

Sherwood Manor Community Development District

**January 08, 2026
Agenda Package**

TEAMS MEETING INFORMATION

[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#

2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Sherwood Manor Community Development District

Board of Supervisors

Carlos de la Ossa, Chairman
Nick Dister, Vice Chairperson
Kyle Smith, Assistant Secretary
Alberto Viera, Assistant Secretary
Ryan Motko, Assistant Secretary

District Staff

Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Paul Young, Field Manager
Tabitha Vega, Clubhouse Manager
Rollamay Turkoane, District Manager

Regular Meeting Agenda

Thursday, January 08, 2026 at 2:00 p.m.

The Regular Meeting of the **Sherwood Manor Community Development District** will be held **January 08, 2026, 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 Resolution 2026-06; General Election
- B. Consideration of Resolution 2026-07; Landowner Election
- C. Consideration of Easement Encroachment Agreement – 1002 Golden Shiner Avenue

4. CONSENT AGENDA

- A. Approval of Minutes of December 04, 2025, Regular Meeting
- B. Consideration of Operation and Maintenance November 2025
- C. Acceptance of the Financials and Approval of the Check Register for November 2025
- D. Ratification of MHD Proposal # Q006603 (\$1,478.75)
- E. Ratification of Mike's Signs Graphics & Printing Proposal #1806 (\$500.00)

5. STAFF REPORTS

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

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT REGARDING THE ELECTION OF BOARD MEMBERS IN THE UPCOMING GENERAL ELECTION.

WHEREAS, the Sherwood Manor Community Development District (the "District") is a local unit of special-purpose government situated in Hillsborough County, Florida (the "County");

WHEREAS, the Board of Supervisors of the District (the "Board") is the governing body of the District and each Board member is elected or appointed to a specific seat on the Board and the terms are staggered so that there is always an election every 2 years for certain seats on the Board;

WHEREAS, Section 190.003(17), *Florida Statutes* defines a "qualified elector" as someone who is at least 18 years of age, a citizen of the United States, a legal resident of Florida and of the District, and who registers to vote with the County Supervisor of Elections where the District is located;

WHEREAS, after the transition to qualified elector seats each Board member has a 4-year term and as their term expires their seats will be for election pursuant to Sections 190.006(3)(a) 2.b. and 2.c, *Florida Statutes*;

WHEREAS, the following Board seats will be up for election in the upcoming General Election and all seats will have 4-year terms:

Seat No. 1	Length of Term: Four (4) years
Seat No. 2	Length of Term: Four (4) years

NOW, THEREFORE BE IT RESOLVED BY THE BOARD THAT:

Section 1. General Election. The seats designated above will be up for election in the upcoming General Election (with election day being the first Tuesday of November) by the qualified electors residing within the boundaries of the District.

Section 2. Qualifying Period. The period of qualifying as a candidate to serve as a member on the Board is noon, Monday June 8, 2026, through noon, Friday June 12, 2026. This Resolution shall serve as the District's notice of the qualifying period, pursuant to Section 190.006(3)(b), *Florida Statutes*. Interested candidates should contact the County Supervisor of Elections for further information.

Section 3. Conduction and Procedure of Election.

- a. Other than supplying the seats up for election to the County Supervisor of Elections, the District is not involved in the election.
- b. The election shall be conducted according to the requirements of general law and law governing special district elections.
- c. Candidates seeking election shall conduct their campaigns in accordance with the provisions of Chapter 106, *Florida Statutes* and shall file qualifying papers and qualify for individual seats in accordance with Section 99.061, *Florida Statutes*.
- d. The election shall be held at the precinct polling places designated by the County Supervisor of Elections.
- e. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, *Florida Statutes*.

- f. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, *Florida Statutes*.
- g. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 *Florida Statutes*.

Section 4. Election Costs. The District shall be responsible for paying the District's proportionate share of the regular election costs, if any, pursuant to Section 100.011, *Florida Statutes*.

Section 5. Effective Date and Transmittal. This Resolution shall become effective upon its passage and the District Manager is authorized to transmit a copy of this Resolution to the County Supervisor of Elections.

This Resolution is duly passed and adopted on January 8, 2026.

Attest:

**Sherwood Manor
Community Development District**

Print Name: _____
Title: Secretary / Assistant Secretary

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

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS' MEETING FOR THE PURPOSE OF ELECTING ONE (1) MEMBER OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District was established on February 14, 2018 by Ordinance No. 18-7, as amended by Ordinance No. 20-6, and as amended by Ordinance No. 22-22 of the Hillsborough County Board of County Commissioners;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) previously amended the terms of office for Board seats to align with the general elections held in November during even years;

WHEREAS, the term for Board **Seat 5**, is set to expire in November 2026; and

WHEREAS, the District is statutorily required to announce a meeting of the landowners of the District for the purpose of electing one (1) member of the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. In accordance with Section 190.006(2)(b), Florida Statutes the landowners' meeting to elect one (1) member of the Board, to Board **Seat 5**, will be held on **Thursday, November 5, 2026, at 2:00 p.m.** at the **Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**.

Section 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, a sample notice of landowners' meeting and election, instructions on how all landowners may participate in the election, a sample proxy, and sample ballot forms are attached hereto as **Exhibit A**. Copies of such documents can be obtained from the District Manager's office.

Section 4. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on January 8, 2026.

Attest:

**Sherwood Manor
Community Development District**

Print Name: _____
Title: Secretary/ Assistant Secretary

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

**Notice of Landowners' Meeting and Election and
Meeting of the Board of Supervisors of the
Sherwood Manor Community Development District**

Notice is hereby given to the public and all landowners within the Sherwood Manor Community Development District (the “**District**”), comprised of approximately 221.484 acres in Hillsborough County, advising that a landowners’ meeting will be held for the purpose of electing one (1) member of the Board of Supervisors of the District. Immediately following the landowners’ meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Thursday, November 5, 2026
Time: 2:00 p.m.
Place: The Offices of Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners’ meeting may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners’ meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

Jayna Cooper, District Manager

Run Date(s): _____

Instructions Relating to Landowners' Meeting of the Sherwood Manor Community Development District for the Election of Members of the Board of Supervisors

Date: Thursday, November 5, 2026
Time: 2:00 p.m.
Location: The Offices of Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Pursuant to Chapter 190, Florida Statutes, and after a community development district (the “**District**”) has been established and the landowners have held their initial election, there shall be subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors of the District (the “**Board**”) every 2 years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners’ meeting or the landowner may nominate a proxy holder to vote in person at the meeting in place of the landowner. Landowners or proxy holders need to bring a government issued ID for verification purposes.

Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per un-platted acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property. Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy.

At the landowners’ meeting, the landowners will elect a chair to conduct the meeting. The meeting chair can be any person present at the meeting and does not need to be a landowner. If the meeting chair is a landowner or proxy holder of a landowner, they may also nominate candidates, make or second motions, and participate in the voting process. Candidates must be nominated and then shall be elected by a vote of the landowners. Mailed in ballots or proxies are not accepted because the landowners or proxy holders nominate candidates first for each seat in the election and then the ballots are casted. Furthermore, the District does not have the ability to verify the signatures of mailed in ballots or request clarification if there is an issue with any ballot or proxy.

This year, one (1) seat on the Board will be up for election by landowners. The one (1) candidate receiving the highest number of votes will receive a 4-year term. The term of office for the successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by 1 of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of un-platted acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Landowner Proxy

Sherwood Manor Community Development District Landowners' Meeting – November 5, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (the “**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Sherwood Manor Community Development District to be held at Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, on November 5, 2026, at 2:00 p.m., and at any adjournments thereof, according to the number of un-platted acres of land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Address/Legal/or Parcel ID #

# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
--	---------------------

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES:

1. Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as 1 acre entitling the landowner to 1 vote with respect thereto.
2. 2 or more persons who own real property in common that is 1 acre or less are together entitled to only 1 vote for that real property.
3. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).
4. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Official Ballot for Landowners

Sherwood Manor Community Development District Landowners' Meeting – November 5, 2026 (Election of 1 Supervisor)

The undersigned certifies that he/she/it is a fee simple owner of land located within the Sherwood Manor Community Development District and described as follows:

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

I do cast my votes as a Landowner as follows:

Name of Candidate	Number of Votes
Seat 5 _____	_____

Date: _____

Signature: _____

Printed Name: _____

Official Ballot for Proxy Holders

Sherwood Manor Community Development District Landowners' Meeting – November 5, 2026 (Election of 1 Supervisor)

The undersigned certifies that he/she/it is the proxy holder for fee simple owners of land located within the Sherwood Manor Community Development District and described in the attached proxies.

Information in the dotted line below is to be filled out by District Staff prior to being returned to the proxy holder for casting the ballot:

Total Number of Proxies _____

Total Number of Un-platted Acreage _____

Total Number of Platted Lots _____

Total Number of Authorized Votes _____

I do cast my votes, in my capacity as a proxy holder for certain Landowners, as follows:

	Name of Candidate	Number of Votes
Seat 5	_____	_____

Date: _____ Signature: _____

Printed Name: _____

Prepared by and return to:
Kathryn "KC" Hopkinson, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606
Folio No.: 057658-1372

Easement Encroachment Agreement

This Easement Encroachment Agreement (this "**Agreement**") is entered into as of _____, 202____ (the "**Effective Date**"), between the **Sherwood Manor Community Development District** (the "**District**") whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, and **FRANCISCO JOSE FERNANDEZ PAREJO and JO ANN FERNANDEZ** (collectively the "**Landowner(s)**"), whose mailing address is 1002 GOLDEN SHINER AVENUE, Ruskin, Florida 33570.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 5, Block 15, BROOKSIDE ESTATES PHASE 1 AND 2 (the "**Property**"), a subdivision according to the plat thereof recorded at Plat Book 136, Pages 154-166 (the "**Plat**"), of the Public Records of Hillsborough County, Florida (the "**Plat**"). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Hillsborough County.
2. **District Easement.** The District has a 10' Drainage Easement (Public) (the "**Easement**") on the West side of the Property, as shown on the Plat. Landowner desires to encroach into the Easement by installing a 6-foot-tall white vinyl fence through the Easement (the "**Improvements**"). The improvements may be installed as long as the Improvements include a gate on both the front and back fences of a minimum width of five (5) feet.
3. **Underground Drainage Pipes.** Landowner acknowledges that there are underground drainage pipes in the Easement in which the Improvements will be placed. Landowner agrees that the fence posts for the Improvements will not be installed more than eighteen inches (18") below ground to avoid the underground drainage pipes. If the fence posts require additional depth below ground for safe installation, the Landowner will require the installer or contractor to prod the ground to determine the exact location of the underground drainage pipe and certify that the fence posts will not conflict with the underground pipe in order to determine the desired depth for the fence posts. The Landowner will instruct the installer or the contractor that any fence post placed over the pipe will have a six-inch (6") separation space between the top of the pipe and the bottom of the excavated area for installation of the fence posts. Landowner is

responsible for locating all other underground utility lines and cables.

4. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed, and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the easement area or the use of the easement for public purposes. The Landowner shall be responsible for routine maintenance of the Improvements within the Easement. The Landowner shall allow the District access through the Easement.

5. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners' association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.

6. **Term and Termination.**

- a. This Agreement shall remain in effect in perpetuity until terminated by either party.
- b. If Landowner fails to reimburse any costs owed to the District under this Agreement within 30 days, the District may terminate this Agreement with 10 days written notice.
- c. If Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed, either party may terminate this Agreement with 60 days written notice.
- d. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of the Clerk of the Circuit Court of Manatee County.
- e. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
- f. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.

7. **Indemnification.** Landowner agrees to indemnify, defend, and hold the District, its Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement or to any District or Manatee County improvements or structures located within the Easement; and (4) any claims for injury to any person or damages to any property because of the Improvements.

8. **Insurance**. Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.
9. **Covenants Run with the Land**. The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.
10. **Governing Law and Venue**. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.
11. **Attorney's Fees**. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
12. **No Title Search**. Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.
13. **Amendments**. This Agreement may only be amended in writing by the parties.
14. **Severability**. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
15. **Arm's Length Transaction**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
16. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

[SIGNATURE PAGES TO FOLLOW]

Witnesses:

**Sherwood Manor
Community Development District**

Print Name: _____
Address: _____

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

Print Name: _____
Address: _____

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202_____, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Sherwood Manor Community Development District, on behalf of the District, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Print Name

Address

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202____, by FRANCISCO JOSE FERNANDEZ PAREJO, Landowner, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Name: JO ANN FERNANDEZ

Title: Landowner

Print Name

Address

Print Name

Address

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202____, by JO ANN FERNANDEZ, Landowner, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

MINUTES OF MEETING
SHERWOOD MANOR
COMMUNITY DEVELOPMENT DISTRICT

1 The regular meeting of the Board of Supervisors of Sherwood Manor Community
2 Development District was held on Thursday, December 4, 2025, and called to order at 2:50 pm
3 at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

4
5 Present and constituting a quorum were:
6

7 Carlos de la Ossa	Chairperson
8 Nicholas Dister	Vice Chairperson (<i>via phone</i>)
9 Ryan Motko	Assistant Secretary
10 Alberto Viera	Assistant Secretary
11 Kyle Smith	Assistant Secretary

12
13 Also present were:
14

15 Jayna Cooper	District Manager
16 Rollamay Turkoane	District Manager
17 Kathryn Hopkinson	District Counsel
18 John Vericker	District Counsel
19 Tonja Stewart	District Engineer
20 Brian Lamb	VP Developer Services
21 Paul Young	Field Manager
22 Tabitha Vega	Club House Manager (<i>via phone</i>)

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

27
28 **FIRST ORDER OF BUSINESS**

Call To Order/Roll Call

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

30
31 **SECOND ORDER OF BUSINESS**

Public Comments on Agenda Items

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

33
34 **THIRD ORDER OF BUSINESS**

Business Items

35 A. **Consideration of Arbitrage Rebate Counselors LLC Proposal – Annual
36 Arbitrage Calculations Series 2018 Bonds**

37
38 On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor,
39 Arbitrage Rebate Counselors LLC Proposal – Annual Arbitrage
40 Calculations Series 2018 Bonds, was approved. 5-0

41
42 B. **Consideration of Arbitrage Rebate Counselors LLC Proposal – Annual
43 Arbitrage Calculations Series 2023 Bonds**

44

45 On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor,
46 Arbitrage Rebate Counselors LLC Proposal – Annual Arbitrage
47 Calculations Series 2023 Bonds, was approved. 5-0

48

49 **C. Consideration of School-Now CDD Website Proposal**

50

51 On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor,
52 School-Now CDD Website Proposal, was approved. 5-0

53

54 **D. Consideration of Aquatic Pest Management Services Agreement (*Lake 1 and* 55 *Lake 2*)**

56

57 On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor,
58 Aquatic Pest Management Services Agreement (*Lake 1 and Lake 2*), was
59 approved. 5-0

60

61 **E. Consideration of Swimming Pool Maintenance and Chemical Services 62 Agreement**

63

64 On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor,
65 Swimming Pool Maintenance and Chemical Services Agreement, was
66 approved. 5-0

67

68 **F. Report of FY 2025 Goals & Objectives**

69

No action required by the Board. This report will be posted on the website.

