

# *Sherwood Manor Community Development District*

**April 02, 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 Manger  
Tabitha Vega, Clubhouse Manager  
Rollamay Turkoane, District Manager

## Regular Meeting Agenda

Thursday, April 02, 2026 at 2:00 p.m.

---

The Regular Meeting of the **Sherwood Manor Community Development District** will be held **April 02, 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. Acceptance of FY 2025 Final Audit
- B. Consideration of Transferring Bank to Valley

4. CONSENT AGENDA

- A. Approval of Minutes of March 02, 2026, Regular Meeting
- B. Consideration of Operation and Maintenance February 2026
- C. Acceptance of the Financials and Approval of the Check Register for February 2026
- D. Ratification of Website Creation and Management Agreement

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
  - i. Field Inspections Report
  - ii. Lake Maintenance Service Report

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

**SHERWOOD MANOR  
COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2025**

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA**

**TABLE OF CONTENTS**

	Page
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-21
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	22
Notes to Required Supplementary Information	23
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	24
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	25-26
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27
MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	28-29



## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Sherwood Manor Community Development District  
Hillsborough County, Florida

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of Sherwood Manor Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

#### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 10, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

March 10, 2026

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Sherwood Manor Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$3,362,045).
- The change in the District's total net position in comparison with the prior fiscal year was \$119,962, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balance of \$1,895,310, a decrease of (\$1,878,195) in comparison with the prior fiscal year. A portion of the fund balance is nonspendable for prepaid items and deposits, restricted for debt service and capital projects, and the remainder is unassigned deficit fund balance in the general fund.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include general government (management), maintenance and recreation functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Assets, excluding capital assets	\$ 1,954,081	\$ 3,803,018
Capital assets, net of depreciation	12,893,909	11,213,614
Total assets	14,847,990	15,016,632
Current liabilities	452,182	428,995
Long-term liabilities	17,757,853	18,069,644
Total liabilities	18,210,035	18,498,639
Net Position		
Net investment in capital assets	(4,863,944)	(6,856,030)
Restricted	1,530,023	3,257,388
Unrestricted	(28,124)	116,635
Total net position	\$ (3,362,045)	\$ (3,482,007)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 1,987,690	\$ 1,892,602
Operating grants and contributions	81,678	89,336
Capital grants and contributions	42,847	132,729
General revenues	1,176	726
Total revenues	<u>2,113,391</u>	<u>2,115,393</u>
Expenses:		
General government	127,147	107,838
Maintenance and operations	855,697	503,727
Parks and recreation	58,737	58,737
Interest	951,848	966,174
Total expenses	<u>1,993,429</u>	<u>1,636,476</u>
Change in net position	119,962	478,917
Net position - beginning	<u>(3,482,007)</u>	<u>(3,960,924)</u>
Net position - ending	<u>\$ (3,362,045)</u>	<u>\$ (3,482,007)</u>

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2025, was \$1,993,429. The costs of the District's activities were funded by program revenues. Program revenues were comprised primarily of assessments in both the current and prior fiscal years. Program revenues in the current fiscal remained consistent with the prior fiscal year. In total, expenses, including depreciation, increased from prior fiscal year, the majority of the increase was the result of an increase in maintenance and operations costs.

### GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase appropriations by \$92,000.

### CAPITAL ASSETS AND DEBT ADMINISTRATION

#### Capital Assets

At September 30, 2025, the District had \$13,736,827 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$842,918 has been taken, which resulted in a net book value of \$12,893,909. More detailed information about the District's capital assets is presented in the notes of the financial statements.

## CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

### Capital Debt

At September 30, 2025, the District had \$17,845,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

It is anticipated that the general operations of the District will increase as the District is being built out.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Sherwood Manor Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2025**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 28,480
Prepaid items	2,128
Deposits	39
Restricted assets:	
Investments	1,923,434
Capital assets:	
Nondepreciable	7,504,601
Depreciable, net	5,389,308
Total assets	14,847,990
 <b>LIABILITIES</b>	
Accounts payable and accrued liabilities	58,771
Accrued interest payable	393,411
Non-current liabilities:	
Due within one year	330,000
Due in more than one year	17,427,853
Total liabilities	18,210,035
 <b>NET POSITION</b>	
Net investment in capital assets	(4,863,944)
Restricted for capital projects	198,275
Restricted for debt service	1,331,748
Unrestricted	(28,124)
Total net position	\$ (3,362,045)

See notes to the financial statements

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
<u>Expenses</u>	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:				
Governmental activities:				
General government	\$ 127,147	\$ 127,147	\$ -	\$ -
Maintenance and operations	855,697	553,559	-	(259,291)
Parks and recreation	58,737	-	-	(58,737)
Interest on long-term debt	951,848	1,306,984	81,678	436,814
Total governmental activities	1,993,429	1,987,690	81,678	118,786
		General revenues:		
		Miscellaneous income		1,050
		Unrestricted investment earnings		126
		Total general revenues		1,176
		Change in net position		119,962
		Net position - beginning		(3,482,007)
		Net position - ending		\$ (3,362,045)

See notes to the financial statements

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>ASSETS</b>				
Cash	\$ 28,480	\$ -	\$ -	\$ 28,480
Investments	-	1,725,159	198,275	1,923,434
Prepaid items	2,128	-	-	2,128
Deposits	39	-	-	39
Total assets	<u>\$ 30,647</u>	<u>\$ 1,725,159</u>	<u>\$ 198,275</u>	<u>\$ 1,954,081</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable and accrued liabilities	\$ 58,771	\$ -	\$ -	\$ 58,771
Total liabilities	<u>58,771</u>	<u>-</u>	<u>-</u>	<u>58,771</u>
Fund balances:				
Nonspendable:				
Prepaid items and deposits	2,167	-	-	2,167
Restricted for:				
Debt service	-	1,725,159	-	1,725,159
Capital projects	-	-	198,275	198,275
Unassigned	(30,291)	-	-	(30,291)
Total fund balances	<u>(28,124)</u>	<u>1,725,159</u>	<u>198,275</u>	<u>1,895,310</u>
Total liabilities and fund balances	<u>\$ 30,647</u>	<u>\$ 1,725,159</u>	<u>\$ 198,275</u>	<u>\$ 1,954,081</u>

See notes to the financial statements

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET –  
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2025**

Total fund balances - governmental funds \$ 1,895,310

Amounts reported for governmental activities in the statement of net position  
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	13,736,827	
Accumulated depreciation	<u>(842,918)</u>	12,893,909

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(393,411)	
Original issue discount	87,147	
Bonds payable	<u>(17,845,000)</u>	<u>(18,151,264)</u>
Net position of governmental activities		<u><u>\$ (3,362,045)</u></u>

See notes to the financial statements

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Assessments	\$ 680,706	\$ 1,306,984	\$ -	\$ 1,987,690
Interest income	126	81,678	42,847	124,651
Miscellaneous income	1,050	-	-	1,050
Total revenues	<u>681,882</u>	<u>1,388,662</u>	<u>42,847</u>	<u>2,113,391</u>
<b>EXPENDITURES</b>				
Current:				
General government	127,147	-	-	127,147
Maintenance and operations	704,993	-	-	704,993
Debt Service:				
Principal	-	315,000	-	315,000
Interest	-	954,710	-	954,710
Capital outlay	-	-	1,889,736	1,889,736
Total expenditures	<u>832,140</u>	<u>1,269,710</u>	<u>1,889,736</u>	<u>3,991,586</u>
Excess (deficiency) of revenues over (under) expenditures	(150,258)	118,952	(1,846,889)	(1,878,195)
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer in (out)	5,499	77,086	(82,585)	-
Total other financing sources (uses)	<u>5,499</u>	<u>77,086</u>	<u>(82,585)</u>	<u>-</u>
Net change in fund balances	(144,759)	196,038	(1,929,474)	(1,878,195)
Fund balances - beginning	<u>116,635</u>	<u>1,529,121</u>	<u>2,127,749</u>	<u>3,773,505</u>
Fund balances - ending	<u>\$ (28,124)</u>	<u>\$ 1,725,159</u>	<u>\$ 198,275</u>	<u>\$ 1,895,310</u>

See notes to the financial statements

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ (1,878,195)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.	1,889,736
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	315,000
Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(209,441)
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:	
Amortization of original issue discount/premium	(3,209)
Change in accrued interest	6,071
Change in net position of governmental activities	\$ 119,962

See notes to the financial statements

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Sherwood Manor Community Development District ("District") was established on February 13, 2018, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Hillsborough County Ordinance 18-7. The District boundaries were expanded by Hillsborough County Ordinance 20-6 on March 11, 2020, to add approximately 14 acres. On July 27, 2022, the District's boundaries were expanded by Hillsborough County Ordinance 22-22 to add approximately 46 acres. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2025, all of the Board members are affiliated with SM-Ruskin Development, LLC, the Developer.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Improvements - stormwater management	30
Improvements - amenity	30
Improvements - landscape & hardscape	30
Equipment - security	7

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report nonspendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### Other Disclosures

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## NOTE 4 – DEPOSITS AND INVESTMENTS

### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### Investments

The District's investments were held as follows at September 30, 2025:

	Amortized cost	Credit Risk	Maturities
US Bank Mmkt	\$ 1,923,434	N/A	Not available
Total Investments	<u>\$ 1,923,434</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments (Continued)

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

Fund	Transfers in	Transfers out
General	\$ 5,499	\$ -
Debt Service	77,086	-
Capital projects	-	82,585
Total	<u>\$ 82,585</u>	<u>\$ 82,585</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the capital projects fund to the debt service fund and general fund were made in order to transfer excess interest income collected in the capital projects fund.

## NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 5,614,865	\$ 1,889,736	\$ -	\$ 7,504,601
Total capital assets, not being depreciated	5,614,865	1,889,736	-	7,504,601
Capital assets, being depreciated				
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
Total capital assets, being depreciated	6,232,226	-	-	6,232,226
Less accumulated depreciation for:				
Improvements - stormwater management	404,964	134,988	-	539,952
Improvements - amenity	181,106	58,737	-	239,843
Improvements - landscape & hardscape	40,497	13,499	-	53,996
Equipment - security	6,910	2,217	-	9,127
Total accumulated depreciation	633,477	209,441	-	842,918
Total capital assets, being depreciated, net	5,598,749	(209,441)	-	5,389,308
Governmental activities capital assets, net	\$ 11,213,614	\$ 1,680,295	\$ -	\$ 12,893,909

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$36.4 million and will be developed in phases. The infrastructure will include roadways, potable water and wastewater systems, storm water management systems, amenity center, and landscape and hardscape improvements. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, the roadways, potable water and wastewater systems are to be conveyed to others for ownership and maintenance responsibilities.

The Developer is managing the construction project including funding the costs of the project subject to repayment by the District. During the current fiscal year, the District paid the Developer a total of \$1,889,736 for the cost of phase 4 infrastructure improvements.

Depreciation expense was charged to function/programs as follows:

Physical environment	\$ 150,704
Parks and recreation	58,737
Total	<u>\$ 209,441</u>

## NOTE 7 – LONG-TERM LIABILITIES

### Series 2018

On September 12, 2018, the District issued \$9,555,000 of Special Assessment Revenue Bonds, Series 2018, consisting of multiple term bonds with due dates ranging from November 1, 2023 – November 1, 2049 and interest rates ranging from 4.0% - 5.25%. The Bonds were issued to finance the costs of acquisition, construction and equipping of a portion of the Assessment Area One Project including the Amenity Project. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2018. Principal on the Bonds is to be paid serially commencing November 1, 2020, through November 1, 2049.

The Series 2018 Bonds may be called for redemption prior to maturity as a whole or in part, at any time, on or after November 1, 2032. The Bonds are also subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

### Series 2023

On March 22, 2023, the District issued \$9,380,000 of Special Assessment Revenue Bonds, Series 2023 (Assessment Area Two), consisting of multiple term bonds with due dates ranging from May 1, 2030 to May 1, 2053 and fixed interest rates ranging from 4.625% - 5.625%. The Bonds were issued to finance the costs of acquisition, construction and equipping of a portion of the Assessment Area Two Project. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2023. Principal on the Bonds is to be paid serially commencing May 1, 2024 through May 1, 2053.

The Series 2023 Bonds may be called for redemption prior to maturity as a whole or in part, at any time, on or after May 1, 2033. The Bonds are also subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be transferred to the acquisition and construction trust account to pay for project costs in accordance with the bond indenture; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2025.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2018	\$ 8,915,000	\$ -	\$ 175,000	\$ 8,740,000	\$ 185,000
Less Bond discount	(38,270)	-	(1,402)	(36,868)	-
Series 2023	9,245,000	-	140,000	9,105,000	145,000
Less Bond discount	(52,086)	-	(1,807)	(50,279)	-
Total	<u>\$ 18,069,644</u>	<u>\$ -</u>	<u>\$ 311,791</u>	<u>\$ 17,757,853</u>	<u>\$ 330,000</u>

**NOTE 7 – LONG-TERM LIABILITIES (Continued)**

**Long-term Debt Activity (Continued)**

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 330,000	\$ 939,909	\$ 1,269,909
2027	350,000	924,416	1,274,416
2028	365,000	907,997	1,272,997
2029	375,000	891,000	1,266,000
2030	395,000	873,425	1,268,425
2031-2035	2,310,000	4,040,219	6,350,219
2036-2040	2,985,000	3,361,594	6,346,594
2041-2045	3,885,000	2,472,088	6,357,088
2046-2050	5,075,000	1,284,431	6,359,431
2051-2053	1,775,000	203,344	1,978,344
Total	<u>\$ 17,845,000</u>	<u>\$ 15,898,423</u>	<u>\$ 33,743,423</u>

**NOTE 8 – DEVELOPER TRANSACTIONS**

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

**NOTE 9 – CONCENTRATION**

The District’s activity is dependent upon the continued involvement of the Developer, the loss of which would have a material adverse effect on the District’s operations.

**NOTE 10 – MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

**NOTE 11 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**NOTE 12 – DEFICIT FUND EQUITY**

The general fund had a deficit fund balance of (\$28,124) at September 30, 2025. The deficit will be covered by assessments collected in the subsequent period.

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Assessments	\$ 740,058	\$ 740,058	\$ 680,706	\$ (59,352)
Interest	-	-	126	126
Miscellaneous revenue	-	-	1,050	1,050
Total revenues	740,058	740,058	681,882	(58,176)
<b>EXPENDITURES</b>				
Current:				
General government	98,850	146,050	127,147	18,903
Maintenance and operations	641,208	686,008	704,993	(18,985)
Total expenditures	740,058	832,058	832,140	(82)
Excess (deficiency) of revenues over (under) expenditures	-	(92,000)	(150,258)	(58,258)
Other Financing Sources (Uses)				
Use of fund balance	-	92,000	-	(92,000)
Transfers in	-	-	5,499	5,499
Total other financing sources (uses)	-	92,000	5,499	(86,501)
Net change in fund balance	\$ -	\$ -	(144,759)	\$ (144,759)
Fund balance - beginning			116,635	
Fund balance - ending			\$ (28,124)	

See notes to required supplementary information

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase appropriations by \$92,000.

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025  
UNAUDITED**

<b>Element</b>	<b>Comments</b>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	9
Employee compensation	\$0.00
Independent contractor compensation	\$18,044
Construction projects to begin on or after October 1; (\$65K)	N/A
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$951.53-\$1,141.84 Debt service - \$1,561.85-\$2,074.31
Special assessments collected	\$1,987,690
Outstanding Bonds:	
Series 2018	\$8,740,000
Series 2023	\$9,105,000



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Sherwood Manor Community Development District  
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Sherwood Manor Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 10, 2026.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

## **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

March 10, 2026



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Sherwood Manor Community Development District  
Hillsborough County, Florida

We have examined Sherwood Manor Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Sherwood Manor Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

March 10, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Sherwood Manor Community Development District  
Hillsborough County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Sherwood Manor Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 10, 2026.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 10, 2026, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Sherwood Manor Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Sherwood Manor Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

March 10, 2026

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met any of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.



45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73

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

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

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

There being no reports, the next item followed.

- i. Field Inspections Report**
- ii. Lake Maintenance Service Report**

The Field Inspections and Lake Maintenance Reports were presented, copies of which were included in the agenda package. Mr. Young provided completed items, updates/pending.

**SIXTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

**SEVENTH ORDER OF BUSINESS**

**Adjourned**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, meeting adjourned at 3:10 p.m. 5-0

\_\_\_\_\_  
Jayna Cooper/Rollamay Turkoane  
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
<b>Monthly Contract</b>						
ACTION SECURITY, INC	2/1/2026	31759	\$125.00			SECURITY SERVICE FEB 26
CHARTER COMMUNICATIONS - ACH	2/1/2026	2458267020126-ACH	\$205.00			INTERNET
CITY-WIDE CLEANING LLC	1/31/2026	19933	\$700.00			Jan 2026 Janitorial Service
CITY-WIDE CLEANING LLC	2/15/2026	19962	\$720.00		\$1,420.00	Janitorial Service
DOWN TO EARTH	2/1/2026	165878	\$9,918.00			Feb 2026 Landscaping maintenance
ECO-LOGIC SERVICES LLC	2/2/2026	6243	\$2,350.00			Jan 2026 Pond maintenance
INFRAMARK LLC	2/1/2026	170646	\$1,000.00			MANAGEMENT FEE
INFRAMARK LLC	2/1/2026	170646	\$700.00			MANAGEMENT FEE
INFRAMARK LLC	2/1/2026	170646	\$2,500.00			MANAGEMENT FEE
INFRAMARK LLC	2/1/2026	170646	\$1,500.00			MANAGEMENT FEE
INFRAMARK LLC	2/1/2026	170646	\$5,833.33	\$11,533.33		MANAGEMENT FEE
INFRAMARK LLC	2/17/2026	171495	\$2.22		\$11,535.55	MANAGEMENT FEE
<b>Monthly Contract Subtotal</b>			<b>\$25,553.55</b>			
<b>Utilities</b>						
BOCC ACH	2/2/2026	HYDRANT ONLINE	\$650.00			DEPOSIT
BOCC ACH	2/2/2026	HYDRANT ONLINE	\$170.00			NON REFUNDABLE CHARGE
BOCC ACH	2/2/2026	HYDRANT ONLINE	\$25.00	\$845.00		SET UP FEE
BOCC ACH	1/30/2026	013026-3466-ACH	\$1,652.97		\$2,497.97	WATER
TECO ACH	2/5/2026	020526-6005-ACH	\$6,873.28			ELECTRIC
TECO ACH	2/3/2026	020326-5677-ACH	\$699.42			ELECTRIC
TECO ACH	2/3/2026	020326-3107-ACH	\$2,377.99			ELECTRIC
TECO ACH	2/3/2026	020326-5651-ACH	\$233.14			ELECTRIC
TECO ACH	2/3/2026	020326-8655-ACH	\$2,238.11		\$12,421.94	ELECTRIC
<b>Utilities Subtotal</b>			<b>\$14,919.91</b>			

**SHERWOOD MANOR CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Regular Services</b>						
ALBERTO VIERA	2/5/2026	AV-020526	\$200.00			BOARD 02/05/26
BL POOLS DBA AQUASENTRY	2/1/2026	SU673ZP-89	\$1,995.00			Cleaning and Maintenance
BL POOLS DBA AQUASENTRY	2/22/2026	H10315	\$362.50		\$2,357.50	Replaced Equipment
CARLOS DE LA OSSA	2/5/2026	CO-020526	\$200.00			BOARD 02/05/26
IPFS CORPORATION - ACH	2/6/2026	020626-GAA-D81318	\$2,001.63			INSURANCE MONTHLY PAYMENT
IPFS CORPORATION - ACH	2/6/2026	020626-GAA-D81318	\$296.72	\$2,298.35	\$2,298.35	INSURANCE MONTHLY PAYMENT
KYLE SMITH	2/5/2026	KS-020526	\$200.00			BOARD 02/05/26
NICHOLAS J. DISTER	2/5/2026	ND-020526	\$200.00			BOARD 02/05/26
STRALEY ROBIN VERICKER	2/12/2026	27905	\$2,075.00			JAN 2026 DISTRICT COUNSEL SERVICE
<b>Regular Services Subtotal</b>			<b>\$7,530.85</b>			
<b>Additional Services</b>						
DOWN TO EARTH	1/30/2026	166503	\$486.87			Sod Dog Park
DOWN TO EARTH	1/30/2026	166502	\$565.00			Monument Signs
DOWN TO EARTH	2/11/2026	167072	\$28.00		\$1,079.87	Irrigation
SHERWOOD MANOR CDD	2/4/2026	02042026 - 0204	\$2,633.50			SERIES 2018 FY26 DS
SHERWOOD MANOR CDD	2/4/2026	02042026 - 0204	\$2,678.81	\$5,312.31	\$5,312.31	SERIES 2023 FY26 DS
TRUIST BANK	1/22/2026	012226-1469	\$178.57			Dec 25 and Jan 26 expenses
TRUIST BANK	1/22/2026	012226-1469	\$12.34			Interest charged Dec
TRUIST BANK	1/22/2026	012226-1469	\$14.13	\$205.04	\$205.04	Interest charged Jan
<b>Additional Services Subtotal</b>			<b>\$6,597.22</b>			
<b>TOTAL</b>			<b>\$54,601.53</b>			

**ACTION SECURITY, INC.**  
 1505 Manor Rd  
 Englewood, FL 34223  
 sales@actionsecurityfl.com

# Invoice



BILL TO
Sherwood Manor CDD c/o Meritus Corp 2005 Pan Am Circle, Suite 300 Tampa , FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
31759	02/01/2026	\$125.00	02/01/2026	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
<b>Service</b> 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!

