / Project Address

Sherwood Manor CDD
1801 12th St. SE
Ruskin, FL 33570

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Sherwood Manor CDD Contract (2025) Estimate # 123455	9/1/2025	10/1/2025	Net 30	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#123455 - Sherwood Manor CDD Contract (2025) September 2025				**$9,918.00**

Billing Questions
rhonda.culotta@down2earthinc.com
(904) 780-2257

Visit us at https://dtelandscape.com for all other questions or concerns.

To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments.
DTELandscape.propertyserviceportal.com

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.
https://huntington.billeriq.com/ebpp/DownToEarth/

Subtotal	$9,918.00
Sales Tax	$0.00
Total	**$9,918.00**
Credits/Payments	($0.00)
Balance Due	**$9,918.00**

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.
See Terms & Conditions at https://dtelandscape.com/terms-and-conditions/.

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
inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
Trash Debri Pick up and disposal Work performed in May requested by Arturo Date of request 05/19/2025 by Arturo Sherwood Manor Street location Colden Ave Scarlett ave	1	$580.00	$580.00

Payment Instructions

Cashapp $neptunejku

Pay Now

Invoice2go from Bill

Subtotal	$580.00
TAX 0%	$0.00
Total	$580.00
Paid	$0.00
Balance Due	**$580.00**

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

Balance Due $580.00
Paid

Received From: Shewood CDD

Please detach and send with remittance to:

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

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

Balance Due $580.00
Paid

Received From: Shewood CDD

Card Type

Cardholder's Name

Card Number **CVV**

Expiry Date /

Signature

NEPTUNE MULTI SERVICES
813-778-9857
AIR CONDITIONING & HEATING * DRYER VENTS CLEANING * HANDYMAN SERVICES

Neptune Multi services LLC

Invoice

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

Invoice No:	0053933
Date:	08/26/2025
Terms:	NET 0
Due Date:	08/26/2025

Bill To: Shewood CDD
inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
Trash puck up and disposal Job requested by Paul Young Date of request 8/7/25 by Paul Young Sherwood Manor Strret location Swaying Sawgrass Avenue.	1	$580.00	$580.00

Payment Instructions

Cashapp $neptunejku

Pay Now

Invoice2go from bill VISA MasterCard Bank

Subtotal	$580.00
TAX 0%	$0.00
Total	$580.00
Paid	$0.00
Balance Due	**$580.00**

Please detach and send with remittance to:

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

Remittance Advice for Invoice # 0053933 on 08/26/2025

Balance Due	$580.00
Paid	

Received From: Shewood CDD

Card Type			
Cardholder's Name			
Card Number		**CVV**	
Expiry Date	/		
Signature			

Sherwood Manor
Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2025

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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 September 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2018 CAPITAL PROJECTS FUND	SERIES 2023 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS								
Cash - Operating Account	$ 28,480	$ -	$ -	$ -	$ -	$ -	$ -	$ 28,480
Investments:								
Construction Fund	-	-	-	-	198,275	-	-	198,275
Prepayment Account	-	1	-	-	-	-	-	1
Reserve Fund	-	473,878	644,750	-	-	-	-	1,118,628
Revenue Fund	-	424,227	182,303	-	-	-	-	606,530
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	**$ 28,519**	**$ 898,106**	**$ 827,053**	**$ -**	**$ 198,275**	**$ 11,847,091**	**$ 17,845,000**	**$ 31,644,044**
LIABILITIES								
Accounts Payable	$ 36,187	$ -	$ -	$ -	$ -	$ -	$ -	$ 36,187
Bonds Payable - Series 2018	-	-	-	-	-	-	8,740,000	8,740,000
Bonds Payable - Series 2023	-	-	-	-	-	-	9,105,000	9,105,000
TOTAL LIABILITIES	**36,187**	**-**	**-**	**-**	**-**	**-**	**17,845,000**	**17,881,187**

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2018 CAPITAL PROJECTS FUND	SERIES 2023 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES								
Restricted for:								
Debt Service	-	898,106	827,053	-	-	-	-	1,725,159
Capital Projects	-	-	-	-	198,275	-	-	198,275
Unassigned:	(7,668)	-	-	-	-	11,847,091	-	11,839,423
TOTAL FUND BALANCES	**(7,668)**	**898,106**	**827,053**	**-**	**198,275**	**11,847,091**	**-**	**13,762,857**
TOTAL LIABILITIES & FUND BALANCES	**$ 28,519**	**$ 898,106**	**$ 827,053**	**$ -**	**$ 198,275**	**$ 11,847,091**	**$ 17,845,000**	**$ 31,644,044**