70

71 **G. Resolution 2026-05; Designation of Officers**

72

The District officers are as follows:

73

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

80 • Rollamay Turkoane Assistant Secretary
81 • Eric Davidson Treasurer
82

83 On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor,
84 Resolution 2026-05; Designation of Officers, as detailed above, was
85 adopted. 5-0

86

87 **FOURTH ORDER OF BUSINESS** **Consent Agenda**

88 A. Approval of Minutes of November 04, 2025, Regular Meeting
89 B. Consideration of Operation and Maintenance October 2025
90 C. Acceptance of the Financials and Approval of the Check Register for October
91 2025
92 D. Ratification of Zebra Cleaning Team Proposal #1050 (\$350.00)
93 E. Ratification of Down-to-Earth Proposal #132968 (\$2,900.00)
94 F. Ratification of Down-to-Earth Proposal #134170 (\$565.00)
95 G. Ratification of Grau and Associates Audit Engagement Letter
96 H. Ratification of Eco-Logic Aquatic Pest Management Services Agreement (*Lake 1*
97 *and Lake 2*)
98 I. Ratification of Aqua Sentry, Inc Swimming Pool Maintenance and Chemical
99 Services Agreement

100

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

103

104 **FIFTH ORDER OF BUSINESS** **Staff Reports**

105 A. District Counsel
106 B. District Engineer
107 There being no reports, the next item followed.
108 C. District Manager
109 Ms. Cooper requested to work with Mr. De la Ossa, outside of the meeting, on
110 Janitorial proposals.

111

112 On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in
113 favor, request for Ms. Cooper to work with Mr. de la Ossa on janitorial
114 proposals, outside the meeting, was approved. 5-0

115

116 **i. Field Inspections Report**

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

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

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

123

124 **SEVENTH ORDER OF BUSINESS** **Adjourned**

125 There being no further business,

126

127 On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor,
128 meeting adjourned at 2:54 p.m. 5-0

129

130

131

132 Jayna Cooper/Rollamay Turkoane
133 District Manager

Carlos de la Ossa
Chairperson

SHERWOOD MANOR CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
ACTION SECURITY, INC	11/1/2025	30935	\$125.00			SECURITY SERVICE NOV 25
BRYAN IRIZARRY VELEZ	10/26/2025	INV0031	\$600.00			cleaning service
CHARTER COMMUNICATIONS - ACH	11/1/2025	2458267110125-ACH	\$205.00			INTERNET
DOWN TO EARTH	11/1/2025	158308	\$9,918.00			Nov 2025 Landscaping maintenance
ECO-LOGIC SERVICES LLC	10/30/2025	5903	\$5,875.00			Oct 2025 Pond maintenance
INFRAMARK LLC	11/11/2025	163549	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	11/11/2025	163549	\$700.00			DISSEMINATION SERVICES
INFRAMARK LLC	11/11/2025	163549	\$2,500.00			DISTRIC MANAGEMENT
INFRAMARK LLC	11/11/2025	163549	\$5,833.33			ONSITE STAFF
INFRAMARK LLC	11/11/2025	163549	\$1,500.00	\$11,533.33	\$11,533.33	FIELD MANAGEMENT
ZEBRA CLEANING TEAM	11/1/2025	8269	\$1,300.00			MONTHLY SERV
ZEBRA CLEANING TEAM	11/19/2025	8300	\$350.00		\$1,650.00	MONTHLY SERV
Monthly Contract Subtotal			\$29,906.33			
Variable Contract						
STRALEY ROBIN VERICKER	11/14/2025	27426	\$1,612.00			OCT 2025 DISTRICT COUNSEL SERVICE
Variable Contract Subtotal			\$1,612.00			
Utilities						
BOCC ACH	10/29/2025	102925-3466-ACH	\$4,052.11			WATER
TECO ACH	11/3/2025	110325-6005-ACH	\$6,066.49			ELECTRIC
TECO ACH	11/3/2025	110325-5677-ACH	\$699.10			ELECTRIC
TECO ACH	11/3/2025	110325-5651	\$233.03			ELECTRIC
TECO ACH	11/3/2025	110325-8655-ACH	\$2,237.15			ELECTRIC
TECO ACH	11/3/2025	110325-3107-ACH	\$2,376.98		\$11,612.75	ELECTRIC
Utilities Subtotal			\$15,664.86			

SHERWOOD MANOR CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Regular Services						
ALBERTO VIERA	11/6/2025	AV-110625	\$200.00			BOARD 11/06/25
CARLOS DE LA OSSA	11/6/2025	CO-110625	\$200.00			BOARD 11/06/25
Disclosure Technology Services, LLC	10/31/2025	1611	\$2,500.00			DUES
INFRAMARK LLC	11/18/2025	163735	\$12,000.00			MANAGEMENT FEE
IPFS CORPORATION	10/1/2025	10012025-81318	\$2,188.90			INSURANCE MONTHLY PAYMENT
KYLE SMITH	11/6/2025	KS-110625	\$200.00			BOARD 11/06/25
NANCY C. MILLAN, TAX COLLECTOR	11/4/2025	110425-1539	\$490.34			TAX COLLECTOR
NANCY C. MILLAN, TAX COLLECTOR	11/4/2025	110425-2090	\$3,288.33		\$3,778.67	TAX COLLECTOR
NICHOLAS J. DISTER	11/6/2025	ND-110625	\$200.00			BOARD 11/06/25
RYAN MOTKO	11/6/2025	RM-110625	\$200.00			BOARD 11/06/25
Regular Services Subtotal			\$21,467.57			
Additional Services						
DOWN TO EARTH	10/28/2025	157935	\$552.37			Monument Signs Annuals
INFRAMARK LLC	10/31/2025	1163361	\$1,362.00			Maintenance Services
MHD COMMUNICATIONS	10/21/2025	39421	\$262.50			CAMERA SERVICE
SHERWOOD MANOR CDD	11/11/2025	11112025 - 01	\$2,796.90			SERIES 2018 FY25 DS EXCESS
SHERWOOD MANOR CDD	11/11/2025	11112025 - 01	\$946.26			SERIES 2018 FY26 DS
SHERWOOD MANOR CDD	11/11/2025	11112025 - 01	\$2,845.03			SERIES 2023 FY25 DS EXCESS
SHERWOOD MANOR CDD	11/11/2025	11112025 - 01	\$962.55	\$7,550.74	\$7,550.74	SERIES 2023 FY26 DS
TRUIST BANK	10/22/2025	102225-1469	\$43.85			AMAZON
TRUIST BANK	10/22/2025	102225-1469	\$4.30			TARJET
TRUIST BANK	10/22/2025	102225-1469	\$19.13			TARJET
TRUIST BANK	10/22/2025	102225-1469	\$16.11			TARJET
TRUIST BANK	10/22/2025	102225-1469	\$30.06			WALMART
TRUIST BANK	10/22/2025	102225-1469	\$157.99	\$271.44	\$271.44	AMAZON
Additional Services Subtotal			\$9,999.05			
Miscellaneous						
VOID	11/4/2025	VOID	\$0.01			Postage and Freight
Miscellaneous Subtotal			\$0.01			

SHERWOOD MANOR CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TOTAL			\$78,649.82			

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	DUUE DATE	TERMS	ENCLOSED
30935	11/01/2025	\$125.00	11/01/2025	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!

ELI PREMIER SERVICES LLC

P.O. Box 18 Zephyrhills fl 33539
8139270178
elipremierservices@gmail.com

INVOICE

INV0031

DATE

10/26/2025

DUE DATE

11/01/2025

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

Payment Info

PAYMENT INSTRUCTIONS
P.O. Box 18 ZEPHYRHILLS FL 33539

BALANCE DUE

USD \$600.00

BY CHECK

ELI PREMIER SERVICES LLC

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

Thank you!

November 1, 2025

Invoice Number: 2458267110125
 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 11/01/25 through 11/30/25
 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 11/18/25	
Total Due by Auto Pay	\$205.00

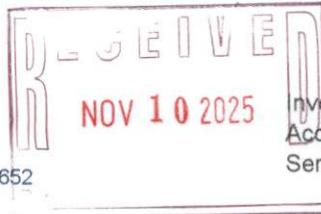
NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.



NEWS AND INFORMATION

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.



November 1, 2025

SHERWOOD MANOR CDD
 Invoice Number: 2458267110125
 Account Number: 8337 12 028 2458267
 Service At: 1801 12TH ST SE
 RUSKIN FL 33570

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

Invoice Number: SHERWOOD MANOR CDD
2458267110125
Account Number: 8337 12 028 2458267
Security Code: 4957

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

8633 2390 DY RP 01 11022025 NNNNNNNN 01 003495 0011

Charge Details

Previous Balance	205.00
EFT Payment	10/18
Remaining Balance	\$0.00

Payments received after 11/01/25 will appear on your next bill.

Service from 11/01/25 through 11/30/25

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	200.00
Internet Ultra	
Promotional Discount	-60.00
Business WiFi	10.00
	\$170.00
Spectrum Business™ Internet Total	\$170.00

Spectrum Business™ Voice

Phone number (813) 260-3597

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

For additional call details,
please visit SpectrumBusiness.net

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

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00

Other Charges Continued

Other Charges Total	\$0.00
Current Charges	\$205.00
Total Due by Auto Pay	\$205.00

Billing Information

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

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

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

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

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

Continued on the next page....

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

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



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



**Customer**

Sherwood Manor CDD
 Inframark
 2005 Pan Am Circle Suite 300

Tampa, FL 33604

Project/Job

Sherwood Manor CDD Contract (2025)
 Estimate # 123455

Invoice Date

11/1/2025

Date Due

12/1/2025

Terms

Net 30

Property / Project Address

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

<u>Invoice Details</u>				
<u>Description of Services & Items</u>	<u>Unit</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
#123455 - Sherwood Manor CDD Contract (2025) November 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

Eco-Logic Services LLC

PO Box 18204
Sarasota, FL 34276

Invoice

Date	Invoice #
10/30/2025	5903

Bill To

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

Sherwood Manor

Phone # 941-312-1764

Pete@Eco-Logic-Services.com



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

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

INVOICE#
163549

DATE
11/11/2025

CUSTOMER ID
C2308

NET TERMS
Due On Receipt

PO#

DUE DATE
11/11/2025

Services provided for the Month of: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
Dissemination Services	2	Ea	350.00		700.00
District Management	1	Ea	2,500.00		2,500.00
Field Management	1	Ea	1,500.00		1,500.00
Personnel Services	1	Ea	5,833.33		5,833.33
Subtotal					11,533.33

Subtotal	\$11,533.33
Tax	\$0.00
Total Due	\$11,533.33

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.

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.: 8269
Terms: Net 15
Invoice date: 11/01/2025
Due date: 11/16/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Commercial Pool Service	Monthly Full Service	1	\$1,300.00	\$1,300.00
			Total	\$1,300.00	

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

INVOICE

Zebra Cleaning Team

PO Box 3456

Apollo Beach, FL 33572-1003

lancewood1970@gmail.com

+1 (813) 279-0437

zebrapoolteam.com

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

Sherwood Manor CDD

1801 12th, Street S.E.

Ruskin, FL 33570

Invoice details

Invoice no.: 8300

Terms: Net 15

Invoice date: 11/19/2025

Due date: 12/04/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Hydronic Arms		2	\$175.00	\$350.00
			Total	\$350.00	

Mail payments to:

Zebra Cleaning Team

PO Box 3456

Apollo Beach, FL 33572-1003

Zelle to: (813) 279-0437

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

November 14, 2025
Client: 001497
Matter: 000001
Invoice #: 27426

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
10/1/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
10/1/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
10/2/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$202.50
10/2/2025	KCH	ATTEND BOS MEETING IN PERSON.	0.3	\$112.50
10/3/2025	WAS	COMMUNICATIONS REGARDING SINKHOLE ON ADJACENT COUNTY PROPERTY.	0.2	\$67.00
10/3/2025	AM	DRAFT RECREATIONAL FACILITIES POLICIES AND REGULATIONS.	2.0	\$390.00
10/17/2025	KCH	PREPARE FOR AND ATTEND EPG OPERATIONS MEETING VIA TEAMS.	0.2	\$75.00
10/29/2025	KCH	REVIEW AND REVISE RECREATIONAL FACILITIES POLICIES AND REGULATIONS; REVIEW PARENTAL CONSENT AND WAIVER FORM FOR GUEST AND/OR MINOR-USE OF RECREATIONAL FACILITIES.	0.7	\$262.50
10/30/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
10/31/2025	JMV	REVIEW EMAIL FROM B. CARPIO; REVIEW LEGAL NOTICE.	0.2	\$81.00
Total Professional Services			5.2	\$1,612.00

November 14, 2025
Client: 001497
Matter: 000001
Invoice #: 27426

Page: 2

Total Services	\$1,612.00
Total Disbursements	\$0.00
Total Current Charges	\$1,612.00
Previous Balance	\$2,877.00
PAY THIS AMOUNT	\$4,489.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27305	October 07, 2025	\$2,877.00	\$0.00	\$0.00	\$0.00	\$4,489.00
Total Remaining Balance Due						\$4,489.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,612.00	\$2,877.00	\$0.00	\$0.00



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
SHERWOOD MANOR CDD	8726963466	10/29/2025	11/19/2025

Service Address: 1801 12TH ST SE

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54676394	09/24/2025	26836	10/27/2025	29468	263200 GAL	ACTUAL	WATER

Service Address Charges

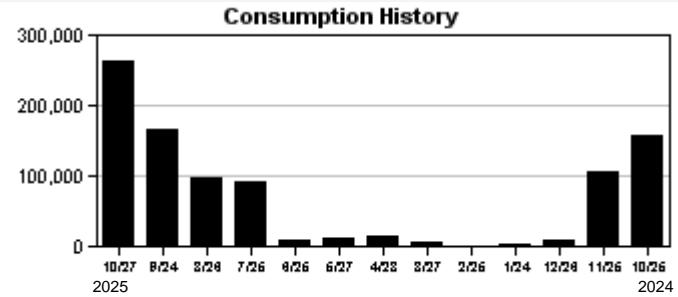
Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$794.86
Water Base Charge	\$65.23
Water Usage Charge	\$1,311.86
Sewer Base Charge	\$158.07
Sewer Usage Charge	\$1,716.06

Summary of Account Charges

Previous Balance	\$2,411.80
Net Payments - Thank You	\$-2,411.80
Total Account Charges	\$4,052.11
AMOUNT DUE	\$4,052.11

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.