February 1, 2026  
 Invoice Number: 2458267020126  
 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](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

**Summary**

*Service from 02/01/26 through 02/28/26  
 details on following pages*

Previous Balance	205.00
Payments Received -Thank You!	-205.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	35.00
Other Charges	0.00
Current Charges	\$205.00
<i>YOUR AUTO PAY WILL BE PROCESSED 02/18/26</i>	
<b>Total Due by Auto Pay</b>	<b>\$205.00</b>

**NEWS AND INFORMATION**

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

**IMPORTANT BILLING UPDATE**

At Spectrum Business, we value your experience and are dedicated to constantly enhancing our services to ensure you receive the very best. We understand that rising costs can be frustrating, and we want to be transparent that these increases have affected our prices.

Effective with your next statement, the following pricing will change.

- There will be a \$5 per month charge to receive paper statements. To sign up for paperless billing and avoid this charge visit [SpectrumBusiness.net/Paperless](http://SpectrumBusiness.net/Paperless) today
- Spectrum Business Voice will increase by the amount of taxes and fees applicable to your area, which will now be itemized separately under 'Taxes, Fees, and Surcharges' on your bill.

To learn about how these changes benefit your services now and, in the future, visit [Spectrum.net/Enhancements](http://Spectrum.net/Enhancements).



**Thank you for choosing Spectrum Business.**  
 We appreciate your prompt payment and value you as a customer.

**Auto Pay** - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
 8633 2390 DY RP 01 02022026 NNNNNNNN 01 003333 0011

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

February 1, 2026  
**SHERWOOD MANOR CDD**

Invoice Number: 2458267020126  
 Account Number: 8337 12 028 2458267  
 Service At: 1801 12TH ST SE  
 RUSKIN FL 33570

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

CHARTER COMMUNICATIONS  
 PO BOX 7186  
 PASADENA CA 91109-7186





Invoice Number: SHERWOOD MANOR CDD  
 Account Number: 2458267020126  
 Security Code: 8337 12 028 2458267  
 4957

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 DY RP 01 02022026 NNNNNNNN 01 003333 0011

**Charge Details**

Previous Balance		205.00
EFT Payment	01/18	-205.00
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 02/01/26 will appear on your next bill.

Service from 02/01/26 through 02/28/26

**Spectrum Business™ Internet**

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

**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
	<b>\$35.00</b>

For additional call details,  
 please visit [SpectrumBusiness.net](http://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
<b>Current Charges</b>	<b>\$205.00</b>
<b>Total Due by Auto Pay</b>	<b>\$205.00</b>

**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](http://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](http://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**.







**Down to Earth Landscape & Irrigation**

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



Invoice: #165878

February 2026

**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**

Sherwood Manor CDD Contract (2026)  
Estimate # 135111

**Invoice Date**

2/1/2026

**Date Due**

3/18/2026

**Terms**

Net 45

**Customer PO #**

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#135111 - Sherwood Manor CDD Contract (2026) February 2026				\$9,918.00

**Billing Questions**

[rhonda.culotta@down2earthinc.com](mailto:rhonda.culotta@down2earthinc.com)  
(904) 780-2257

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

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.

<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$9,918.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$9,918.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$9,918.00</b>





# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

170646

**DATE**

2/1/2026

**BILL TO**

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

**CUSTOMER ID**

C2308

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

2/1/2026

Services provided for the Month of: February 2026

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
<b>Subtotal</b>					<b>11,533.33</b>

<b>Subtotal</b>	\$11,533.33
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$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

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

171495

**DATE**

2/17/2026

**BILL TO**

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

**CUSTOMER ID**

C2308

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

2/17/2026

Services provided for the Month of: January 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	3	Ea	0.74		2.22
<b>Subtotal</b>					<b>2.22</b>

<b>Subtotal</b>	\$2.22
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$2.22

**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.

Your hydrant application has been processed. Please pay the fee below. If you have any questions, please feel free to submit them to [waterdept@hillsboroughcounty.org](mailto:waterdept@hillsboroughcounty.org).

To Make a payment:

Call: **(813)-276-8526**, Follow instructions of the "Automated System", then say "make a payment" The system will give a "One-Time" Code to be used for payment, and will ask for the E-Mail Address, use (**districtinvoices@inframark.com**). Follow the prompts as indicated in the email.

Account Number: # **9239951526**

Amount to be paid is **\$845**

Once paid, please send us your confirmation number and we'll issue the work order for the hydrant meter to be installed.

Thanks

**From:** Chapman, Brooke <brooke.chapman@inframark.com>

**Sent:** Friday, January 30, 2026 3:48 PM

**To:** WATERDEPT <WATERDEPT@hcfi.gov>

**Cc:** Chapman, Brooke <Brooke.Chapman@inframark.com>; Young, Paul <pyoung2@inframark.com>

**Subject:** Temp Water Meter request - Sherwood Manor CDD

**External email:** Use caution when clicking on links, opening attachments or replying to this email.

Please see the attached application for a temporary water meter. Please reach out if anything additional is needed to move forward with this request.

Thank you,

Brooke Chapman

813-334-5882

[brooke.chapman@inframark.com](mailto:brooke.chapman@inframark.com)

**HILLSBOROUGH COUNTY WATER RESOURCES DEPARTMENT  
APPLICATION FOR TEMPORARY HYDRANT-METER SERVICE**

<b>Account Number:</b> (if you do not have an account, one will be created by the Utility)	
<b>Name of Applicant:</b>	Sherwood Manor
<b>Federal ID:</b>	82-4511459
<b>Daytime Telephone Number of Applicant:</b>	813-334-588
<b>Email:</b>	brooke.chapman@inframark.co
<b>Mailing Address of Applicant:</b>	C/O Sherwood Manor CDD, 2005 Pan Am Cir Ste 300, Tampa, FL
<b>Hydrant Badge #:</b>	1-518306
<b>Address/Location of Hydrant:</b>	Alpine Ash Place & Maritime Forest Ave, Ruskin, FL
<b>Purpose of Hydrant Meter Use:</b> (temporary construction/Fire/Irrigation)	New
<b>End Date for Hydrant Meter:</b> (Required)	May 30, 2026
<b>In the event the meter is removed on the "end date", placing the meter back in service will result in additional charges and may take up to 7 business days for reinstall.</b>	
<b>Method of Payment:</b> ( ) Existing account holder in good standing, bill account ( ) Credit Card Payment	
<b>Request Type:</b> ( x ) New Hydrant Meter Request	

**CONDITIONS FOR HYDRANT-METER SERVICE**

Best regards,

Brooke Chapman | District Manager



(O) 2005 Pan Am Circle Ste 300 | Tampa, FL 33607

| [brooke.chapman@inframark.com](mailto:brooke.chapman@inframark.com)

**Re: Temp Water Meter request - Sherwood Manor CDD**

---

**From** Teresa Farlow <Teresa.Farlow@Inframark.com>  
**Date** Mon 2/2/2026 9:35 AM  
**To** Chapman, Brooke <brooke.chapman@inframark.com>

This is paid  
Confirmation #26020269673303

**Teresa Farlow** |Accounts Payable Supervisor



2005 Pan Am Circle Ste 300 | Tampa, FL 33607  
(O) 813.873.7300 ext. 340  
[www.inframarkims.com](http://www.inframarkims.com)

The information contained in this electronic message is confidential, proprietary and intended for the use of the owner of the e-mail address listed as the recipient of this message. If you are not the intended recipient, or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any disclosure, dissemination, distribution, copying of this communication, or unauthorized use is strictly prohibited and subject to prosecution to the fullest extent of the law. If you are not the intended recipient, please delete this electronic message and do not act upon, forward, copy or otherwise disseminate it or its contents

---

**From:** Chapman, Brooke <brooke.chapman@inframark.com>  
**Sent:** Monday, February 2, 2026 9:18 AM  
**To:** Teresa Farlow <Teresa.Farlow@Inframark.com>  
**Subject:** Fw: Temp Water Meter request - Sherwood Manor CDD

Get [Outlook for iOS](#)

---

**From:** WATERDEPT <WATERDEPT@hcfl.gov>  
**Sent:** Friday, January 30, 2026 5:04:25 PM  
**To:** Chapman, Brooke <brooke.chapman@inframark.com>  
**Cc:** Young, Paul <pyoung2@inframark.com>  
**Subject:** RE: Temp Water Meter request - Sherwood Manor CDD

You don't often get email from waterdept@hcfl.gov. [Learn why this is important](#)

---

**This Message Is From an External Sender**

This message came from outside your organization. Please use caution when clicking links.

Good evening.



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHERWOOD MANOR CDD	8726963466	01/30/2026	02/20/2026

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	12/24/2025	31684	01/26/2026	32744	106000 GAL	ESTIMATED	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$320.12
Water Base Charge	\$70.75
Water Usage Charge	\$334.71
Sewer Base Charge	\$171.43
Sewer Usage Charge	\$749.42

**Summary of Account Charges**

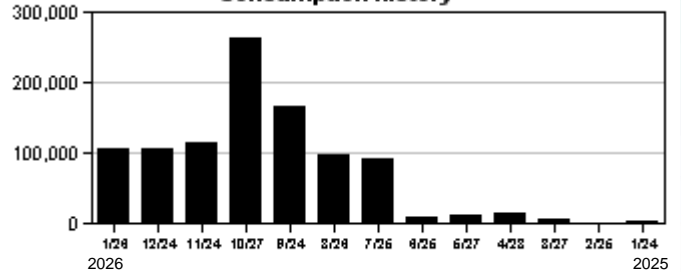
Previous Balance	\$1,652.97
Net Payments - Thank You	\$-1,652.97
<b>Total Account Charges</b>	<b>\$1,652.97</b>
<b>AMOUNT DUE</b>	<b>\$1,652.97</b>

**Notice**

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

An estimated read was used to calculate your bill

Consumption History



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **8726963466**



**ELECTRONIC PAYMENTS BY CHECK OR**

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



**THANK YOU!**



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

269 0

<b>DUE DATE</b>	02/20/2026
<b>Auto Pay Scheduled DO NOT PAY</b>	



0087269634660 00001652973



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

**Statement Date:** February 05, 2026

**Amount Due:** \$6,873.28

**Due Date:** February 19, 2026  
**Account #:** 321000026005

**DO NOT PAY.** Your account will be drafted on February 19, 2026

**Account Summary**

Previous Amount Due	\$6,274.48
Payment(s) Received Since Last Statement	-\$6,274.48
Credit Balance After Payments and Credits	\$0.00
<b>Current Month's Charges</b>	<b>\$6,873.28</b>
<b>Amount Due by February 19, 2026</b>	<b>\$6,873.28</b>

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

**Your Locations With The Highest Usage**

- 1801 SE 12TH ST, CLBHSE, RUSKIN, FL 33570 **8,505 KWH**
- 1109 TIDAL ROCK AVE, FOUNTAIN, RUSKIN, FL 33570-5558 **2,478 KWH**



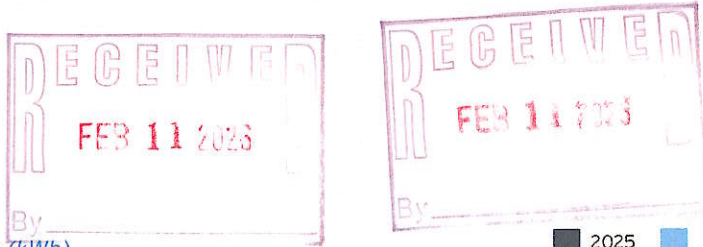
Scan here to interact with your bill online.



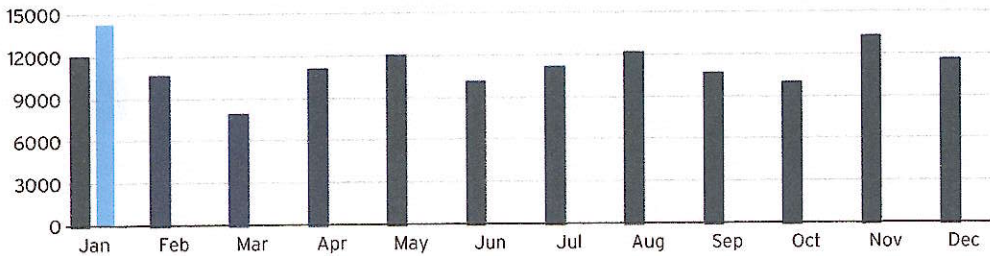
**DOWNED IS DANGEROUS!**

If you see a downed power line, move a safe distance away and call 911.  
 Visit [TampaElectric.com/Safety](http://TampaElectric.com/Safety) for more safety tips.

00000014-0000077-Page 1 of 14



**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)

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



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

**Account #:** 321000026005  
**Due Date:** February 19, 2026

**Amount Due:** \$6,873.28

**Payment Amount:** \$ \_\_\_\_\_

700500003662

Your account will be drafted on February 19, 2026



00000014 FTECO502052622580410 00000 01 00000000 14 007  
**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

## 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	12/29/2025	32,059		29,581		2,478 kWh	1	34 Days	\$425.23
									▲ 21.6%

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

Sub-Account Number: 211019020687

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000558717	12/29/2025	1,137		1,137		0 kWh	1	34 Days	\$23.02

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	12/29/2025	17,864		15,529		2,335 kWh	1	34 Days	\$402.01
									▲ 21.6%

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	12/29/2025	245		243		2 kWh	1	34 Days	\$23.33
									▲ 100.0%

Continued on next page →

0000014-0000077-Page 2 of 14

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

### Ways To Pay Your Bill



#### Bank Draft

Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



#### In-Person

Find list of Payment Agents at [TampaElectric.com](http://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](http://TECOaccount.com). Convenience fee will be charged.



#### Phone

Toll Free: **866-689-6469**

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

### Contact Us

#### Online:

[TampaElectric.com](http://TampaElectric.com)

#### Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

#### Hearing Impaired/TTY:

7-1-1

#### Power Outage:

877-588-1010

#### Energy-Saving Programs:

813-275-3909

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

## Summary of Charges by Service Address

Account Number: 321000026005

### Energy Usage From Last Month

Increased
  Same
  Decreased

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

**Sub-Account Number:** 211020006345

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000835803	12/29/2025	24,666		23,687		979 kWh	1	34 Days	\$181.91
									<input checked="" type="checkbox"/> 32.7%

**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	12/29/2025	98,865		90,360		8,505 kWh	1	34 Days	\$1,403.45
									<input checked="" type="checkbox"/> 24.0%

**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	12/29/2025	301		300		1 kWh	1	34 Days	\$23.18
									<input checked="" type="checkbox"/> 50.0%

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

**Sub-Account Number:** 221008023642

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000580298	12/29/2025	321		318		3 kWh	1	34 Days	\$23.51
									<input type="checkbox"/> 0.0%

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

**Sub-Account Number:** 221008101729  
Amount: \$207.37

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

**Sub-Account Number:** 221008143911  
Amount: \$4,160.27

**Total Current Month's Charges**

**\$6,873.28**

00000014-0000078-Page 3 of 14





Sub-Account #: 211019020679  
Statement Date: 02/02/2026

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

**Meter Read**

**Meter Location:** FOUNTAIN

**Service Period:** 11/26/2025 - 12/29/2025

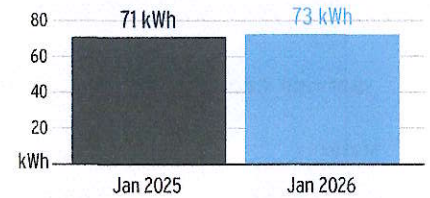
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000598798	12/29/2025	32,059		29,581		2,478 kWh	1	34 Days

**Charge Details**

**Avg kWh Used Per Day**

<b>Electric Charges</b>		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	2,478 kWh @ \$0.09202/kWh	\$228.03
Fuel Charge	2,478 kWh @ \$0.03516/kWh	\$87.13
Storm Protection Charge	2,478 kWh @ \$0.00568/kWh	\$14.08
Clean Energy Transition Mechanism	2,478 kWh @ \$0.00418/kWh	\$10.36
Storm Surcharge	2,478 kWh @ \$0.02121/kWh	\$52.56
Florida Gross Receipt Tax		\$10.63
<b>Electric Service Cost</b>		<b>\$425.23</b>



**Current Month's Electric Charges \$425.23**

Billing information continues on next page →

0000014-0000078-Page 4 of 14



Sub-Account #: 211019020687  
Statement Date: 02/02/2026

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

**Meter Read**

**Meter Location:** FOUNTAIN

**Service Period:** 11/26/2025 - 12/29/2025

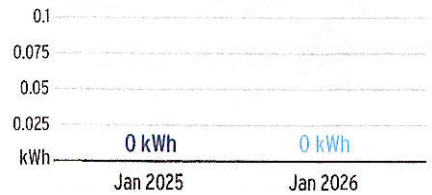
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000558717	12/29/2025	1,137		1,137		0 kWh	1	34 Days

**Charge Details**

<b>Electric Charges</b>		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Florida Gross Receipt Tax		\$0.58
<b>Electric Service Cost</b>		<b>\$23.02</b>

**Avg kWh Used Per Day**



0000014-0000079-Page 5 of 14

**Current Month's Electric Charges \$23.02**

Billing information continues on next page →





Sub-Account #: 211019020695  
Statement Date: 02/02/2026

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

**Meter Read**

**Meter Location:** FOUNTAIN

**Service Period:** 11/26/2025 - 12/29/2025

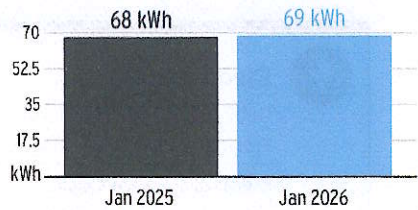
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000558720	12/29/2025	17,864		15,529		2,335 kWh	1	34 Days

**Charge Details**

**Avg kWh Used Per Day**

<b>Electric Charges</b>		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	2,335 kWh @ \$0.09202/kWh	\$214.87
Fuel Charge	2,335 kWh @ \$0.03516/kWh	\$82.10
Storm Protection Charge	2,335 kWh @ \$0.00568/kWh	\$13.26
Clean Energy Transition Mechanism	2,335 kWh @ \$0.00418/kWh	\$9.76
Storm Surcharge	2,335 kWh @ \$0.02121/kWh	\$49.53
Florida Gross Receipt Tax		\$10.05
<b>Electric Service Cost</b>		<b>\$402.01</b>



**Current Month's Electric Charges \$402.01**

Billing information continues on next page →

00000014-0000079-Page 6 of 14



Sub-Account #: 211019915753  
Statement Date: 02/02/2026

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

**Meter Read**

**Meter Location:** ENTRY SIGN

**Service Period:** 11/26/2025 - 12/29/2025

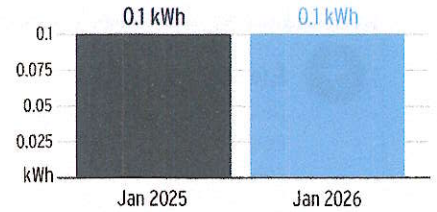
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000580300	12/29/2025	245	243	2 kWh	1	34 Days

**Charge Details**

<b>Electric Charges</b>		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	2 kWh @ \$0.09202/kWh	\$0.18
Fuel Charge	2 kWh @ \$0.03516/kWh	\$0.07
Storm Protection Charge	2 kWh @ \$0.00568/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		\$0.58
<b>Electric Service Cost</b>		<b>\$23.33</b>

**Avg kWh Used Per Day**



0000014-0000080-Page 7 of 14

**Current Month's Electric Charges \$23.33**

Billing information continues on next page →





Sub-Account #: 211020006345  
Statement Date: 02/02/2026

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

**Meter Read**

**Meter Location:** MAIL KIOSK

**Service Period:** 11/26/2025 - 12/29/2025

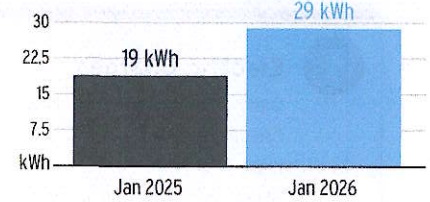
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835803	12/29/2025	24,666		23,687		979 kWh	1	34 Days