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 126	$ 126	0.00%
Interest - Tax Collector	-	2,291	2,291	0.00%
Rental Income	-	825	825	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	-	225	225	0.00%
TOTAL REVENUES	**740,058**	**681,882**	**(58,176)**	**92.14%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	12,200	(200)	101.67%
Trustees Fees	8,200	8,297	(97)	101.18%
Disclosure Report	8,400	8,400	-	100.00%
District Counsel	7,500	26,621	(19,121)	354.95%
District Engineer	4,000	19,030	(15,030)	475.75%
District Management	30,000	31,000	(1,000)	103.33%
Accounting Services	12,000	-	12,000	0.00%
Auditing Services	6,200	9,400	(3,200)	151.61%
Website ADA Compliance	1,500	750	750	50.00%
Email Hosting Vendor	600	-	600	0.00%
Postage, Phone, Faxes, Copies	500	1,179	(679)	235.80%
Public Officials Insurance	2,700	2,700	-	100.00%
Legal Advertising	3,000	765	2,235	25.50%
Misc Non Ad Valorem Taxes	-	3,546	(3,546)	0.00%
Bank Fees	250	813	(563)	325.20%
Website Admin Services	1,500	1,649	(149)	109.93%
Dues, Licenses & Fees	500	472	28	94.40%
Total Administration	98,850	126,822	(27,972)	128.30%
Utility Services				
Electric Utility Services	100,000	140,539	(40,539)	140.54%
Total Utility Services	100,000	140,539	(40,539)	140.54%

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
Pool Monitor	12,000	-	12,000	0.00%
Pool Additional Treatments	2,000	9,755	(7,755)	487.75%
Waterway Management Program	16,000	24,210	(8,210)	151.31%
Field Management	12,000	11,000	1,000	91.67%
Janitorial - Supplies/Others	8,000	9,421	(1,421)	117.76%
Aquatics - Contract	17,000	26,079	(9,079)	153.41%
Pool Maintenance - Contract	13,200	10,500	2,700	79.55%
Landscape - Contract	235,000	234,216	784	99.67%
Amenity Pest Control	2,000	-	2,000	0.00%
Onsite Staff	70,000	70,000	-	100.00%
Security Monitoring Services	1,500	9,828	(8,328)	655.20%
Amenity Internet	1,800	2,453	(653)	136.28%
Water/Waste	4,500	11,072	(6,572)	246.04%
General Liability	30,000	21,128	8,872	70.43%
Deductible	2,500	-	2,500	0.00%
Landscape - Other R&M	9,000	10,974	(1,974)	121.93%
R&M-Wetland Monitoring	20,000	6,943	13,057	34.72%
Amenity R&M	27,208	32,428	(5,220)	119.19%
Entrance Monuments, Gates, Walls R&M	7,500	21,208	(13,708)	282.77%
Landscape - Plant Replacement Program	5,000	2,852	2,148	57.04%
Landscape - Mulch	14,000	412	13,588	2.94%
Garbage Dumpster - Rental/Collection	5,000	2,619	2,381	52.38%
Landscape - Irrigation Maintenance	3,500	3,007	493	85.91%
Community Events	10,000	-	10,000	0.00%
Misc-Contingency	10,000	24,218	(14,218)	242.18%
Key Card Distribution	2,500	-	2,500	0.00%
Total Other Physical Environment	541,208	544,323	(3,115)	100.58%
TOTAL EXPENDITURES	**740,058**	**811,684**	**(71,626)**	**109.68%**
Excess (deficiency) of revenues Over (under) expenditures	-	(129,802)	(129,802)	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	5,499	5,499	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**5,499**	**5,499**	**0.00%**
Net change in fund balance	$ -	$ (124,303)	$ (124,303)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**116,635**		
FUND BALANCE, ENDING		**$ (7,668)**		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025

Series 2018 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 37,497	$ 37,497	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**	**698,664**	**69,395**	**111.03%**
EXPENDITURES				
Debt Service				
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	-	75,348	75,348	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	114,634	114,634	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**114,634**	**114,634**	**0.00%**
Net change in fund balance	$ -	$ 189,982	$ 189,982	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**708,124**		
FUND BALANCE, ENDING		**$ 898,106**		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025

Series 2023 Debt Service Fund (201)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 44,181	$ 44,181	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**	**689,999**	**46,843**	**107.28%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	140,000	140,000	-	100.00%
Interest Expense	503,156	506,394	(3,238)	100.64%
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	-	43,605	43,605	0.00%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(37,548)	(37,548)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**(37,548)**	**(37,548)**	**0.00%**
Net change in fund balance	$ -	$ 6,057	$ 6,057	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**820,996**		
FUND BALANCE, ENDING		**$ 827,053**		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025

Series 2023 Capital Projects Fund (301)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 42,846	$ 42,846	0.00%
TOTAL REVENUES	**-**	**42,846**	**42,846**	**0.00%**
EXPENDITURES				
Construction In Progress				
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	-	(1,846,890)	(1,846,890)	0.00%
OTHER FINANCING SOURCES (USES)				
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	$ -	$ (1,929,475)	$ (1,929,475)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**2,127,750**		
FUND BALANCE, ENDING		**$ 198,275**		