Make checks payable to: BOCC

ACCOUNT NUMBER: 8726963466



Hillsborough
County Florida



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water



THANK YOU!



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

2,260 0

DUE DATE	11/19/2025
Auto Pay Scheduled DO NOT PAY	





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

Statement Date: November 03, 2025

Amount Due: \$6,066.49

Due Date: November 17, 2025

Account #: 321000026005

DO NOT PAY. Your account will be drafted on November 17, 2025

Account Summary

Previous Amount Due	\$6,172.12
Payment(s) Received Since Last Statement	-\$6,172.12
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$6,066.49

Amount Due by November 17, 2025 \$6,066.49

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

00000015-00000084-Page 1 of 14

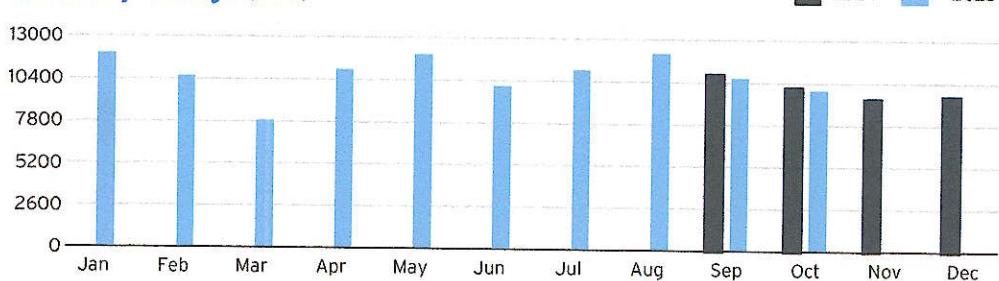
Your Locations With The Highest Usage

1801 SE 12TH ST, CLBHSE, RUSKIN, FL 33570 **5,237 KWH**

1109 TIDAL ROCK AVE, FOUNTAIN, RUSKIN, FL 33570-5558 **2,175 KWH**



Monthly Usage (kWh)



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.

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



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

Account #: 321000026005

Due Date: November 17, 2025

Amount Due: \$6,066.49

Payment Amount: \$ _____

700750003642

Your account will be

drafted on November 17, 2025


 00000015 FTEC0511032523074910 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	09/25/2025	25,144	-	22,969	=	2,175 kWh	1	30 Days	\$357.29

▲ 3.8%

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	09/25/2025	1,137	-	1,137	=	0 kWh	1	30 Days	\$19.38

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

Sub-Account Number: 211019020695

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000558720	09/25/2025	11,509	-	9,599	=	1,910 kWh	1	30 Days	\$316.12

▲ 3.9%

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	09/25/2025	240	-	239	=	1 kWh	1	30 Days	\$19.54

■ 0.0%

Continued on next page →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

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813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

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Energy-Saving Programs:

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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	09/25/2025	22,199	-	21,578	=	621 kWh	1	30 Days	\$115.87

▲ 165.4%

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	09/25/2025	75,526	-	70,289	=	5,237 kWh	1	30 Days	\$833.04

▼ 19.3%

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

Sub-Account Number: 221008023634

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000580299	09/25/2025	297	-	295	=	2 kWh	1	30 Days	\$19.69

▲ 100.0%

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	09/25/2025	313	-	310	=	3 kWh	1	30 Days	\$19.85

▲ 50.0%

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

\$6,066.49



Sub-Account #: 211019020679
Statement Date: 10/29/2025

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

Meter Read

Meter Location: FOUNTAIN

Service Period: 08/27/2025 - 09/25/2025

Rate Schedule: General Service - Non Demand

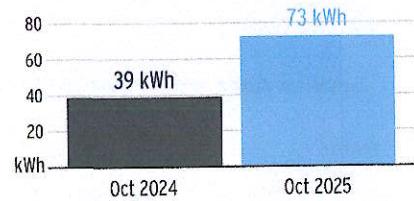
Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000598798	09/25/2025	25,144	22,969	2,175 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	2,175 kWh @ \$0.08641/kWh	\$187.94
Fuel Charge	2,175 kWh @ \$0.03391/kWh	\$73.75
Storm Protection Charge	2,175 kWh @ \$0.00577/kWh	\$12.55
Clean Energy Transition Mechanism	2,175 kWh @ \$0.00418/kWh	\$9.09
Storm Surcharge	2,175 kWh @ \$0.02121/kWh	\$46.13
Florida Gross Receipt Tax		\$8.93
Electric Service Cost		\$357.29

Current Month's Electric Charges **\$357.29**

Avg kWh Used Per Day



Billing information continues on next page →



Sub-Account #: 211019020687
Statement Date: 10/29/2025

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

Meter Read

Meter Location: FOUNTAIN

Service Period: 08/27/2025 - 09/25/2025

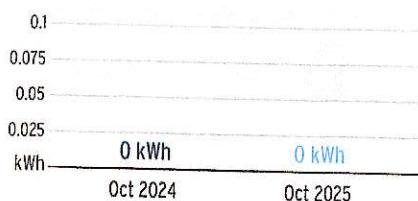
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000558717	09/25/2025	1,137	1,137	0 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Florida Gross Receipt Tax		\$0.48
Electric Service Cost		\$19.38

Avg kWh Used Per Day



Current Month's Electric Charges **\$19.38**

Billing information continues on next page →



Sub-Account #: 211019020695
Statement Date: 10/29/2025

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

Meter Read

Meter Location: FOUNTAIN

Service Period: 08/27/2025 - 09/25/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000558720	09/25/2025	11,509	9,599		1,910 kWh	1	30 Days

Charge Details



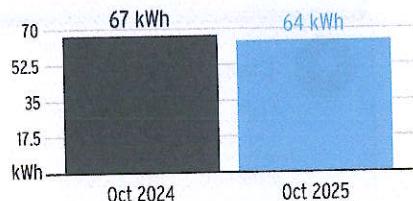
Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	1,910 kWh @ \$0.08641/kWh	\$165.04
Fuel Charge	1,910 kWh @ \$0.03391/kWh	\$64.77
Storm Protection Charge	1,910 kWh @ \$0.00577/kWh	\$11.02
Clean Energy Transition Mechanism	1,910 kWh @ \$0.00418/kWh	\$7.98
Storm Surcharge	1,910 kWh @ \$0.02121/kWh	\$40.51
Florida Gross Receipt Tax		\$7.90
Electric Service Cost		\$316.12

Current Month's Electric Charges

\$316.12

Avg kWh Used Per Day



Billing information continues on next page →



Sub-Account #: 211019915753
Statement Date: 10/29/2025

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

Meter Read

Meter Location: ENTRY SIGN

Service Period: 08/27/2025 - 09/25/2025

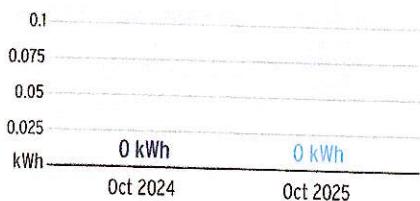
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580300	09/25/2025	240	239	=	1 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
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		\$0.49
Electric Service Cost		\$19.54

Avg kWh Used Per Day



Current Month's Electric Charges

\$19.54

Billing information continues on next page →



Sub-Account #: 211020006345
Statement Date: 10/29/2025

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

Meter Read

Meter Location: MAIL KIOSK

Service Period: 08/27/2025 - 09/25/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835803	09/25/2025	22,199	21,578		621 kWh	1	30 Days

Charge Details



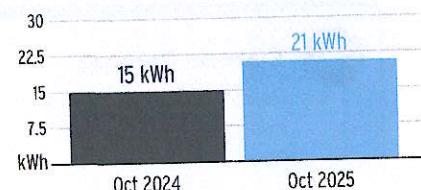
Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	621 kWh @ \$0.08641/kWh	\$53.66
Fuel Charge	621 kWh @ \$0.03391/kWh	\$21.06
Storm Protection Charge	621 kWh @ \$0.00577/kWh	\$3.58
Clean Energy Transition Mechanism	621 kWh @ \$0.00418/kWh	\$2.60
Storm Surcharge	621 kWh @ \$0.02121/kWh	\$13.17
Florida Gross Receipt Tax		\$2.90
Electric Service Cost		\$115.87

Current Month's Electric Charges

\$115.87

Avg kWh Used Per Day



Billing information continues on next page →



Sub-Account #: 211020923705
Statement Date: 10/29/2025

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

Meter Read

Service Period: 08/27/2025 - 09/25/2025

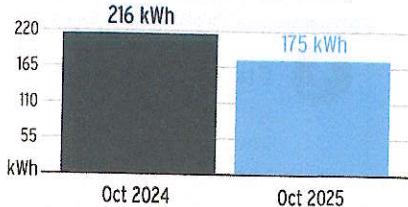
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000597942	09/25/2025	75,526	70,289		5,237 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	5,237 kWh @ \$0.08641/kWh	\$452.53
Fuel Charge	5,237 kWh @ \$0.03391/kWh	\$177.59
Storm Protection Charge	5,237 kWh @ \$0.00577/kWh	\$30.22
Clean Energy Transition Mechanism	5,237 kWh @ \$0.00418/kWh	\$21.89
Storm Surcharge	5,237 kWh @ \$0.02121/kWh	\$111.08
Florida Gross Receipt Tax		\$20.83
Electric Service Cost		\$833.04

Avg kWh Used Per Day



Current Month's Electric Charges **\$833.04**

Billing information continues on next page →



Sub-Account #: 221008023634
Statement Date: 10/29/2025

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

Meter Read

Service Period: 08/27/2025 - 09/25/2025

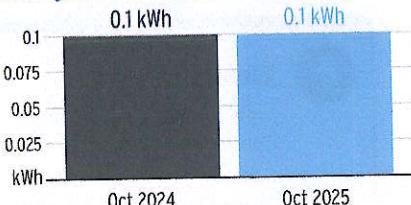
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580299	09/25/2025	297	-	295	=	2 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
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		\$0.49
Electric Service Cost		\$19.69

Avg kWh Used Per Day



Current Month's Electric Charges **\$19.69**

Billing information continues on next page →



Sub-Account #: 221008023642
Statement Date: 10/29/2025

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

Meter Read

Meter Location: SIGN

Service Period: 08/27/2025 - 09/25/2025

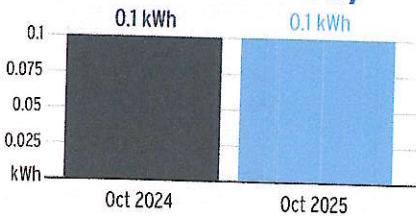
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580298	09/25/2025	313	-	310	=	3 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	3 kWh @ \$0.08641/kWh	\$0.26
Fuel Charge	3 kWh @ \$0.03391/kWh	\$0.10
Storm Protection Charge	3 kWh @ \$0.00577/kWh	\$0.02
Clean Energy Transition Mechanism	3 kWh @ \$0.00418/kWh	\$0.01
Storm Surcharge	3 kWh @ \$0.02121/kWh	\$0.06
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$19.85

Avg kWh Used Per Day



Current Month's Electric Charges

\$19.85

Billing information continues on next page →



Sub-Account #: 221008101729

Statement Date: 10/29/2025

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

Service Period: 08/27/2025 - 09/25/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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 →



Sub-Account #: 221008143911
Statement Date: 10/29/2025

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

Service Period: 08/27/2025 - 09/25/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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 **\$6,066.49**



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

Statement Date: November 03, 2025

Amount Due: \$699.10

Due Date: November 24, 2025

Account #: 221009045677

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

Account Summary

Current Service Period: September 26, 2025 - October 28, 2025

Previous Amount Due \$699.10

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

Current Month's Charges \$699.10

Amount Due by November 24, 2025 \$699.10

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



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

Account #: 221009045677

Due Date: November 24, 2025

Amount Due: \$699.10

Payment Amount: \$ _____

637804261252

Your account will be
drafted on November 24, 2025

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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



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

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

Service Period: Sep 26, 2025 - Oct 28, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 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

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

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

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Phone:

Power Outage:

877-588-1010

Commercial Customer Care:

Energy-Saving Programs:

Residential Customer Care:

813-275-3909

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)



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

Statement Date: November 03, 2025

Amount Due: \$233.03

Due Date: November 24, 2025

Account #: 221009045651

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



Account Summary

Current Service Period: September 26, 2025 - October 28, 2025

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

Current Month's Charges	\$233.03
-------------------------	----------

Amount Due by November 24, 2025 \$233.03

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

00000035-0000370-Page 3 of 18



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Account #: 221009045651

Due Date: November 24, 2025

Amount Due: \$233.03

Payment Amount: \$ _____

637804261251

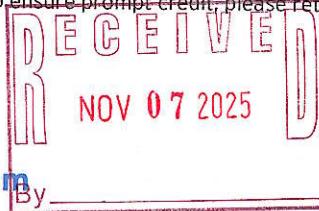
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SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

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P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 221009045651
Statement Date: November 03, 2025
Charges Due: November 24, 2025

Service Period: Sep 26, 2025 - Oct 28, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 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

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

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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



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

Statement Date: November 03, 2025

Amount Due: \$2,237.15

Due Date: November 24, 2025

Account #: 221009048655

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



Account Summary

Current Service Period: September 26, 2025 - October 28, 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 November 24, 2025 **\$2,237.15**

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



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

Account #: 221009048655

Due Date: November 24, 2025

Amount Due: \$2,237.15

Payment Amount: \$ _____

637804261253

Your account will be
drafted on November 24, 2025

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

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318



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

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

Service Period: Sep 26, 2025 - Oct 28, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 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

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

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

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



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

Statement Date: November 03, 2025

Amount Due: \$2,376.98

Due Date: November 24, 2025

Account #: 221009253107

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

Account Summary

Current Service Period: September 26, 2025 - October 28, 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 November 24, 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.



**SAVE TIME AND GET
BUSINESS DONE FASTER**

Create an online account to manage
your service, pay bills, enroll in programs,
customize notifications and more.

Get details at TampaElectric.com/YourWay.

