

**SHERWOOD MANOR
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
AUGUST 22, 2019**

SHERWOOD MANOR
COMMUNITY DEVELOPMENT DISTRICT AGENDA
THURSDAY, AUGUST 22, 2019
2:00 P.M.

The Offices of Meritus
Located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607

District Board of Supervisors	Chairman	Jeff Hills
	Vice-Chairman	Ryan Motko
	Supervisor	Nick Dister
	Supervisor	Alberto Viera
	Supervisor	Steve Luce
District Manager	Meritus	Debby Nussel
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Stantec, Inc	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **2:00 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the third section called **Public Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The meeting will resume after the public hearing with the seventh section called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The eighth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The ninth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The tenth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting

Board of Supervisors
Sherwood Manor Community Development District

Dear Board Members:

The Public Hearing & Regular Meeting of Sherwood Manor Community Development District will be held on **August 22, 2019 at 2:00 p.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARING**
- 4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**
 - A. Open Public Hearing on Proposed Fiscal Year 2020 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2019-03; Adopting Fiscal Year 2020 Budget..... Tab 01
 - E. Consideration of Budget Funding Agreement 2019-2020.....Tab 02
 - F. Close Public Hearing on Proposed Fiscal Year 2020 Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2019-04; Levying O&M Assessments..... Tab 03
 - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN AND PROCEED TO REGULAR MEETING**
- 7. BUSINESS ITEMS**
 - A. Acceptance of Special Warranty Deed- SM-Ruskin Development LLC.....Tab 04
 - B. Consideration of Resolution 2019-05; Setting Fiscal Year 2020 Meeting Schedule.....Tab 05
 - C. Consideration of Resolution 2019-06; District Expansion.....Tab 06
 - D. General Matters of the District
- 8. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting June 06, 2019..... Tab 07
 - B. Consideration of Operation and Maintenance Expenditures May 2019..... Tab 08
 - C. Consideration of Operation and Maintenance Expenditures June 2019..... Tab 09
 - D. Consideration of Operation and Maintenance Expenditures July 2019..... Tab 10
 - E. Review of Financial Statements Month Ending July 31, 2019.....Tab 11
- 9. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 12. ADJORNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,



RESOLUTION 2019-03

THE ANNUAL APPROPRIATION RESOLUTION OF THE SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; APPROVING A BUDGET FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, submitted to the Board of Supervisors (the “**Board**”) a proposed budget for the next ensuing budget year (the “**Proposed Budget**”), along with an explanatory and complete financial plan for each fund of the Sherwood Manor Community Development District (the “**District**”), pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, the Board set August 22, 2019 at 2:00 pm as the date and time for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

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

WHEREAS, in order for the Developer to fund a portion of the Budget, the Board desires to approve a form of the Budget Funding Agreement.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown below.

- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2018/2019 and/or revised projections for fiscal year 2019/2020.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for the Sherwood Manor Community Development District for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020," as adopted by the Board of Supervisors on August 22, 2019.
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2019, and ending September 30, 2020, the sum of \$710,388.00* to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$82,425.00</u>
TOTAL DEBT SERVICE FUNDS	<u>\$627,963.00</u>
TOTAL ALL FUNDS	<u>\$710,388.00</u>

*Not inclusive of any collection costs.

Section 3. Budget Amendments

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

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

Section 4. Budget Funding Agreement

The form of the Budget Funding Agreement, attached as **Exhibit B** hereto, is hereby approved in order to fund the Developer's portion of the budget for Fiscal Year 2019/2020.

Section 5. Effective Date.

This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 22ND DAY OF AUGUST, 2019.

ATTEST:

**SHERWOOD MANOR COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Secretary/Assistant Secretary

By: _____
Jeffery Hills
Chair of the Board of Supervisors

Exhibit A: FY 2019/2020 Budget
Exhibit B: Budget Funding Agreement

2020



SHERWOOD MANOR

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020
FINAL ANNUAL OPERATING BUDGET

AUGUST 22, 2019



SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020 FINAL ANNUAL OPERATING BUDGET

TABLE OF CONTENTS

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
I.	BUDGET INTRODUCTION	1
II.	FISCAL YEAR 2019 BUDGET ANALYSIS.....	2
III.	FINAL OPERATING BUDGET	3
IV.	GENERAL FUND 001 DESCRIPTIONS.....	4
V.	DEBT SERVICE FUND.....	6
VI.	SCHEDULE OF ANNUAL ASSESSMENTS	7

AUGUST 22, 2019

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Sherwood Manor Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2020, which begins on October 1, 2019. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2018 Special Assessment Revenue Bonds

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

SHERWOOD MANOR

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Current Period Actuals 10/1/18 - 2/28/19	Projected Revenues & Expenditures 3/1/19 to 9/30/19	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	49,725.00	0.00	0.00	0.00	(49,725.00)
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$49,725.00	\$0.00	\$0.00	\$0.00	(\$49,725.00)
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	11,136.00	51,621.40	62,757.40	62,757.40
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$0.00	\$11,136.00	\$51,621.40	\$62,757.40	\$62,757.40
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL REVENUES	\$49,725.00	\$11,136.00	\$51,621.40	\$62,757.40	\$13,032.40
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Management	24,000.00	5,000.00	25,000.00	30,000.00	6,000.00
District Engineer	1,500.00	0.00	0.00	0.00	(1,500.00)
Disclosure Report	3,000.00	0.00	4,200.00	4,200.00	1,200.00
Trustees Fees	3,000.00	0.00	0.00	0.00	(3,000.00)
Accounting Services	1,000.00	0.00	9,000.00	9,000.00	8,000.00
Auditing Services	3,000.00	0.00	6,000.00	6,000.00	3,000.00
Postage, Phone, Faxes, Copies	150.00	2.00	2.80	4.80	(145.20)
Public Officials Insurance	2,500.00	938.00	1,313.20	2,251.20	(248.80)
Legal Advertising	2,500.00	741.00	1,037.40	1,778.40	(721.60)
Bank Fees	200.00	86.00	120.40	206.40	6.40
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	100.00	0.00	0.00	0.00	(100.00)
Website Administration	600.00	1,800.00	2,520.00	4,320.00	3,720.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$41,725.00	\$8,742.00	\$49,193.80	\$57,935.80	\$16,210.80
LEGAL COUNSEL					
District Counsel	5,000.00	863.00	1,208.20	2,071.20	(2,928.80)
TOTAL DISTRICT COUNSEL	\$5,000.00	\$863.00	\$1,208.20	\$2,071.20	(\$2,928.80)
UTILITY SERVICES					
Street Lights	0.00	0.00	0.00	0.00	0.00
Other Electric Services	0.00	0.00	0.00	0.00	0.00
Potable Water Utility Services	0.00	0.00	0.00	0.00	0.00
Non-Potable Irr. Water Fees	0.00	0.00	0.00	0.00	0.00
TOTAL UTILITY SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management System	0.00	0.00	0.00	0.00	0.00
Landscape Maintenance	0.00	0.00	0.00	0.00	0.00
Pond Maintenance	0.00	0.00	0.00	0.00	0.00
Plant Replacement Program	0.00	0.00	0.00	0.00	0.00
Hardscape Maintenance	0.00	0.00	0.00	0.00	0.00
Miscellaneous Repairs & Maintenance	0.00	0.00	0.00	0.00	0.00
General, Property & Casualty Insurance	3,000.00	1,146.00	1,604.40	2,750.40	(249.60)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$3,000.00	\$1,146.00	\$1,604.40	\$2,750.40	(\$249.60)
TOTAL EXPENDITURES	\$49,725.00	\$10,751.00	\$52,006.40	\$62,757.40	\$13,032.40
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$385.00	(\$385.00)	\$0.00	\$0.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