**Charge Details**

<b>Electric Charges</b>		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	979 kWh @ \$0.09202/kWh	\$90.09
Fuel Charge	979 kWh @ \$0.03516/kWh	\$34.42
Storm Protection Charge	979 kWh @ \$0.00568/kWh	\$5.56
Clean Energy Transition Mechanism	979 kWh @ \$0.00418/kWh	\$4.09
Storm Surcharge	979 kWh @ \$0.02121/kWh	\$20.76
Florida Gross Receipt Tax		\$4.55
<b>Electric Service Cost</b>		<b>\$181.91</b>

**Avg kWh Used Per Day**



**Current Month's Electric Charges \$181.91**

Billing information continues on next page →

00000014-0000000-Page 8 of 14



Sub-Account #: 211020923705  
Statement Date: 02/02/2026

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

### Meter Read

**Service Period:** 11/26/2025 - 12/29/2025

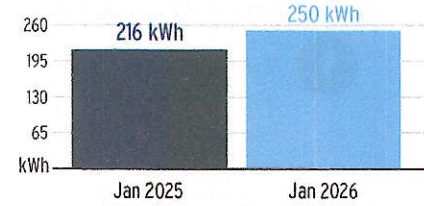
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000597942	12/29/2025	98,865	90,360	8,505 kWh	1	34 Days

### Charge Details

Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	8,505 kWh @ \$0.09202/kWh	\$782.63
Fuel Charge	8,505 kWh @ \$0.03516/kWh	\$299.04
Storm Protection Charge	8,505 kWh @ \$0.00568/kWh	\$48.31
Clean Energy Transition Mechanism	8,505 kWh @ \$0.00418/kWh	\$35.55
Storm Surcharge	8,505 kWh @ \$0.02121/kWh	\$180.39
Florida Gross Receipt Tax		\$35.09
<b>Electric Service Cost</b>		<b>\$1,403.45</b>

### Avg kWh Used Per Day



00000014-0000081-Page 9 of 14

**Current Month's Electric Charges \$1,403.45**

Billing information continues on next page →





Sub-Account #: 221008023634  
Statement Date: 02/02/2026

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

### Meter Read

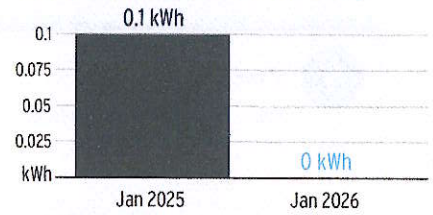
**Service Period:** 11/26/2025 - 12/29/2025      **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580299	12/29/2025	301	300		1 kWh	1	34 Days

### Charge Details

Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	1 kWh @ \$0.09202/kWh	\$0.09
Fuel Charge	1 kWh @ \$0.03516/kWh	\$0.04
Storm Protection Charge	1 kWh @ \$0.00568/kWh	\$0.01
Storm Surcharge	1 kWh @ \$0.02121/kWh	\$0.02
Florida Gross Receipt Tax		\$0.58
<b>Electric Service Cost</b>		<b>\$23.18</b>

### Avg kWh Used Per Day



**Current Month's Electric Charges**      **\$23.18**

Billing information continues on next page →

0000014-0000881-Page 10 of 14



Sub-Account #: 221008023642  
Statement Date: 02/02/2026

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

### Meter Read

**Meter Location:** SIGN

**Service Period:** 11/26/2025 - 12/29/2025

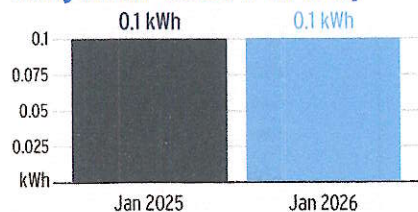
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000580298	12/29/2025	321	318	3 kWh	1	34 Days

### Charge Details

Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	3 kWh @ \$0.09202/kWh	\$0.28
Fuel Charge	3 kWh @ \$0.03516/kWh	\$0.11
Storm Protection Charge	3 kWh @ \$0.00568/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		\$0.59
<b>Electric Service Cost</b>		<b>\$23.51</b>

### Avg kWh Used Per Day



0000014-0000082-Page 11 of 14

**Current Month's Electric Charges \$23.51**

Billing information continues on next page →





Sub-Account #: 221008101729  
Statement Date: 02/02/2026

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

**Service Period:** 11/26/2025 - 12/29/2025

**Rate Schedule:** Lighting Service

**Charge Details**

<b>⚡ Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 34 days</b>		
Lighting Energy Charge	108 kWh @ \$0.03411/kWh	\$3.68
Fixture & Maintenance Charge	4 Fixtures	\$84.44
Lighting Pole / Wire	4 Poles	\$113.28
Lighting Fuel Charge	108 kWh @ \$0.03452/kWh	\$3.73
Storm Protection Charge	108 kWh @ \$0.00574/kWh	\$0.62
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
<b>Lighting Charges</b>		<b>\$207.37</b>

**Current Month's Electric Charges \$207.37**

*Billing information continues on next page →*

00000014-0000082-Page 12 of 14



Sub-Account #: 221008143911  
Statement Date: 02/02/2026

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

**Service Period:** 11/26/2025 - 12/29/2025

**Rate Schedule:** Lighting Service

**Charge Details**

<b>⚡ Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 34 days</b>		
Lighting Energy Charge	1707 kWh @ \$0.03411/kWh	\$58.23
Fixture & Maintenance Charge	89 Fixtures	\$1487.29
Lighting Pole / Wire	89 Poles	\$2520.48
Lighting Fuel Charge	1707 kWh @ \$0.03452/kWh	\$58.93
Storm Protection Charge	1707 kWh @ \$0.00574/kWh	\$9.80
Clean Energy Transition Mechanism	1707 kWh @ \$0.00043/kWh	\$0.73
Storm Surcharge	1707 kWh @ \$0.01230/kWh	\$21.00
Florida Gross Receipt Tax		\$3.81
<b>Lighting Charges</b>		<b>\$4,160.27</b>

**Current Month's Electric Charges \$4,160.27**

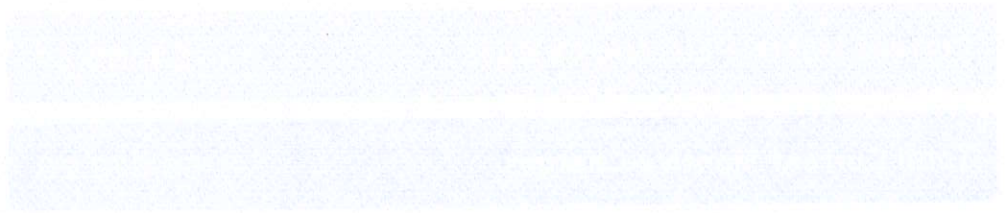
**Total Current Month's Charges \$6,873.28**

0000014-0000083-Page 13 of 14





Faint, illegible text in the upper middle section of the page.





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

Statement Date: February 03, 2026

Amount Due: \$699.42

Due Date: February 24, 2026

Account #: 221009045677

**DO NOT PAY.** Your account will be drafted on February 24, 2026

### Account Summary

**Current Service Period:** December 30, 2025 - January 28, 2026

Previous Amount Due \$699.42

Payment(s) Received Since Last Statement -\$699.42

**Current Month's Charges \$699.42**

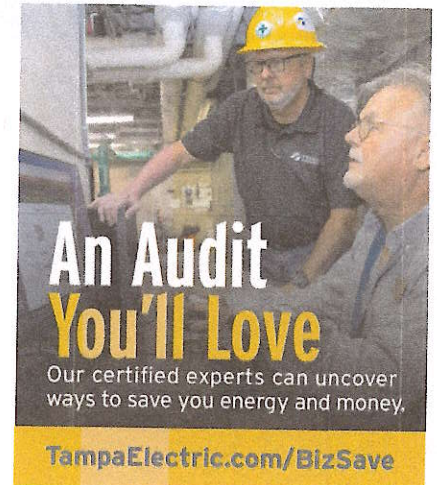
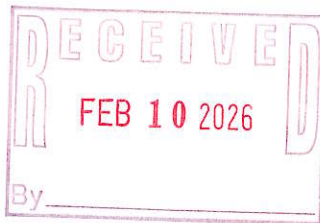
**Amount Due by February 24, 2026 \$699.42**

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



Scan here to view your account online.

00000041-0000442-Page 15 of 18



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

Account #: 221009045677

Due Date: February 24, 2026

**Pay your bill online at TampaElectric.com**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$699.42

Payment Amount: \$ \_\_\_\_\_

636569733306

Your account will be drafted on February 24, 2026

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

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

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



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

Account #: 221009045677  
Statement Date: February 03, 2026  
Charges Due: February 24, 2026

**Service Period:** Dec 30, 2025 - Jan 28, 2026

**Rate Schedule:** Lighting Service

### Charge Details

### Important Messages

#### Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

<b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	285 kWh @ \$0.03411/kWh	\$9.72
Fixture & Maintenance Charge	15 Fixtures	\$249.15
Lighting Pole / Wire	15 Poles	\$424.80
Lighting Fuel Charge	285 kWh @ \$0.03452/kWh	\$9.84
Storm Protection Charge	285 kWh @ \$0.00574/kWh	\$1.64
Clean Energy Transition Mechanism	285 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	285 kWh @ \$0.01230/kWh	\$3.51
Florida Gross Receipt Tax		\$0.64
<b>Lighting Charges</b>		<b>\$699.42</b>

**Total Current Month's Charges** **\$699.42**

00000041-0000442- Page 16 of 18

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

### Ways To Pay Your Bill



**Bank Draft**

Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



**In-Person**

Find list of Payment Agents at [TampaElectric.com](http://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](http://TECOaccount.com). Convenience fee will be charged.



**Phone**

Toll Free: **866-689-6469**

**All Other**

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

### Contact Us

**Online:**  
[TampaElectric.com](http://TampaElectric.com)

**Phone:**  
**Commercial Customer Care:**  
866-832-6249

**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
7-1-1

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

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



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

Statement Date: February 03, 2026

Amount Due: \$2,377.99

Due Date: February 24, 2026

Account #: 221009253107

DO NOT PAY. Your account will be drafted on February 24, 2026

Account Summary

Current Service Period: December 30, 2025 - January 28, 2026

Previous Amount Due	\$2,377.99
Payment(s) Received Since Last Statement	-\$2,377.99
<b>Current Month's Charges</b>	<b>\$2,377.99</b>

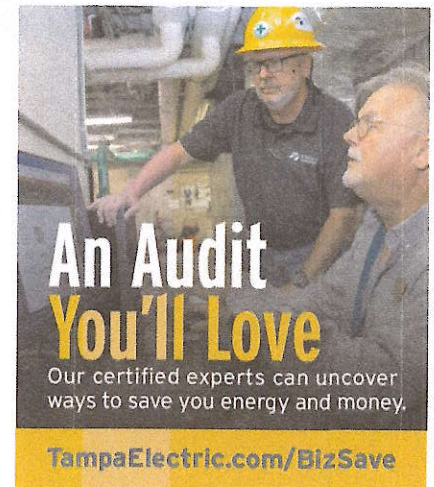
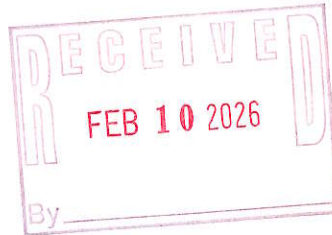
**Amount Due by February 24, 2026 \$2,377.99**

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



Scan here to view your account online.

00000041-0000440-Page 11 of 18



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

Account #: 221009253107

Due Date: February 24, 2026

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$2,377.99

Payment Amount: \$ \_\_\_\_\_

637804314180

Your account will be drafted on February 24, 2026

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: February 03, 2026  
 Charges Due: February 24, 2026

**Service Period:** Dec 30, 2025 - Jan 28, 2026

**Rate Schedule:** Lighting Service

### Charge Details

<b>Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	969 kWh @ \$0.03411/kWh	\$33.05
Fixture & Maintenance Charge	51 Fixtures	\$847.11
Lighting Pole / Wire	51 Poles	\$1444.32
Lighting Fuel Charge	969 kWh @ \$0.03452/kWh	\$33.45
Storm Protection Charge	969 kWh @ \$0.00574/kWh	\$5.56
Clean Energy Transition Mechanism	969 kWh @ \$0.00043/kWh	\$0.42
Storm Surcharge	969 kWh @ \$0.01230/kWh	\$11.92
Florida Gross Receipt Tax		\$2.16
<b>Lighting Charges</b>		<b>\$2,377.99</b>

**Total Current Month's Charges \$2,377.99**

### Important Messages

**Quarterly Fuel Source Update**

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

00000041-0000-44D-Page 12 of 18

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

### Ways To Pay Your Bill

- 

**Bank Draft**  
 Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- 

**In-Person**  
 Find list of Payment Agents at [TampaElectric.com](http://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](http://TECOaccount.com). Convenience fee will be charged.
- 

**Phone**  
 Toll Free: **866-689-6469**
- All Other Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
 Tampa, FL 33601-0111

### Contact Us

- Online:** [TampaElectric.com](http://TampaElectric.com)
- Phone:** 866-832-6249
- Commercial Customer Care:** 863-299-0800 (Polk County)
- Residential Customer Care:** 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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



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

Statement Date: February 03, 2026

Amount Due: \$233.14

Due Date: February 24, 2026

Account #: 221009045651

DO NOT PAY. Your account will be drafted on February 24, 2026

Account Summary

Current Service Period: December 30, 2025 - January 28, 2026

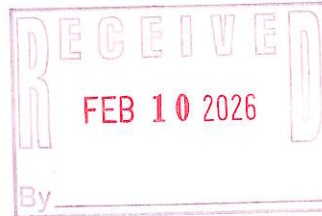
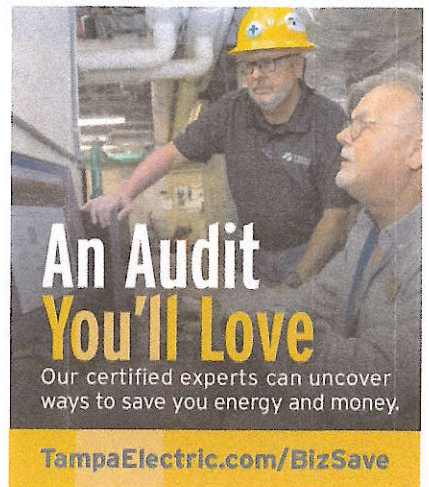
Previous Amount Due	\$233.14
Payment(s) Received Since Last Statement	-\$233.14
<b>Current Month's Charges</b>	<b>\$233.14</b>

**Amount Due by February 24, 2026 \$233.14**

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



Scan here to view your account online.



00000041-0000438-Page 7 of 18

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

Account #: 221009045651

Due Date: February 24, 2026

Pay your bill online at [TampaElectric.com](http://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$233.14

Payment Amount: \$ \_\_\_\_\_

636569733305

Your account will be drafted on February 24, 2026

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

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

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



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

Account #: 221009045651  
Statement Date: February 03, 2026  
Charges Due: February 24, 2026

**Service Period:** Dec 30, 2025 - Jan 28, 2026

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages

### Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.



### Electric Charges

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

Lighting Energy Charge	95 kWh @ \$0.03411/kWh	\$3.24
Fixture & Maintenance Charge	5 Fixtures	\$83.05
Lighting Pole / Wire	5 Poles	\$141.60
Lighting Fuel Charge	95 kWh @ \$0.03452/kWh	\$3.28
Storm Protection Charge	95 kWh @ \$0.00574/kWh	\$0.55
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
<b>Lighting Charges</b>		<b>\$233.14</b>

**Total Current Month's Charges**

**\$233.14**

00000041-0000438-Page 8 of 18

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

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://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](http://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free: **866-689-6469**

### All Other

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

## Contact Us

### Online:

[TampaElectric.com](http://TampaElectric.com)

### Phone:

**Commercial Customer Care:**  
866-832-6249

**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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



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

Statement Date: February 03, 2026

Amount Due: \$2,238.11

Due Date: February 24, 2026

Account #: 221009048655

DO NOT PAY. Your account will be drafted on February 24, 2026

Account Summary

Current Service Period: December 30, 2025 - January 28, 2026

Previous Amount Due \$2,238.11  
Payment(s) Received Since Last Statement -\$2,238.11

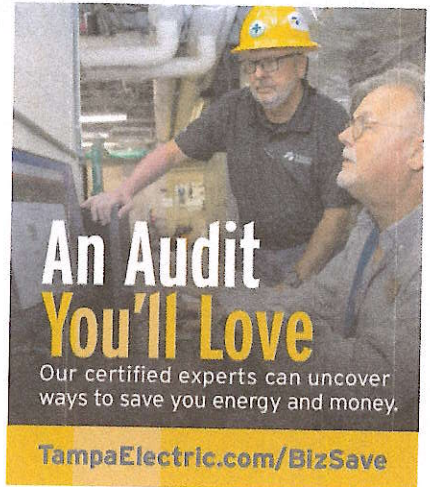
Current Month's Charges \$2,238.11

Amount Due by February 24, 2026 \$2,238.11

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



Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

Account #: 221009048655

Due Date: February 24, 2026

Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$2,238.11

Payment Amount: \$ \_\_\_\_\_

636569733307

Your account will be drafted on February 24, 2026

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

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

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

00000041-0000436-Page 3 of 18



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

Account #: 221009048655  
 Statement Date: February 03, 2026  
 Charges Due: February 24, 2026

**Service Period:** Dec 30, 2025 - Jan 28, 2026

**Rate Schedule:** Lighting Service

### Charge Details

### Important Messages

**Quarterly Fuel Source Update**

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

<b>⚡ Electric Charges</b>		
<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	912 kWh @ \$0.03411/kWh	\$31.11
Fixture & Maintenance Charge	48 Fixtures	\$797.28
Lighting Pole / Wire	48 Poles	\$1359.36
Lighting Fuel Charge	912 kWh @ \$0.03452/kWh	\$31.48
Storm Protection Charge	912 kWh @ \$0.00574/kWh	\$5.23
Clean Energy Transition Mechanism	912 kWh @ \$0.00043/kWh	\$0.39
Storm Surcharge	912 kWh @ \$0.01230/kWh	\$11.22
Florida Gross Receipt Tax		\$2.04
<b>Lighting Charges</b>		<b>\$2,238.11</b>

**Total Current Month's Charges** \$2,238.11

00000041-0000-435-Page 4 of 18

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

### Ways To Pay Your Bill

- Bank Draft**  
 Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
 Find list of Payment Agents at [TampaElectric.com](http://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](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
 Toll Free: **866-689-6469**
- All Other Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
 Tampa, FL 33601-0111

### Contact Us

- Online:** [TampaElectric.com](http://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:** 7-11
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Sherwood Manor CDD

Board Meeting Date: February 05, 2026

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	X	\$200
2 Nick Dister	X	\$200
3 Ryan Motko		X
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

February 05, 2026  
Date

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



13194 U.S. 301  
 154  
 Riverview, FL 33578  
 (813) 943-2755

Date: 02/01/2026  
 Due: 03/03/2026  
 Invoice #: SU673ZP-89  
 Customer: Sherwoods Manor CDD  
 Bill To: Tabitha Vega  
 Sherwoods Manor CDD  
 2005 Pan Am Cir  
 Tampa, FL 33607 USA  
 Ship To: 2005 Pan Am Cir  
 Tampa, FL 33607

Item	Qty	Credit Card	Cash or Check
Commercial Account Cleaning & Maintenance Full Service Weekly Commercial Pool Cleaning, Maintenance and Chemical Services	1	2,064.82	1,995.00
<b>Total</b>		<b>\$2,064.82</b>	<b>\$1,995.00</b>



13194 U.S. 301  
 154  
 Riverview, FL 33578  
 (813) 943-2755

Date: 02/22/2026  
 Due: 03/09/2026  
 Invoice #: H10315  
 Customer: Sherwoods Manor CDD  
 Bill To: Tabitha Vega  
 Sherwoods Manor CDD  
 2005 Pan Am Cir  
 Tampa  
 FL 33607 USA  
 Ship To: Tabitha Vega  
 Sherwoods Manor CDD  
 2005 Pan Am Cir  
 Tampa  
 FL 33607 USA

Item	Qty	Credit Card	Cash or Check
Replaced Equipment Replaced broken float tray.	1	219.94	212.50
Labor 1 Hr	1	155.25	150.00

---

<b>Total</b>	<b>\$375.19</b>	<b>\$362.50</b>
--------------	-----------------	-----------------

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Sherwood Manor CDD

Board Meeting Date: February 05, 2026

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	X	\$200
2 Nick Dister	X	\$200
3 Ryan Motko		X
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

February 05, 2026  
Date

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

**IPFS CORPORATION**

(IPFS)  
GAA.PROCESSING@IPFS.COM  
400 NORTHRIDGE ROAD SUITE 450  
ATLANTA, GA 30350  
PHONE: (877)513-9487 - FAX: (770)225-2866

**NOTICE OF INTENT TO CANCEL**

DATE OF NOTICE	ACCOUNT NUMBER	PAYMENT NO.
02/06/26	<b>GAA-D81318</b>	4

IF ANY QUESTIONS, PLEASE CALL: (877)513-9487

AMOUNT OF CURRENT PAYMENT	LATE CHARGE	PREVIOUS FEES NOT PAID	OTHER AMOUNTS	PLEASE PAY THIS AMOUNT
\$2,188.90	\$109.45	\$0.00	\$0.00	\$2,298.35

0-0.4800 00000D9RPEIBT 22/24 BIN:0 0-1177

**AGENT**

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

**INSURED**

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

Your payment is now due. If IPFS does not receive the amount due on or before 02/24/26, 5:00 PM Central Time your financed insurance policies will be cancelled. (KINDLY DISREGARD THIS NOTICE IF YOU HAVE ALREADY MAILED YOUR PAYMENT) MAKE YOUR PAYMENT NOW TO KEEP YOUR INSURANCE IN FORCE. THIS IS THE ONLY NOTICE YOU WILL RECEIVE BEFORE CANCELLATION IS MADE.