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



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

Account #: 221009253107

Due Date: November 24, 2025

Amount Due: \$2,376.98

Payment Amount: \$ _____

672371966424

Your account will be
drafted on November 24, 2025

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 221009253107
Statement Date: November 03, 2025
Charges Due: November 24, 2025

Service Period: Sep 26, 2025 - Oct 28, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 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

Quarterly Fuel Source Update

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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

All Other Correspondences:

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

Contact Us

Online:

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Phone:

Commercial Customer Care:

866-832-6249

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813-223-0800 (Hillsborough)

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888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor CDD

Board Meeting Date: November 06, 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

November 06, 2025

Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor CDD

Board Meeting Date: November 06, 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

November 06, 2025
Date

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

DISCLOSURE TECHNOLOGY SERVICES, LLC

PO Box 812681
Boca Raton, FL 33481 US
+1 3059034654
accounting@dtsmuni.com



INVOICE

BILL TO
Inframark
CDD:
Sherwood Manor Community Development Dis

INVOICE 1611
DATE 10/31/2025

BOND SERIES ...
SPECIAL ASSESSMENT R REV BONDS 2018 (Assessment Area One) ...
2023 (Assessment Area Two)

DESCRIPTION	AMOUNT
DTS MUNI – CDA SaaS, 1 Year Subscription, Year 2026 Continuing Disclosures	2,500.00

Wire: City National Bank of Florida
ABA/Routing- 066004367
Account #- 30000615862
Account Name-Disclosure Technology Services LLC

BALANCE DUE **\$2,500.00**

Checks: Disclosure Technology Services, LLC
PO Box 812681
Boca Raton, FL 33481



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

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

INVOICE#
163735

DATE
11/18/2025

CUSTOMER ID
C2308

NET TERMS
Due On Receipt

PO#

DUE DATE
11/18/2025

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Field Services (10/1/24-9/30/25)	1	Ea	12,000.00		12,000.00
Subtotal					12,000.00

Subtotal	\$12,000.00
Tax	\$0.00
Total Due	\$12,000.00

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

IPFS CORPORATION

P.O. BOX 412086
 KANSAS CITY, MO 64141-2086
 PHONE: (800)584-9969 - FAX: (770)225-2866
 ipfs.com

NOTICE OF PAYMENT DUE

DATE MAILED	ACCOUNT NUMBER	DUUE DATE
10/13/25	GAA-D81318	11/01/25

FOR QUESTIONS, PLEASE CALL: (800)584-9969

IMPORTANT

To protect your account please make sure that your payment is made on or before the payment due date shown by 5:00 PM Central Time

MAKE CHECK OR MONEY ORDER PAYABLE to IPFS CORPORATION and return the payment and this notice to the address shown on coupon.

Go Green!

Register for eForms today. Instead of paper bills and documents, you'll receive email notices from IPFS Corporation. Visit us at ipfs.com to learn more.

332318 0.4800 1014 17747 54719 1/1 BIN:0



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

CURRENT BALANCE	PAYMENT DUE
\$24,077.90	\$2,188.90

PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES NOTED BELOW.

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

Please see the coupon for the overnight, priority, or other special delivery address. Do not use the P.O. Box address for these services as it may cause a delay in receipt.

Make payments, view account information or register for eForms at ipfs.com.

First time users please use access code **L99J3GFCD** to register.

DETACH HERE

Written notations on this coupon will NOT be received.
 To ensure proper credit, include coupon with payment.

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

For any overnight or priority delivery,
 please mail to:
IPFS CORPORATION
 1055 BROADWAY
 11TH FLOOR
 KANSAS CITY, MO 64105

MAKE CHECK PAYABLE AND REMIT TO:
IPFS CORPORATION
 P.O. BOX 730223
 DALLAS, TX 75373-0223

PREBIL (10/16) Copyright 2018 IPFS Corporation

PAYMENT COUPON		
PAYMENT NO.	ACCOUNT NUMBER	DUUE DATE
1	GAA-D81318	11/01/25

PAYMENT DUE: \$2,188.90
 OUTSTANDING FEES DUE: \$0.00
 PAST DUE AMOUNT: \$0.00

PAYMENT DUE: \$2,188.90

IF RECEIVED AFTER 11/06/25
 5:00 PM CENTRAL TIME
 A LATE FEE WILL APPLY \$109.45
 PLEASE PAY THIS AMOUNT \$2,298.35



IPFS CORPORATION

(IPFS)
400 NORTHRIDGE ROAD
SUITE 450
ATLANTA, GA 30350
(800)584-9969 - FAX: (770)225-2866

NOTICE OF ACCEPTANCE AND OF ASSIGNMENT

REFER TO THIS
ACCOUNT NO. IN ALL
CORRESPONDENCE

ACCOUNT NUMBER
GAA-D81318

Dear Customer,

Thank you for the opportunity to finance your insurance premium. Subject to confirmation that the down payment has been paid in full by immediately available funds, and per your request, we will pay the premium balance due on the policy listed below, less your down payment, to either the insurer or your agent as instructed by your agent.

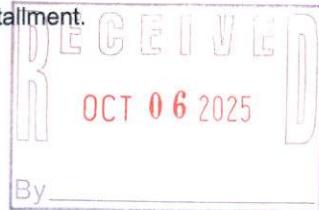
This notice of acceptance (and, therefore, the effectiveness of the premium finance agreement) is conditional upon your down payment not being returned or rejected. If the down payment is returned or rejected for any reason, this condition precedent has not been satisfied and this notice of acceptance and the premium finance agreement will have no legal effect and will be void from inception, which may cause your insurance policies to not be in force.

Your payment schedule is shown below. If payment coupons are not enclosed, you will be billed for each installment.

329866 0.6400 0929 12345 41917 1/2 BIN:0

**INSURED**

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

**AGENT**

EGIS INSURANCE & RISK ADVISORS
150 E PALMETTO PARK RD
SUITE 705
BOCA RATON, FL 33432-4827

DISCLOSURE	
TOTAL PREMIUMS	\$24,491.00
DOWN PAYMENT	\$2,057.24
AMOUNT FINANCED	\$22,433.76
FINANCE CHARGE	\$1,565.39
ASSESSMENTS	\$78.75
TOTAL PAYMENTS	\$24,077.90
NUMBER OF PAYMENTS	11
PAYMENT AMOUNT	\$2,188.90
ANNUAL % RATE	13.650
ACCEPTANCE DATE	09/29/25

The terms and conditions of your premium finance agreement govern this loan. If for any reason you did not authorize this request for financing of your insurance premium, notify us immediately at the address or telephone number shown above.

SCHEDULE OF PAYMENTS		
PYMT NO.	DUE DATE	AMOUNT
1	11/01/25	\$2,188.90
2	12/01/25	\$2,188.90
3	01/01/26	\$2,188.90
4	02/01/26	\$2,188.90
5	03/01/26	\$2,188.90
6	04/01/26	\$2,188.90
7	05/01/26	\$2,188.90
8	06/01/26	\$2,188.90
9	07/01/26	\$2,188.90
10	08/01/26	\$2,188.90
11	09/01/26	\$2,188.90

Payment Instructions:

1. All payments must be made payable to IPFS CORPORATION
2. To ensure proper credit to your account, write your account number on your check and return the proper coupon with your payment.
3. Be sure your payment is mailed in time to reach our office by your due date.
4. Mail your payment to the address on the coupon.

Make online payments or view account information at ipfs.com.
Please use access code L99J3GFCD to register (first time users).



SCHEDULE A

NOTICE OF ACCEPTANCE AND OF ASSIGNMENT

REFER TO THIS ACCOUNT NO. IN ALL CORRESPONDENCE	ACCOUNT NUMBER GAA-D81318
---	-------------------------------------

INSURED

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

AGENT

EGIS INSURANCE & RISK ADVISORS
150 E PALMETTO PARK RD
SUITE 705
BOCA RATON, FL 33432-4827

206 83223944 329865 41919 2/2

SCHEDULE OF POLICIES

POLICY PREFIX AND NUMBER	EFFECTIVE DATE	FULL NAME OF INSURER AND GENERAL AGENT OTHER THAN SUBMITTING PRODUCER, TO WHOM COPY OF THIS NOTICE WAS SENT	COVERAGE	POLICY TERM IN MONTHS COVERED BY PREM.	PREMIUM FINANCED
100125338	10/01/25	LLOYD'S LONDON - CERTAIN UNDERWRITE FLORIDA INSURANCE ALLIANCE	PKG FIRE, AUTO MAR, LM., CAS	12	\$24,491.00



Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor CDD

Board Meeting Date: November 06, 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

November 06, 2025

Date

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



hillstaxfl.gov



2025 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

R2000029668

Account No.: A0576581539

Account Name: SHERWOOD MANOR CDD
Address: 2005 PAN AM CIR STE 300
TAMPA, FL 33607-6008

Property Location:

1801 12TH ST SE
RUSKIN 33570

Legal Description: BROOKSIDE ESTATES PHASE 1 AND 2 TRACT C, TRACT D, TRACT G AND PART OF TRACT E DESC AS FOLLOWS: COM AT NW COR OF SE 1/4 THN S 00 DEG...

Ad Valorem Taxes

Taxing Authority	Telephone	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Amount
COUNTY OPERATING	813-272-5890	100	0	100	5.4608	0.00
ENVIRONMENTAL LAND	813-272-5890	100	0	100	0.0604	0.00
COUNTY M.S.T.U.	813-272-5890	100	0	100	4.6163	0.00
LIBRARY-SERVICE	813-273-3652	100	0	100	0.5583	0.00
SCHOOL - LOCAL	813-272-4064	100	0	100	2.2480	0.00
SCHOOL - VOTER APPROVED	813-272-4064	100	0	100	1.0000	0.00
SCHOOL - STATE	813-272-4064	100	0	100	3.0920	0.00
PORT AUTHORITY	813-905-5132	100	0	100	0.0737	0.00
HILLS CO TRANSIT AUTHORITY	813-384-6583	100	0	100	0.5000	0.00
CHILDRENS BOARD	813-229-2884	100	0	100	0.4589	0.00
WATER MANAGEMENT	352-796-7211	100	0	100	0.1831	0.00

Total Millage: 18.2515

Total Ad Valorem Taxes: \$0.00

Non-Ad Valorem Taxes

Taxing Authority	Telephone	Tax Amount
SHERWOOD MANOR CDD	954-603-0034	0.00
STORMWATER MANAGEMENT	813-635-5400	0.00
SOLID WASTE DISPOSAL	813-272-5680	208.60
SOLID WASTE COLLECTION	813-272-5680	302.17

Total Non-Ad Valorem Assessments: \$510.77

Combined Taxes & Assessments: \$510.77

↓ Detach below portion and return it with your payment. ↓

Nancy C. Millan, Hillsborough County Tax Collector

2025 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Account No.: A0576581539

Tax District: U

Escrow:

Assessed Value: 100

Exemptions:

ONLY PAY ONE AMOUNT

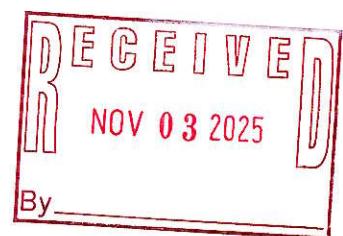
Postmarks not accepted after March 31st.

If postmarked by	Amount Due
Nov. 30, 2025	\$490.34
Dec. 31, 2025	\$495.45
Jan. 31, 2026	\$500.55
Feb. 28, 2026	\$505.66
Mar. 31, 2026	\$510.77



SAVE A STAMP
& PAY ONLINE!

SCAN QR CODE
WITH SMARTPHONE



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



Remember to write your account number on your check.
Make checks payable in US funds to:

Nancy C. Millan, Tax Collector
PO Box 30012
Tampa FL 33630-3012



hillstaxfl.gov



2025 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Account No.: A0574812090

Account Name: SHERWOOD MANOR CDD
Address: 2005 PAN AM CIR STE 300
TAMPA, FL 33607-6008

Property Location:
RUSKIN 33570

Legal Description: BROOKSIDE PHASE 4A TRACTS A B C D E AND F

Ad Valorem Taxes

Taxing Authority	Telephone	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Amount
COUNTY OPERATING	813-272-5890	100	0	100	5.4608	0.00
ENVIRONMENTAL LAND	813-272-5890	100	0	100	0.0604	0.00
COUNTY M.S.T.U.	813-272-5890	100	0	100	4.6163	0.00
LIBRARY-SERVICE	813-273-3652	100	0	100	0.5583	0.00
SCHOOL - LOCAL	813-272-4064	100	0	100	2.2480	0.00
SCHOOL - VOTER APPROVED	813-272-4064	100	0	100	1.0000	0.00
SCHOOL - STATE	813-272-4064	100	0	100	3.0920	0.00
PORT AUTHORITY	813-905-5132	100	0	100	0.0737	0.00
HILLS CO TRANSIT AUTHORITY	813-384-6583	100	0	100	0.5000	0.00
CHILDRENS BOARD	813-229-2884	100	0	100	0.4589	0.00
WATER MANAGEMENT	352-796-7211	100	0	100	0.1831	0.00

Total Millage: 18.2515

Total Ad Valorem Taxes: \$0.00

Non-Ad Valorem Taxes

Taxing Authority	Telephone	Tax Amount
SHERWOOD MANOR CDD STORMWATER MANAGEMENT	954-603-0034 813-635-5400	3,425.34 0.00

Total Non-Ad Valorem Assessments: \$3,425.34

Combined Taxes & Assessments: \$3,425.34

↓ Detach below portion and return it with your payment. ↓

Nancy C. Millan, Hillsborough County Tax Collector

2025 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Account No.: A0574812090

Tax District: U

Escrow:

Assessed Value: 100

Exemptions:

ONLY PAY ONE AMOUNT

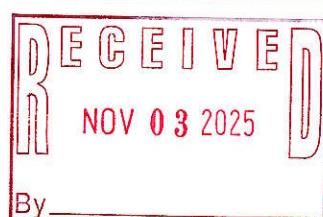
Postmarks not accepted after March 31st.

If postmarked by	Amount Due
Nov. 30, 2025	\$3,288.33
Dec. 31, 2025	\$3,322.58
Jan. 31, 2026	\$3,356.83
Feb. 28, 2026	\$3,391.09
Mar. 31, 2026	\$3,425.34



SAVE A STAMP
& PAY ONLINE!