FISCAL YEAR 2019 BUDGET ANALYSIS

SHERWOOD MANOR

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19	Fiscal Year 2020 Final Operating Budget	Increase / (Decrease) from FY 2019 to FY 2020
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	49,725.00	0.00	(49,725.00)	0.00	(49,725.00)
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$49,725.00	\$0.00	(\$49,725.00)	\$0.00	(\$49,725.00)
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	62,757.40	62,757.40	\$82,425.00	\$82,425.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$0.00	\$62,757.40	\$62,757.40	\$82,425.00	\$82,425.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL REVENUES	\$49,725.00	\$62,757.40	\$13,032.40	\$82,425.00	\$32,700.00
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Management	24,000.00	30,000.00	6,000.00	30,000.00	6,000.00
District Engineer	1,500.00	0.00	(1,500.00)	1,500.00	0.00
Disclosure Report	3,000.00	4,200.00	1,200.00	8,400.00	5,400.00
Trustees Fees	3,000.00	0.00	(3,000.00)	8,500.00	5,500.00
Accounting Services	1,000.00	9,000.00	8,000.00	4,500.00	3,500.00
Auditing Services	3,000.00	6,000.00	3,000.00	6,500.00	3,500.00
Postage, Phone, Faxes, Copies	150.00	4.80	(145.20)	150.00	0.00
Public Officials Insurance	2,500.00	2,251.20	(248.80)	2,500.00	0.00
Legal Advertising	2,500.00	1,778.40	(721.60)	2,500.00	0.00
Bank Fees	200.00	206.40	6.40	200.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	100.00	0.00	(100.00)	100.00	0.00
Website Administration	600.00	4,320.00	3,720.00	1,600.00	1,000.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$41,725.00	\$57,935.80	\$16,210.80	\$66,625.00	\$24,900.00
LEGAL COUNSEL					
District Counsel	5,000.00	2,071.20	(2,928.80)	5,000.00	0.00
TOTAL DISTRICT COUNSEL	\$5,000.00	\$2,071.20	(\$2,928.80)	\$5,000.00	\$0.00
UTILITY SERVICES					
Street Lights	0.00	0.00	0.00	0.00	0.00
Other Electric Services	0.00	0.00	0.00	0.00	0.00
Potable Water Utility Services	0.00	0.00	0.00	0.00	0.00
Non-Potable Irr. Water Fees	0.00	0.00	0.00	0.00	0.00
TOTAL UTILITY SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management System	0.00	0.00	0.00	0.00	0.00
Landscape Maintenance	0.00	0.00	0.00	0.00	0.00
Pond Maintenance	0.00	0.00	0.00	0.00	0.00
Plant Replacement Program	0.00	0.00	0.00	0.00	0.00
Hardscape Maintenance	0.00	0.00	0.00	0.00	0.00
Miscellaneous Repairs & Maintenance	0.00	0.00	0.00	0.00	0.00
General, Property & Casualty Insurance	3,000.00	2,750.40	(249.60)	5,000.00	2,000.00
Pool Maintenance	0.00	0.00	0.00	2,800.00	2,800.00
Cabana Maintenance	0.00	0.00	0.00	3,000.00	3,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$3,000.00	\$2,750.40	(\$249.60)	\$10,800.00	\$7,800.00
TOTAL EXPENDITURES	\$49,725.00	\$62,757.40	\$13,032.40	\$82,425.00	\$32,700.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

FISCAL YEAR 2020
FINAL ANNUAL OPERATING BUDGET

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Website Administration

This is for maintenance and administration of the Districts official website.

SHERWOOD MANOR

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity

Other Physical Environment

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

SHERWOOD MANOR

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2018

REVENUES

CDD Debt Service Assessments	\$	627,963
TOTAL REVENUES	\$	627,963

EXPENDITURES

Series 2018 May Bond Interest Payment	\$	238,981
Series 2018 November Bond Principal Payment	\$	150,000
Series 2018 November Bond Interest Payment	\$	238,981
TOTAL EXPENDITURES	\$	627,963
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2019	\$	9,555,000
Principal Payment Applied Toward Series 2018 Bonds	\$	150,000
Bonds Outstanding - Period Ending 11/1/2020	\$	9,405,000

SHERWOOD MANOR

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2020 Total Assessment
ASSESSMENT AREA ONE					
Single Family 50'	1.00	400	\$1,561.85	\$583.34	\$2,145.19
Single Family 60'	1.20	25	\$1,874.23	\$700.00	\$2,574.23
Area Subtotal		425			
ASSESSMENT AREA TWO					
Single Family 55'	1.10	144			
Single Family 60'	1.20	44			
Area Subtotal		188			
Total		613			

Notations:

⁽¹⁾ Annual assessments are adjusted for the Hillsborough County collection costs and statutory discounts for early payment.

Budget Funding Agreement
Fiscal Year 2019/2020

This Agreement is made and entered into this 22nd day of August, 2019, by and between the **Sherwood Manor Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "**District**"), and **SM-Ruskin Development, LLC**, a Florida limited liability company, whose mailing address is 111 South Armenia Avenue, Suite 201, Tampa, Florida 33609 and **Spencer Farms, Inc.**, a Florida corporation, whose mailing address is 111 South Armenia Avenue, Suite 201, Tampa, Florida 33609 (collectively, the "**Developer**").

Recitals

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in Hillsborough County, Florida, (the "**County**") for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns real property within the District, which property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2019/2020, which year commences on October 1, 2019 and concludes on September 30, 2020; and

WHEREAS, the District will need a funding mechanism to enable it to proceed with its operations and services during Fiscal Year 2019/2020 as described in **Exhibit "A"** attached hereto; and

WHEREAS, the Developer desires to provide such funds, as are necessary, to the District to proceed with its operations and services for Fiscal Year 2019/2020, as described in Exhibit "A" and as may be amended from time to time by the District.

Operative Provisions

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Funding Obligations.** From time to time during the 2019/2020 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to \$_____ in accordance with the Budget attached hereto as **Exhibit "A"** as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

2. **Budget Revisions.** The District and Developer agree that the Budget shall be revised at the end of the 2019/2020 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2019, and ending on September 30, 2020. The Developer shall not be responsible for any additional costs other than those costs provided for in the Budget. However, if the actual expenditures of the District are less than the amount shown in the Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.