Bank Account Statement

Sherwood Manor CDD

Tuesday, October 14, 2025

Bank Account No.	9155		
Statement No.	09_25	**Statement Date**	09/30/2025

G/L Account No. 101001 Balance	28,480.22	**Statement Balance**	32,744.72
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	32,744.72
Subtotal	28,480.22	**Outstanding Checks**	-4,264.50
Negative Adjustments	0.00	**Ending Balance**	28,480.22
Ending G/L Balance	28,480.22		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
09/30/2025		JE000798	Interest - Investments	Interest Earned	126.24	126.24	0.00
Total Deposits					126.24	126.24	0.00
Checks							
							0.00
09/08/2025	Payment	100166	ECO-LOGIC SERVICES LLC	Inv: 5605	-5,150.00	-5,150.00	0.00
09/08/2025	Payment	100167	STANTEC CONSULTING SERVICES	Inv: 2442472	-9,320.75	-9,320.75	0.00
09/08/2025	Payment	100168	STRALEY ROBIN VERICKER	Inv: 26945	-2,579.50	-2,579.50	0.00
09/09/2025	Payment	1040	ALBERTO VIERA	Check for Vendor V00048	-200.00	-200.00	0.00
09/09/2025	Payment	1041	CARLOS DE LA OSSA	Check for Vendor V00061	-200.00	-200.00	0.00
09/09/2025	Payment	1042	KYLE SMITH	Check for Vendor V00066	-200.00	-200.00	0.00
09/09/2025	Payment	1043	NICHOLAS J. DISTER	Check for Vendor V00034	-200.00	-200.00	0.00
09/09/2025	Payment	1044	RYAN MOTKO	Check for Vendor V00052	-200.00	-200.00	0.00
09/10/2025	Payment	1045	PIPER FIRE PROTECTION	Payment of Invoice 001589	-139.75	-139.75	0.00
09/12/2025	Payment	100169	ZEBRA CLEANING TEAM	Inv: 8119	-1,050.00	-1,050.00	0.00
09/12/2025	Payment	100170	INFRAMARK LLC	Inv: 157204	-1,267.50	-1,267.50	0.00
09/12/2025	Payment	100171	JNJ CLEANING SERVICES LLC	Inv: INV0005	-600.00	-600.00	0.00
09/16/2025	Payment	100172	INFRAMARK LLC	Inv: 158094	-10,033.33	-10,033.33	0.00
09/16/2025	Payment	100173	NEPTUNE MULTI SERVICES	Inv: 0053924	-580.00	-580.00	0.00
09/16/2025	Payment	100174	ECO-LOGIC SERVICES LLC	Inv: 5673	-5,875.00	-5,875.00	0.00
09/16/2025	Payment	100176	DOWN TO EARTH	Inv: 152249	-9,918.00	-9,918.00	0.00
09/18/2025	Payment	300058	TECO ACH	Inv: 082925-6005-ACH	-6,418.50	-6,418.50	0.00

Bank Account Statement

Sherwood Manor CDD

Bank Account No. 9155

Statement No. 09_25 **Statement Date** 09/30/2025

09/18/2025	Payment	300059	CHARTER COMMUNICATIONS - ACH	Inv: 2458267090125-ACH	-205.00	-205.00	0.00
09/18/2025	Payment	100177	NEPTUNE MULTI SERVICES	Inv: 0053933	-580.00	-580.00	0.00
09/22/2025	Payment	100178	BUSINESS OBSERVER	Inv: 25-02625H	-94.06	-94.06	0.00
09/23/2025	Payment	300060	TECO ACH	Inv: 090225-3107-ACH	-2,376.98	-2,376.98	0.00
09/23/2025	Payment	300061	TECO ACH	Inv: 090225-8655-ACH	-2,237.15	-2,237.15	0.00
09/23/2025	Payment	300062	TECO ACH	Inv: 090225-5651-ACH	-233.03	-233.03	0.00
09/23/2025	Payment	300063	TECO ACH	Inv: 090225-5677-ACH	-699.10	-699.10	0.00
09/26/2025	Payment	300064	BOCC ACH	Inv: 090525-3466-ACH	-2,533.95	-2,533.95	0.00
09/22/2025		JE000797	Bank Fees	Bank Fees	-282.06	-282.06	0.00
Total Checks					-63,173.66	-63,173.66	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/14/2025	Payment	1033	RYAN MOTKO	Check for Vendor V00052	-200.00
08/06/2025	Payment	100160	FLA POOLS INC	Inv: 01194649	-682.50
08/12/2025	Payment	1038	RYAN MOTKO	Check for Vendor V00052	-200.00
09/08/2025	Payment	100164	ACTION SECURITY, INC	Inv: 30335	-1,610.00
09/16/2025	Payment	100175	ACTION SECURITY, INC	Inv: 30410	-125.00
09/25/2025	Payment	100179	DOWN TO EARTH	Inv: 154264	-43.00
09/25/2025	Payment	100180	STRALEY ROBIN VERICKER	Inv: 27105	-1,404.00
Total Outstanding Checks					-4,264.50