SCAN QR CODE
WITH SMARTPHONE



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



Remember to write your account number on your check.
Make checks payable in US funds to:

Nancy C. Millan, Tax Collector
PO Box 30012
Tampa FL 33630-3012

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor CDD

Board Meeting Date: November 06, 2025

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

November 06, 2025

Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Sherwood Manor CDD

Board Meeting Date: November 06, 2025

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

November 06, 2025
Date

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

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

Monument Signs - September Annuals 2025
 Estimate # 125273

Invoice Date

10/28/2025

Date Due

11/12/2025

Terms

Net 15

Customer PO #

<u>Invoice Details</u>				
<u>Description of Services & Items</u>	<u>Unit</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
#125273 - Monument Signs - September Annuals 2025				\$552.37
Install annuals at all monument signs				

Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

LCE025: Tree/Plant Installation	\$382.37
Annuals 4-4.5" - installed (E) (Kit)	4" 120.00 \$3.19 \$382.37
LCE005: Irrigation Installation	\$170.00
Irrigation Labor (Hide) (Labor)	\$170.00

Billing Questions rhonda.culotta@down2earthinc.com (904) 780-2257	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	Subtotal Sales Tax Total Credits/Payments Balance Due	\$552.37 \$0.00 \$552.37 (\$0.00) \$552.37
Visit us at https://dtelandscape.com for all other questions or concerns.	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/		



Down to Earth

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

Estimate: #125273

Customer Address

Inframark
 Jayna Cooper
 2005 Pan Am Circle Suite 300
 Tampa, Florida 33604
 Jayna.Cooper@inframark.com
 813-608-8242

Billing Address

Jayna Cooper
 Inframark
 2005 Pan Am Circle Suite 300
 Tampa, FL 33604

Physical Job Address

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

Job
 Monument Signs - September
 Annuals 2025

Estimated Job Start Date
 August 25, 2025

Proposed By
 Alexandra Steiner

Due Date

<u>Estimate Details</u>					
<u>Description of Services & Materials</u>	<u>Unit</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>	
Tree/Plant Installation					
Annuals 4-4.5" - installed (E)	4"	120	\$3.19	\$382.37	
Irrigation Installation					
Irrigation Labor (Hide)				\$170.00	
					Subtotal \$552.37
					Estimated Tax \$0.00
					Job Total \$552.37

Install annuals at all monument signs

Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

Proposed By:

Alexandra Steiner
 Down to Earth

09/04/2025
 Date

Agreed & Accepted By:

Signed by:

Wesley Elias

6808EDC0628348D...

9/10/2025
 Date

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.



Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

Client ID Number	
------------------	--

Invoice Number	1163361
Invoice Date	10/31/2025
Due Date	11/30/2025

To: Sherwood Manor CDD
2005 Pan Am Cir, Ste 300

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$1,362.00

Subtotal	\$1,362.00
Sales Tax	\$0.00
Please Pay This Amount	\$1,362.00

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. 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 Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

03 Nov 2025 03:36:37PM CST

DISTRICT : SHERWOOD MANOR CDD

Go Green! Think before you print.

INVOICE NO. 1163361 - DETAIL

INVOICE DATE: 10/31/2025

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	9/11/2025	4289632	SHMCDD District Area	General Maintenance; Install two new baby stations.	\$0.00	\$0.00	\$1,362.00	\$0.00	\$1,362.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$1,362.00	\$0.00	\$1,362.00	
				BWO Total	\$0.00	\$0.00	\$1,362.00	\$0.00	\$1,362.00	
				Invoice Total	\$0.00	\$0.00	\$1,362.00	\$0.00	\$1,362.00	



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

Date	Invoice
10/21/2025	39421
Account	
Sherwood Manor CDD	

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

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

Terms	Due Date	PO Number	Reference
NET15	11/05/2025		

Service Request Number 692729	
Summary	Tabitha can see cameras when she is offsite, but cannot see them when she is onsite
Billing Method	Actual Rates
Detail	<p>Wed 9/10/2025/9:23 AM UTC-04/ Clive Huh- Messaged Tabitha for scheduling for 9/12 Morning. She will be on-site from 9/12 - 8:00 AM - 11:00 AM.</p> <p>Wed 9/10/2025/8:44 AM UTC-04/ Wes Ward (time)- User called in stating she is still not able to access the cameras at Sherwood manor or at Spencer Creek.</p> <p>Thu 8/28/2025/8:09 AM UTC-04/ Shawn Snyder (time)- Goodmorning, could you please provide a few dates and times we can come out and look at this?</p> <p>Thank you, Shawn Snyder</p> <p>Wed 8/27/2025/10:13 AM UTC-04/ Josh Nielsen (time)- - Issues have been going on since May - Setting up OTS with the user - User device is IP 192.168.1.6 - Unable to ping the IP listed for the NVR at 10.0.0.40 - ITGlue has no records of their admin password for their spectrum router - IPScanner found nothing outside of the 192.168.1 network - User does not have ethernet cable to run from their computer into any of the networking equipment - Requesting we send a tech onsite to open the network so the cameras can be access onsite</p> <p>Address: 1801 12th St SE Ruskin FL 33570</p> <p>ONSITE TECH: BRING PATCH CABLE AND ETHERNET CABLES</p> <p>Mon 8/25/2025/8:45 AM UTC-04/ Chris Boyer- Tabitha can see cameras when she is offsite, but cannot see them when she is onsite. She is going to be Onsite this Wednesday 8:00 to 10:00 AM. Please schedule someone for that time.</p>
Resolution	Fri 10/10/2025/4:44 PM UTC-04/ Clive Huh- Messaged Tabitha to verify that she is able to view the cameras on her phone. I

believe we asked her to disconnect the wifi from her phone in order to connect to the cameras when on-site.				
Company Name	Sherwood Manor CDD			
Contact Name	Tabitha Vega			
Service Request Number	711126			
Summary	Re: MHD Service Ticket #692729 has been closed due to no response			
Billing Method	Actual Rates			
Detail	<p>Wed 9/10/2025/8:40 AM UTC-04/ Tabitha Vega This email comes from outside the organization. Do not click links or open attachments unless it is an email you expected to receive.</p> <p>Good morning!</p> <p>Next week I will be available Monday and Wednesday from 7:00 am - 4:30 pm.</p> <p>Let me know what day is best.</p> <p>Thank you!</p> <p>Tabitha Vega On-Site Clubhouse Manager</p> <p>[image] Communities – On-Site</p> <p>Sherwood Manor, 1801 12th St SE, Ruskin, FL 33570</p> <p>Monday: 8:00 am - 4:30pm Tuesday: OFF Wednesday: 8:00 am - 4:30pm Thursday: OFF Friday: 8:00 am - 12:00 pm Saturday & Sunday: OFF</p> <p>2005 Pan Am Circle Suite 300 Tampa, FL 33607 Email: tvega@inframark.com Direct: 656-789-2940 www.inframark.com</p>			
Resolution				
Company Name	Sherwood Manor CDD			
Contact Name	Tabitha Vega			
Services	Work Type	Hours	Rate	Amount
<u>Billable Services</u>				
Professional Services Technician	Travel	0.75	150.00	\$112.50
Professional Services Technician	Onsite - Business Hours	1.00	150.00	\$150.00
			Total Services:	\$262.50
<p>We appreciate your business! MHD Communications accepts checks and all major credit cards.</p> <p>A late payment charge of 5% per month will be applied to all unpaid balances.</p>			Invoice Subtotal:	\$262.50
			Sales Tax:	\$0.00
			Invoice Total:	\$262.50
			Payments:	\$0.00
			Credits:	\$0.00
			Balance Due:	\$262.50

Invoice Time Detail

Invoice Number: 39421
Company: Sherwood Manor CDD

Charge To: Sherwood Manor CDD / Tabitha can see cameras when she is offsite, but cannot see them when she is onsite Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
09/12/2025	Selin, Aaron	Service Ticket: 692729 Summary: Tabitha can see cameras when she is offsite, but cannot see them when she is onsite	Y	0.75	150.00	\$112.50
09/12/2025	Selin, Aaron	Service Ticket: 692729 Summary: Tabitha can see cameras when she is offsite, but cannot see them when she is onsite	Y	1.00	150.00	\$150.00

Subtotal: \$262.50

Invoice Time Total:

Billable Hours:

1.75

SHERWOOD MANOR CDD

DISTRICT CHECK REQUEST

Today's Date 11/11/2025

Payable To Sherwood Manor CDD

Total Check Amount **\$7,550.74**

Check Amount \$2,796.90
Check Description Series 2018 - FY 25 DS Portion of Collection Discount - Excess

Check Amount \$946.26
Check Description Series 2018 - FY 26 DS Portion of Collection Discount
\$3,743.16
200-103200

Check Amount \$2,845.03
Check Description Series 2023 - FY 25 DS Portion of Collection Discount - Excess

Check Amount \$962.55
Check Description Series 2023 - FY 26 DS Portion of Collection Discount
\$3,807.58
201-103200

Special Instructions Mail to U.S. Bank with Directional Letter

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

Hanna Yi

Authorization

SHERWOOD MANOR CDD

2026

**TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE
FISCAL YEAR 2026, TAX YEAR 2025**

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	875,643.60	40.77%	0.407700
Net DS 2018	630,712.50	29.36%	0.293600
Net DS 2023	641,565.64	29.87%	0.298700
Net Total	2,147,921.74	100.00%	1.000000



SHERWOOD MANOR COMMUNITY DEVELOPMENT
Business Visa

Page 3 of 4
Billing cycle 09/23/25 - 10/22/25
Account number ending in 1469

Cardholder activity

Total cardholder new activity: \$271.44

Tran date	Post date	Reference number	Transaction description	Amount
TABITHA VEGA Account number ending in 5533				Total: \$271.44
10/09	10/10	24692165282107780563843	AMAZON MKTPL*NF8RT7XC1 Amzn.com/billWA	\$43.85
10/12	10/13	24431065285306167646073	TARGET.COM WWW.TARGET.COM	\$4.30
10/12	10/13	24431065285306167646081	TARGET.COM WWW.TARGET.COM	\$19.13
10/13	10/14	24431065286306683505018	TARGET PLUS 800-591-3869 MN	\$16.11
10/20	10/21	24055235293521294467672	WALMART.COM 800-925-6278 AR	\$30.06
10/21	10/22	24692165294108754041614	AMAZON MKTPL*NU9IH7HN1 Amzn.com/billWA	\$157.99

Interest charge calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of balance	Annual percentage rate (APR)	Periodic interest rate	Balance subject to interest rate	Interest charge	Expires on
PURCHASE	0.00%	0.00000% (D)	\$0.00	\$0.00	-
PROMO	0.00%	0.00000% (D)	\$0.00	\$0.00	-

(V) = Variable Rate

(D) = Daily, (M) = Monthly

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Final Details for Order #114-7440221-6396223

Order Placed: October 8, 2025

PO number : Fall Event

Amazon.com order number: 114-7440221-6396223

Order Total: \$43.85

Shipped on October 9, 2025	
Items Ordered 1 of: <i>Shuttle Art Acrylic Paint, 24 Colors Acrylic Paint Bottle Set, 250ml/8.45oz Each, Rich Pigments, High Viscosity, Bulk for Artists, Beginners and Kids Painting on Rocks Crafts Canvas Wood</i> Sold by: Shuttle Art (seller profile) Condition: New	Price \$40.79
Shipping Address: Tabitha Vega 10019 COUNTRY CARRIAGE CIR RIVERVIEW, FL 33569-5695 United States	Item(s) Subtotal: \$40.79 Shipping & Handling: \$0.00 Total before tax: \$40.79 Sales Tax: \$3.06 Total for This Shipment: \$43.85
Shipping Speed: FREE Prime Delivery	-----
Payment information	
Payment Method: Visa Last digits: 5533	Item(s) Subtotal: \$40.79 Shipping & Handling: \$0.00 Total before tax: \$40.79 Estimated Tax: \$3.06 Grand Total: \$43.85
Credit Card transactions	Visa ending in 5533: October 9, 2025: \$43.85

To view the status of your order, return to [Order Summary](#).

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Invoice 2 of 2

Ship to

Tabitha Vega
10019 Country Carriage Cir
Riverview, FL 33569

Invoice date: Sun, Oct 12, 2025

Invoice number: 52853991017535252

Item

93115795 - 7.64" Jack Halloween Plastic Trick or Treat Pail Orange - Hyde and EEK! Boutique™

Qty.	Unit price	Amount
1	\$3.00	\$3.00

Item subtotal	\$3.00
----------------------	---------------

Standard shipping	\$1.00
Shipping tax	\$0.08
Sales tax	\$0.22

Item total	\$4.30
-------------------	---------------

Invoice total	\$4.30
----------------------	---------------

Visa*5533

Item

94337517 - Halloween Pumpkin Bubble Pop Fidget Toy - Spritz™

Qty.	Unit price	Amount
1	\$4.00	\$4.00
Item subtotal		\$4.00
Standard shipping		\$1.00
Shipping tax		\$0.08
Sales tax		\$0.30
Item total		\$5.38

Item

94239832 - Pumpkin Creature Plush Throw Blanket - Hyde and EEK! Boutique™

Qty.	Unit price	Amount
1	\$10.00	\$10.00
Save 50% on select home fragrances & Halloween decor		-\$5.00
Item subtotal		\$5.00
Standard shipping		\$0.99
Shipping tax		\$0.07
Sales tax		\$0.38
Item total		\$6.44

Invoice total **\$19.13**

 Visa*5533



Invoice 1 of 1

Ship to

Tabitha Vega
10019 Country Carriage Cir
Riverview, FL 33569

Invoice date: Mon, Oct 13, 2025

Invoice number: 52863991077265236

Item

1003625029 - Joyfy Halloween Party Favors 13 Pcs Halloween Carnival Can Bean Bag Toss Game Set Outdoor Lawn Yard Holiday Birthday Kids Adults Family Party Games

Qty.	Unit price	Amount
1	\$13.99	\$13.99

Item subtotal	\$13.99
---------------	---------

Standard shipping	\$1.00
Shipping tax	\$0.07
Sales tax	\$1.05

Item total	\$16.11
------------	---------

Invoice total	\$16.11
---------------	---------

VISA Visa*5533



Oct 20, 2025 order
Order# 2000138-11983196



Color Duck Tape Brand Duct Tape, 1.88 in. x 20 yd., White	Qty 1	\$3.50
Halloween Black Jack-o'-Lantern Mini Plastic Pail, Trick-or-Treat Bucket, by Way To Celebrate	Qty 4	\$3.88
Rectangular 54" x 108" Tangerine Orange Plastic Table Cover, by Way To Celebrate	Qty 4	\$4.00
3.75" Mini Orange Pumpkin Halloween Trick-or-Treat Basket, by Way To Celebrate	Qty 4	\$3.88
Rectangular 54" x 108" White Plastic Table Cover, by Way To Celebrate	Qty 2	\$2.00
Hello Hobby Assorted Craft Paint Brush Set, 25pcs	Qty 2	\$10.84

Subtotal \$30.10

Savings -\$2.00
\$28.10

Tax \$1.96

Total **\$30.06**

Charge history Your transaction activity for this order >

Payment method

Ending in 5533

Your payment method has a temporary hold for \$31.45. An updated charge will appear on your statement within 10 business days.