3. **Amendments.** This instrument constitutes the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. 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.

4. **Authority.** 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.

5. **Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

6. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to

seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.

7. Third Parties. This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. Governing Law. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in Hillsborough County, Florida.

9. Interpretation. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. 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 the doubtful language will not be interpreted or construed against any party.

10. Termination of Agreement. The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2019/2020 fiscal year on September 30, 2020. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

11. Costs and Fees. In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

**SHERWOOD MANOR COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Secretary/Assistant Secretary

By: _____
Jeffery Hills
Chair of the Board of Supervisors

Witnesses:

SM-RUSKIN DEVELOPMENT, LLC
a Florida limited liability company

By: _____
Name: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____

Witnesses:

SPENCER FARMS, INC.,
a Florida corporation

By: _____
Name: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____

Exhibit "A" – Fiscal Year 2019/2020 General Fund Budget

RESOLUTION 2019-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; ADOPTING AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the District owns and operates various infrastructure improvements and provides certain services in accordance with Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “**Board**”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for fiscal year 2019/2020 (“**Operations and Maintenance Budget**”), attached hereto as **Exhibit A** and incorporated as a material part of this Resolution by this reference; and

WHEREAS, the District must obtain sufficient funds to provide for the operations and maintenance services and facilities provided by the District as described in the Operations and Maintenance Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the County tax roll and collected by the County Tax Collector (“**Uniform Method**”); and

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition of the annually recurring special assessments on all assessable lands for operations and maintenance in the amount contained in the Operations and Maintenance Budget; and

WHEREAS, the District desires to levy and collect special assessments reflecting each parcel's portion of the Operations and Maintenance Budget; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the District as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (the "**Assessment Roll**"), and to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the assessments on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

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

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

SECTION 1. BENEFIT. The provision of the services, facilities and operations as described in **Exhibit A** confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in **Exhibit A** and in the Assessment Roll.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operations and maintenance is hereby imposed and levied on benefited lands within the District in accordance with **Exhibit A** and in the Assessment Roll. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND DUE DATE.

A. Uniform Method Assessments. The collection of the previously levied debt service assessments and operations and maintenance special assessments on a portion of the platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibit A** and in the Assessment Roll.

B. Direct Bill Assessments. The annual installment for the previously levied debt service assessments, and the annual operations and maintenance assessments, on a portion of the undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and in the Assessment Roll. Assessments directly collected by the District are due in full on December 1, 2019; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2019, 25% due no later than February 1, 2020 and 25% due no later than May 1, 2020. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2019/2020, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices. The District certifies all assessments for debt service and operations and maintenance for collection pursuant to Chapters 190 and 197, Florida Statutes. All assessments collected by the Tax Collector shall be due and payable as provided in Chapter 197, Florida Statutes.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll is hereby certified and adopted.

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

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 22ND DAY OF AUGUST, 2019.

ATTEST:

**SHERWOOD MANOR COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Secretary/Assistant Secretary

By: _____
Jeffery Hills
Chair of the Board of Supervisors

Exhibit A – Fiscal Year 2019/2020 Operations and Maintenance Budget

Consideration; \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**

Kristen M. Schalter, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of July ____, 2019, by **SM-Ruskin Development, LLC**, a Florida limited liability company ("**Grantor**"), whose address is 111 S. Armenia Avenue, Suite #201, Tampa, Florida 33609, in favor of the **Sherwood Manor Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose address is 2005 Pan Am Circle, Suite #300, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Hillsborough County, Florida ("**Property**");

See **Exhibit A** attached hereto and incorporated herein by this reference.

TOGETHER, with all appurtenances thereunto appertaining, and all fixtures and improvements located thereon. This Property consists of governmental common area tracts to be platted in the near future.

TO HAVE AND TO HOLD, the same in fee simple forever.

Subject to and except for (a) governmental requirements and restrictions, and (b) easements, covenants, conditions, restrictions and other matters of record, Grantor warrants that Grantor is seized of the Property in fee simple; the Property is free from all monetary encumbrances made by Grantor; and Grantor will warrant and defend title to the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but not against the claims of any others.

THIS IS A CONVEYANCE OF PROPERTY TO THE COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the
Presence of:

SM-Ruskin Development LLC, a
Florida limited liability company

(Witness 1 – Signature)

Jeffery S. Hills
Manager

(Witness 1 – Printed Name)

(Witness 2 – Signature)

(Witness 2 – Printed Name)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on July ____, 2019, by Jeffery Hills, as Manager of SM-Ruskin Development, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.

Notary Public Signature

Notary Public Stamp

SKETCH & DESCRIPTION – NOT A SURVEYLEGAL DESCRIPTION:

LAND LYING IN LOTS 185, 186, 187, 191, 192 AND A PORTION OF LOTS 181, 182, 183, 184, AND 188 OF RUSKIN COLONY FARMS AS RECORDED IN PLAT BOOK 5, PAGE 63 IN SECTION 17, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN TWO PARCELS AS FOLLOWS:

PARCEL A

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 17 AND PROCEED S 00° 34' 06" W, ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 220.57 FEET; THENCE S 89° 23' 28" E, LEAVING SAID BOUNDARY, A DISTANCE OF 19.82 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 6TH STREET SE AS DEDICATED PER SAID RUSKIN COLONY FARMS AND THE POINT OF BEGINNING; THENCE S 89° 47' 50" E, LEAVING SAID RIGHT-OF-WAY, A DISTANCE OF 363.00 FEET; THENCE S 00° 34' 00" W, A DISTANCE OF 120.83 FEET; THENCE S 89° 48' 06" E, A DISTANCE OF 277.09 FEET; THENCE N 00° 33' 16" E, A DISTANCE OF 120.83 FEET; THENCE N 89° 47' 50" W, A DISTANCE OF 210.00 FEET TO A POINT HEREINAFTER DESIGNATED POINT 'A'; THENCE N 00° 33' 04" E, A DISTANCE OF 264.41 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTH EXCEPTED RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 15275, PAGE 1966 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE S 89° 47' 31" E, ALONG SAID NORTH BOUNDARY, A DISTANCE OF 209.97 FEET TO A POINT ON THE WEST BOUNDARY OF SAID LOT 182; THENCE N 00° 34' 07" E, ALONG SAID WEST BOUNDARY, A DISTANCE OF 377.83 FEET; THENCE S 89° 54' 25" E, LEAVING SAID WEST BOUNDARY, A DISTANCE OF 515.05 FEET; THENCE S 00° 34' 23" W, A DISTANCE OF 276.86 FEET; THENCE N 89° 47' 31" W, A DISTANCE OF 460.76 FEET; THENCE S 00° 12' 29" W, A DISTANCE OF 120.00 FEET; THENCE S 89° 47' 31" E, A DISTANCE OF 555.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N 45° 23' 26" E, A DISTANCE OF 35.24 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 39.11 FEET TO A POINT OF TANGENCY; THENCE N 00° 34' 23" E, A DISTANCE OF 332.83 FEET; THENCE S 89° 25' 37" E, A DISTANCE OF 60.00 FEET; THENCE S 00° 34' 23" W, A DISTANCE OF 54.86 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS S 44° 40' 01" E, A DISTANCE OF 35.50 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 39.48 FEET TO A POINT OF TANGENCY; THENCE S 89° 54' 25" E, A DISTANCE OF 1260.40 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N 45° 14' 11" E, A DISTANCE OF 35.27 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 39.14 FEET TO THE END OF SAID CURVE AND A POINT ON THE WEST RIGHT-OF-WAY LINE OF 12TH STREET SE AS DEDICATED PER SAID RUSKIN COLONY FARMS; THENCE S 00° 22' 47" W, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N 44° 45' 49" W, A DISTANCE OF 35.44 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AND LEAVING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 39.39 FEET TO A POINT OF TANGENCY; THENCE N 89° 54' 25" W, A DISTANCE OF 1260.74 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS S 45° 19' 59" W, A DISTANCE OF 35.21 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 39.06 FEET TO A POINT OF TANGENCY; THENCE S 00° 34' 23" W, A DISTANCE OF 89.30 FEET; THENCE S 89° 25' 37" E, A DISTANCE OF 110.00 FEET; THENCE S 00° 34' 23" W, A DISTANCE OF 4.99 FEET; THENCE S 89° 54' 25" E, A DISTANCE OF 1201.06 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE S 00° 22' 47" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 290.00 FEET; THENCE N 89° 54' 25" W, LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 576.33 FEET; THENCE S 00° 05' 35" W, A DISTANCE OF 120.00 FEET; THENCE S 89° 54' 25" E, A DISTANCE OF 550.86 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N 45° 14' 11" E, A DISTANCE OF 35.27 FEET;

CONTINUED ON SHEET 2



HAMILTON
ENGINEERING & SURVEYING, INC.

3409 W. LEMON STREET
TAMPA, FLORIDA 33609

LB#7013

TEL (813) 250-3535
FAX (813) 250-3636

BROOKSIDE PHASE 1 AND 2
HILLSBOROUGH COUNTY, FLORIDA

SEC TWP RGE
17-32-19

JOB NUMBER
3263.0005

SCALE
AS SHOWN

DATE
6/28/2019

SHEET
1/6

SKETCH & DESCRIPTION – NOT A SURVEY

LEGAL DESCRIPTION:

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 39.14 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE S 00° 22' 47" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N 44° 45' 49" W, A DISTANCE OF 35.44 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AND LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 39.39 FEET TO A POINT OF TANGENCY; THENCE N 89° 54' 25" W, A DISTANCE OF 1272.70 FEET TO A POINT HEREINAFTER DESIGNATED POINT "B" AND A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS S 45° 19' 59" W, A DISTANCE OF 35.21 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 39.06 FEET TO A POINT OF TANGENCY; THENCE S 00° 34' 23" W, A DISTANCE OF 190.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS S 44° 40' 01" E, A DISTANCE OF 35.50 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 39.48 FEET TO A POINT OF TANGENCY; THENCE S 89° 54' 25" E, A DISTANCE OF 1273.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N 45° 14' 11" E, A DISTANCE OF 35.27 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 39.14 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE S 00° 22' 47" W, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N 44° 45' 49" W, A DISTANCE OF 35.44 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AND LEAVING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 39.39 FEET TO A POINT OF TANGENCY; THENCE N 89° 54' 25" W, A DISTANCE OF 1273.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS S 45° 19' 59" W, A DISTANCE OF 35.21 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 39.06 FEET TO A POINT OF TANGENCY; THENCE S 00° 34' 30" W, A DISTANCE OF 465.62 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS S 44° 34' 29" E, A DISTANCE OF 35.45 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 39.40 FEET TO A POINT OF TANGENCY; THENCE S 89° 43' 22" E, A DISTANCE OF 1275.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N 45° 19' 43" E, A DISTANCE OF 35.32 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 39.23 FEET TO A POINT HEREINAFTER DESIGNATED POINT "C" AND A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE S 00° 22' 47" W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N 44° 40' 17" W, A DISTANCE OF 35.39 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AND LEAVING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 39.31 FEET TO A POINT OF TANGENCY; THENCE N 89° 43' 22" W, A DISTANCE OF 1275.58 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS S 45° 25' 31" W, A DISTANCE OF 35.26 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 39.14 FEET TO A POINT OF TANGENCY; THENCE S 00° 33' 38" W, A DISTANCE OF 77.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS S 44° 34' 52" E, A DISTANCE OF 35.44 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 39.39 FEET TO THE END OF SAID CURVE; THENCE N 89° 43' 22" W, A DISTANCE OF 30.09 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 9TH STREET SE AS DEDICATED PER SAID RUSKIN COLONY FARMS THENCE N 00° 34' 23" E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 584.02 FEET; THENCE N 89° 34' 11" W, LEAVING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 40.03 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID 9TH STREET SE; THENCE N 00° 34' 23" E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 61.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 187; THENCE N 89° 45' 26" W, ALONG THE SOUTH BOUNDARY OF SAID LOTS 187 AND 188, A DISTANCE OF 1279.89 FEET TO THE SOUTHWEST CORNER OF SAID LOT 188 AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID 6TH STREET SE;

CONTINUED ON SHEET 3



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ENGINEERING & SURVEYING, INC.

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LB#7013

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SKETCH & DESCRIPTION – NOT A SURVEY

LEGAL DESCRIPTION:

THENCE N 00° 34' 00" E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 119.36 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS S 44° 40' 12" E, A DISTANCE OF 35.50 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AND LEAVING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 39.48 FEET TO A POINT OF TANGENCY; THENCE S 89° 54' 25" E, A DISTANCE OF 91.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N 45° 05' 35" E, A DISTANCE OF 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE N 00° 05' 35" E, A DISTANCE OF 285.00 FEET; THENCE N 89° 54' 25" W, A DISTANCE OF 139.32 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF SAID 6TH STREET SE; THENCE N 00° 34' 00" E, ALONG SAID EAST-RIGHT-OF-WAY, A DISTANCE OF 39.03 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