Outstanding Deposits

Total Outstanding Deposits

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100164	09/08/25	ACTION SECURITY, INC	30335	MAINTENANCE	Security Monitoring Services	534368-53150	$1,610.00
001	100166	09/08/25	ECO-LOGIC SERVICES LLC	5605	Lake 10 littoral area spray and brushcut	Landscape Maintenance	546300-53908	$5,150.00
001	100167	09/08/25	STANTEC CONSULTING SERVICES	2442472	district engineer Aug 2025	District Engineer	531147-51301	$9,320.75
001	100168	09/08/25	STRALEY ROBIN VERICKER	26945	Aug 2025 District counsel services	District Counsel	531146-51301	$2,579.50
001	100169	09/12/25	ZEBRA CLEANING TEAM	8119	Sep 2025 Pool cleaning service	Pool Additional Treatments	531034-53908	$1,050.00
001	100170	09/12/25	INFRAMARK LLC	157204	MAIL NOTICES	MANAGEMENT FEE	541024-51301	$868.99
001	100170	09/12/25	INFRAMARK LLC	157204	MAIL NOTICES	MANAGEMENT FEE	549936-51301	$398.51
001	100171	09/12/25	JNJ CLEANING SERVICES LLC	INV0005	Aug 2025 Amenity cleaning services	AMENITY CLEANING	531165-53150	$600.00
001	100172	09/16/25	INFRAMARK LLC	158094	Sep 2025 District management services	Disclosure Report	531142-51301	$700.00
001	100172	09/16/25	INFRAMARK LLC	158094	Sep 2025 District management services	District Management	531150-51301	$2,500.00
001	100172	09/16/25	INFRAMARK LLC	158094	Sep 2025 District management services	Onsite Staff	534215-51301	$5,833.33
001	100172	09/16/25	INFRAMARK LLC	158094	Sep 2025 District management services	Field Management	531152-51301	$1,000.00
001	100173	09/16/25	NEPTUNE MULTI SERVICES	0053924	Trash Debris pick up and disposal	Trash Debris Clean Up	549900-53908	$580.00
001	100174	09/16/25	ECO-LOGIC SERVICES LLC	5673	Aug 2025 Pond maintenance	Aquatics - Contract	534067-53908	$5,875.00
001	100175	09/16/25	ACTION SECURITY, INC	30410	Sep 2025 Security monitoring system	Security Monitoring Services	534368-53150	$125.00
001	100176	09/16/25	DOWN TO EARTH	152249	Sep 2025 Landscaping maintenance	Landscape - Contract	534171-53908	$9,918.00
001	100177	09/18/25	NEPTUNE MULTI SERVICES	0053933	Trash puck up and disposal	Misc-Contingency	549900-53908	$580.00
001	100178	09/22/25	BUSINESS OBSERVER	25-02625H	LEGAL AD	Legal Advertising	548002-51301	$94.06
001	100179	09/25/25	DOWN TO EARTH	154264	Irrigation Spray Head Repaired 09/25	Landscape - Irrigation Maintenance	546930-53908	$43.00
001	100180	09/25/25	STRALEY ROBIN VERICKER	27105	AUG 2025 DISTRICT COUNSEL SERVICE	District Counsel	531146-51401	$1,404.00
001	1040	09/09/25	ALBERTO VIERA	AV-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	$200.00
001	1041	09/09/25	CARLOS DE LA OSSA	CO-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	$200.00
001	1042	09/09/25	KYLE SMITH	KS-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	$200.00
001	1043	09/09/25	NICHOLAS J. DISTER	ND-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	$200.00
001	1044	09/09/25	RYAN MOTKO	RM-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	$200.00
001	1045	09/10/25	PIPER FIRE PROTECTION	147995	EXTING INSPECT	PROF SERVICES	546176-51301	$139.75
001	300058	09/18/25	TECO ACH	082925-6005-ACH	SERV PRD 06/27-07/28/25	ELECTRIC	543041-53150	$6,418.50
001	300059	09/18/25	CHARTER COMMUNICATIONS - ACH	2458267090125-ACH	09/01-09/30/25 INTERNET	Amenity Internet	541016-53908	$205.00
001	300060	09/23/25	TECO ACH	090225-3107-ACH	07/29-08/26/25 ELECTRIC	07/29/08/26/25 ELECTRIC	543041-53150	$2,376.98
001	300061	09/23/25	TECO ACH	090225-8655-ACH	07/29/08/26/25 ELECTRIC	Electric Utility Services	543041-53150	$2,237.15
001	300062	09/23/25	TECO ACH	090225-5651-ACH	07/29-08/26-25 ELECTRIC	Electric Utility Services	543041-53150	$233.03
001	300063	09/23/25	TECO ACH	090225-5677-ACH	07/29-08/26/25 ELECTRIC	Electric Utility Services	543041-53150	$699.10
001	300064	09/26/25	BOCC ACH	090525-3466-ACH	WATER 07/25-08/26/25	WATER	543018-53908	$2,533.95
							Fund Total	**$66,073.60**

Total Checks Paid	**$66,073.60**

Sherwood Manor CDD

Field Inspection Report - October - Down 2 Earth

Tuesday, October 21, 2025

Prepared For Board of Supervisors

15 Items Identified

Paul Young

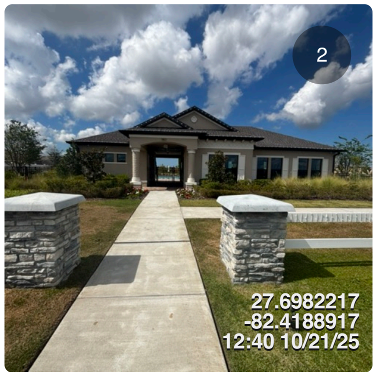
District Field Inspector

Green – Indicates Item is in progress or completed.
Orange - Indicates Item is scheduled.
Red - Indicates Item has not been addressed by vendor.