Final Details for Order #114-4624624-5062638

Order Placed: October 20, 2025

PO number : Fall Event

Amazon.com order number: 114-4624624-5062638

Order Total: \$157.99

Shipped on October 21, 2025	
Items Ordered 1 of: <i>Monster Rocker 270 Sport Portable Indoor/Outdoor Wireless Speaker, 60 Watts, Up to 24 Hours Playtime, IPX4 Water Resis</i> tant, Connect to Another TWS Speaker Sold by: MallStop (seller profile) Business Price Condition: New	Price \$94.05
Shipping Address: Tabitha Vega 10019 COUNTRY CARRIAGE CIR RIVERVIEW, FL 33569-5695 United States	Item(s) Subtotal: \$94.05 Shipping & Handling: \$0.00 ----- Total before tax: \$94.05 Sales Tax: \$7.05 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$101.10 -----

Shipped on October 21, 2025	
Items Ordered 1 of: <i>DTOFOOT 200Pcs Pumpkin Ducks Fall Autumn Mini Resin Ducks Halloween Pumpkin Ducks Miniature Duck Statue Dining Table Dec</i> oration DIY Thanksgiving Autumn Theme Party Gift Sold by: Givefavors Store (seller profile) Condition: New	Price \$14.99
2 of: <i>Hygloss Products Paper Plates - Uncoated White Plate - Use for Foodware, Events, Activities, Crafts Projects and More - Environmentally Friendly - Recyclable and Disposable - 6-Inches - 100 Pack</i> Sold by: Amazon (seller profile) Business Price Condition: New	\$4.99
1 of: <i>200 Pieces Halloween Erasers Mini Erasers Soft Latex Free Eraser Bulk Pencil Eraser for Classroom Rewards, Halloween Party Supplies, Holiday Goody Bag Fillers (Pumpkin)</i> Sold by: Kolewo4ever (seller profile) Condition: New	\$13.99
Shipping Address: Tabitha Vega 10019 COUNTRY CARRIAGE CIR RIVERVIEW, FL 33569-5695 United States	Item(s) Subtotal: \$38.96 Shipping & Handling: \$0.00 ----- Total before tax: \$38.96

Shipping Speed: FREE Prime Delivery	Sales Tax: \$2.91 ----- Total for This Shipment: \$41.87 -----
--	---

Shipped on October 21, 2025	
Items Ordered	Price
2 of: 100 Pcs Fall Treat Bags - Plastic Thanksgiving Goodie Bags, Autumn Thanksgivings Maple Leaves Pumpkin Candy Cookie Snack Cellophane Goody Bag with Twist Ties for Fall Gift Wrap Party Favors Supplies Sold by: Litmitfu (seller profile) Condition: New	\$6.99
Shipping Address: Tabitha Vega 10019 COUNTRY CARRIAGE CIR RIVERVIEW, FL 33569-5695 United States	Item(s) Subtotal: \$13.98 Shipping & Handling: \$0.00 Total before tax: \$13.98 Sales Tax: \$1.04
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$15.02 -----

Payment information	
Payment Method: Visa Last digits: 5533	Item(s) Subtotal: \$146.99 Shipping & Handling: \$0.00 -----
Billing address Tabitha Vega 2005 PAN AM CIR TAMPA, FL 33607-2359 United States	Total before tax: \$146.99 Estimated Tax: \$11.00 ----- Grand Total: \$157.99
Credit Card transactions	Visa ending in 5533: October 21, 2025: \$157.99

To view the status of your order, return to [Order Summary](#).

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Sherwood Manor Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2025

Prepared by:



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

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND		SERIES 2018 FUND		SERIES 2023 FUND		SERIES 2018 FUND		SERIES 2023 FUND		GENERAL FUND		GENERAL LONG-TERM DEBT FUND		TOTAL
	GENERAL FUND		DEBT SERVICE FUND		DEBT SERVICE FUND		CAPITAL PROJECTS FUND		CAPITAL PROJECTS FUND		GENERAL FIXED ASSETS FUND		GENERAL LONG-TERM DEBT FUND		
ASSETS															
Cash - Operating Account	\$ 18,656	\$ -	\$ 3,743	\$ 3,808	\$ -	\$ 93,755	\$ -	\$ 10,477	\$ 10,659	\$ -	\$ -	\$ -	\$ -	\$ 18,656	
Cash in Transit	-	-	3,743	3,808	-	-	-	-	-	-	-	-	-	7,551	
Accounts Receivable - Off-Roll	-	-	-	93,755	-	-	-	-	-	-	-	-	-	93,755	
Due From Other Funds	-	-	10,477	10,659	-	-	-	-	-	-	-	-	-	21,136	
Investments:															
Construction Fund	-	-	-	-	-	-	-	-	-	199,617	-	-	-	199,617	
Prepayment Account	-	-	1	-	-	-	-	-	-	-	-	-	-	1	
Reserve Fund	-	-	473,878	644,750	-	-	-	-	-	-	-	-	-	1,118,628	
Revenue Fund	-	-	23,171	57,762	-	-	-	-	-	-	-	-	-	80,933	
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	-	-	-	-	-	-	-	-	-	-	-	-	15,953,817	15,953,817	
TOTAL ASSETS	\$ 18,695	\$ 511,270	\$ 810,734	\$ -	\$ 199,617	\$ 11,847,091	\$ 17,660,000	\$ 31,047,407							
LIABILITIES															
Accounts Payable	\$ 116,376	\$ 3,743	\$ 3,808	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123,927	
Bonds Payable - Series 2018	-	-	-	-	-	-	-	-	-	-	-	-	8,555,000	8,555,000	
Bonds Payable - Series 2023	-	-	-	-	-	-	-	-	-	-	-	-	9,105,000	9,105,000	
Due To Other Funds	21,136	-	-	-	-	-	-	-	-	-	-	-	-	21,136	
TOTAL LIABILITIES	137,512	3,743	3,808	-	-	-	-	-	-	-	17,660,000	17,805,063			

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2018		SERIES 2023		SERIES 2018		SERIES 2023		GENERAL LONG-TERM DEBT FUND	TOTAL
	GENERAL FUND	DEBT SERVICE FUND	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND		
FUND BALANCES										
Restricted for:										
Debt Service	-	507,527		806,926	-	-	-	-	-	1,314,453
Capital Projects	-	-	-	-	-	199,617	-	-	-	199,617
Unassigned:	(118,817)	-	-	-	-	-	11,847,091	-	-	11,728,274
TOTAL FUND BALANCES	(118,817)	507,527		806,926	-	199,617	11,847,091	-		13,242,344
TOTAL LIABILITIES & FUND BALANCES	\$ 18,695	\$ 511,270		\$ 810,734	- \$ 199,617	\$ 11,847,091	\$ 17,660,000	\$ 31,047,407		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 79	\$ 79	0.00%
Clubhouse Rentals	-	150	150	0.00%
Special Assmnts- Tax Collector	875,644	14,758	(860,886)	1.69%
Other Miscellaneous Revenues	-	8	8	0.00%
TOTAL REVENUES	875,644	14,995	(860,649)	1.71%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	2,000	10,000	16.67%
Dissemination Agent/Reporting	10,000	-	10,000	0.00%
Trustees Fees	8,200	2,128	6,072	25.95%
Disclosure Report	8,400	3,900	4,500	46.43%
District Counsel	15,000	4,489	10,511	29.93%
District Engineer	12,000	1,578	10,422	13.15%
District Management	30,000	5,000	25,000	16.67%
Field Management	18,000	15,000	3,000	83.33%
Accounting Services	12,000	2,000	10,000	16.67%
Auditing Services	6,200	-	6,200	0.00%
Onsite Staff	70,000	11,667	58,333	16.67%
Website ADA Compliance	1,500	-	1,500	0.00%
Email Hosting Vendor	600	-	600	0.00%
Postage, Phone, Faxes, Copies	500	17	483	3.40%
General Liability	25,354	3,981	21,373	15.70%
Public Officials Insurance	3,240	266	2,974	8.21%
Deductible	2,500	-	2,500	0.00%
Legal Advertising	2,000	-	2,000	0.00%
Misc Non Ad Valorem Taxes	4,000	3,779	221	94.48%
Bank Fees	250	505	(255)	202.00%
Website Admin Services	1,500	-	1,500	0.00%
Dues, Licenses & Fees	500	175	325	35.00%
Total Administration	243,744	56,485	187,259	23.17%
<u>Utility Services</u>				
Amenity Internet	2,500	410	2,090	16.40%
Water/Waste	16,000	4,052	11,948	25.33%
Electric Utility Services	120,000	17,785	102,215	14.82%
Total Utility Services	138,500	22,247	116,253	16.06%

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Wildlife Control	9,000	-	9,000	0.00%
Waterway Management Program	10,000	-	10,000	0.00%
Aquatics - Contract	22,200	11,750	10,450	52.93%
Debris Removal	20,000	-	20,000	0.00%
Landscape - Contract	235,000	19,836	215,164	8.44%
Landscape - Other R&M	9,000	-	9,000	0.00%
R&M-Wetland Monitoring	5,000	-	5,000	0.00%
Ditch Cleanup	5,000	-	5,000	0.00%
Landscape - Plant Replacement Program	5,000	552	4,448	11.04%
Storm Cleanup	35,000	-	35,000	0.00%
Landscape - Mulch	14,000	-	14,000	0.00%
Landscape - Irrigation Maintenance	3,500	-	3,500	0.00%
Total Other Physical Environment	372,700	32,138	340,562	8.62%
<u>Parks and Recreation</u>				
Pool Monitor	12,000	-	12,000	0.00%
Pool Additional Treatments	4,000	1,300	2,700	32.50%
Janitorial - Supplies/Others	1,000	-	1,000	0.00%
Janitorial - Contract	9,600	1,200	8,400	12.50%
Pool Maintenance - Contract	12,600	2,589	10,011	20.55%
Amenity Pest Control	2,000	-	2,000	0.00%
Security Monitoring Services	2,000	513	1,487	25.65%
Amenity R&M	35,000	(2,113)	37,113	-6.04%
Entrance Monuments, Gates, Walls R&M	15,000	-	15,000	0.00%
Garbage Dumpster - Rental/Collection	5,000	-	5,000	0.00%
Community Events	10,000	-	10,000	0.00%
Misc-Contingency	10,000	3,329	6,671	33.29%
Key Card Distribution	2,500	-	2,500	0.00%
Total Parks and Recreation	120,700	6,818	113,882	5.65%
TOTAL EXPENDITURES	875,644	117,688	757,956	13.44%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(102,693)	(102,693)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		(16,124)		
FUND BALANCE, ENDING		\$ (118,817)		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	\$ -	\$ 6,078	\$ 6,078	0.00%
Special Assmnts- Tax Collector	634,991	10,478	(624,513)	1.65%
TOTAL REVENUES	634,991	16,556	(618,435)	2.61%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	195,000	185,000	10,000	94.87%
Interest Expense	439,991	222,134	217,857	50.49%
Total Debt Service	634,991	407,134	227,857	64.12%
TOTAL EXPENDITURES	634,991	407,134	227,857	64.12%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(390,578)	(390,578)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		898,105		
FUND BALANCE, ENDING		<u>\$ 507,527</u>		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025
Series 2023 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,649	\$ 5,649	0.00%
Special Assmnts- Tax Collector	641,566	10,658	(630,908)	1.66%
Special Assmnts- CDD Collected	-	213,525	213,525	0.00%
TOTAL REVENUES	641,566	229,832	(411,734)	35.82%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	145,000	-	145,000	0.00%
Interest Expense	496,566	249,959	246,607	50.34%
Total Debt Service	641,566	249,959	391,607	38.96%
TOTAL EXPENDITURES	641,566	249,959	391,607	38.96%
Excess (deficiency) of revenues Over (under) expenditures	-	(20,127)	(20,127)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		827,053		
FUND BALANCE, ENDING		\$ 806,926		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025
Series 2023 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,342	\$ 1,342	0.00%
TOTAL REVENUES	-	1,342	1,342	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures		1,342	1,342	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		198,275		
FUND BALANCE, ENDING		<u>\$ 199,617</u>		

Bank Account Statement

Tuesday, December 16, 2025
Page 1

Sherwood Manor CDD

Bank Account No. 9155

Statement No. 11_25

Statement Date

11/30/2025

G/L Account No. 101001 Balance	18,655.65	Statement Balance	20,844.55
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	18,655.65	Subtotal	20,844.55
Negative Adjustments	0.00	Outstanding Checks	-2,188.90
Ending G/L Balance	18,655.65	Ending Balance	18,655.65

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
11/03/2025		JE000818	Special Assmnts-Tax Collector	FY2025 TC Excess	9,524.97	9,524.97	0.00
11/07/2025		JE000821	Special Assmnts-Tax Collector	FY 2026 Tax Roll Revenue	3,222.55	3,222.55	0.00
11/18/2025		JE000844	Clubhouse Rentals	Justin Mekithen - MO #19-	50.00	50.00	0.00
11/18/2025		JE000845	Clubhouse Rentals	Veronica Silva - MO	100.00	100.00	0.00
11/21/2025		JE000846	Special Assmnts-Tax Collector	FY2026 Tax-Roll Assessments	11,045.53	11,045.53	0.00
11/14/2025		JE000847	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	8,436.62	8,436.62	0.00
11/28/2025		JE000850	Interest - Investments	Interest Earned	35.14	35.14	0.00
Total Deposits					32,414.81	32,414.81	0.00
Checks							
10/23/2025	Payment	1047	FLORIDA COMMERCE	Payment of Invoice 001626	-175.00	-175.00	0.00
10/28/2025	Payment	1051	KYLE SMITH	Check for Vendor V00066	-200.00	-200.00	0.00
10/28/2025	Payment	1052	NICHOLAS J. DISTER	Check for Vendor V00034	-200.00	-200.00	0.00
10/28/2025	Payment	1053	RYAN MOTKO	Check for Vendor V00052	-200.00	-200.00	0.00
10/28/2025	Payment	1054	FLA POOLS INC	Check for Vendor V00070	-682.50	-682.50	0.00
11/17/2025	Payment	300072	TECO ACH	Inv: 110325-6005-ACH	-6,066.49	-6,066.49	0.00
11/17/2025	Payment	1056	ACTION SECURITY, INC	Check for Vendor V00026	-250.00	-250.00	0.00
11/17/2025	Payment	1057	JNJ CLEANING SERVICES LLC	Check for Vendor V00079	-600.00	-600.00	0.00
11/17/2025	Payment	1058	ZEBRA CLEANING TEAM	Check for Vendor V00020	-1,300.00	-1,300.00	0.00
11/17/2025	Payment	1059	MHD				
11/17/2025	Payment	1060	COMMUNICATION S	Check for Vendor V00033	-262.50	-262.50	0.00
11/17/2025	Payment	1061	ITZ ELECTRIC CORP	Check for Vendor V00093	-1,300.00	-1,300.00	0.00
11/17/2025	Payment		TAMPA HOLIDAY LIGHTING	Check for Vendor V00092	-3,329.25	-3,329.25	0.00