FOR A POINT OF REFERENCE COMMENCE AT THE AFOREMENTIONED POINT "A" HEREIN DESCRIBED AND PROCEED N 26° 14' 15" E, A DISTANCE OF 68.34 FEET TO THE POINT OF BEGINNING; THENCE N 00° 12' 29" E, A DISTANCE OF 135.00 FEET; THENCE S 89° 47' 31" E, A DISTANCE OF 790.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS S 44° 36' 34" E, A DISTANCE OF 35.47 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 39.43 FEET TO A POINT OF TANGENCY; THENCE S 00° 34' 23" W, A DISTANCE OF 492.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS S 45° 19' 59" W, A DISTANCE OF 35.21 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 39.06 FEET TO A POINT OF TANGENCY; THENCE N 89° 54' 25" W, A DISTANCE OF 1033.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N 44° 54' 25" W, A DISTANCE OF 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE N 00° 05' 35" E, A DISTANCE OF 300.00 FEET; THENCE S 89° 54' 25" E, A DISTANCE OF 135.00 FEET; THENCE S 00° 05' 35" W, A DISTANCE OF 190.00 FEET; THENCE S 89° 54' 25" E, A DISTANCE OF 829.17 FEET; THENCE N 00° 34' 23" E, A DISTANCE OF 288.16 FEET; THENCE N 89° 47' 31" W, A DISTANCE OF 515.37 FEET; THENCE S 00° 12' 29" W, A DISTANCE OF 15.00 FEET; THENCE N 89° 47' 31" W, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

FOR A POINT OF REFERENCE COMMENCE AT THE AFOREMENTIONED POINT "B" HEREIN DESCRIBED AND PROCEED N 00° 05' 35" E, A DISTANCE OF 50.00 FEET TO THE POINT OF THE BEGINNING; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N 44° 40' 01" W, A DISTANCE OF 35.50 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 39.48 FEET TO A POINT OF TANGENCY; THENCE N 00° 34' 23" E, A DISTANCE OF 82.79 FEET; THENCE S 89° 25' 37" E, A DISTANCE OF 120.00 FEET; THENCE N 00° 34' 23" E, A DISTANCE OF 13.00 FEET; THENCE S 89° 54' 25" E, A DISTANCE OF 150.00 FEET; THENCE S 00° 05' 35" W, A DISTANCE OF 120.00 FEET; THENCE N 89° 54' 25" W, A DISTANCE OF 245.80 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 22.38 ACRES, MORE OR LESS

CONTINUED ON SHEET 4



HAMILTON
ENGINEERING & SURVEYING, INC.

3409 W. LEMON STREET
TAMPA, FLORIDA 33609

LB#7013

TEL (813) 250-3535
FAX (813) 250-3636

BROOKSIDE PHASE 1 AND 2
HILLSBOROUGH COUNTY, FLORIDA

SEC TWP RGE
17-32-19

JOB NUMBER
3263.0005

SCALE
AS SHOWN

DATE
6/28/2019

SHEET
3/6

SKETCH & DESCRIPTION – NOT A SURVEY

LEGAL DESCRIPTION:

PARCEL B:

FOR A POINT OF REFERENCE COMMENCE AT THE AFOREMENTIONED POINT "C" HEREIN DESCRIBED AND PROCEED N 00° 16' 38" E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID 12TH STREET SE, A DISTANCE OF 95.04 FEET; THENCE N 89° 43' 22" W, LEAVING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 119.84 FEET TO THE POINT OF BEGINNING; THENCE N 89° 43' 22" W, A DISTANCE OF 1084.90 FEET; THENCE N 00° 34' 23" E, A DISTANCE OF 275.92 FEET; THENCE S 89° 54' 25" E, A DISTANCE OF 1083.96 FEET; THENCE S 00° 22' 29" W, A DISTANCE OF 279.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 6.91 ACRES, MORE OR LESS

Aaron J. Murphy, PSM
Florida Professional Surveyor & Mapper No. 6768
for Hamilton Engineering and Surveying, Inc.
Certificate of Authorization No. LB7013

Date



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SHEET
4/6



LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S 89°23'28" E	19.82'
L2	S 00°34'00" W	120.85'
L3	S 89°48'06" E	277.09'
L4	N 00°33'16" E	120.83'
L5	N 89°47'50" W	210.00'
L6	N 00°33'04" E	264.41'
L7	S 89°47'31" E	209.97'
L8	S 00°12'29" W	120.00'
L18	N 00°34'23" E	61.28'
L19	N 00°34'00" E	119.36'
L20	S 89°54'25" E	91.68'
L21	N 00°05'35" E	285.00'
L22	N 89°54'25" W	139.32'
L23	N 89°54'25" W	135.00'
L24	N 00°05'35" E	190.00'
L26	S 89°47'31" E	180.00'
L27	S 00°12'29" W	135.00'
L28	S 00°05'35" W	300.00'
L29	N 26°14'45" E	68.34'
L36	N 00°34'00" E	39.03'

CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	25.00'	N 45°23'26" E	35.24'	39.11'	89°38'06"
C18	25.00'	S 44°40'12" E	35.50'	39.48'	90°28'25"
C19	25.00'	N 45°05'35" E	35.36'	39.27'	90°00'00"
C20	25.00'	N 44°36'34" W	35.47'	39.43'	90°21'54"
C21	25.00'	N 45°19'59" E	35.21'	39.06'	89°31'12"
C22	25.00'	S 44°54'25" E	35.36'	39.27'	90°00'00"



3409 W. LEMON STREET
TAMPA, FLORIDA 33609

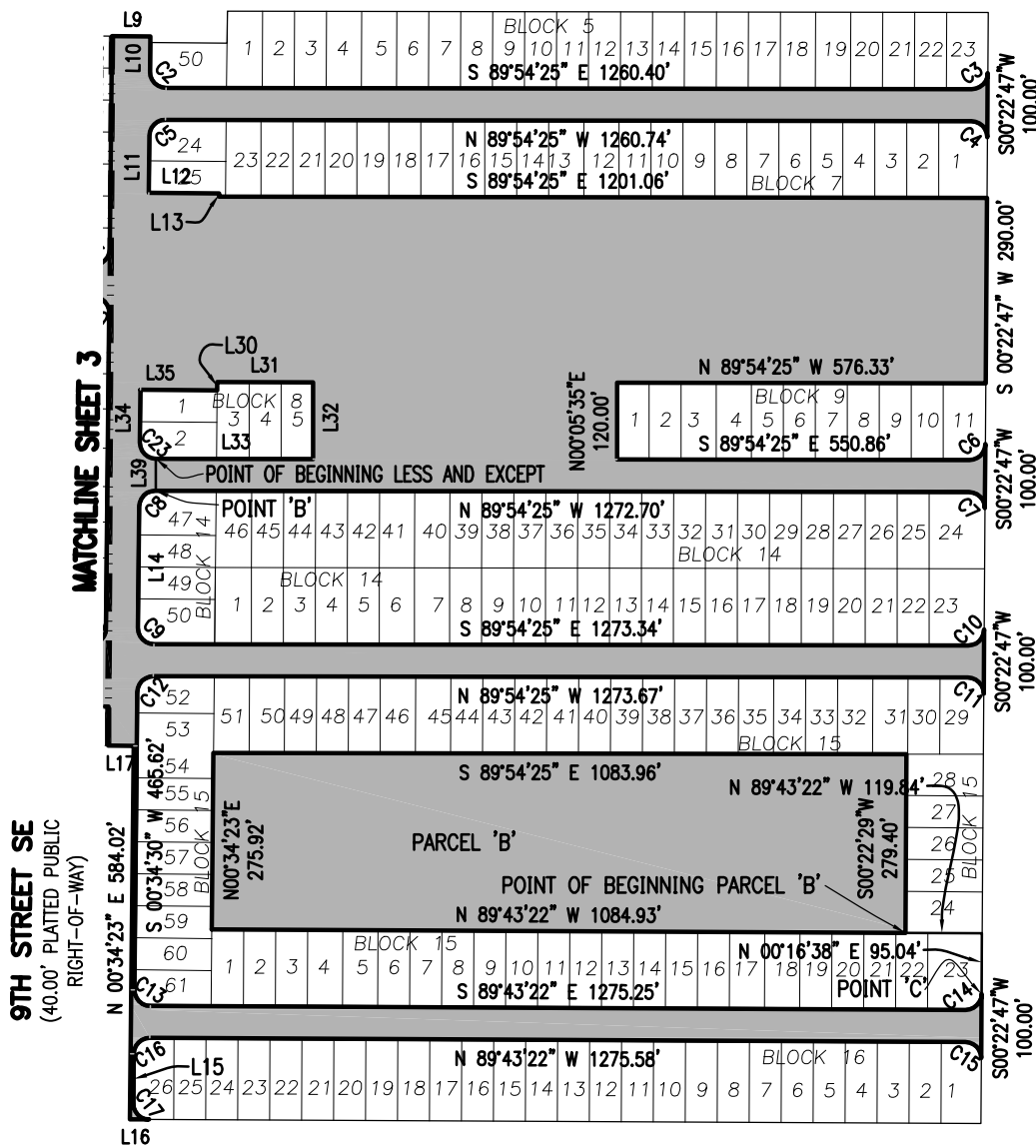
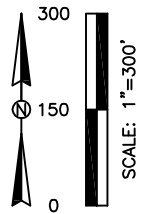
TEL (813) 250-3535
FAX (813) 250-3636