Item 1 - AMENITY CENTER

Assigned To: Down 2 Earth

Amenity entrance is well maintained, the Indian Hawthorn plants have shown stress and has been fertilized to see if nutrients will produce buds before deciding to pull and replace.



Item 2 - MAILBOX KIOSK

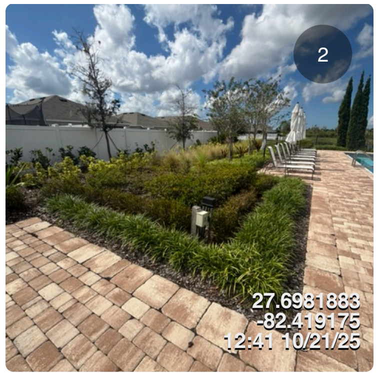
Assigned To: Down 2 Earth

Mailbox Kiosk is clean. Landscape around area is well maintained. The sod has been fertilized, and improvements should be visible by next report.

Item 3 - AMENITY CENTER LANDSCAPE

Assigned To: Down 2 Earth

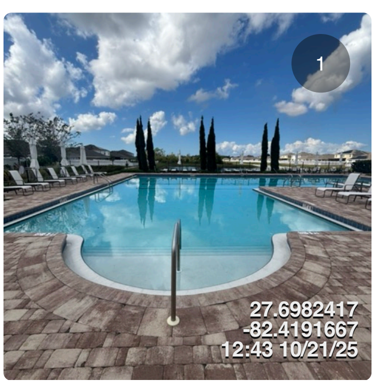
Pool interior plant beds are well maintained.

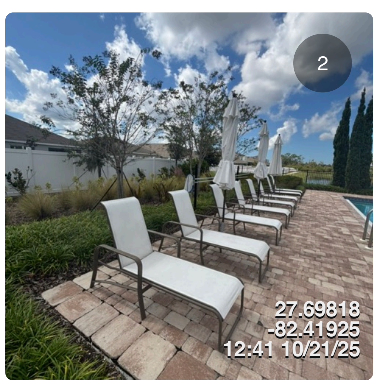


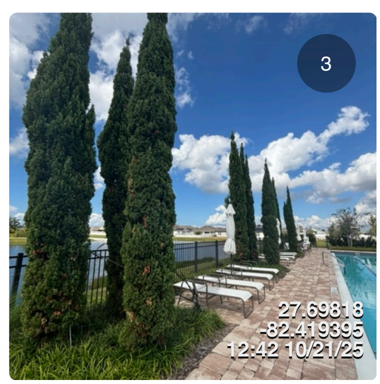
Item 4 - AMENITY POOL

Assigned To: District Manager

Pool is clear and blue, furniture is intact and clean.





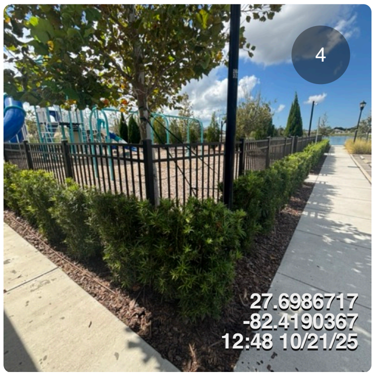


Item 5 - AMENITY PERIMETER LANDSCAPE

Due By: Tuesday, November 4, 2025

Assigned To: Down 2 Earth

1). Pull weeds along brick wall and pool fence. Perimeter landscape is well maintained.



Item 6 - PLAYGROUND / BASKETBALL COURT

Due By: Tuesday, November 4, 2025

Assigned To: Down 2 Earth

Playground equipment is operational. Basketball court is clean.

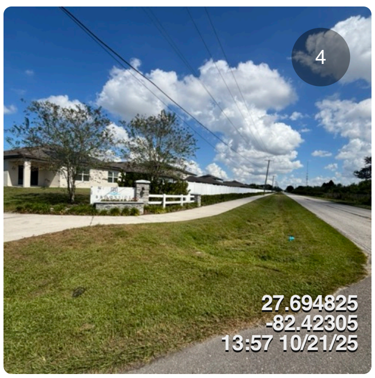
3). Pull weeds on the next service visit.

6). Remove broken stake, replace or remove all stakes no longer needed.

Item 7 - COMMUNITY SIGNAGE 21st STREET

Assigned To: Down 2 Earth

Community signage beds are well maintained. Annuals look vibrant and colorful.



Item 8 - MAILBOX KIOSK 9th AVE. SE

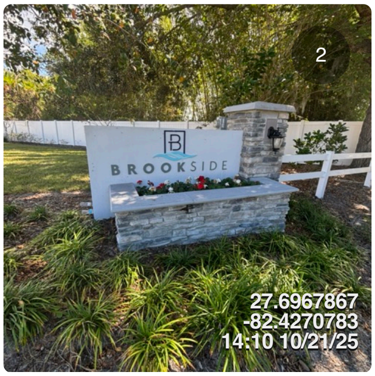
Assigned To: Down 2 Earth

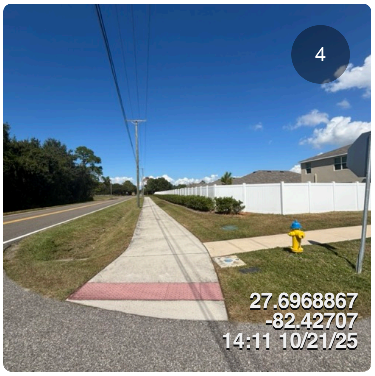
Mailbox kiosk is clean. Landscape has been detailed and well maintained.