Bank Account Statement

Sherwood Manor CDD

Tuesday, December 16, 2025
Page 2

Bank Account No. 9155

Statement No. 11_25

Statement Date

11/30/2025

CHARTER						
11/18/2025	Payment	300073	COMMUNICATION S - ACH	Inv: 2458267110125-ACH	-205.00	-205.00 0.00
11/19/2025	Payment	300074	BOCC ACH	Inv: 102925-3466-ACH	-4,052.11	-4,052.11 0.00
11/24/2025	Payment	300075	TECO ACH	Inv: 110325-5677-ACH	-699.10	-699.10 0.00
11/24/2025	Payment	300076	TECO ACH	Inv: 110325-5651	-233.03	-233.03 0.00
11/24/2025	Payment	300077	TECO ACH	Inv: 110325-8655-ACH	-2,237.15	-2,237.15 0.00
11/24/2025	Payment	300078	TECO ACH	Inv: 110325-3107-ACH	-2,376.98	-2,376.98 0.00
11/21/2025		JE000851	Bank Fees	Bank Fees	-244.58	-244.58 0.00
Total Checks					-24,613.69	-24,613.69 0.00

Adjustments

Total Adjustments

Outstanding Checks

10/16/2025	Payment	001701	IPFS CORPORATION	INSURANCE MONTHLY PAYMENT	-2,188.90
Total Outstanding Checks					

Outstanding Deposits

Total Outstanding Deposits

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(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	1056	11/17/25	ACTION SECURITY, INC	30676	OCT 2025 Security monitoring system	Security Monitoring Services	534368-53150	\$125.00
001	1056	11/17/25	ACTION SECURITY, INC	30935	NOV 2025 Security monitoring system	Security Monitoring Services	534368-57201	\$125.00
001	1057	11/17/25	JNJ CLEANING SERVICES LLC	INV0018	Amenity cleaning services	Janitorial - Contract	534026-53908	\$600.00
001	1058	11/17/25	ZEBRA CLEANING TEAM	8180	Oct 2025 Pool cleaning service	Pool Additional Treatments	531034-53908	\$1,300.00
001	1059	11/17/25	MHD COMMUNICATIONS	39421	CAMERA SERVICE 09/10/25	Security Monitoring Services	534368-57201	\$262.50
001	1060	11/17/25	ITZ ELECTRIC CORP	F2094	Surge Protectors	Amenity R&M	546176-53908	\$1,300.00
001	1061	11/17/25	TAMPA HOLIDAY LIGHTING	7330	HOLIDAY LIGHT AND DECORATION 09/26/25	Misc-Contingency	549900-53908	\$3,329.25
001	300072	11/17/25	TECO ACH	110325-6005-ACH	08/25-09/25/25 ELECTRIC	Electric Utility Services	543041-53150	\$6,066.49
001	300073	11/18/25	CHARTER COMMUNICATIONS - ACH	2458267110125-ACH	SVC PRD 11/01-11/30/2025	Amenity Internet	541016-53150	\$205.00
001	300074	11/19/25	BOCC ACH	102925-3466-ACH	Water 09/24-10/27/25	Water/Waste	543018-53150	\$4,052.11
001	300075	11/24/25	TECO ACH	110325-5677-ACH	09/26-10/28/25 ELECTRIC	Electric Utility Services	543041-53150	\$699.10
001	300076	11/24/25	TECO ACH	110325-5651	09/26-10/28/25 ELECTRIC	Electric Utility Services	543041-53150	\$233.03
001	300077	11/24/25	TECO ACH	110325-8655-ACH	09/26-10/28/25 ELECTRIC	Electric Utility Services	543041-53150	\$2,237.15
001	300078	11/24/25	TECO ACH	110325-3107-ACH	09/26-10/28/25 ELECTRIC	Electric Utility Services	543041-53150	\$2,376.98
Fund Total							\$22,911.61	

Total Checks Paid	\$22,911.61
--------------------------	--------------------

We have prepared a quote for you



Replace cable for camera facing parking lot

Quote # Q006603 Version 1

Prepared for:

Sherwood Manor CDD



P: 813-948-0202 E: shawn.lincoln@mhdit.com W: www.MHDcommunications.com

Monday, December 08, 2025

Sherwood Manor CDD
Tabitha Vega
1801 12th St SE
Ruskin, FL 33570
tvega@inframark.com

Dear Tabitha,

We appreciate the opportunity to provide you with a solution! Unparalleled quality and customer service is the foundation of our business and the focus of our teams.

MHD takes pride in our solution-oriented business by offering a total technology solution for your business. Our offerings extend to IT Managed Services, Network Security, Audio Visual, Access Control, Surveillance, Security, Phone Systems, Low Voltage Cabling and Fiber Services. Should you ever need a solution in one of these areas, please do not hesitate to reach out. We at MHD want to make your business just that much more successful and we are looking forward to assisting you in doing so very soon!

Thank you for taking the time to review my proposal. It has been my pleasure to provide you with a solution for your technology needs. If I can answer any additional questions or provide you with more details please give me a call.

Best Regards,



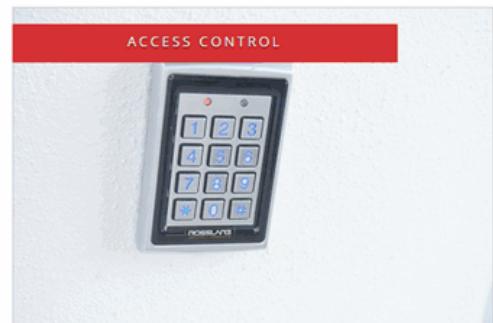
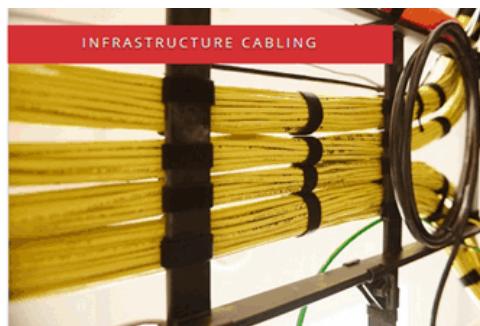
Sales Engineer
Shawn Lincoln
MHD Communications



P: 813-948-0202 E: shawn.lincoln@mhdit.com W: www.MHDcommunications.com

ABOUT MHD COMMUNICATIONS

Established in 2003, MHD specializes in providing high-quality total technology solutions for small and medium sized businesses. Our commitment to excellence and providing impeccable customer service is what sets apart from our competitors and our exponential growth over the last few decades has secured us as one of Tampa Bay's premier technology providers, keeping pace with the rapid changes in the technology world. Our highly trained local staff provides around-the-clock top-notch service that you can depend upon for years to come. Fully licensed, bonded and insured, MHD exists to provide the highly responsive technology support system to clients who require a superior level of quality and reliability.





P: 813-948-0202 E: shawn.lincoln@mhdit.com W: www.MHDcommunications.com

HARDWARE

Product Details	Qty
Cat6 Direct Burial, Waterproof, Outdoor Rated CMX, Black	1
Connectors, Mounting Hardware, Conduit etc.	1
	Subtotal: \$248.75

SCOPE OF WORK

All work assumed performed during normal business hours Monday through Friday from 8:00am to 5:00pm.

We will provide and install (1) new Cat6 cable from the NVR to the parking lot camera and verify final view with owners representative prior to demobilization.

Add Alternate

To add one additional bullet camera for the rear lake view: Add \$656.00 .



P: 813-948-0202 E: shawn.lincoln@mhdit.com W: www.MHDcommunications.com

PAYMENT OPTIONS

Cash Contract

Deposit: A deposit is required within five business days of signing the proposal. Please note that parts will not be ordered, and the project will not be scheduled until the full deposit is received.

- **Parts:** 80%
- **Labor:** 50%

Remaining Balance: The remaining balance is due within five business days of project completion.

Progress Billing:

For projects extending beyond 30 days, MHD reserves the right to issue monthly progress invoices for the labor completed to date. Additionally, if the Customer causes delays in the performance of the Work—whether through failure to provide necessary information, access, approvals, or any other action or inaction that impedes the MHD's ability to proceed—MHD shall be entitled to issue progress invoices for the portion of the Work completed to date. Such invoices shall be due and payable by the Customer within 30 days of the invoice date, regardless of the delay. The MHD's right to issue progress invoices shall not be construed as a waiver of any other rights or remedies available under this Agreement or applicable law.

Payment Methods: MHD accepts cash, check, and all major credit cards. A link to pay by credit card will be provided with the deposit invoice. If you prefer to pay via ACH, a form is included with this quote. Please complete and submit the form to finance@mhdit.com.

FINANCE CONTRACT

MHD provides financing plans with 36-month, 48-month, and 60-month terms. If you're interested in financing your project, please contact your sales engineer to discuss the available options.

ACCEPTANCE OF CONTRACT

The undersigned hereby agrees to purchase the above equipment in accordance with the terms and conditions stated on this agreement. Until accepted and signed by an officer of seller at its principal office, this agreement shall not become effective and shall not constitute a binding contract. Pricing included on this proposal is valid for fifteen days from initial presentation.



P: 813-948-0202 E: shawn.lincoln@mhdit.com W: www.MHDcommunications.com

Replace cable for camera facing parking lot



Prepared by:
MHD Communications
Sales Engineer
813-948-0202
Fax 813-699-5001
shawn.lincoln@mhdit.com

Prepared for:
Sherwood Manor CDD
1801 12th St SE
Ruskin, FL 33570
Tabitha Vega
tvega@inframark.com

Quote Information:
Quote #: Q006603
Version: 1
Delivery Date: 12/08/2025
Expiration Date: 01/05/2026

Quote Summary

Description	Amount
HARDWARE	\$248.75
SERVICES	\$1,230.00
Total:	\$1,478.75

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

MHD Communications

Signature: 
Name: Shawn Lincoln
Title: Shawn Lincoln
Date: 12/08/2025

Sherwood Manor CDD

Signature: 
Name: Tabitha Vega
Name: Jayna Cooper
Date: 12-9-25

Fields Consulting Group, LLC (dba. Mike's

Signs)

11749 Crestridge Loop

New Port Richey, FL

34655-0017 USA

signsandgraphicsbymike@gmail.com

Fields
CONSULTING GROUP, LLC

11749 Crestridge Loop
Trinity, FL 34655



Estimate

ADDRESS

Inframark
Sherwood Manor CDD
Attn: Brooke Chapman
2005 Pan Am Circle #300
Tampa, FL 33607

ESTIMATE # 1806

DATE 12/09/2025

SALES REP

Mike Fields

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Printing & Reproduction	Custom "Beware of Wildlife" (18x24) reflective metal signs; Installed with 8-ft u-channel posts (painted black)	2	250.00	500.00
			SUBTOTAL		500.00
			TAX		0.00
			TOTAL		\$500.00

Accepted By

Signed by:

Rollaway Turkoane

1F3BE9E795D0415...

Accepted Date

12/9/2025



Sherwood Manor CDD

Field Inspection Report - December - Down2Earth

Friday, December 19, 2025

Prepared For Board of Supervisors

13 Items Identified

Paul Young

District Field Inspector

Green - Completed

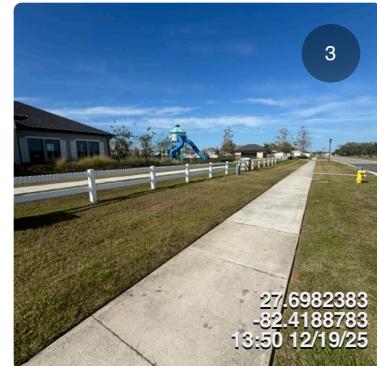
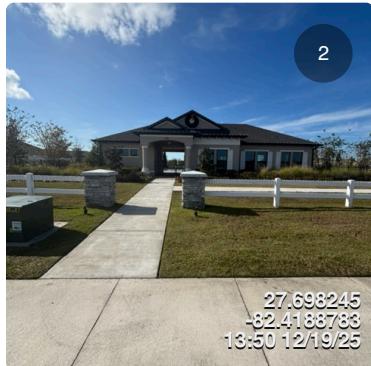
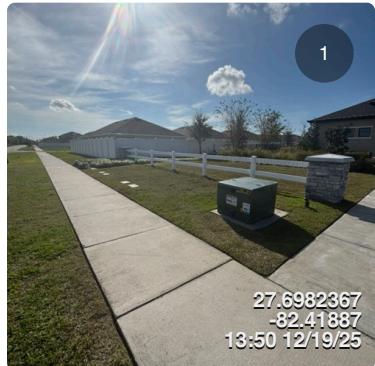
Red - Item has not been addressed

Orange - Monitoring / In progress

Item 1 - Amenity Center

Assigned To: Down 2 Earth

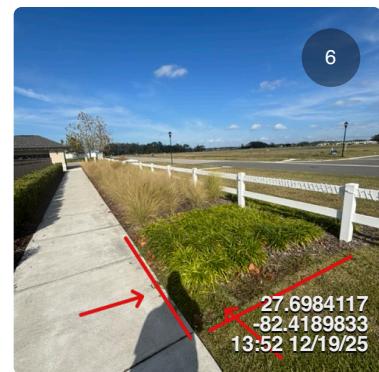
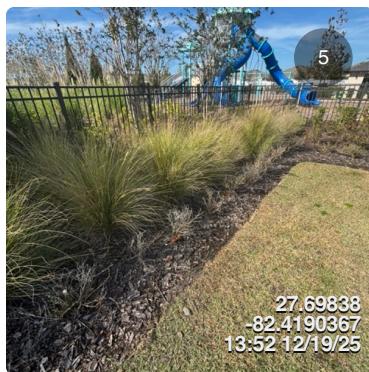
Amenity Center sod fertilization has improved the appearance and weeds are dying off.