SEC TWP RGE
17-32-19

DATE 6/28/2019³⁰

SHEET
5/6

SKETCH & DESCRIPTION – NOT A SURVEY



LINE TABLE		
LINE#	DIRECTION	LENGTH
L9	S 89°25'37" E	60.00'
L10	S 00°34'23" W	54.86'
L11	S 00°34'23" W	89.30'
L12	S 89°25'37" E	110.00'
L13	S 00°34'23" W	4.99'
L14	S 00°34'23" W	190.01'
L15	S 00°33'38" W	77.50'
L16	N 89°43'22" W	30.09'
L17	N 89°34'11" W	40.03'
L30	S 00°34'23" W	13.00'
L31	N 89°54'25" W	150.00'
L33	S 89°54'25" E	245.80'
L34	S 00°34'23" W	82.79'
L35	N 89°25'37" W	120.00'
L39	N 00°05'35" E	50.00'

CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C2	25.00'	S 44°40'01" E	35.50'	39.48'	90°28'48"
C3	25.00'	N 45°14'11" E	35.27'	39.14'	89°42'48"
C4	25.00'	N 44°45'49" W	35.44'	39.39'	90°17'12"
C5	25.00'	S 45°19'59" W	35.21'	39.06'	89°31'12"
C6	25.00'	N 45°14'11" E	35.27'	39.14'	89°42'48"
C7	25.00'	N 44°45'49" W	35.44'	39.39'	90°17'12"
C8	25.00'	S 45°19'59" W	35.21'	39.06'	89°31'12"
C9	25.00'	S 44°40'01" E	35.50'	39.48'	90°28'48"
C10	25.00'	N 45°14'11" E	35.27'	39.14'	89°42'48"

CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C11	25.00'	N 44°45'49" W	35.44'	39.39'	90°17'10"
C12	25.00'	S 45°19'59" W	35.21'	39.06'	89°31'12"
C13	25.00'	S 44°34'29" E	35.45'	39.40'	90°17'45"
C14	25.00'	N 45°19'43" E	35.32'	39.23'	89°53'51"
C15	25.00'	N 44°40'17" W	35.39'	39.31'	90°06'09"
C16	25.00'	S 45°25'08" W	35.27'	39.15'	89°43'00"
C17	25.00'	S 44°34'52" E	35.44'	39.39'	90°17'00"



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DATE
6/28/2019

SHEET
6/6

RESOLUTION 2019-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Sherwood Manor Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

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

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

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

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2020 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2020 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

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

PASSED AND ADOPTED THIS 22ND DAY OF AUGUST, 2019

ATTEST:

**SHERWOOD MANOR
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020**

October	03, 2019	2:00 p.m.
November	07, 2019	2:00 p.m.
December	05, 2019	2:00 p.m.
February	06, 2020	2:00 p.m.
March	05, 2020	2:00 p.m.
April	02, 2020	2:00 p.m.
May	07, 2020	2:00 p.m.
June	04, 2020	2:00 p.m.
July	02, 2020	2:00 p.m.
August	06, 2020	2:00 p.m.
September	03, 2020	2:00 p.m.

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

RESOLUTION NO. 2019-06

A RESOLUTION AUTHORIZING THE EXPANSION OF THE SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT AND AUTHORIZING THE SUBMITTAL OF A PETITION TO EXPAND THE DISTRICT TO THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, UNDER SECTION 190.046, FLORIDA STATUTES.

WHEREAS, the Sherwood Manor Community Development District (the "**District**") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, as amended, Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (the "**Board**") desires to expand the boundaries of the District and to submit a Petition to Expand the Boundaries of the Sherwood Manor Community Development District (the "**Petition**") for the area described in **Exhibit A** attached hereto;

NOW THEREFORE, BE IT RESOLVED that:

1. The Board hereby authorizes and approves the expansion of the District, and the Board hereby authorizes and directs the Chair to sign and submit the Petition to the Board of County Commissioners of Hillsborough County, Florida.
2. The Board hereby authorizes and directs the Chair, the Vice Chair, any other member of the Board, the District Counsel, the District Manager and the District Engineer to take any action or to offer testimony in any proceeding held in connection with obtaining approval of the Petition from the Board of County Commissioners of Hillsborough County, Florida.
3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED ON THE 22ND DAY OF AUGUST, 2019.

Attest:

**Sherwood Manor Community
Development District**

Brian Lamb
Secretary

Jeffery Hills
Chair of the Board of Supervisors

**SHERWOOD MANOR
COMMUNITY DEVELOPMENT DISTRICT**

June 6, 2019 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the Sherwood Manor Community Development District was held on **Thursday, June 6, 2019 at 2:00 p.m.** at The Offices of Meritus, located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Debby Nussel called the Regular Meeting of the Board of Supervisors of the Sherwood Manor Community Development District to order on **Thursday, June 6, 2019 at 2:15 p.m.**

Board Members Present and Constituting a Quorum:

Ryan Motko	Vice Chair
Nick Dister	Supervisor
Albert Viera	Supervisor
Steve Luce	Supervisor

Staff Members Present:

Brian Lamb	Meritus
Debby Nussel	Meritus
Nicole Hicks	Meritus
John Vericker	Straley Robin Vericker

There were no members of the general public in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. VENDOR/STAFF REPORTS

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

There were no staff reports at this time.