**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.

**NY, SC, FL & MD INSUREDS: SEE LAST PAGE**

DETACH HERE

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

**INSURED**

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  
For questions, please call (800)584-9969

INTENT (07/16) Copyright 2016 IPFS Corporation

**PAYMENT COUPON**

PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
4	<b>GAA-D81318</b>	02/01/26

PAYMENT DUE	\$2,188.90
LATE FEE	\$109.45
OTHER FEES DUE	\$0.00
OTHER AMOUNTS DUE	\$0.00

MAKE CHECK PAYABLE AND REMIT TO:

**IPFS CORPORATION**  
**P.O. BOX 412086**  
**KANSAS CITY, MO 64141-2086**

IF RECEIVED AFTER 02/06/26  
5:00 PM CENTRAL TIME  
PLEASE PAY THIS AMOUNT

**\$2,298.35**

GAA0D813184 00002298359

**IPFS CORPORATION**  
 (IPFS)  
 GAA.PROCESSING@IPFS.COM  
 400 NORTHRIDGE ROAD SUITE 450  
 ATLANTA, GA 30350  
 PHONE: (877)513-9487 - FAX: (770)225-2866

<b>NOTICE OF INTENT TO CANCEL</b>	
REFER TO THIS ACCOUNT NO. IN ALL CORRESPONDENCE	ACCOUNT NUMBER
	<b>GAA-D81318</b>

**SCHEDULE A**

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

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

**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
			FIRE, AUTO MAR, I.M., CAS		
100125338	10/01/25	LLOYD'S LONDON - CERTAIN UNDERWRITE FLORIDA INSURANCE ALLIANCE	PKG	12	\$24,491.00

0-0-4800 00000D9RFEIET 23/24 BIN:0 0-1178

**IPFS CORPORATION**  
(IPFS)  
GAA.PROCESSING@IPFS.COM  
400 NORTHRIDGE ROAD SUITE 450  
ATLANTA, GA 30350  
PHONE: (877)513-9487 - FAX: (770)225-2866

<b>NOTICE OF INTENT TO CANCEL</b>		
<b>DATE OF NOTICE</b>	<b>ACCOUNT NUMBER</b>	<b>PAYMENT NO.</b>
02/06/26	<b>GAA-D81318</b>	4

**FOR FLORIDA ONLY**  
**NOTICE:**

IF THIS INSURANCE CONTRACT OR CONTRACTS PROVIDE MOTOR VEHICLE LIABILITY INSURANCE REQUIRED BY THE FINANCIAL RESPONSIBILITY LAW, PROOF OF FINANCIAL RESPONSIBILITY IS REQUIRED TO BE MAINTAINED CONTINUOUSLY FOR A PERIOD OF THREE (3) YEARS PURSUANT TO CHAPTER 324, FLORIDA STATUTES AND THE OPERATION OF A VEHICLE WITHOUT SUCH FINANCIAL RESPONSIBILITY IS UNLAWFUL.

0-0-4800 00000D9REPRINT 24/24 BIN:0 0-1179

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Sherwood Manor CDD

Board Meeting Date: February 05, 2026

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	X	\$200
2 Nick Dister	X	\$200
3 Ryan Motko		X
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

February 05, 2026  
Date

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

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Sherwood Manor CDD

Board Meeting Date: February 05, 2026

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	X	\$200
2 Nick Dister	X	\$200
3 Ryan Motko		X
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

February 05, 2026  
Date

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

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

February 12, 2026  
Client: 001497  
Matter: 000001  
Invoice #: 27905

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2026

## SERVICES

Date	Person	Description of Services	Hours	Amount
1/5/2026	AM	DRAFT GENERAL ELECTION RESOLUTION.	0.5	\$97.50
1/6/2026	AM	PREPARE LANDOWNER ELECTION RESOLUTION.	0.6	\$117.00
1/6/2026	KCH	REVIEW AND REVISE GENERAL ELECTION RESOLUTION AND LANDOWNER RESOLUTION.	0.7	\$262.50
1/7/2026	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING; TELEPHONE CALL WITH J. COOPER.	0.3	\$121.50
1/8/2026	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.3	\$121.50
1/8/2026	KCH	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.3	\$112.50
1/9/2026	AM	RECEIVE, REVIEW, AND PROCESS SIGNED ENCROACHMENT AGREEMENTS; RECORD AGREEMENTS.	0.6	\$117.00
1/13/2026	AM	REVIEW ORDINANCE AND NOTICE OF ESTABLISHMENT; CREATE DROPBOX AND UPLOAD SAME; CREATE LIST RE SAME.	0.6	\$117.00
1/15/2026	AM	MULTIPLE EMAILS TO J. GASKINS RE SPECIAL DISTRICT WEBSITE.	0.3	\$58.50
1/19/2026	AM	REVIEW PROPERTY APPRAISERS WEBSITE TO OBTAIN HOMEOWNERS INFORMATION, ADDRESS, AND DEED; CREATE A LIST RE SAME; REVIEW CLERK OF COURTS WEBSITE RE SAME.	1.2	\$234.00
1/26/2026	WAS	REVIEW CURRENT LANDSCAPE AGREEMENT AND ADDENDUMS IN PREPARATION FOR NEW ADDENDUM TO ADDRESS MEASURES FOR FREEZING TEMPERATURES.	0.2	\$67.00

**SERVICES**

Date	Person	Description of Services	Hours	Amount
1/26/2026	AM	REVIEW EMAIL FROM J. COOPER RE ADDENDUM TO LANDSCAPE AGREEMENT FOR PROTECTION OF PLANTS AND FREEZING TEMPERATURES; REVIEW OUR SYSTEM AND OBTAIN DOCUMENTS RE SAME.	0.4	\$78.00
1/27/2026	JMV	REVIEW EMAIL FROM J. COOPER; REVIEW PROPOSED CONTRACT ADDENDUM.	0.3	\$121.50
1/27/2026	WAS	COMMUNICATIONS WITH DISTRICT MANAGEMENT STAFF REGARDING EXECUTED LANDSCAPE MAINTENANCE AGREEMENT.	0.2	\$67.00
1/28/2026	AM	RECEIVE AND PROCESS EXECUTED LANDSCAPE AGREEMENTS AND ADDENDUMS; REVIEW SAME FOR ANY LANGUAGE PERTAINING TO FREEZING TEMPERATURE PROCEDURES AND ANTI-HUMAN TRAFFICKING.	0.6	\$117.00
1/30/2026	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
Total Professional Services			7.5	\$1,959.50

**DISBURSEMENTS**

Date	Description of Disbursements	Amount
1/16/2026	Simplefile E-Recording- Filing Fee- E-Filing	\$115.50
Total Disbursements		\$115.50

Total Services	\$1,959.50
Total Disbursements	\$115.50
Total Current Charges	\$2,075.00
Previous Balance	\$3,758.10
Less Payments	(\$3,758.10)
<b>PAY THIS AMOUNT</b>	<b>\$2,075.00</b>

*Please Include Invoice Number on all Correspondence*

**Down to Earth Landscape & Irrigation**

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



Invoice: #166503

January 2026

**Customer**

Sherwood Manor CDD  
 Inframark  
 2005 Pan Am Circle Suite 300

**Property / Project Address**

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

Tampa, FL 33604

**Project/Job**

Sod Dog Park - Jan 2026  
 Estimate # 138734

**Invoice Date**

1/30/2026

**Date Due**

2/14/2026

**Terms**

Net 15

**Customer PO #**

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount

#138734 - Sod Dog Park - Jan 2026				<b>\$486.87</b>
-----------------------------------	--	--	--	-----------------

Furnish and Install approximately 100 sqft. sod at dog park front entry. Additional grading to be completed as needed.

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.

<b>LCE025: Tree/Plant Installation</b>				<b>\$401.87</b>
Site Prep, Removal, & Disposal (E) (Labor)				\$170.00
Comand Scape Planting Mix (Material)	Cubic Yard	.25	\$133.52	\$33.38
St. Augustine "Floratom" Sod installed (E) (Kit)	Square Foot	100.00	\$1.99	\$198.49
<b>LCE005: Irrigation Installation</b>				<b>\$85.00</b>
Irrigation Labor (Hide) (Labor)				\$85.00

**Billing Questions**  
[rhonda.culotta@down2earthinc.com](mailto:rhonda.culotta@down2earthinc.com)  
 (904) 780-2257

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

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.  
<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$486.87
Sales Tax	\$0.00
<b>Total</b>	<b>\$486.87</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$486.87</b>

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



**Down to Earth Landscape & Irrigation**

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

**Estimate: #138734**

**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**

Sod Dog Park - Jan 2026

**Estimated Job Start Date**

January 30, 2026

**Proposed By**

Alexandra Steiner

**Due Date**

<b><u>Estimate Details</u></b>				
<b>Description of Services &amp; Materials</b>	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>
<b>Tree/Plant Installation</b>				
Site Prep, Removal, & Disposal (E)				\$170.00
St. Augustine "Floritam" Sod installed (E)	Square Foot	100	\$1.98	\$198.49
Comand Scape Planting Mix	Cubic Yard	0.25	\$133.52	\$33.38
<b>Irrigation Installation</b>				
Irrigation Labor (Hide)				\$85.00
			<b>Subtotal</b>	<b>\$486.87</b>
			Estimated Tax	\$0.00
			<b>Job Total</b>	<b>\$486.87</b>

Furnish and Install approximately 100 sqft. sod at dog park front entry. Additional grading to be completed as needed.

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:

Agreed & Accepted By:

Alexandra Steiner  
Down to Earth

01/21/2026

Date

Jayna Cooper

1-21-26

Inframark

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/>.



**Down to Earth Landscape & Irrigation**

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

**Estimate: #138734**

**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**

Sod Dog Park - Jan 2026

**Estimated Job Start Date**

January 30, 2026

**Proposed By**

Alexandra Steiner

**Due Date**

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Tree/Plant Installation</b>				
Site Prep, Removal, & Disposal (E)				\$170.00
St. Augustine "Floritam" Sod installed (E)	Square Foot	100	\$1.98	\$198.49
Comand Scape Planting Mix	Cubic Yard	0.25	\$133.52	\$33.38
<b>Irrigation Installation</b>				
Irrigation Labor (Hide)				\$85.00
			<b>Subtotal</b>	<b>\$486.87</b>
			Estimated Tax	\$0.00
			<b>Job Total</b>	<b>\$486.87</b>

Furnish and Install approximately 100 sqft. sod at dog park front entry. Additional grading to be completed as needed.

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:

Agreed & Accepted By:

Alexandra Steiner  
Down to Earth

01/21/2026

Date

Jayna Cooper

1-21-26

Inframark

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/>.

**Down to Earth Landscape & Irrigation**

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



Invoice: #166502

January 2026

**Customer**

Sherwood Manor CDD  
 Inframark  
 2005 Pan Am Circle Suite 300

**Property / Project Address**

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

Tampa, FL 33604

**Project/Job**

Monument Signs - December Annuals 2025  
 Estimate # 134170

**Invoice Date**

1/30/2026

**Date Due**

2/14/2026

**Terms**

Net 15

**Customer PO #**

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount

#134170 - Monument Signs - December Annuals 2025				<b>\$565.00</b>
--	--	--	--	-----------------

Install annuals at 4 monument signs and the front gate to amenity center

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.

<b>LCE025: Tree/Plant Installation</b>				<b>\$480.00</b>
Site Prep, Removal, & Disposal (E) (Labor)				\$65.00
Annuals 4-4.5" - installed (E) (Kit)	4"	125.00	\$3.32	\$415.00
<b>LCE005: Irrigation Installation</b>				<b>\$85.00</b>
Irrigation Labor (Hide) (Labor)				\$85.00

<p><b>Billing Questions</b>  <a href="mailto:rhonda.culotta@down2earthinc.com">rhonda.culotta@down2earthinc.com</a>                  (904) 780-2257</p> <p>Visit us at <a href="https://dtelandscape.com">https://dtelandscape.com</a> for all other questions or concerns.</p>	<p>To make payment by <b>ACH (electronic check)</b> or <b>credit card</b>, please click the link below. There is <b>no fee</b> for ACH payments, and a <b>3% processing fee</b> for credit card payments.</p> <p><a href="https://huntington.billeri.com/ebpp/DownToEarth/">https://huntington.billeri.com/ebpp/DownToEarth/</a></p>	<table border="0"> <tr> <td>Subtotal</td> <td>\$565.00</td> </tr> <tr> <td>Sales Tax</td> <td>\$0.00</td> </tr> <tr> <td><b>Total</b></td> <td><b>\$565.00</b></td> </tr> <tr> <td>Credits/Payments</td> <td>(\$0.00)</td> </tr> <tr> <td><b>Balance Due</b></td> <td><b>\$565.00</b></td> </tr> </table>	Subtotal	\$565.00	Sales Tax	\$0.00	<b>Total</b>	<b>\$565.00</b>	Credits/Payments	(\$0.00)	<b>Balance Due</b>	<b>\$565.00</b>
	Subtotal	\$565.00										
	Sales Tax	\$0.00										
	<b>Total</b>	<b>\$565.00</b>										
	Credits/Payments	(\$0.00)										
<b>Balance Due</b>	<b>\$565.00</b>											

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



**Down to Earth Landscape & Irrigation**

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

**Estimate: #134170**

**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

<b><u>Job</u></b>	<b><u>Estimated Job Start Date</u></b>	<b><u>Proposed By</u></b>	<b><u>Due Date</u></b>
Monument Signs - December Annuals 2025	December 16, 2025	Alexandra Steiner	

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Tree/Plant Installation</b>				
Site Prep, Removal, & Disposal (E)				\$65.00
Annuals 4-4.5" - installed (E)	4"	125	\$3.32	\$415.00
<b>Irrigation Installation</b>				
Irrigation Labor (Hide)				\$85.00
			<b>Subtotal</b>	<b>\$565.00</b>
			Estimated Tax	\$0.00
			<b>Job Total</b>	<b>\$565.00</b>

Install annuals at 4 monument signs and the front gate to amenity center

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

11/25/2025

Date

Agreed & Accepted By:

Signed by:

*Rollamay Turkoane*

11/25/2025

Inframark

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/>.



**Down to Earth Landscape & Irrigation**

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

**Estimate: #134170**

**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

<b><u>Job</u></b>	<b><u>Estimated Job Start Date</u></b>	<b><u>Proposed By</u></b>	<b><u>Due Date</u></b>
Monument Signs - December Annuals 2025	December 16, 2025	Alexandra Steiner	

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Tree/Plant Installation</b>				
Site Prep, Removal, & Disposal (E)				\$65.00
Annuals 4-4.5" - installed (E)	4"	125	\$3.32	\$415.00
<b>Irrigation Installation</b>				
Irrigation Labor (Hide)				\$85.00
			<b>Subtotal</b>	<b>\$565.00</b>
			Estimated Tax	\$0.00
			<b>Job Total</b>	<b>\$565.00</b>

Install annuals at 4 monument signs and the front gate to amenity center

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

11/25/2025

Date

Agreed & Accepted By:

Signed by:

*Rollamay Turkoane*

11/25/2025

Inframark

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/>.

**Down to Earth Landscape & Irrigation**

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



Invoice: #167072

February 2026

**Customer**

Sherwood Manor CDD  
Inframark  
2005 Pan Am Circle Suite 300

Tampa, FL 33604

**Property / Project Address**

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

**Project/Job**

Invoice Irrigation Form 02.05.2026  
Estimate # 140243

**Invoice Date**

2/11/2026

**Date Due**

2/26/2026

**Terms**

Net 15

**Customer PO #**

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#140243 - Invoice Irrigation Form 02.05.2026				<b>\$28.00</b>
<b>LCE006: Irrigation Repairs</b>				<b>\$28.00</b>
Standard Irrigation Nozzle Replaced (Kit)	Each	2.00	\$8.00	\$16.00
Drip Line Fittings (Kit)	Each	4.00	\$3.00	\$12.00

**Billing Questions**

[rhonda.culotta@down2earthinc.com](mailto:rhonda.culotta@down2earthinc.com)  
(904) 780-2257

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

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.