Item 2 - Amenity Landscape

Assigned To: Down 2 Earth

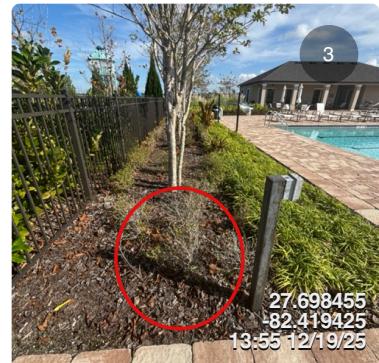
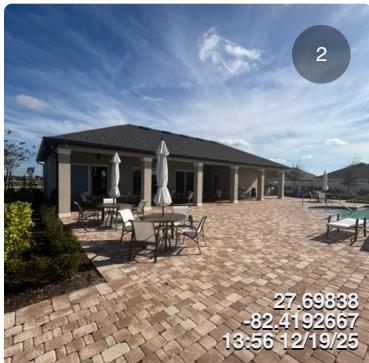
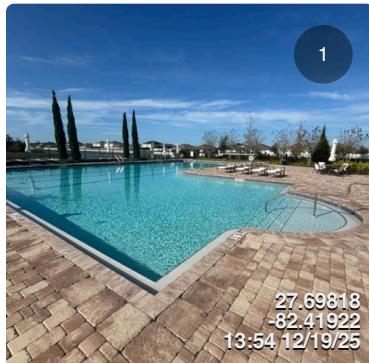
- 1). Remove the broken limbs on the next service date.
- 2). Annual rotations are scheduled in January.
- 5). Pull the Indian Hawthorn plants that have declined beyond vitality.
- 6). Treat weeds along the sidewalk edges.



Item 3 - Amenity Pool

Assigned To: Down 2 Earth

- 1). Pool is clear and blue
- 2). Furniture is intact and clean.
- 3). Pull the struggling Indian Hawthorn that has declined beyond vitality.

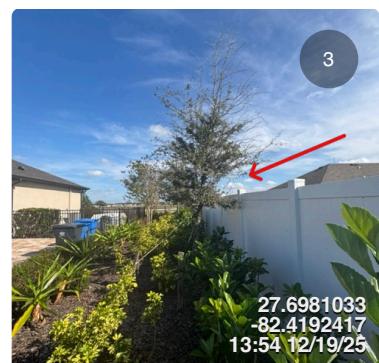
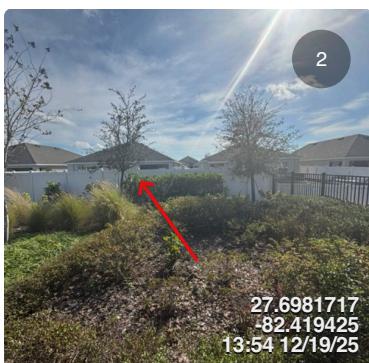
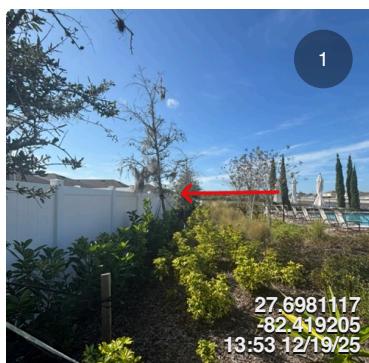


Item 4 - Pool Trees

Due By: Thursday, January 8, 2026

Assigned To: Down 2 Earth

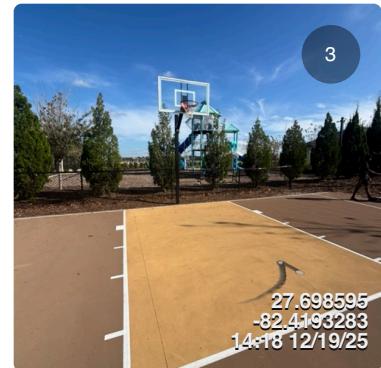
Straighten the leaning trees inside the pool landscape.



Item 5 - Playground

Assigned To: Down 2 Earth

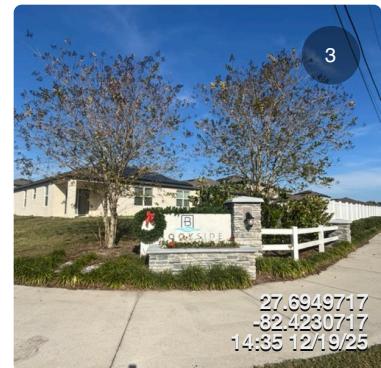
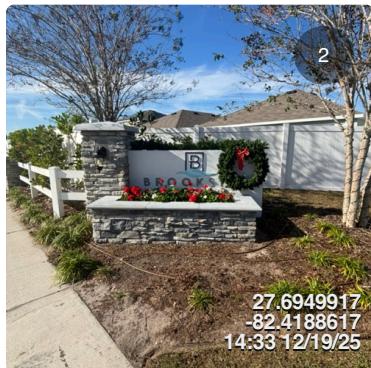
Amenity playground and basketball court are operational.



Item 6 - Community Signage

Assigned To: Down 2 Earth

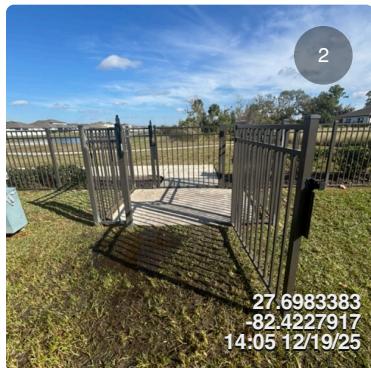
Annual rotations are scheduled for January. Signage is still colorful and appealing



Item 7 - Dog Park

Assigned To: Down 2 Earth

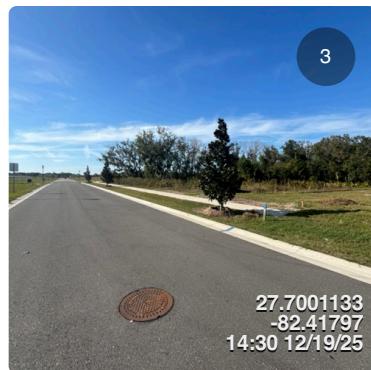
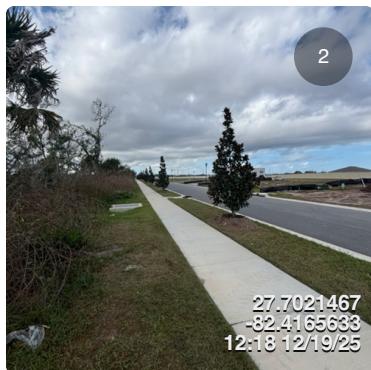
Down 2 Earth - while on-site please locate some loose dirt and fill in the holes under the benches. Add loose dirt at the gate to eliminate water pooling.



Item 8 - Street Tree Install

Assigned To: District Manager

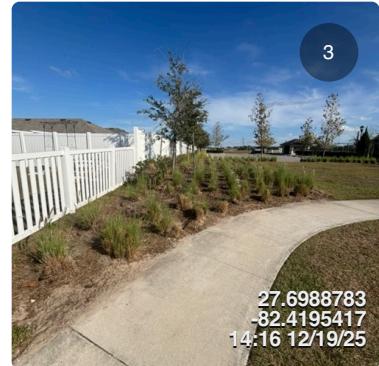
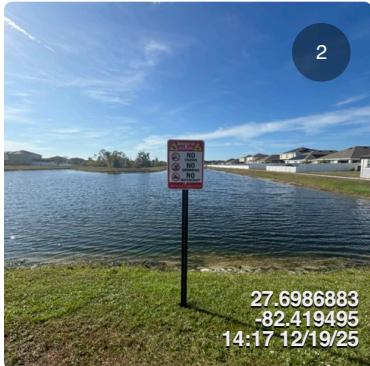
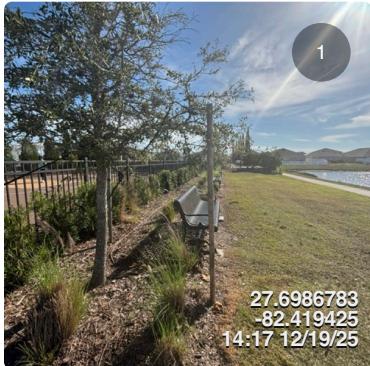
Several new street trees have been installed and is currently hand watered by the installer.



Item 9 - Landscape Detail

Assigned To: Down 2 Earth

The landscape detail is well maintained. New signage has been installed.

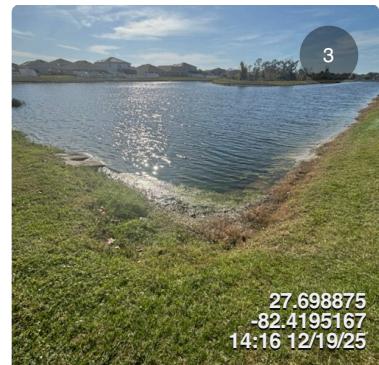
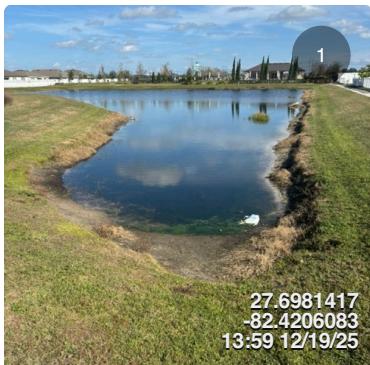


Item 10 - Pond 1

Due By: Thursday, January 8, 2026

Assigned To: Eco-logic

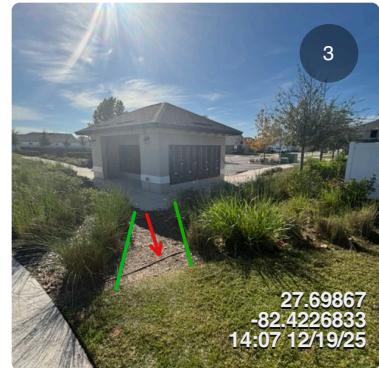
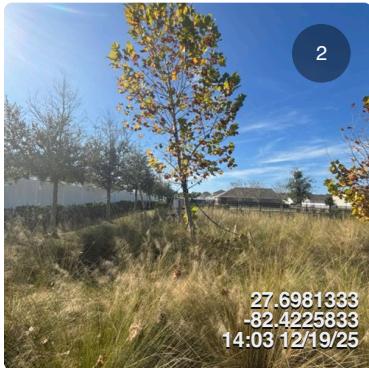
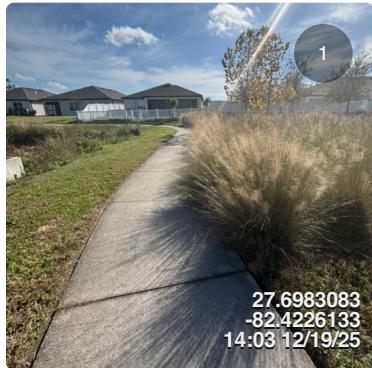
Pond one behind pool has some trash.



Item 11 - Dog Park Landscape

Assigned To: Down 2 Earth

- 1). Keep plants cut back along CDD sidewalks.
- 2). Straighten leaning tree.
- 3). Bury the drip line, it is apparent pedestrians are creating a cut through path to the mailbox, eliminate all trip hazards.

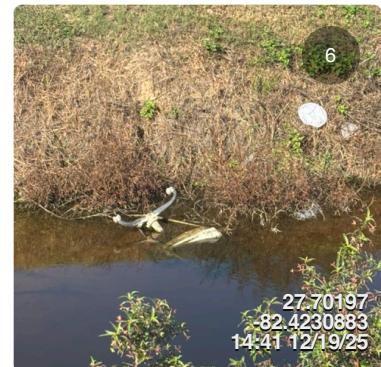
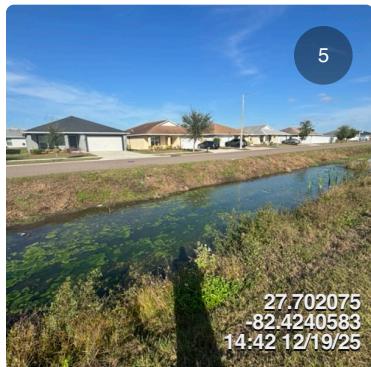
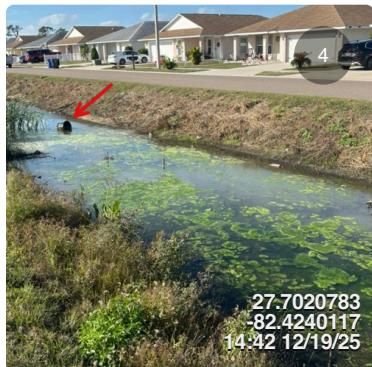
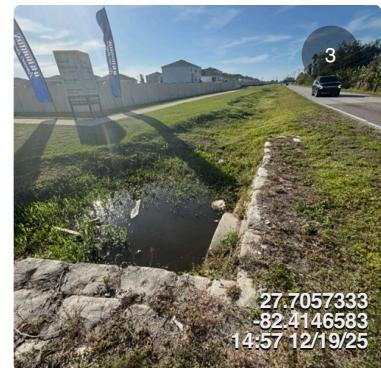
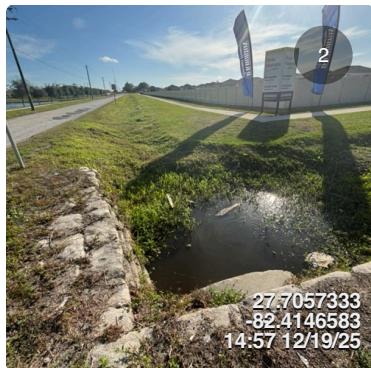


Item 12 - Ditch Maintenance

Due By: Thursday, January 8, 2026

Assigned To: Down 2 Earth / Eco-logic

- 2). D4 ditch banks are well maintained by DTE.
- 3). Eco-logic - D4 - **remove debris during service visits.**
- 4). Eco-logic - D1 - **remove debris in the water.**
- 5). Eco-logic - D1 - has algae forming on the water.
- 6). Eco-logic - D1 - remove submerged chair.



Item 13 - Pond Maintenance

Due By: Thursday, January 8, 2026

Assigned To: Eco-logic

- 2) - Pond 3 - appears clear of algae and trash.
- 3) - Pond 4 - DTE - **mow to water's edge.**
- 4) - Pond 9 - **has trash on the water's edge.**
- 5) - Pond 10 - water level is low.
- 6) - Pond 11 - **has trash in the pond.**
- 7) - Pond 12 - **trash in the pond.**
- 8) - Pond 13 - **algae forming along the edges.**