4. BUSINESS ITEMS

A. Consideration of Resolution 2019-02; Approving FY 2020 Proposed Budget & Setting Public Hearing

Mrs. Nussel went over the resolution and budget line items with the Board. The public hearing is set for August 22, 2019 at 2:00 p.m.

MOTION TO:	Approve Resolution 2019-02.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

B. Annual Disclosure of Qualified Electors

Mrs. Nussel announced that Sherwood Manor CDD had 0 qualified electors as of April 15, 2019.

C. Acceptance of Financial Report FY Ended September 30, 2018

The Board reviewed the audit.

MOTION TO:	Accept Financial Report FY Ended September 30, 2018.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

D. General Matters of the District

5. CONSENT AGENDA

A. Consideration of Minutes of the Board of Supervisors Regular Meeting Jan 3, 2019

B. Consideration of Operations and Maintenance Expenditures December 2018

C. Consideration of Operations and Maintenance Expenditures January 2019

D. Consideration of Operations and Maintenance Expenditures February 2019

E. Consideration of Operations and Maintenance Expenditures March 2019

F. Consideration of Operations and Maintenance Expenditures April 2019

G. Review of Financial Statements Month Ending April 30, 2019

The Board reviewed the Consent Agenda items.

MOTION TO: Approve the Consent Agenda.
MADE BY: Supervisor Luce
SECONDED BY: Supervisor Dister
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

6. SUPERVISOR REQUESTS

There were no supervisor requests.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no supervisor requests or audience comments.

8. ADJOURNMENT

MOTION TO: Adjourn.
MADE BY: Supervisor Luce
SECONDED BY: Supervisor Dister
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

- ☐ **Secretary**
☐ **Assistant Secretary**

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

Sherwood Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9075	\$ 1,000.00		Management Services - May
Monthly Contract Sub-Total		\$ 1,000.00		

Variable Contract				
Grau and Associates	GA032819	\$ 23.00		Audit Confirmation - 03/28/2019
Grau and Associates	18169	2,600.00	\$ 2,623.00	Audit FYE 09/30/2018 - 05/02/2019
Stantec	1507445	192.50		Professional Services - thru 04/26/2019
Straley Robin Vericker	17102	337.95		Professional Services - thru 05/15/2019
Variable Contract Sub-Total		\$ 3,153.45		

Utilities				
Utilities Sub-Total		\$ 0.00		

Regular Services				
Regular Services Sub-Total		\$ 0.00		

Additional Services				
Additional Services Sub-Total		\$ 0.00		

TOTAL:		\$ 4,153.45		
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Approved (with any necessary revisions noted):

Signature

Printed Name

Sherwood Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

Invoice Number: 9075
Invoice Date: May 1, 2019
Page: 1

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

Ship to:

Customer ID	Customer PO	Payment Terms	
Sherwood Manor CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		5/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - May M		1,000.00

Subtotal	1,000.00
Sales Tax	
Total Invoice Amount	1,000.00
Payment/Credit Applied	
TOTAL	1,000.00

Month	Date	Request Date	Client Name	Engagement Number	Responder	Qty	Price	Total
March	3/28/2019	09/30/2018	Cypress Preserve	Meritus	US Bank	1	23.00	23.00
March	3/28/2019	09/30/2018	Ventana CDD	Meritus	US Bank	1	23.00	23.00
March	3/28/2019	09/30/2018	Sherwood Manor	Meritus	US Bank	1	23.00	23.00
March	3/28/2019	09/30/2018	Timber Creek CDD	Meritus	US Bank	1	23.00	23.00
March	3/28/2019	09/30/2018	Touchstone CDD	Meritus	US Bank	1	23.00	23.00
Total								115.00

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 18169
Date 05/02/2019

SERVICE	AMOUNT
Audit FYE 09/30/2018	\$ 2,600.00
Current Amount Due	\$ 2,600.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,600.00	1,500.00	0.00	0.00	0.00	4,100.00

Payment due upon receipt.



INVOICE

Page 1 of 1

Invoice Number	1507445
Invoice Date	May 8, 2019
Purchase Order	215614650
Customer Number	149265
Project Number	215614650

Bill To

Sherwood Manor CDD
Brian Lamb
c/o Meritus Districts
2005 Pan Am Circle, Suite 300
Tampa FL 33607
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project District Engineering Services - Sherwood Manor CDD

Project Manager

Stewart, Tonja L

For Period Ending

April 26, 2019

Current Invoice Total (USD)

192.50

Process requisitions

Top Task 219 2019 FY General Consulting**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	1.75	110.00	192.50
Subtotal Professional Services	1.75		192.50

Top Task Subtotal	2019 FY General Consulting	192.50
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Total Fees & Disbursements

192.50

INVOICE TOTAL (USD)**192.50****Due upon receipt or in accordance with terms of the contract**

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 985 - 5515 [E-mail: Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

51360
3103
DN

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

May 22, 2019

Client: 001497

Matter: 000001

Invoice #: 17102

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
4/25/2019	LB	REVIEW STATUS OF RECEIVING AUDITOR REQUEST LETTER; PREPARE EMAIL TO DISTRICT MANAGER RE SAME AND FORWARDING REMINDER OF DUE DATES FOR ANNUAL FINANCIAL REPORT AND AUDIT REPORTS FROM THE STATE OF FLORIDA.	0.1	
4/26/2019	LB	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2018; PREPARE DRAFT AUDIT RESPONSE LETTER RE SAME.	0.5	
4/30/2019	JMV	REVIEW CORRESPONDENCE FROM CDD AUDITOR; PREPARE DISTRICT COUNSEL RESPONSE.	0.9	
Total Professional Services			1.5	\$337.50

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.9	\$247.50
LB	Lynn Butler	0.6	\$90.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
5/15/2019	Photocopies (3 @ \$0.15)	\$0.45
Total Disbursements		\$0.45

May 22, 2019

Client: 001497

Matter: 000001

Invoice #: 17102

Page: 2

Total Services	\$337.50	
Total Disbursements	\$0.45	
Total Current Charges		\$337.95

PAY THIS AMOUNT

\$337.95

Please Include Invoice Number on all Correspondence

51400
3167
WPK

Sherwood Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9129	\$ 1,000.00		Management Services - June
Monthly Contract Sub-Total		\$ 1,000.00		
Variable Contract				
Stantec	1519316	\$ 110.00		Professional Services - thru 05/24/2019
Variable Contract Sub-Total		\$ 110.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 1,110.00		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Invoice Number	1519316
Invoice Date	June 4, 2019
Purchase Order	215614650
Customer Number	149265
Project Number	215614650

Bill To

Sherwood Manor CDD
Brian Lamb
c/o Meritus Districts
2005 Pan Am Circle, Suite 300
Tampa FL 33607
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project	District Engineering Services - Sherwood Manor CDD		
Project Manager	Stewart, Tonja L	For Period Ending	May 24, 2019
Current Invoice Total (USD)	110.00		

Process requisitions

Top Task **219** **2019 FY General Consulting****Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	1.00	110.00	110.00
Subtotal Professional Services	<u>1.00</u>		<u>110.00</u>
Top Task Subtotal 2019 FY General Consulting			110.00
Total Fees & Disbursements			<u>110.00</u>
INVOICE TOTAL (USD)			110.00

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillingier if you have any questions concerning this invoice.