<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$28.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$28.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$28.00</b>

# Irrigation Service Report

## General Information

---

**Technician:** Smalo

**Customer:** Sherwood Manor CDD

**Branch:** Sarasota

**Report Type:** Monthly Wet Check

**Controller Name:** Timer 1

**Date:** Feb. 5, 2026

**Programs Needed:** No

**Weather Sensor Checked:** Yes

**Weather Sensor Working:** Yes

**Controller Status:** Working

**Controller Make/Model:** Hunter ACC2

**POC Info:** Well

**Pump Status Type:** Submersible

## Programs

**Program Name:** Program A

**Start Time:** midnight

**Seasonal Adjustment:**

**Run Days:** tuesday,thursday

---

**Program Name:** Program B

**Start Time:** midnight

**Seasonal Adjustment:**

**Run Days:** monday,friday

---

**Program Name:** Program C

**Start Time:** 8 p.m.

**Seasonal Adjustment:**

**Run Days:** wednesday

---

## Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Drip	Drip	Drip	Spray	Spray	Spray	Drip
Program Type	B	B	B	A	A	A	B
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	Yes	No
Head Adjusted	No	No	No	Yes	Yes	Yes	No
Billable Repairs	No	Yes	No	Yes	No	Yes	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Drip Line</b> Item Type: Fittings Used Qty: 2	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Irrigation Nozzle Replaced</b> Item Type: Standard Qty: 1	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Irrigation Nozzle Replaced</b> Item Type: Standard Qty: 1	<i>No repair items available</i>

# Irrigation Zones

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

# Irrigation Zones

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

# Irrigation Zones

Attribute	22	23	24	25	26	27	28
Zone Type	Spray	Drip	Drip	Drip	Spray	Spray	Spray
Program Type	A	B	B	B	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	No	No	No	No	Yes	No
Billable Repairs	No	Yes	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
<b>Zone Repair Items</b>	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Drip Line</b> Item Type: Fittings Used Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

## Irrigation Zones

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

## Irrigation Zones

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

# Irrigation Zones

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

## Irrigation Zones

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

## Account Manager Contact

**Contacted Manager:** Yes

**Contact Time:** None

**Communication Type:** Text

**Additional Comments:**

# Irrigation Service Report

## General Information

---

**Technician:** Smalo

**Customer:** Sherwood Manor CDD

**Branch:** Sarasota

**Report Type:** Monthly Wet Check

**Controller Name:** Timer 1

**Date:** Feb. 5, 2026

**Programs Needed:** No

**Weather Sensor Checked:** Yes

**Weather Sensor Working:** Yes

**Controller Status:** Working

**Controller Make/Model:** Hunter ACC2

**POC Info:** Well

**Pump Status Type:** Submersible

## Programs

**Program Name:** Program A

**Start Time:** midnight

**Seasonal Adjustment:**

**Run Days:** tuesday,thursday

---

**Program Name:** Program B

**Start Time:** midnight

**Seasonal Adjustment:**

**Run Days:** monday,friday

---

**Program Name:** Program C

**Start Time:** 8 p.m.

**Seasonal Adjustment:**

**Run Days:** wednesday

---

## Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Drip	Drip	Drip	Spray	Spray	Spray	Drip
Program Type	B	B	B	A	A	A	B
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	Yes	No
Head Adjusted	No	No	No	Yes	Yes	Yes	No
Billable Repairs	No	Yes	No	Yes	No	Yes	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Drip Line</b> Item Type: Fittings Used Qty: 2	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Irrigation Nozzle Replaced</b> Item Type: Standard Qty: 1	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Irrigation Nozzle Replaced</b> Item Type: Standard Qty: 1	<i>No repair items available</i>

## Irrigation Zones

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

## Irrigation Zones

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

# Irrigation Zones

Attribute	22	23	24	25	26	27	28
Zone Type	Spray	Drip	Drip	Drip	Spray	Spray	Spray
Program Type	A	B	B	B	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	No	No	No	No	Yes	No
Billable Repairs	No	Yes	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
<b>Zone Repair Items</b>	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Drip Line</b> Item Type: Fittings Used Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

# Irrigation Zones

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

## Irrigation Zones

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

# Irrigation Zones

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

## Irrigation Zones

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

## Account Manager Contact

**Contacted Manager:** Yes

**Contact Time:** None

**Communication Type:** Text

**Additional Comments:**

# SHERWOOD MANOR CDD

## DISTRICT CHECK REQUEST

**Today's Date** 2/4/2026

**Payable To** Sherwood Manor CDD

**Total Check Amount** **\$5,312.31**

**Check Amount** \$2,633.50  
**Check Description** Series 2018 - FY 26 DS Portion of Collection Discount  
**\$2,633.50**  
*200-103200*

**Check Amount** \$2,678.81  
**Check Description** Series 2023 - FY 26 DS Portion of Collection Discount  
**\$2,678.81**  
*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	68.89%
Net DS 2023	641,565.64	29.87%	0.298700	
Net Total	2,147,921.74	100.00%	1.000000	

Date Received	Amount Received	200		201		Proof	Distribution Number & Date Transferred	Payments / CDD check #	Notes (Excess or Interest)
		40.77%	29.36%	29.87%	29.87%				
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2018 Debt Service Revenue	Raw Numbers 2023 Debt Service Revenue					
10/3/2025	3,453.01	1,407.69	1,013.94	1,031.38	-		12/5/2025	1084	Excess
10/10/2025	210.87	210.87	-	-	-			1084	Interest
11/3/2025	9,524.97	3,883.04	2,796.90	2,845.03	-		FNSD 00146 DD0146 11/11/2025	1084	Excess
11/7/2025	3,222.55	1,313.74	946.26	962.55	-		748 FNSD 00146 11/11/2025	1084	
11/14/2025	8,436.62	3,439.35	2,477.32	2,519.95	-		749 FNSD 00146 12/05/2025	1084	
11/21/2025	11,045.53	4,502.94	3,243.39	3,299.20	-		750 FNSD 00146 12/05/2025	1084	
12/1/2025	29,439.66	12,001.67	8,644.62	8,793.37	-		751 FNSD 00146 12/05/2025	1084	
12/4/2025	972,610.44	396,504.26	285,595.86	290,510.32	-		753 FNSD 00146 12/05/2025	1084	
12/19/2025	440,940.56	179,758.31	129,477.12	131,705.13	-		755 FNSD 00146 01/08/2026	1100	
1/6/2026	5,109.88	2,083.14	1,500.46	1,526.28	-		758 FNSD 00146 01/08/2026	1100	
1/16/2026	1,605.78	654.63	471.52	479.63	-		00146 Interest FY26 Q1 01/21/2026	1101	Interest
2/4/2026	8,968.50	3,656.19	2,633.50	2,678.81	-		761 FNSD 00146 02/04/2026		
		-	-	-	-				
		-	-	-	-				
		-	-	-	-				
<b>TOTAL</b>	1,494,568.37	609,415.82	438,800.89	446,351.66					
<b>Net Total on Roll</b>	2,147,921.74								
<b>Collection Surplus / (Deficit)</b>	(668,148.00)								



SHERWOOD MANOR COMMUNITY DEVELOPMEN

Business Visa



Page 1 of 4

Billing cycle 12/23/25 - 01/22/26

Account number ending in 1469

### Account summary

Previous balance		\$823.85
Payments & other credits	-	\$631.15
Purchases & other charges	-	\$0.00
Balance transfers	+	\$0.00
Cash advances	+	\$0.00
<b>Interest charged</b>	<b>+</b>	<b>\$12.34</b>
<b>Fees charged</b>	<b>+</b>	<b>\$0.00</b>
<b>New balance</b>		<b>\$205.04</b>

Credit limit	\$10,000.00
Available credit	\$9,794.96
Available for cash advance	\$0.00
Statement closing date	01/22/2026
Days in billing cycle	31

### Payment information

New balance	\$205.04
<b>Minimum payment due</b>	<b>\$20.00</b>
Payment due date	02/16/26

### Questions?

 Visit trui.com	 Call 844-4TRUIST (844-487-8478)
 International collect 910-914-8250	 Write TRUIST CARD SERVICES PO BOX 200 WILSON, NC 27894-0200

### Important information

If you or other cardholders on your account elect to set-up fixed recurring payment amounts, you must ensure that the fixed payment(s) cover at least the Minimum Payment Due for each billing cycle. Failing to pay at least the Minimum Payment Due by the payment due date may result in the assessment of late payment fees.

### Organization account activity

Tran date	Post date	Reference number	Transaction description	Amount
			<b>SHERWOOD MANOR COMMUNITY</b>	
			<b>Account number ending in 1469</b>	
				<b>Total: -\$606.90</b>

Please detach bottom portion and submit with payment using enclosed envelope.

TRUIST BANK  
PO BOX 400  
WILSON NC 27894-0400

<b>Account number ending in</b>	<b>1469</b>
Statement closing date	01/22/26
New balance	\$205.04
Minimum payment due	<b>\$20.00</b>
<b>Payment due Date</b>	<b>02/16/26</b>
<b>Amount enclosed</b>	<b>\$</b>

48000057258440000000000000000020000000000020504

Pay online at: TRUIST.COM  
Pay by phone: 844-487-8478  
Make checks payable to: TRUIST BANK

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

TRUIST BANK  
PO BOX 791622  
BALTIMORE MD 21279-1622



**Business Visa**

**Important contact details**

**Lost/Stolen Card?** Please call us immediately at 844-487-8478 to report any loss, theft, or suspected or actual Unauthorized Use of Card or Account.

**Address Change?** Call us at 844-487-8478

**Making payments**

You must pay the Minimum Payment each month by the Payment Due Date. You may make payments on the Account in any of the following ways:

- At any Truist branch during normal business hours.
- By calling the Truist Contact Center at 844-4TRUIST (844-487-8478).
- By using Truist Online Banking.
- By mail at the address listed on the payment coupon on the front of this statement - please allow at least five (5) business days for delivery.

Payments that Truist receives prior to midnight ET through Truist Online Banking, a Truist branch, or by phone or mail at the address shown on the front of your statement will be credited as of the date received.

**Any failure to comply with the following instructions may cause your payment to be delayed. This delay may result in additional charges and possible suspension/closure (or all of these) of the Account.**

- Payment must be in U.S. dollars, but not in cash unless the payment is made at a Truist branch.
- Payment must come from a U.S. deposit account or cashier's check drawn on a U.S. financial institution.
- Payment must not include restrictive language (e.g., "payment in full") or other language attached to the payment; Truist may accept any payment with restrictive language without losing our rights.
- Payment cannot come from a credit account that Truist provides you (e.g., a Convenience Check, Cash Advance, or Balance Transfer made on this Account).
- Payment in a paper form (such as a check, money order, or cashier's check) must include the payment coupon from the Statement or have the Account number (or Cardholder Account number, if applicable) written on the payment.

**Authorization to convert your check to an electronic transfer debit**

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. In certain circumstances, such as for technical or processing reasons, we may process your payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

**Calculating interest charges**

*To calculate the Average Daily Balance on your Account:* Truist adds the outstanding daily Balance (including new Transactions) and periodic interest charges, fees, and unpaid interest charges while deducting payments and credits; this is done for each Transaction type (e.g., Purchases, Balance Transfers, Cash Advances) for each day in the Billing Cycle.

We may make additional adjustments, as appropriate, subject to applicable law (e.g., when a Transaction is disputed). This gives us the daily Balance for each Transaction type. Truist then adds all of the daily Balances for each separate Transaction type on the Account for each day of the Billing Cycle and divides that total amount by the number of days in the Billing Cycle. This results in the Average Daily Balance for each Transaction type for the Billing Cycle. This amount(s) appears on the reverse side in the column headed "Balance Subject to Interest Rate".

*To calculate the Finance Charges on your Account:* Truist first determines the Daily Periodic Rate (DPR) for each Transaction type by taking the applicable APR and dividing it by 365 (366 days during leap year). Truist then multiplies the Average Daily Balance for each Transaction type by the number of days in the Billing Cycle and the resulting figure by the DPR for that Transaction type (Average Daily Balance x # of days in Billing Cycle x DPR). We then total all of the interest charges for each Transaction type. This is the total interest charge for the Billing Cycle.

**If you see an error on your statement or wish to dispute a charge**

If you see an error, wish to dispute a charge, or if you need more information about a transaction on your bill, write us at Truist Bank, P.O. Box 819, Wilson, NC 27894-0819. Your dispute must be submitted no later than 60 days after we sent you the first bill on which the error or problem appeared. You may also submit a dispute by calling 844-4TRUIST (844-487-8478).

In your letter, give us the following information:

- Account Information: Your name and account number
- Dollar Amount: The dollar amount of the suspected error.
- Description of Problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

**Sharing of information**

Truist may, to the extent and in the manner permitted by applicable law, communicate information about Truist's experiences and Transactions with you to credit bureaus, Truist's affiliates, and others who may properly receive that information. Truist only reports Business Credit to Business Bureaus. A complete copy of the Truist Privacy Policy is available at Truist.com or by calling 844-4TRUIST (844-487-8478).

Truist Bank, Member FDIC. © 2022 Truist Financial Corporation. Truist, the Truist logo, and Truist Purple are service marks of Truist Financial Corporation.



SHERWOOD MANOR COMMUNITY DEVELOPMEN

Billing cycle 12/23/25 - 01/22/26

Business Visa

Account number ending in 1469

### Organization account activity - continued

Tran date	Post date	Reference number	Transaction description	Amount
01/14	01/16	2026011615110573	PAYMENT RECEIVED -- THANK YOU	-\$619.24
01/22	01/22		PURCHASE *FINANCE CHARGE*	\$12.34

### Cardholder activity

**Total cardholder new activity: -\$11.91**

Tran date	Post date	Reference number	Transaction description	Amount
<b>TABITHA VEGA</b>				
<b>Account number ending in 5533</b>				<b>Total: -\$11.91</b>
01/07	01/09	74445006007200289194114	WALMART.COM 8009256278 BENTONVILLE AR	-\$11.91

### 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	22.74% (V)	0.06231% (D)	\$638.69	\$12.34	-
PROMO	0.00%	0.00000% (D)	\$0.00	\$0.00	-

(V) = Variable Rate

(D) = Daily, (M) = Monthly

### Go paperless.

Enjoy quicker access to your monthly statements - viewable anytime, anywhere. Enroll today at [Truist.com](https://www.truist.com).

### Set up automatic payments

Automatically pay your full statement balance, minimum payment or a set amount each each month. Sign in to Truist online banking to set up recurring payments today.





SHERWOOD MANOR COMMUNITY DEVELOPMEN

Business Visa



Page 1 of 4

Billing cycle 11/23/25 - 12/22/25

Account number ending in 1469

### Account summary

Previous balance		\$890.68
Payments & other credits	-	\$271.44
Purchases & other charges	-	\$190.48
Balance transfers	+	\$0.00
Cash advances	+	\$0.00
<b>Interest charged</b>	<b>+</b>	<b>\$14.13</b>
<b>Fees charged</b>	<b>+</b>	<b>\$0.00</b>
<b>New balance</b>		<b>\$823.85</b>

Credit limit	\$10,000.00
Available credit	\$9,176.15
Available for cash advance	\$0.00
Statement closing date	12/22/2025
Days in billing cycle	30

### Payment information

New balance	\$823.85
<b>Minimum payment due</b>	<b>\$22.00</b>
Payment due date	01/16/26

### Questions?

	Visit truist.com		Call 844-4TRUIST (844-487-8478)
	International collect 910-914-8250		Write TRUIST CARD SERVICES PO BOX 200 WILSON, NC 27894-0200

### Important information

If you or other cardholders on your account elect to set-up fixed recurring payment amounts, you must ensure that the fixed payment(s) cover at least the Minimum Payment Due for each billing cycle. Failing to pay at least the Minimum Payment Due by the payment due date may result in the assessment of late payment fees.

### Organization account activity

Tran date	Post date	Reference number	Transaction description	Amount
SHERWOOD MANOR COMMUNITY			Account number ending in 1469	Total: <b>-\$257.31</b>
				- B

Please detach bottom portion and submit with payment using enclosed envelope.

TRUIST BANK  
PO BOX 400  
WILSON NC 27894-0400

<b>Account number ending in</b>	<b>1469</b>
Statement closing date	12/22/25
New balance	\$823.85
Minimum payment due	<b>\$22.00</b>
<b>Payment due Date</b>	<b>01/16/26</b>
<b>Amount enclosed</b>	<b>\$</b>

4 8 0 0 0 0 5 7 2 5 8 4 4 0 0 0 0 0 0 0 0 0 0 0 0 0 2 2 0 0 0 0 0 0 0 0 0 0 8 2 3 8 5

Pay online at: TRUIST.COM  
Pay by phone: 844-487-8478  
Make checks payable to: TRUIST BANK

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

TRUIST BANK  
PO BOX 791622  
BALTIMORE MD 21279-1622



**Business Visa**

**Important contact details**

**Lost/Stolen Card?** Please call us immediately at 844-487-8478 to report any loss, theft, or suspected or actual Unauthorized Use of Card or Account.

**Address Change?** Call us at 844-487-8478

**Making payments**

You must pay the Minimum Payment each month by the Payment Due Date. You may make payments on the Account in any of the following ways:

- At any Truist branch during normal business hours.
- By calling the Truist Contact Center at 844-4TRUIST (844-487-8478).
- By using Truist Online Banking.
- By mail at the address listed on the payment coupon on the front of this statement - please allow at least five (5) business days for delivery.

Payments that Truist receives prior to midnight ET through Truist Online Banking, a Truist branch, or by phone or mail at the address shown on the front of your statement will be credited as of the date received.

**Any failure to comply with the following instructions may cause your payment to be delayed. This delay may result in additional charges and possible suspension/closure (or all of these) of the Account.**

- Payment must be in U.S. dollars, but not in cash unless the payment is made at a Truist branch.
- Payment must come from a U.S. deposit account or cashier's check drawn on a U.S. financial institution.
- Payment must not include restrictive language (e.g., "payment in full") or other language attached to the payment; Truist may accept any payment with restrictive language without losing our rights.
- Payment cannot come from a credit account that Truist provides you (e.g., a Convenience Check, Cash Advance, or Balance Transfer made on this Account).
- Payment in a paper form (such as a check, money order, or cashier's check) must include the payment coupon from the Statement or have the Account number (or Cardholder Account number, if applicable) written on the payment.

**Authorization to convert your check to an electronic transfer debit**

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. In certain circumstances, such as for technical or processing reasons, we may process your payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

**Calculating interest charges**

*To calculate the Average Daily Balance on your Account:* Truist adds the outstanding daily Balance (including new Transactions) and periodic interest charges, fees, and unpaid interest charges while deducting payments and credits; this is done for each Transaction type (e.g., Purchases, Balance Transfers, Cash Advances) for each day in the Billing Cycle.

We may make additional adjustments, as appropriate, subject to applicable law (e.g., when a Transaction is disputed). This gives us the daily Balance for each Transaction type. Truist then adds all of the daily Balances for each separate Transaction type on the Account for each day of the Billing Cycle and divides that total amount by the number of days in the Billing Cycle. This results in the Average Daily Balance for each Transaction type for the Billing Cycle. This amount(s) appears on the reverse side in the column headed "Balance Subject to Interest Rate".

*To calculate the Finance Charges on your Account:* Truist first determines the Daily Periodic Rate (DPR) for each Transaction type by taking the applicable APR and dividing it by 365 (366 days during leap year). Truist then multiplies the Average Daily Balance for each Transaction type by the number of days in the Billing Cycle and the resulting figure by the DPR for that Transaction type (Average Daily Balance x # of days in Billing Cycle x DPR). We then total all of the interest charges for each Transaction type. This is the total interest charge for the Billing Cycle.

**If you see an error on your statement or wish to dispute a charge**

If you see an error, wish to dispute a charge, or if you need more information about a transaction on your bill, write us at Truist Bank, P.O. Box 819, Wilson, NC 27894-0819. Your dispute must be submitted no later than 60 days after we sent you the first bill on which the error or problem appeared. You may also submit a dispute by calling 844-4TRUIST (844-487-8478).

In your letter, give us the following information:

- Account Information: Your name and account number
- Dollar Amount: The dollar amount of the suspected error.
- Description of Problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

**Sharing of information**

Truist may, to the extent and in the manner permitted by applicable law, communicate information about Truist's experiences and Transactions with you to credit bureaus, Truist's affiliates, and others who may properly receive that information. Truist only reports Business Credit to Business Bureaus. A complete copy of the Truist Privacy Policy is available at Truist.com or by calling 844-4TRUIST (844-487-8478).

Truist Bank, Member FDIC. © 2022 Truist Financial Corporation. Truist, the Truist logo, and Truist Purple are service marks of Truist Financial Corporation.



SHERWOOD MANOR COMMUNITY DEVELOPMEN

Billing cycle 11/23/25 - 12/22/25

Account number ending in 1469

Business Visa

Organization account activity - continued

Tran date	Post date	Reference number	Transaction description	Amount
12/03	12/03	0625120303032786	PAYMENTS - THANK YOU	-\$271.44
12/22	12/22		PURCHASE *FINANCE CHARGE*	\$14.13

Cardholder activity

Total cardholder new activity: \$190.48

Tran date	Post date	Reference number	Transaction description	Amount
<b>TABITHA VEGA</b>				
<b>Account number ending in 5533</b>				<b>Total: \$190.48</b>
12/08	12/09	24692165342101820374525	AMAZON MKTPL*BI3Z67RM0 Amzn.com/billWA	\$27.92
12/09	12/10	24445005343200186539627	WALMART.COM 8009256278 800-966-6546 AR	\$4.00
12/17	12/18	24445005352400130065863	SAMS CLUB #4801 813-371-2394 FL	\$57.10
12/17	12/19	24445005352100130670452	WALMART.COM 8009256278 800-966-6546 AR	\$11.91
12/18	12/19	24692165352101624652073	AMAZON MKTPL*Y59C49453 Amzn.com/billWA	\$26.60
12/18	12/19	24692165352101387481348	AMAZON MKTPL*P09240NA3 Amzn.com/billWA	\$62.95

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	22.99% (V)	0.06299% (D)	\$747.52	\$14.13	-
PROMO	0.00%	0.00000% (D)	\$0.00	\$0.00	-

(V) = Variable Rate

(D) = Daily, (M) = Monthly

Go paperless.

Enjoy quicker access to your monthly statements - viewable anytime, anywhere. Enroll today at Truist.com.

Set up automatic payments

Automatically pay your full statement balance, minimum payment or a set amount each each month. Sign in to Truist online banking to set up recurring payments today.