Item 9 - TIDAL ROCK ENTRANCE

Assigned To: Down 2 Earth

Ditches have been serviced. Landscape has been detailed.



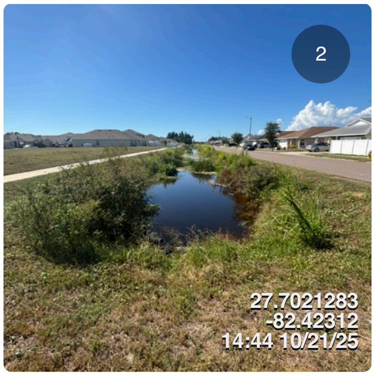


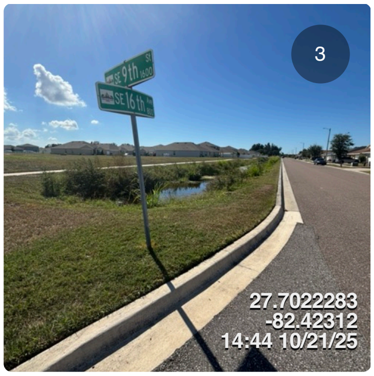
Item 10 - D1 DITCH 16th AVE., SE

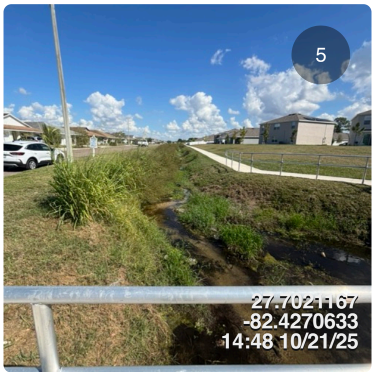
Due By: Thursday, October 23, 2025

Assigned To: Eco Logic Aquatics

Eco Logic was on-site 10/23/25 and serviced the D1 ditch treatment.







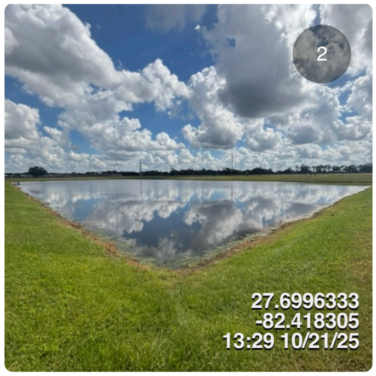
Item 11 - POND MAINTENANCE

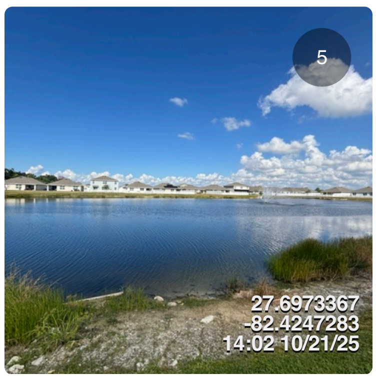
Due By: Thursday, October 23, 2025

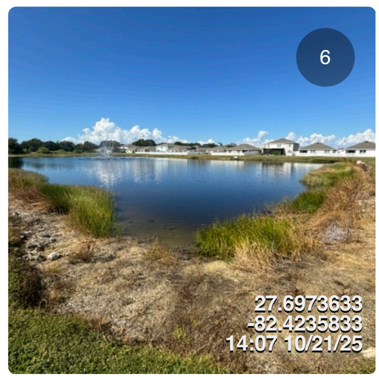
Assigned To: Eco Logic

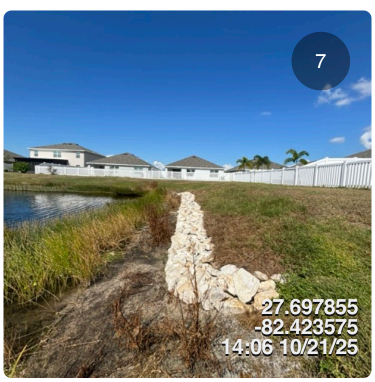
Pond treatments completed 10/23/25. Please send any logs for the month of October.

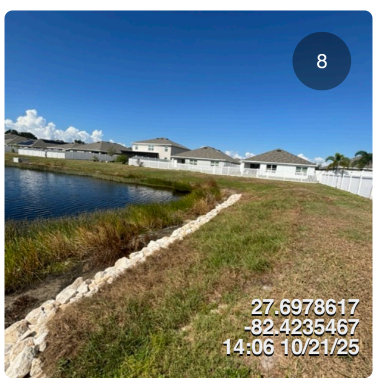
Bank erosion repair was completed, and sod has taken root.











Item 12 - TIDAL ROCK AVENUE

Assigned To: Down 2 Earth

Landscape has been detailed along Tidal Rock Avenue.

Item 13 - DITCH MAINTENANCE

Assigned To: Down 2 Earth

1). 15th St., S.E.

2). 14th Ave., S.E.

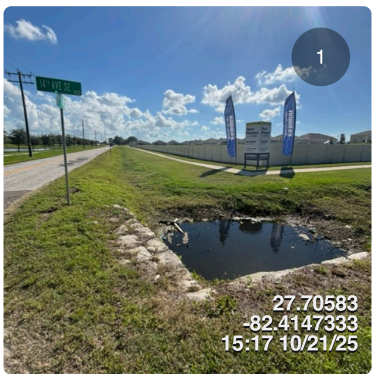
3). 16th Ave., S.E.

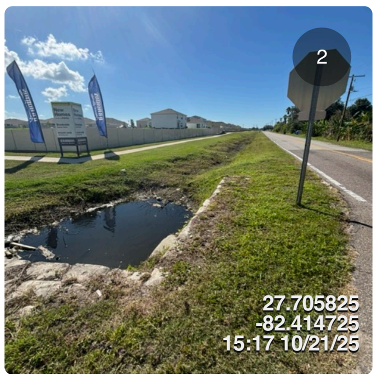
4). 12th St., looking south.

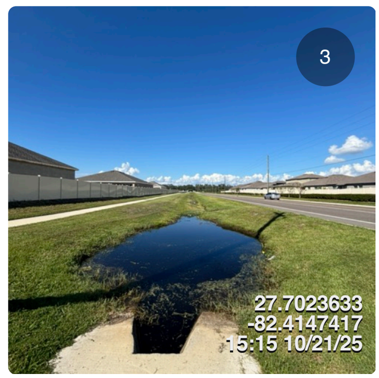
5). 12th St., looking north.

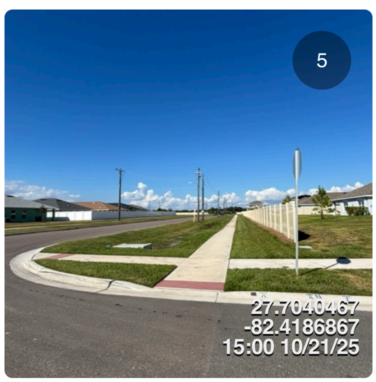
6). 14th Ave., S.E. at 12th St., S.E.

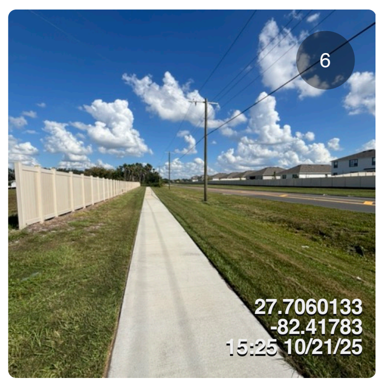
Well Maintained











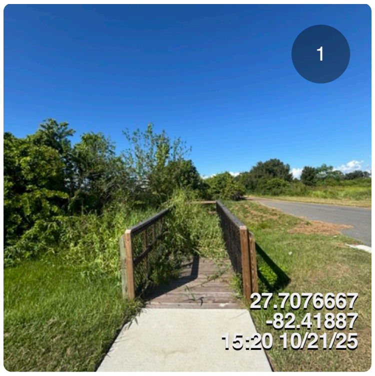
Item 14 - MARITIME FOREST AVE

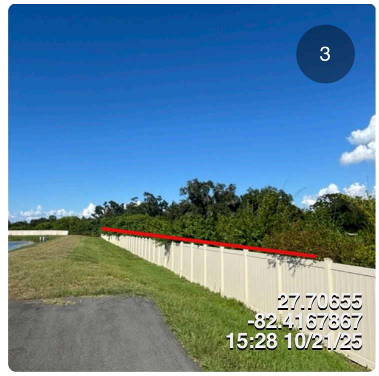
Due By: Tuesday, November 4, 2025

Assigned To: Down 2 Earth

1). Pic 1/2 -Cut back all encroaching plant material away from bridge structure.

3). Coastal Redwood Court - keep overgrowth off CDD fences.





Item 15 - ALPINE ASH PLACE

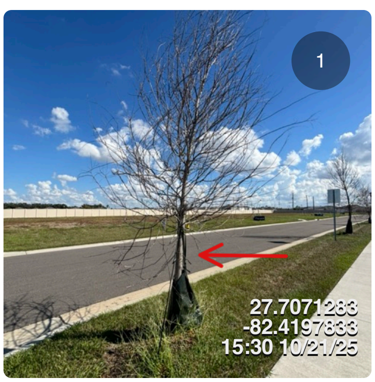
Due By: Thursday, October 30, 2025

Assigned To: Down 2 Earth

Three (3) of (18) trees planted around Pond C3 have died. The remaining (15) are alive and

struggling. Provide a fertilization schedule and a water bag refill estimate to maintain the

remaining trees.