Final Details for Order #114-4117569-9689039

Order Placed: December 8, 2025  
PO number : Winter Event  
Amazon.com order number: 114-4117569-9689039  
Order Total: \$27.92

Shipped on December 8, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: Crayola Super Tips Marker Set (100ct), Fine Point Washable Markers, Drawing Markers for Kids & Adults, Create Thick & Thin Lines, Art Supplies, Ages 3+ Sold by: Amazon.com Condition: New	\$12.99
<b>Shipping Address:</b> Tabitha Vega 10019 COUNTRY CARRIAGE CIR RIVERVIEW, FL 33569-5695 United States	Item(s) Subtotal: \$12.99 Shipping & Handling: \$0.00 ----- Total before tax: \$12.99 Sales Tax: \$0.97 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$13.96</b> -----

Shipped on December 8, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: Unfinished Wooden Christmas Ornaments-Tmfexe 50-Pack Paintable Blank Xmas Tree Hanging Wood Slices for Kids DIY Art Cra fts, Christmas DIY Wood Snowflake Sold by: Tmfexe (seller profile) Condition: New	\$12.99
<b>Shipping Address:</b> Tabitha Vega 10019 COUNTRY CARRIAGE CIR RIVERVIEW, FL 33569-5695 United States	Item(s) Subtotal: \$12.99 Shipping & Handling: \$0.00 ----- Total before tax: \$12.99 Sales Tax: \$0.97 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$13.96</b> -----

Payment information	
<b>Payment Method:</b> Visa   Last digits: 5533	Item(s) Subtotal: \$25.98 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Tabitha Vega 2005 PAN AM CIR	Total before tax: \$25.98 Estimated Tax: \$1.94

TAMPA, FL 33607-2350 United States	----- <b>Grand Total: \$27.92</b>
<b>Credit Card transactions</b>	Visa ending in 5533: December 8, 2025: \$27.92

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

Dec 08, 2025 order  
Order# 200014070789059



Rectangular 54" x 108" Light Blue Plastic Table Cover, by Way To Celebrate

Qty 4 \$4.00

PO number / reference ID ⓘ

Winter Event

[Edit](#)

Subtotal

\$4.00


Tax

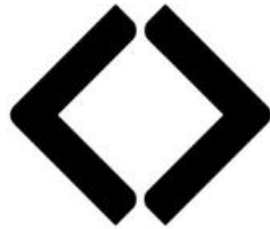
\$0.00

Total

\$4.00

 [Charge history](#) Your transaction activity for this order >

Payment  Ending in 5533  
method



**sam's club**<sup>TM</sup>

CLUB MANAGER LEE  
8133712394

RIVERVIEW, FL  
12/17/25 13:10 982 4801 83

0000847188	CAPRI SUN 4	10.48	O
0980379543	NESQUIK 15/	11.98	O
0980182450	DONETTES	10.98	O
0000092801	NABISCO 2CT	14.68	O
0000852853	8 OZ WATER	8.98	O

	SUBTOTAL	57.10	
TAX 12	0 %	0.00	
	TOTAL	57.10	
VISA CREDIT TEND		57.10	
VISA	**** * 5533		
	CHANGE DUE	0.00	

**# ITEMS SOLD 5**

TC# 4610 4917 2896 1886 2059



12/17/25 13:10



Final Details for Order #114-9027115-1067466

Order Placed: December 17, 2025  
PO number : Winter Event  
Amazon.com order number: 114-9027115-1067466  
Order Total: \$26.60

Shipped on December 18, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 of: JOYIN 2 Bottles Bubbles Refill Solutions 64 oz (up to 5 Gallon), Concentrated Solution for Bubble Machine, Gun, Wand Refill Fluid Summer, Easter Toys (Double Green) Sold by: JoyinDirect ( <a href="#">seller profile</a> ) Business Price Condition: New	\$24.74
<b>Shipping Address:</b> Brooke Chapman 11437 GREEN HARVEST DR RIVERVIEW, FL 33578-6178 United States	Item(s) Subtotal: \$24.74 Shipping & Handling: \$0.00 ----- Total before tax: \$24.74 Sales Tax: \$1.86 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$26.60</b> -----

Payment information	
<b>Payment Method:</b> Visa   Last digits: 5533	Item(s) Subtotal: \$24.74 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Tabitha Vega 2005 PAN AM CIR TAMPA, FL 33607-2359 United States	Total before tax: \$24.74 Estimated Tax: \$1.86 ----- <b>Grand Total: \$26.60</b>
<b>Credit Card transactions</b>	Visa ending in 5533: December 18, 2025: \$26.60

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

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.



Final Details for Order #114-5010505-5066654

Order Placed: December 17, 2025  
PO number : Winter Event  
Amazon.com order number: 114-5010505-5066654  
Order Total: \$62.95

Shipped on December 18, 2025	
<b>Items Ordered</b>	<b>Price</b>
1 Of: Duracell Coppertop AA Alkaline Batteries with POWER BOOST Ingredients, 28 Count (Pack of 1), Long-Lasting Alkaline, Re-closable for Quick Access and Organized Storage <small>Sold by: Amazon (<a href="#">seller profile</a>) Condition: New</small>	\$18.23
2 Of: Bubble Machine Durable Automatic Bubble Blower, 18000+ Big Bubbles Per Minute Bubbles for Kids Toddlers Bubble Maker <small>Operated by Plug-in or Batteries Bubble Toys for Indoor Outdoor Birthday Party Sold by: Zerhunt (<a href="#">seller profile</a>) Condition: New</small>	\$20.80
<b>Shipping Address:</b> Brooke Chapman 11437 GREEN HARVEST DR RIVERVIEW, FL 33578-6178 United States	Item(s) Subtotal: \$59.83 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 ----- Total before tax: \$59.83 Sales Tax: \$3.12 ----- <b>Total for This Shipment: \$62.95</b> -----
<b>Shipping Speed:</b> Rush Shipping	

Payment information	
<b>Payment Method:</b> Visa   Last digits: 5533	Item(s) Subtotal: \$59.83 Shipping & Handling: \$2.99 Promotion applied: -\$2.99 ----- Total before tax: \$59.83 Estimated Tax: \$3.12 ----- <b>Grand Total: \$62.95</b>
<b>Billing address</b> Tabitha Vega 2005 PAN AM CIR TAMPA, FL 33607-2359 United States	
<b>Credit Card transactions</b>	Visa ending in 5533: December 18, 2025: \$62.95

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

*Sherwood Manor  
Community  
Development  
District*

*Financial Report*

*February 28, 2026*

**CLEAR PARTNERSHIPS**



**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of February 28, 2026

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL	SERIES 2018	SERIES 2023	SERIES 2018	SERIES 2023	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
<b>ASSETS</b>								
Cash - Operating Account	\$ 315,614	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 315,614
Accounts Receivable - Off-Roll	-	-	93,755	-	-	-	-	93,755
Investments:								
Construction Fund	-	-	-	-	201,436	-	-	201,436
Prepayment Account	-	1	-	-	-	-	-	1
Reserve Fund	-	473,878	644,750	-	-	-	-	1,118,628
Revenue Fund	-	468,096	512,104	-	-	-	-	980,200
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
<b>TOTAL ASSETS</b>	<b>\$ 315,653</b>	<b>\$ 941,975</b>	<b>\$ 1,250,609</b>	<b>\$ -</b>	<b>\$ 201,436</b>	<b>\$ 11,847,091</b>	<b>\$ 17,660,000</b>	<b>\$ 32,216,764</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 24,065	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,065
Bonds Payable - Series 2018	-	-	-	-	-	-	8,555,000	8,555,000
Bonds Payable - Series 2023	-	-	-	-	-	-	9,105,000	9,105,000
<b>TOTAL LIABILITIES</b>	<b>24,065</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17,660,000</b>	<b>17,684,065</b>

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of February 28, 2026

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL	SERIES 2018	SERIES 2023	SERIES 2018	SERIES 2023	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
<b>FUND BALANCES</b>								
Restricted for:								
Debt Service	-	941,975	1,250,609	-	-	-	-	2,192,584
Capital Projects	-	-	-	-	201,436	-	-	201,436
Unassigned:	291,588	-	-	-	-	11,847,091	-	12,138,679
<b>TOTAL FUND BALANCES</b>	<b>291,588</b>	<b>941,975</b>	<b>1,250,609</b>	<b>-</b>	<b>201,436</b>	<b>11,847,091</b>	<b>-</b>	<b>14,532,699</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 315,653</b>	<b>\$ 941,975</b>	<b>\$ 1,250,609</b>	<b>\$ -</b>	<b>\$ 201,436</b>	<b>\$ 11,847,091</b>	<b>\$ 17,660,000</b>	<b>\$ 32,216,764</b>

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026  
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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 2,235	\$ 2,235	0.00%
Clubhouse Rentals	-	200	200	0.00%
Special Assmnts- Tax Collector	875,644	609,416	(266,228)	69.60%
Other Miscellaneous Revenues	-	458	458	0.00%
<b>TOTAL REVENUES</b>	<b>875,644</b>	<b>612,309</b>	<b>(263,335)</b>	<b>69.93%</b>

**EXPENDITURES**

**Administration**

Supervisor Fees	12,000	4,800	7,200	40.00%
Dissemination Agent/Reporting	10,000	2,100	7,900	21.00%
Trustees Fees	8,200	6,384	1,816	77.85%
Disclosure Report	8,400	3,900	4,500	46.43%
District Counsel	15,000	10,322	4,678	68.81%
District Engineer	12,000	1,906	10,094	15.88%
District Management	30,000	12,500	17,500	41.67%
Field Management	18,000	19,500	(1,500)	108.33%
Accounting Services	12,000	5,000	7,000	41.67%
Auditing Services	6,200	-	6,200	0.00%
Onsite Staff	70,000	29,167	40,833	41.67%
Website ADA Compliance	1,500	-	1,500	0.00%
Email Hosting Vendor	600	-	600	0.00%
Postage, Phone, Faxes, Copies	500	24	476	4.80%
General Liability	25,354	11,805	13,549	46.56%
Public Officials Insurance	3,240	1,426	1,814	44.01%
Deductible	2,500	-	2,500	0.00%
Legal Advertising	2,000	-	2,000	0.00%
Misc Non Ad Valorem Taxes	4,000	3,847	153	96.18%
Bank Fees	250	1,369	(1,119)	547.60%
Website Admin Services	1,500	-	1,500	0.00%
Dues, Licenses & Fees	500	354	146	70.80%
<b>Total Administration</b>	<b>243,744</b>	<b>114,404</b>	<b>129,340</b>	<b>46.94%</b>

**Utility Services**

Amenity Internet	2,500	1,025	1,475	41.00%
Water/Waste	16,000	10,003	5,997	62.52%
Electric Utility Services	120,000	54,168	65,832	45.14%
<b>Total Utility Services</b>	<b>138,500</b>	<b>65,196</b>	<b>73,304</b>	<b>47.07%</b>

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026  
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
<b><u>Other Physical Environment</u></b>				
Wildlife Control	9,000	-	9,000	0.00%
Waterway Management Program	10,000	-	10,000	0.00%
Aquatics - Contract	22,200	25,500	(3,300)	114.86%
Debris Removal	20,000	1,370	18,630	6.85%
Landscape - Contract	235,000	49,590	185,410	21.10%
Landscape - Other R&M	9,000	487	8,513	5.41%
R&M-Wetland Monitoring	5,000	-	5,000	0.00%
Ditch Cleanup	5,000	-	5,000	0.00%
Landscape - Plant Replacement Program	5,000	1,117	3,883	22.34%
Storm Cleanup	35,000	-	35,000	0.00%
Landscape - Mulch	14,000	-	14,000	0.00%
Landscape - Irrigation Maintenance	3,500	330	3,170	9.43%
<b>Total Other Physical Environment</b>	<b>372,700</b>	<b>78,394</b>	<b>294,306</b>	<b>21.03%</b>
<b><u>Parks and Recreation</u></b>				
Pool Monitor	12,000	4,352	7,648	36.27%
Pool Additional Treatments	4,000	1,663	2,337	41.58%
Janitorial - Supplies/Others	1,000	-	1,000	0.00%
Janitorial - Contract	9,600	3,240	6,360	33.75%
Pool Maintenance - Contract	12,600	9,874	2,726	78.37%
Amenity Pest Control	2,000	-	2,000	0.00%
Security Monitoring Services	2,000	4,232	(2,232)	211.60%
Amenity R&M	35,000	3,065	31,935	8.76%
Entrance Monuments, Gates, Walls R&M	15,000	4,242	10,758	28.28%
Garbage Dumpster - Rental/Collection	5,000	-	5,000	0.00%
Community Events	10,000	891	9,109	8.91%
Misc-Contingency	10,000	3,044	6,956	30.44%
Key Card Distribution	2,500	-	2,500	0.00%
<b>Total Parks and Recreation</b>	<b>120,700</b>	<b>34,603</b>	<b>86,097</b>	<b>28.67%</b>
<b>TOTAL EXPENDITURES</b>	<b>875,644</b>	<b>292,597</b>	<b>583,047</b>	<b>33.42%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	319,712	319,712	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>(28,124)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 291,588</b>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 12,203	\$ 12,203	0.00%
Special Assmnts- Tax Collector	634,991	438,801	(196,190)	69.10%
<b>TOTAL REVENUES</b>	<b>634,991</b>	<b>451,004</b>	<b>(183,987)</b>	<b>71.03%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	195,000	185,000	10,000	94.87%
Interest Expense	439,991	222,134	217,857	50.49%
<b>Total Debt Service</b>	<b>634,991</b>	<b>407,134</b>	<b>227,857</b>	<b>64.12%</b>
<b>TOTAL EXPENDITURES</b>	<b>634,991</b>	<b>407,134</b>	<b>227,857</b>	<b>64.12%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	43,870	43,870	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>898,105</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 941,975</b>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 13,638	\$ 13,638	0.00%
Special Assmnts- Tax Collector	641,566	446,352	(195,214)	69.57%
Special Assmnts- CDD Collected	-	213,525	213,525	0.00%
<b>TOTAL REVENUES</b>	<b>641,566</b>	<b>673,515</b>	<b>31,949</b>	<b>104.98%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	145,000	-	145,000	0.00%
Interest Expense	496,566	249,959	246,607	50.34%
<b>Total Debt Service</b>	<b>641,566</b>	<b>249,959</b>	<b>391,607</b>	<b>38.96%</b>
<b>TOTAL EXPENDITURES</b>	<b>641,566</b>	<b>249,959</b>	<b>391,607</b>	<b>38.96%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	423,556	423,556	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>827,053</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,250,609</b>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 3,161	\$ 3,161	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>3,161</b>	<b>3,161</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	3,161	3,161	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>198,275</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 201,436</u></b>		

# Bank Account Statement

Tuesday, March 10, 2026  
Page 1

Sherwood Manor CDD

**Bank Account No.** 9155  
**Statement No.** 02\_26

**Statement Date** 02/28/2026

<b>G/L Account No. 101001 Balance</b>	315,613.75	<b>Statement Balance</b>	324,510.41
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	315,613.75	<b>Subtotal</b>	324,510.41
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-8,896.66
<b>Ending G/L Balance</b>	315,613.75	<b>Ending Balance</b>	315,613.75

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
02/04/2026		JE000892	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	8,968.50	8,968.50	0.00
02/12/2026		JE000893	Other Revenues	Suncoast Credit Union - Ck #4002587834 02/06/2026 -	150.00	150.00	0.00
02/19/2026		JE000909	Clubhouse Rentals	Fence Easement Recording Jahliyah McKithen - MO	50.00	50.00	0.00
02/27/2026		JE000913	Interest - Investments	Interest Earned	424.77	424.77	0.00
<b>Total Deposits</b>					9,593.27	9,593.27	0.00
<b>Checks</b>							
							0.00
01/08/2026	Payment	100199	ECO-LOGIC SERVICES LLC	Inv: 6133	-4,700.00	-4,700.00	0.00
01/26/2026	Payment	1101	SHERWOOD MANOR CDD	Check for Vendor V00035	-951.15	-951.15	0.00
01/29/2026	Payment	100210	STRALEY ROBIN VERICKER	Inv: 27825	-2,193.00	-2,193.00	0.00
01/29/2026	Payment	100213	STANTEC CONSULTING SERVICES	Inv: 2511225	-327.25	-327.25	0.00
02/05/2026	Payment	1102	SHERWOOD MANOR CDD FIELDS	Check for Vendor V00035	-5,312.31	-5,312.31	0.00
02/06/2026	Payment	100214	CONSULTING GROUP LLC	Inv: 3736	-900.00	-900.00	0.00
02/06/2026	Payment	100217	ACTION SECURITY, INC	Inv: 31759	-125.00	-125.00	0.00
02/06/2026	Payment	100218	DOWN TO EARTH	Inv: 164936, Inv: 164937,	-1,353.87	-1,353.87	0.00
02/10/2026	Payment	1103	ALBERTO VIERA	Check for Vendor V00048	-200.00	-200.00	0.00
02/10/2026	Payment	1104	CARLOS DE LA OSSA	Check for Vendor V00061	-200.00	-200.00	0.00
02/10/2026	Payment	1105	KYLE SMITH	Check for Vendor V00066	-200.00	-200.00	0.00
02/10/2026	Payment	1106	NICHOLAS J. DISTER	Check for Vendor V00034	-200.00	-200.00	0.00
02/12/2026	Payment	100219	DOWN TO EARTH	Inv: 165878	-9,918.00	-9,918.00	0.00

# Bank Account Statement

Tuesday, March 10, 2026

Sherwood Manor CDD

Page 2

**Bank Account No.** 9155

**Statement No.** 02\_26

**Statement Date**

02/28/2026

Date	Type	Account No.	Description	Inv No.	Debit	Credit	Balance
02/12/2026	Payment	100220	ECO-LOGIC SERVICES LLC	Inv: 6243	-2,350.00		0.00
02/12/2026	Payment	100222	IPFS CORPORATION - ACH	Inv: 020626-GAA-D81318	-2,298.35		0.00
02/18/2026	Payment	300097	CHARTER COMMUNICATION S - ACH	Inv: 2458267020126-ACH	-205.00		0.00
02/19/2026	Payment	300098	TECO ACH	Inv: 020526-6005-ACH	-6,873.28		0.00
02/20/2026	Payment	100223	INFRAMARK LLC	Inv: 170646	-11,533.33		0.00
02/20/2026	Payment	300099	BOCC ACH	Inv: 013026-3466-ACH	-1,652.97		0.00
02/24/2026	Payment	300100	TECO ACH	Inv: 020326-5677-ACH	-699.42		0.00
02/24/2026	Payment	300101	TECO ACH	Inv: 020326-3107-ACH	-2,377.99		0.00
02/24/2026	Payment	300102	TECO ACH	Inv: 020326-5651-ACH	-233.14		0.00
02/24/2026	Payment	300103	TECO ACH	Inv: 020326-8655-ACH	-2,238.11		0.00
02/02/2026	Payment	DD165	BOCC ACH	Payment of Invoice 001809	-845.00		0.00
02/23/2026		JE000912	Bank Fees	Bank Fees	-307.10		0.00
<b>Total Checks</b>					<b>-58,194.27</b>	<b>-58,194.27</b>	<b>0.00</b>

## Adjustments

### Total Adjustments

### Outstanding Checks

10/16/2025	Payment	001701	IPFS CORPORATION - ACH	INSURANCE MONTHLY PAYMENT			-2,188.90
01/29/2026	Payment	100209	CITY-WIDE CLEANING LLC	Inv: 19905			-620.00
02/06/2026	Payment	100215	BL POOLS DBA AQUASENTRY	Inv: SU673ZP-89			-1,995.00
02/12/2026	Payment	100221	CITY-WIDE CLEANING LLC	Inv: 19933			-700.00
02/17/2026	Payment	300096	TRUIST BANK	Inv: 012226-1469			-205.04
02/20/2026	Payment	100224	DOWN TO EARTH	Inv: 167072			-28.00
02/27/2026	Payment	100225	INFRAMARK LLC	Inv: 171495			-2.22
02/27/2026	Payment	100226	BL POOLS DBA AQUASENTRY	Inv: H10315			-362.50
02/27/2026	Payment	100227	CITY-WIDE CLEANING LLC	Inv: 19962			-720.00
02/27/2026	Payment	100228	STRALEY ROBIN VERICKER	Inv: 27905			-2,075.00

### Total Outstanding Checks

-8,896.66

### Outstanding Deposits

### Total Outstanding Deposits

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 02/01/2026 to 02/28/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	100214	02/06/26	FIELDS CONSULTING GROUP LLC	3736	Pool signs	Amenity R&M	546176-57201	\$900.00
001	100215	02/06/26	BL POOLS DBA AQUASENTRY	SU673ZP-89	Cleaning and Maintenance	Pool Maintenance - Contract	534078-57201	\$1,995.00
001	100217	02/06/26	ACTION SECURITY, INC	31759	Feb 2025 Security monitoring system	Security Monitoring Services	534368-57201	\$125.00
001	100218	02/06/26	DOWN TO EARTH	164937	Irrigation	Landscape - Irrigation Maintenance	546930-53908	\$38.00
001	100218	02/06/26	DOWN TO EARTH	164936	Irrigation	Landscape - Irrigation Maintenance	546930-53908	\$264.00
001	100218	02/06/26	DOWN TO EARTH	166503	Sod Dog Park	Landscape - Other R&M	546036-53908	\$486.87
001	100218	02/06/26	DOWN TO EARTH	166502	Monument Signs	Landscape - Plant Replacement Program	546468-53908	\$565.00
001	100219	02/12/26	DOWN TO EARTH	165878	Feb 2026 Landscaping maintenance	Landscape - Contract	534171-53908	\$9,918.00
001	100220	02/12/26	ECO-LOGIC SERVICES LLC	6243	Jan 2026 Pond maintenance	Aquatics - Contract	534067-53908	\$2,350.00
001	100221	02/12/26	CITY-WIDE CLEANING LLC	19933	Jan 2026 Janitorial Service	Janitorial - Contract	534026-57201	\$700.00
001	100222	02/12/26	IPFS CORPORATION - ACH	020626-GAA-D81318	FEB 26-INSURANCE MONTHLY PAYMENTS	General Liability	545002-51325	\$2,001.63
001	100222	02/12/26	IPFS CORPORATION - ACH	020626-GAA-D81318	FEB 26-INSURANCE MONTHLY PAYMENTS	Public Officials Insurance	545008-51325	\$296.72
001	100223	02/20/26	INFRAMARK LLC	170646	Feb 2026 District management services	Accounting Services	532001-51301	\$1,000.00
001	100223	02/20/26	INFRAMARK LLC	170646	Feb 2026 District management services	Dissemination Agent/Reporting	531012-51301	\$700.00
001	100223	02/20/26	INFRAMARK LLC	170646	Feb 2026 District management services	District Management	531150-51301	\$2,500.00
001	100223	02/20/26	INFRAMARK LLC	170646	Feb 2026 District management services	Field Management	531152-51301	\$1,500.00
001	100223	02/20/26	INFRAMARK LLC	170646	Feb 2026 District management services	Onsite Staff	534215-51301	\$5,833.33
001	100224	02/20/26	DOWN TO EARTH	167072	Irrigation	Landscape - Irrigation Maintenance	546930-53908	\$28.00
001	100225	02/27/26	INFRAMARK LLC	171495	POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	\$2.22
001	100226	02/27/26	BL POOLS DBA AQUASENTRY	H10315	Replaced Equipment	Pool Additional Treatments	531034-57201	\$362.50
001	100227	02/27/26	CITY-WIDE CLEANING LLC	19962	Janitorial Cleaning	Janitorial - Contract	534026-57201	\$720.00
001	100228	02/27/26	STRALEY ROBIN VERICKER	27905	JAN 2026 DISTRICT COUNSEL SERVICE	District Counsel	531146-51301	\$2,075.00
001	1103	02/10/26	ALBERTO VIERA	AV-020526	BOARD 02/05/26	Supervisor Fees	511100-51301	\$200.00
001	1104	02/10/26	CARLOS DE LA OSSA	CO-020526	BOARD 02/05/26	Supervisor Fees	511100-51301	\$200.00
001	1105	02/10/26	KYLE SMITH	KS-020526	BOARD 02/05/26	Supervisor Fees	511100-51301	\$200.00
001	1106	02/10/26	NICHOLAS J. DISTER	ND-020526	BOARD 02/05/26	Supervisor Fees	511100-51301	\$200.00
001	300096	02/17/26	TRUIST BANK	012226-1469	Dec 25 and Jan 26 Expenses	Community Events	549052-53908	\$178.57
001	300096	02/17/26	TRUIST BANK	012226-1469	Dec 25 and Jan 26 Expenses	Dues, Licenses & Fees	554020-51301	\$12.34
001	300096	02/17/26	TRUIST BANK	012226-1469	Dec 25 and Jan 26 Expenses	Dues, Licenses & Fees	554020-51301	\$14.13
001	300097	02/18/26	CHARTER COMMUNICATIONS - ACH	2458267020126-ACH	SVC PRD 02/01-02/28/26	Amenity Internet	541016-53150	\$205.00
001	300098	02/19/26	TECO ACH	020526-6005-ACH	Electric	Electric Utility Services	543041-53150	\$6,873.28
001	300099	02/20/26	BOCC ACH	013026-3466-ACH	WATER 12/24/25 - 01/26/2026	Water/Waste	543018-53150	\$1,652.97
001	300100	02/24/26	TECO ACH	020326-5677-ACH	12/30/25 to 01/28/26 Electric	Electric Utility Services	543041-53150	\$699.42
001	300101	02/24/26	TECO ACH	020326-3107-ACH	12/30/25 to 01/28/26 Electric	Electric Utility Services	543041-53150	\$2,377.99
001	300102	02/24/26	TECO ACH	020326-5651-ACH	13/30/25 to 01/28/26 Electric	Electric Utility Services	543041-53150	\$233.14
001	300103	02/24/26	TECO ACH	020326-8655-ACH	12/30/25 to 01/28/26 Electric	Electric Utility Services	543041-53150	\$2,238.11
001	DD165	02/02/26	BOCC ACH	HYDRANT ONLINE	DEPOSIT HYDRANT METER	Water/Waste	543018-53150	\$650.00
001	DD165	02/02/26	BOCC ACH	HYDRANT ONLINE	DEPOSIT HYDRANT METER	Water/Waste	543018-53150	\$170.00
001	DD165	02/02/26	BOCC ACH	HYDRANT ONLINE	DEPOSIT HYDRANT METER	Water/Waste	543018-53150	\$25.00
<b>Fund Total</b>								<b>\$50,491.22</b>

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 02/01/2026 to 02/28/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	-----------------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

**SERIES 2018 DEBT SERVICE FUND - 200**

200	1102	02/05/26	SHERWOOD MANOR CDD	02042026 - 0204	SERIES 2018 AND SERIES 2023 FY26 DS	Cash in Transit	103200	\$2,633.50
<b>Fund Total</b>								<u>\$2,633.50</u>

**SERIES 2023 DEBT SERVICE FUND - 201**

201	1102	02/05/26	SHERWOOD MANOR CDD	02042026 - 0204	SERIES 2018 AND SERIES 2023 FY26 DS	Cash in Transit	103200	\$2,678.81
<b>Fund Total</b>								<u>\$2,678.81</u>

<b>Total Checks Paid</b>	<b>\$55,803.53</b>
--------------------------	--------------------

## **Website Creation and Management Agreement**

This Website Creation and Management Agreement (the “**Agreement**”) is made and entered into as of March 1, 2026, by and between the **Sherwood Manor Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”) and **SchoolStatus, LLC**, a Mississippi limited liability company registered to do business in the state of Florida (the “**Contractor**”).

### **Background Information:**

The District is required to have a website and desires to have a website created, regularly updated, managed, inspected, and remediated to ensure compliance with the Americans with Disabilities Act (the “**ADA**”). The Contractor has the technical expertise to provide the above-mentioned services. The District desires to retain the Contractor to provide services as described in this Agreement.

### **Operative Provisions:**

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.
2. **Scope of Services.** The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services described in the “**Statement of Work**” attached hereto and incorporated herein as **Exhibit A**.
3. **Manner of Performance and Care of the Property.** The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
4. **Compensation.**
  - a. The District agrees to compensate the Contractor for a one-time fee of **\$1,512.00** for the Creation of Website work described in the Statement of Work.
  - b. The District agrees to compensate the Contractor on an annual basis in the amount of **\$1,613.00** for all other work described in the Statement of Work.
  - c. Contractor will provide the District with an invoice on an annual basis, to be paid in advance of all of the services to be provided. The District shall pay the Contractor within 30 days of receipt of the invoice.
5. **Term and Renewal.** The initial term of this Agreement shall be for 1-year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for the same term and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
6. **Termination.** Either party may terminate this Agreement without cause with 30 days written notice to the other party. Upon termination of this Agreement:

- a. The Contractor shall be entitled to retain the entire payment made for the current term (as Contractor pays for the domain fee and other licenses on an annual basis).
  - b. If the District provides a termination notice at least 30 days prior to the autorenewal, then the District will not be obligated to pay for the upcoming renewal term.
    - i. If the District provides a termination notice within 29 days of the renewal then the District will be obligated to pay Contractor the compensation for the upcoming renewal term as domain fees and other licenses require time to cancel or transfer.
  - c. The Contractor will provide the District or its designee with all domain names, authorizations, usernames, passwords, and content (including remediated content) in the format in which it was stored on the server, at a cost not to exceed \$50 to the District.
  - d. The Contractor will be permitted to remove its name and ADA compliance shield, seal, or certificate from the website on the effective date of the termination.
  - e. If the Contractor was using certain software (including content management software) that is proprietary and was licensed to the District during the term of the Agreement, then the Contractor shall coordinate with the District as to the end of the license or simply create a simple splash page of the District with information on the transition to a new website.
7. **Ownership of Website, Domain Name, and Content.** The District will be the owner of the website, domain name, and all content (including remediated content provided by the Contractor) on the website.
8. **No Infringement of Intellectual Property.** Contractor warrants and represents that no product or services provided by Contractor will infringe, misappropriate, or otherwise violate the intellectual property rights of any third-party. Contractor shall take all steps to ensure that the District has no access to confidential software or data that is proprietary (whether it's the Contractor's or another provider's through a license agreement).
9. **Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment, addendum, change order, or work order authorization.
10. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state,

and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

**11. Compliance with Governmental Regulation.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination. Contractor is solely responsible for complying with all applicable laws pertaining to website accessibility, including but not limited to the ADA and those certain WCAG standards, and other web accessibility guidelines as amended from time to time. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.

**12. Insurance.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

- a. Worker’s Compensation Insurance in accordance with the laws of the State of Florida.
- b. Commercial General Liability Insurance covering the Contractor’s legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors’ operation.
- c. Employer’s Liability Coverage with limits of at least \$1,000,000 per accident or disease.
- d. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within 30 days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

- 13. Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.
- 14. Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
- 15. Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
- 16. Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

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

- 17. E-Verification.** Pursuant to Section 448.095(2), Florida Statutes, Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District may terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.
- 18. Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
- 19. Controlling Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.
- 20. Enforcement of Agreement.** Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fire, floods, strikes, riots, war, acts of God, accidents, material unavailability, governmental order and/or regulations. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
- 21. Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 22. Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties, not to be unreasonably withheld; provided, however, that no consent shall be required for the assignment to a corporate affiliate or in connection with a merger, acquisition, corporate reorganization, or sale of all or substantially all of Contractor's assets, provided that such acquirer agreed to be bound by all of the terms and conditions hereof and written notice is provided to the District.

- 23. Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor 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.
- 24. Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- 25. Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 26. Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
- 27. Notice.** Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

**To the District:**  
c/o Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607  
Attn: Jayna Cooper  
[jcooper@inframark.com](mailto:jcooper@inframark.com)


**To Contractor:**  
SchoolStatus, LLC  
800 Woodlands Pkwy, Suite 107  
Ridgeland, MS 39157  
Attn: Emily Thompson  
[Emily.Thompson@schoolstatus.com](mailto:Emily.Thompson@schoolstatus.com)

- 28. Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement supersedes and subsumes any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

*[SIGNATURE PAGE TO FOLLOW]*

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year written above.

**SchoolStatus, LLC**

Signed by:  
  
18DE450A8E0047B  
Name: Phill Carr  
Title: Chief Sales Officer

**Sherwood Manor  
Community Development District**

Signed by:  
  
CC0CB251E706481...  
Name: Carlos de la Ossa  
Title: Chair of the Board of Supervisors

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

**Affidavit for Anti-Human Trafficking**  
Section 787.06(13), Florida Statutes

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

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

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

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

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

\_\_\_\_\_  
Signature of Affiant

Sworn before me on \_\_\_\_\_, 2026

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Stamp

## **EXHIBIT A**

### **Statement of Work**

- 1. Creation of Website.** Contractor will deliver a functional, responsive, working ADA compliant website that can display content submitted to the Contractor by the District. At a minimum, the website and the documents on the website will:
  - a. Comply with the guidelines provided by Web Content Accessibility Guidelines 2.1, as amended and/or replaced by new releases from time to time (“WCAG”);
  - b. Contain a website accessibility policy that includes: a commitment to accessibility for persons with disabilities, the accessibility standard used and applied to the website (at a minimum WCAG), and contact information of the District Manager or their designee (email and phone number) in case users encounter any problems;
  - c. Display an ADA compliance shield, seal, or certification;
  - d. Provide options to create a CDD-branded design (colors, logo, etc...)
  - e. Be accessible on modern versions of Internet Explorer, Edge, Mozilla, Safari, and Chrome web browsers and be “mobile friendly” and offer a “mobile version” of the sites content for access from tablets or smart phones.
  - f. Be free of any commercial advertising;
  - g. Be free of any known spyware, virus, or malware;
  - h. Secure certification (https)
  - i. Secure cloud hosting with fail-overs
  - j. Allow for data backups, and record retention as required by law;
  - k. Allow for the display a calendar, reservation request form, and newsletter;
  - l. Creation of a dashboard for the District to upload and remove content, manage all documents, manage document remediation, and review reports generated by the Contractor; and
  - m. Remediate all documents provided by the District for the new website in an ADA compliant format.\*
  
- 2. Domain Fee.** The Contractor shall pay the annual fee for the domain name of the District’s website.
  
- 3. Maintenance and Management of the Website.**
  - a. Contractor will manage and maintain the website;
  - b. Remediate new documents provided by the District Manager in an ADA compliant format;\*
    - i. For Agenda Packages, the Contractor shall turn around the documents within 2 business days
  - c. District shall be responsible for uploading the ADA compliant documents onto the website. Contractor shall ensure that the District only has the ability to upload or remove documents on the website and cannot alter any other aspect of the website;
  - d. Contractor will store all District data, including files, text and parameters; data will be backed-up on a separate storage system at regular intervals; and
  - e. The ADA compliant website will be on-line at all times unless maintenance or upgrades require it to be unavailable. When maintenance or upgrades require the

website to be unavailable, Contractor will provide the District with reasonable advance notice in writing.

**4. Monthly Auditing and Remediation Services.**

- a. Every month Contractor will comprehensively audit the website's compliance with (1) WCAG and (2) any applicable laws, rules, and regulations (including, the Department of Justice);
- b. After the audit, Contractor will remediate any web accessibility deficiencies of the website or content on the website; and
- c. The Contractor will provide a written report to the District that summarizes the audit and any remediations made.

**5. Support Services.**

- a. Contractor will supply telephone and/or email support to the District on a reasonable and necessary basis to within business hours – Monday to Friday 9 am to 6 pm EST, exclusive of holidays. The Contractor will provide a listing of detailed hours, holidays, and service availability on their website, and reserves the right to modify the times technical support is available.

\*If certain documents are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the document and provide contact information if anyone needs reasonable accommodations to access the full content within that document.



## Sherwood Manor CDD

Field Inspection Report - March - Down 2 Earth

Tuesday, March 17, 2026

Prepared For Board of Supervisors

14 Items Identified

Paul Young

District Field Inspector

**Green – Indicates Item is in progress or completed.**

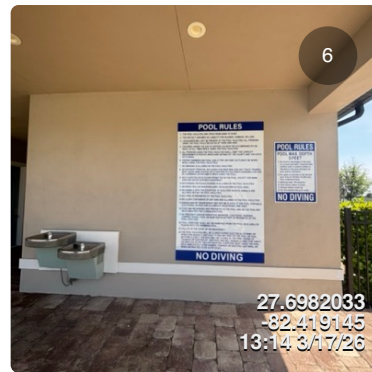
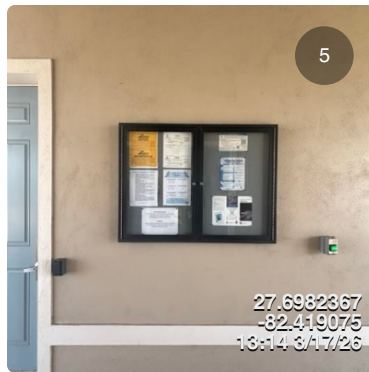
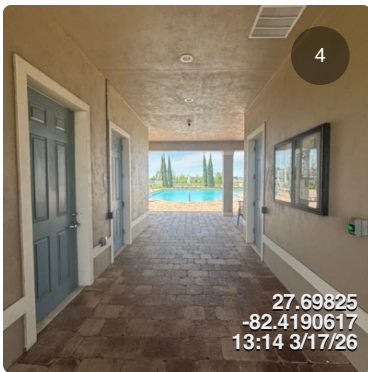
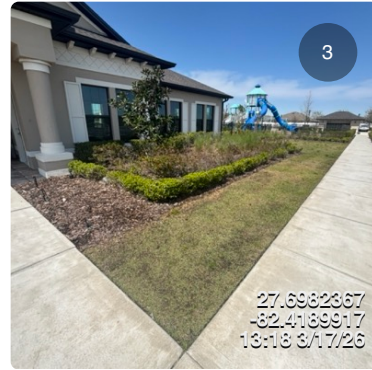
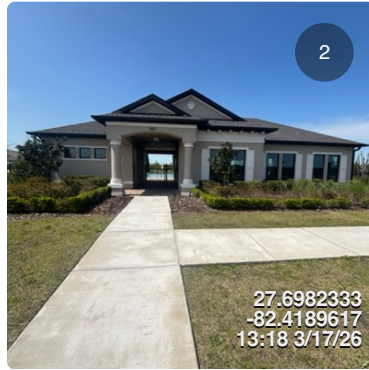
**Orange - Indicates Item is scheduled.**

**Red - Indicates Item has not been addressed by vendor.**

# Item 1 - Amenity Center

Assigned To: Down 2 Earth / District Manager

The amenity center landscape is well maintained and evenly trimmed. The bathrooms are clean and operational. Community message board is clear and legible.

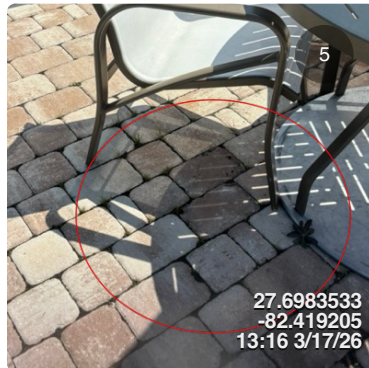
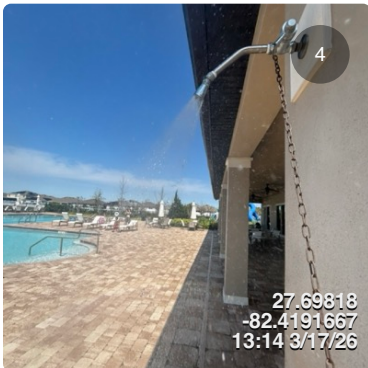
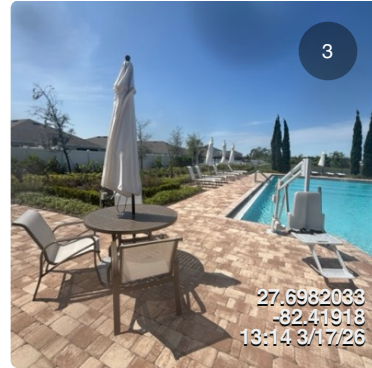
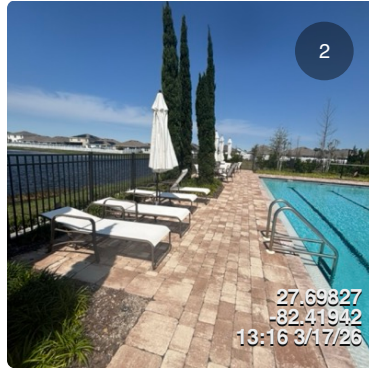
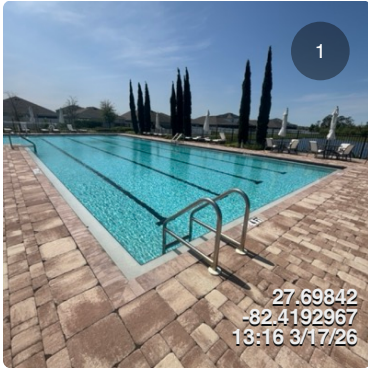


## Item 2 - Amenity Pool

Due By: Monday, March 23, 2026

Assigned To: Down 2 Earth / District Manager

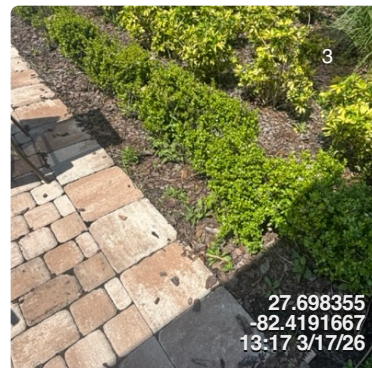
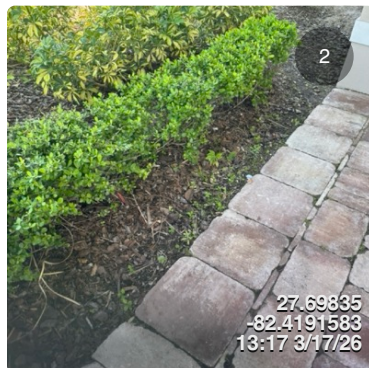
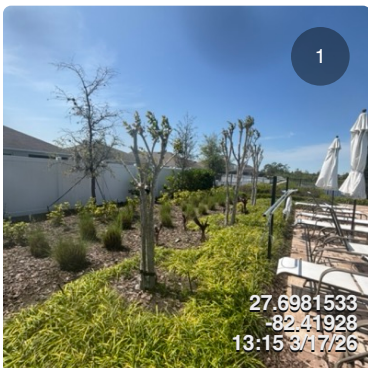
Pool is clear and blue, furniture is clean and intact. Showers are functioning. Treat all paver crack weeds.