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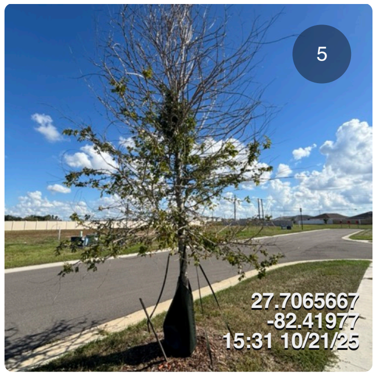
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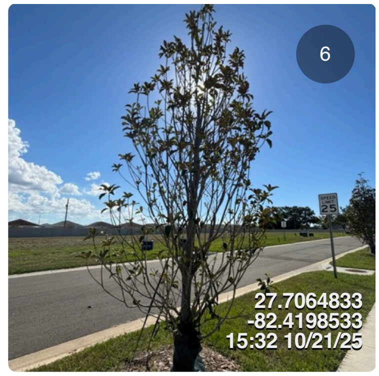
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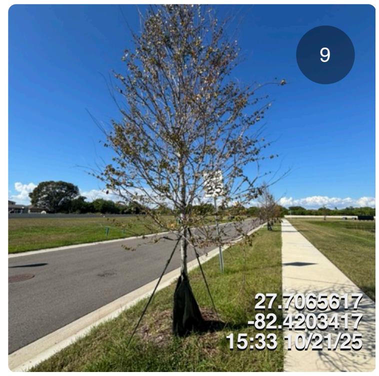
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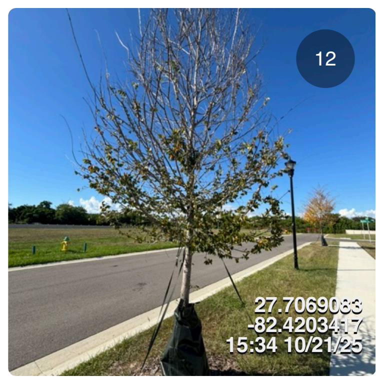
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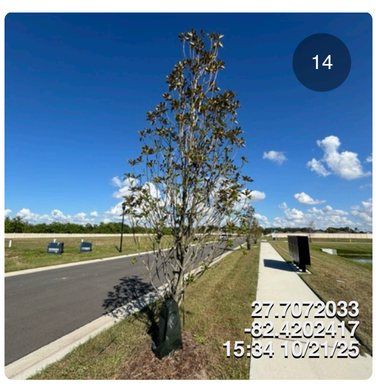
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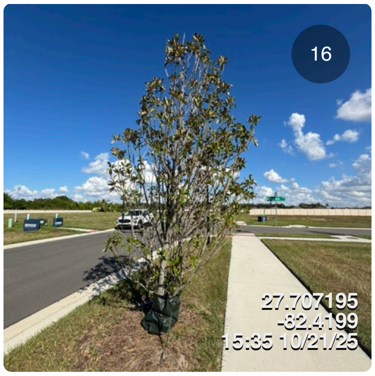
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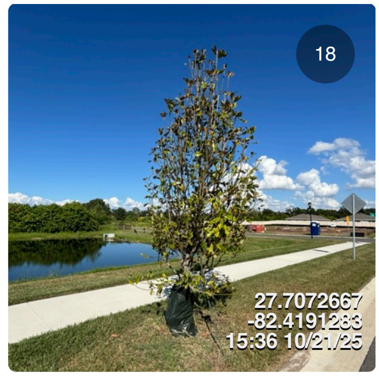
18
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From: J. Matthew Nabor <matt@eco-logic-services.com>
Sent: Thursday, October 23, 2025 3:03:33 PM
To: Young, Paul <pyoung2@inframark.com>
Subject: Sherwood Manor Ditches

You don't often get email from matt@eco-logic-services.com. Learn why this is important

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Hey Paul,

We had the team out today to do our midge treatment and to look at those ditches. I wanted to attach a paragraph below, as well as the full contract from when we added those ditches to our maintenance out at Sherwood:

"Following these initial events, the ditch bottoms will be maintained on a monthly schedule to keep large weeds (primrose willow, cattails, Carolina willow) from becoming established in the ditch bottom. This work will ensure design flow through the system in the rainy season or in the event of a storm. Low growing vegetation which would not significantly impact flow will be allowed to remain in place to ensure stabilization of the ditch against erosion. No maintenance is provided for the banks of the ditch, assuming the area will be mowed by the lawn maintenance contractor for the site."

When these areas were first added to our scope of work, we performed an extensive cleanup of the ditches, which included significant manual removal. These ditches were incorporated into our maintenance program after the property experienced high water levels following last year's hurricane season. The intent was to ensure proper flow throughout the property in the event of another active hurricane season or periods of heavy rainfall. Our focus here has been on maintaining flow and keeping the ditch bottoms clear, rather than treating or managing vegetation along the banks. As noted in the agreement, the landscape team was expected to maintain control of the ditch banks once the initial cleanup was completed.

Much like the lakes, we will always try to leave native plants which are present in the ditch bottoms that are not impeding flow. The crew did do a little bit of spraying on the street side today and a little bit near the sidewalks to help try to clean up the visual, but this will require a much more attention than spraying.

If you'd like, I can put together some numbers to include ditch bank maintenance as part of a regular service schedule. A bi-monthly frequency would likely be the best option to keep things looking consistent and prevent overgrowth. It may also be worth checking whether this work is already covered under the landscape team's contract, since when we first took on this portion, the banks were in good shape, and the main concern was vegetation within the ditch bottoms. Either way, we're happy to help coordinate or provide a proposal if you'd like us to handle it directly.

Hope this helps,

Matt Nabor
Environmental Manager

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