## Item 3 - Amenity Pool Landscape

Assigned To: Down 2 Earth

The crape myrtles are showing new growth. Leaning trees have been supported, one tree has established roots and requires equipment to reset root ball and straighten tree. Treat and remove weeds during the next service visit.

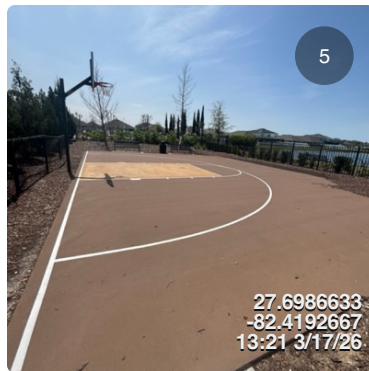
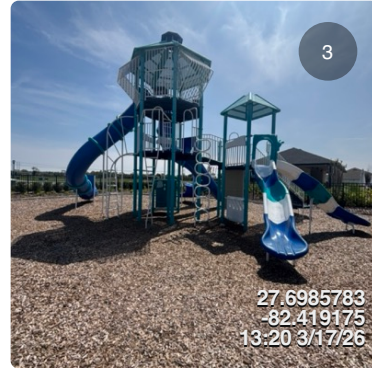
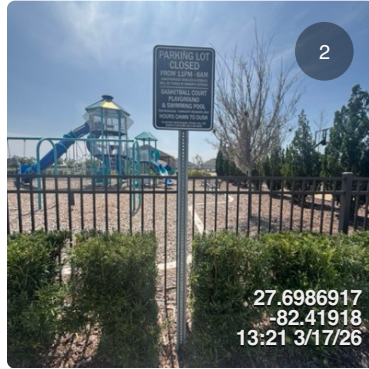


# Item 4 - Amenity Facilities

Due By: Monday, March 23, 2026

Assigned To: District Manager / Inframark Maintenance Solutions

Basketball court is clean. The rules for playground are visible upon entry. A broken swing has been noted and repair request sent to vendor.

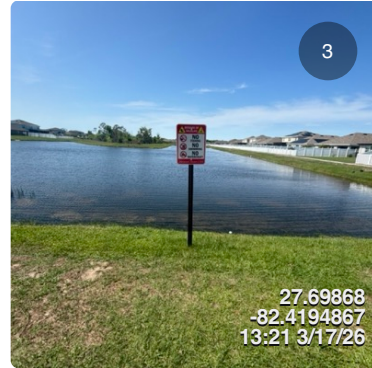


## Item 5 - Mailbox Kiosk

Due By: Tuesday, March 24, 2026

Assigned To: Down 2 Earth / District Manager

Annuals are scheduled for 3/24/26. The mailbox kiosk is clean, and all No Fishing signs are legible.

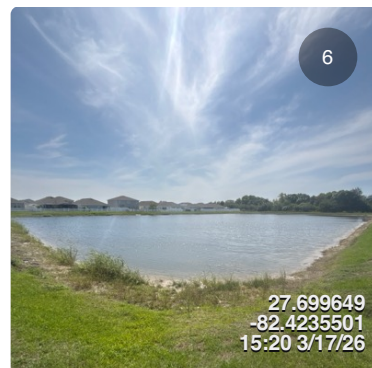
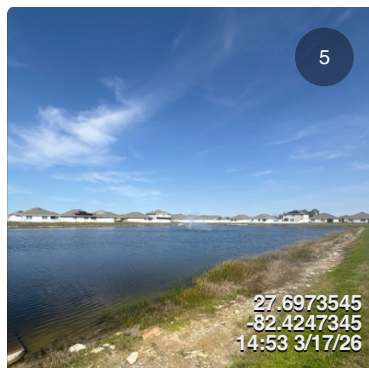
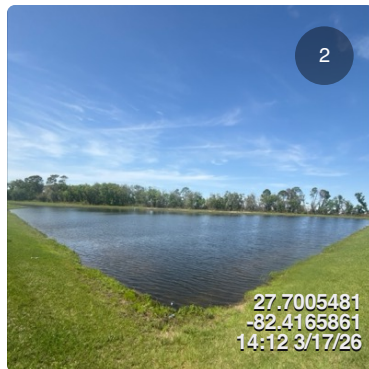
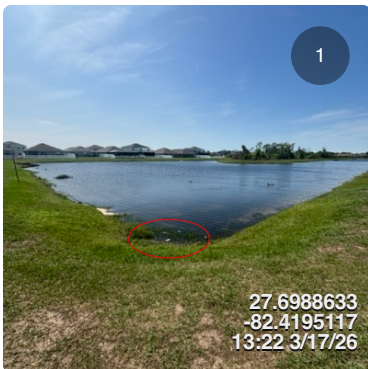


## Item 6 - Pond Maintenance

Due By: Monday, March 23, 2026

Assigned To: Eco-Logic

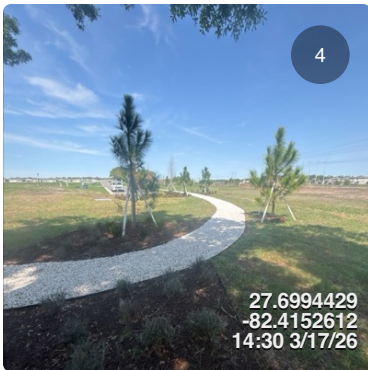
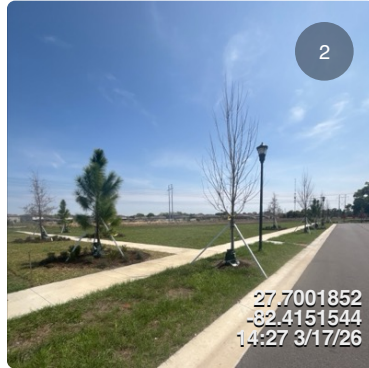
Ponds 2,3,4,5,6,7 are shown in order of photo array. Pond maintenance is completed per scope. Eco-logic will supply aquatics report.



## Item 7 - Jet Smooth Loop

Assigned To: Inframark Maintenance Solutions

Newly installed trees are currently on a twice per week watering cycle until the roots take. Inframark is monitoring the install.

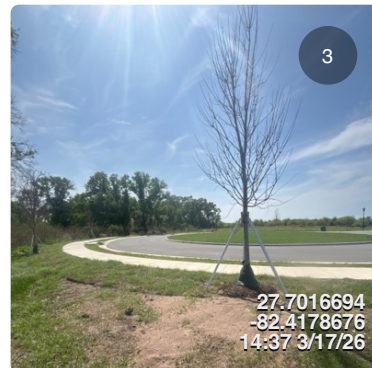
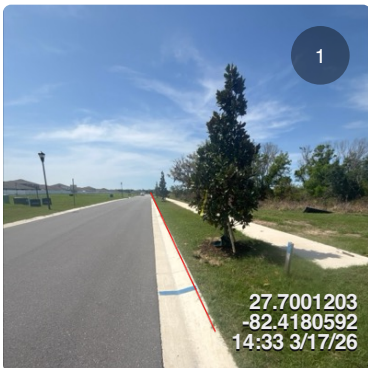


## Item 8 - 12th St SE / Ace Outlaw Ave

Due By: Monday, March 23, 2026

Assigned To: Down 2 Earth

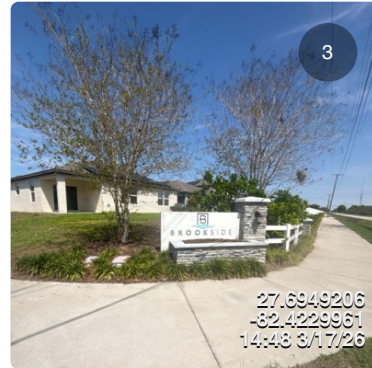
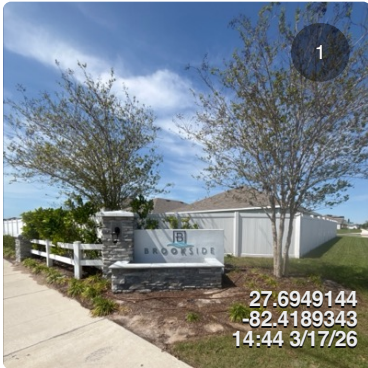
Edging should be done per contract scope and as needed. Keep grass overgrowth trimmed back beyond the street and curb line. Sidewalk edging on all CDD walkways as needed.



### Item 9 - 12th ST SE / 9Th ST SE

Assigned To: Down 2 Earth

Brookside signage beds have been prepared for the next annual rotation scheduled 3/25/26.

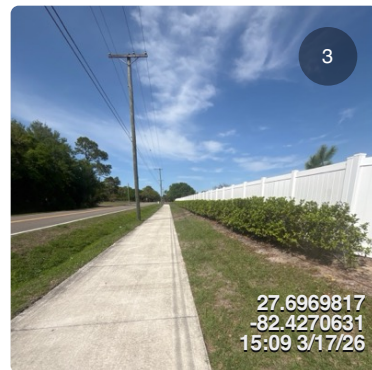
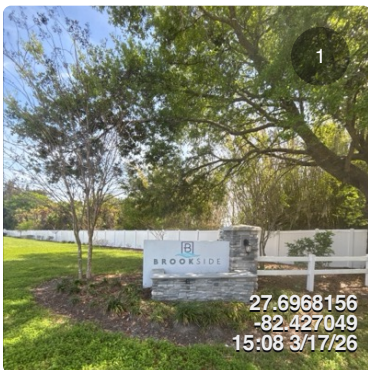


### Item 10 - Tidal Rock Ave

Due By: Monday, March 23, 2026

Assigned To: Down 2 Earth

The community signage is visible upon entering community. Weeds along landscape beds need to be treated on the next service visit.



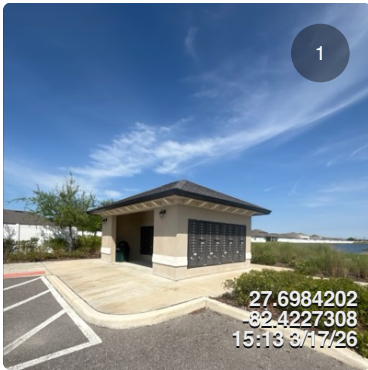
# Item 11 - Mailbox Kiosk

Due By: Monday, March 23, 2026

Assigned To: Down 2 Earth

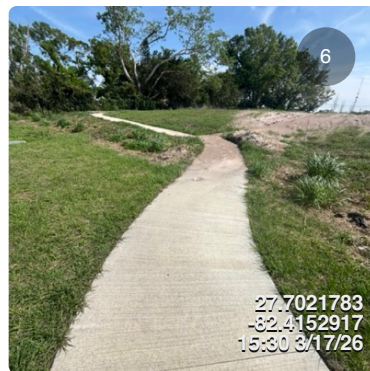
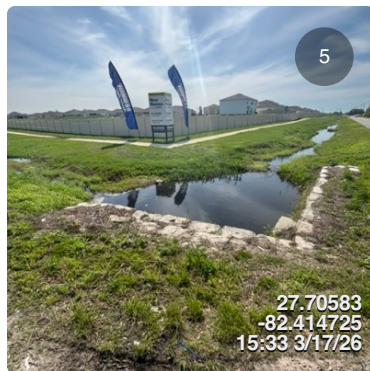
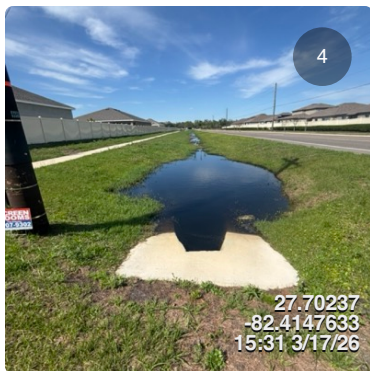
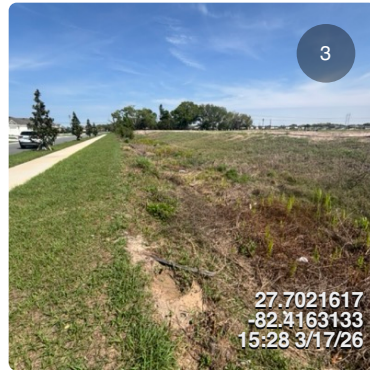
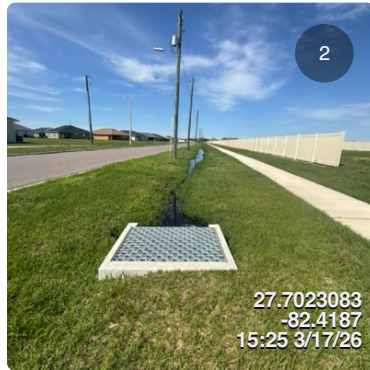
Ninth Street SE Mailbox and Dog park:

There is a leaning tree next to the irrigation controller. Determine if the tree can be straightened. Mailbox kiosk is clean.



# Item 12 - Ditch Maintenance

Assigned To: Down 2 Earth

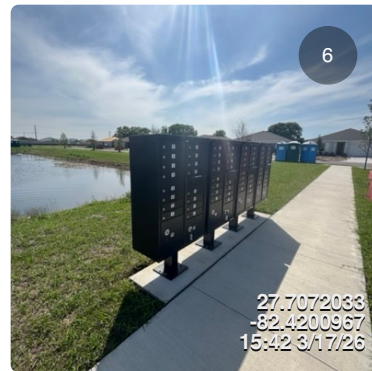
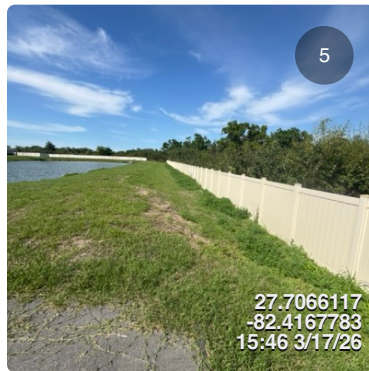
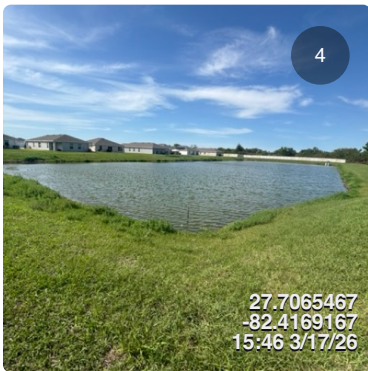
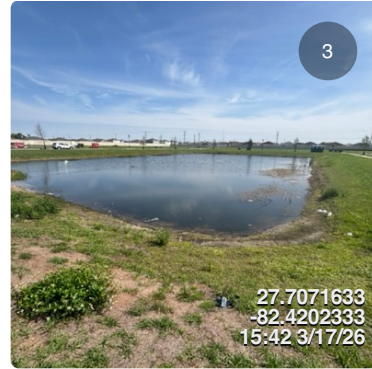
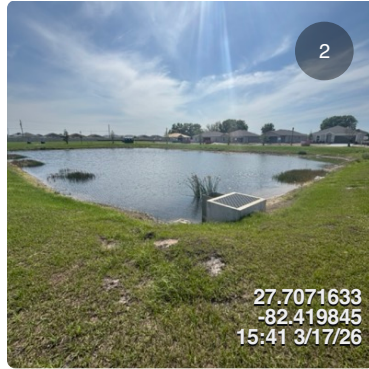


# Item 13 - Pond Maintenance

Due By: Monday, March 23, 2026

Assigned To: Eco-logic

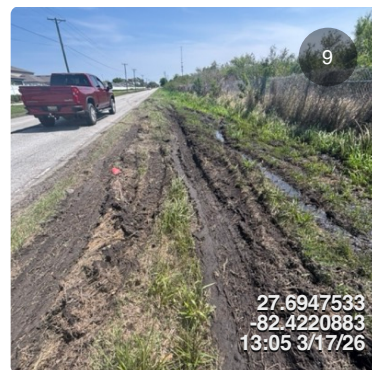
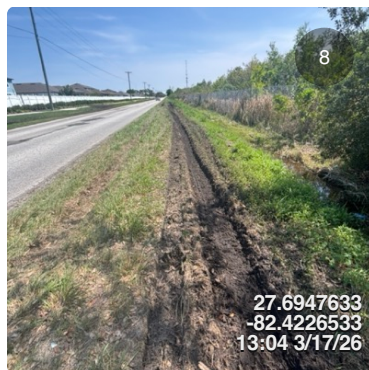
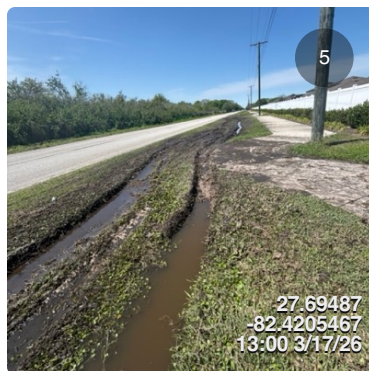
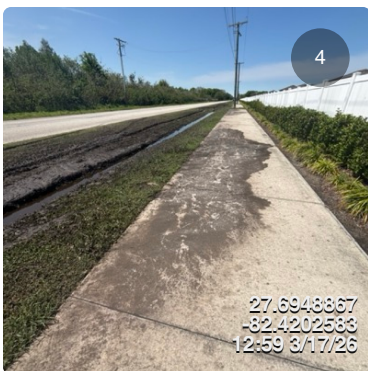
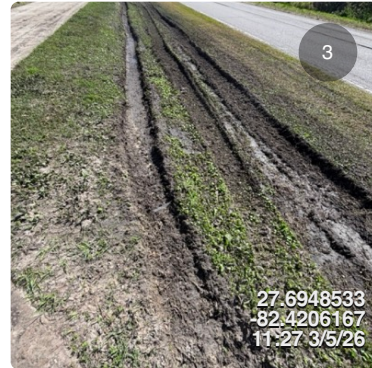
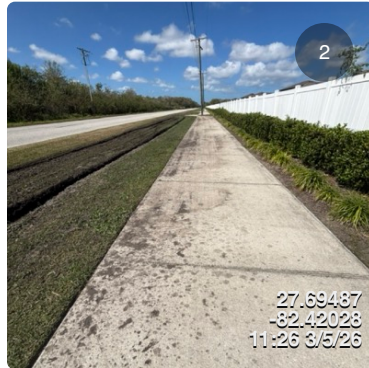
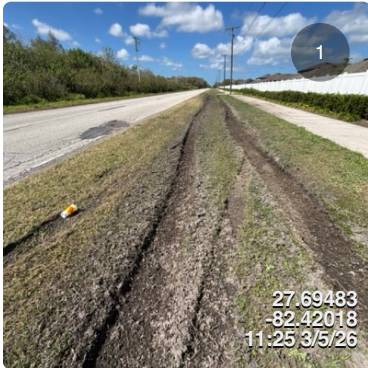
Eco-Logic - send aquatics reports by 3/23/26 for the agenda attachment.



# Item 14 - Sod Damage

Assigned To: District Manager

For documentation purposes. Pictures are dated on 3/5/26 and 3/17/26. Inframark notated the damages on two separate days indicating this damage is intentional and additional areas have now been damaged. **Case# CN0468080 Hillsborough County Files 3/20/26.**





## Lake Maintenance Service Report

**Date:** Thursday, February 26, 2026

**Lead Technician:** Robert Nagle

**Site Name:** Sherwood Manor

**Lakes Serviced:**

Lake Number	Algae Control	Shoreline Weeds	Floating Weeds	Submerged Weeds	Non-littoral Growth	Selective Littoral Growth	Manual Cutting	Trash Removal	Aquatic Pest Control
3		✓							✓
4		✓							✓
9		✓							✓
10		✓							✓
5		✓							
7		✓							
8		✓							
11		✓							
12		✓							
13		✓							

**Notes:**

Lakes look ok, treated shoreline weeds in most of site. Also completed midge treatment.



## Lake Maintenance Service Report

**Date:** Wednesday, March 25, 2026

**Lead Technician:** Robert Nagle

**Site Name:** Sherwood Manor

**Lakes Serviced:**

Lake Number	Algae Control	Shoreline Weeds	Floating Weeds	Submerged Weeds	Non-littoral Growth	Selective Littoral Growth	Manual Cutting	Trash Removal	Aquatic Pest Control
1									✓
2									✓
3									✓
4									✓
9									✓
10									✓

**Notes:**  
Completed midge treatments in all lakes on site.