Phone: (239) 985 - 5515 E-mail: Summer.Fillingier@Stantec.com

** PLEASE SEND AN INVOICE # WITH PAYMENT **

Thank you.

Received
JUN 12 2019

51300
3103
15149

Sherwood Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9176	\$ 1,002.65		Management Services - July
Monthly Contract Sub-Total		\$ 1,002.65		
Variable Contract				
Stantec	1531742	\$ 228.00		Professional Services - thru 06/21/2019
Straley Robin Vericker	17196	555.00		Professional Services - thru 06/15/2019
Variable Contract Sub-Total		\$ 783.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 1,785.65		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

**Sherwood Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

[] Chairman [] Vice Chairman [] Assistant Secretary

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE

Invoice Number: 9176
Invoice Date: Jul 1, 2019
Page: 1

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

Ship to:

Customer ID	Customer PO	Payment Terms	
Sherwood Manor CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		7/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - July		1,000.00
		Postage - May		2.65
		N		

Subtotal	1,002.65
Sales Tax	
Total Invoice Amount	1,002.65
Payment/Credit Applied	
TOTAL	1,002.65

Invoice Number	1531742
Invoice Date	July 3, 2019
Purchase Order	215614650
Customer Number	149265
Project Number	215614650

Bill To

Sherwood Manor CDD
Brian Lamb
c/o Meritus Districts
2005 Pan Am Circle, Suite 300
Tampa FL 33607
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project District Engineering Services - Sherwood Manor CDD

Project Manager	Stewart, Tonja L	For Period Ending	June 21, 2019
Current Invoice Total (USD)	228.00		

Process requisitions; initiate ownership map

Top Task 219 2019 FY General Consulting**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	1.50	110.00	165.00
Rotberg, Alexia Lena	0.50	126.00	63.00
Subtotal Professional Services	<u>2.00</u>		<u>228.00</u>

Top Task Subtotal	2019 FY General Consulting	228.00
-------------------	----------------------------	--------

Total Fees & Disbursements	<u>228.00</u>
INVOICE TOTAL (USD)	228.00

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillingier if you have any questions concerning this invoice.

Phone: (239) 985 - 5515 [E-mail: Summer.Fillingier@Stantec.com](mailto:Summer.Fillingier@Stantec.com)**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

Received
JUL 08 2019

51300
3103
BR

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

June 27, 2019

Client: 001497

Matter: 000001

Invoice #: 17196

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
5/21/2019	LB	REVIEW EMAIL FROM B. CRUTCHFIELD RE CHANGE IN PUBLIC HEARING DATE FOR FY 2019/2020 BUDGET; PREPARE DRAFT PUBLICATION NOTICES RE PUBLIC HEARING FOR FY 2019/2020 BUDGET AND O&M ASSESSMENTS.	0.8	
5/22/2019	JMV	PREPARE LEGAL NOTICE.	0.3	
5/23/2019	LB	FINALIZE PUBLICATION NOTICES FOR FY 2019/2020 BUDGET PUBLIC HEARING; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING SAME.	0.2	
5/30/2019	JMV	REVIEW EMAIL FROM M. ALVAREZ.	0.1	
6/5/2019	JMV	REVIEW AGENDA AND PREPARE FOR CDD BOARD MEETING.	0.2	
6/6/2019	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	
6/11/2019	JMV	REVIEW EMAIL FROM A. LYALINA; REVIEW RESERVE ACCOUNT INFORMATION.	0.2	
6/12/2019	VKB	REVIEW EMAILS FROM A. LYALINA AND J. HILLS; REVIEW DEBT SERVICE RESERVE FUND REQUIREMENTS AND CONDITIONS FOR PARTIAL RELEASE OF DEBT SERVICE RESERVE FUNDS.	0.3	
Total Professional Services			2.5	\$555.00

June 27, 2019

Client: 001497

Matter: 000001

Invoice #: 17196

Page: 2

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	1.2	\$330.00
VKB	Vivek K. Babbar	0.3	\$75.00
LB	Lynn Butler	1.0	\$150.00

Total Services	\$555.00
Total Disbursements	\$0.00
Total Current Charges	\$555.00

PAY THIS AMOUNT

\$555.00

51400
3107
m

Please Include Invoice Number on all Correspondence

Sherwood Manor Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2019



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

Sherwood Manor CDD
Balance Sheet
As of 7/31/2019
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2018	Capital Project Fund - Series 2018	General Fixed Assets Account Group	General Long Term Debt	Total
Assets						
Cash - Operating Account	265	0	0	0	0	265
Investments - Revenue 6000 Series 2018	0	2,123	0	0	0	2,123
Investments - Interest 6001 Series 2018	0	238,981	0	0	0	238,981
Investments - Reserve 6003 Series 2018	0	473,878	0	0	0	473,878
Investments - Acquisition & Construction - Gen 6005 S 2018	0	0	1,450	0	0	1,450
Investments - Acquisition & Construction - Amenity 6006 18	0	0	990,169	0	0	990,169
Investments - Costs of Issuance 6007 Series 2018	0	0	0	0	0	0
Due from Developer	0	0	0	0	0	0
Prepaid General Liability Insurance	458	0	0	0	0	458
Prepaid Public Officials Insurance	375	0	0	0	0	375
Construction Work In Progress	0	0	0	7,134,857	0	7,134,857
Amount To Be Provided - Debt Service	0	0	0	0	9,555,000	9,555,000
Total Assets	1,098	714,982	991,620	7,134,857	9,555,000	18,397,557
Liabilities						
Accounts Payable	9,954	0	0	0	0	9,954
Accounts Payable Other	5,405	0	0	0	0	5,405
Accrued Expenses Payable	0	0	0	0	0	0
Revenue Bond Payable Series 2018	0	0	0	0	9,555,000	9,555,000
Total Liabilities	15,360	0	0	0	9,555,000	9,570,360
Fund Equity & Other Credits						
Capital Contribution						

Sherwood Manor CDD

Balance Sheet

As of 7/31/2019

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2018	Capital Project Fund - Series 2018	General Fixed Assets Account Group	General Long Term Debt	Total
Fund Balance - All Other Reserves	0	1,006,275	6,571,366	0	0	7,577,641
Fund Balance - Unreserved	1	0	0	0	0	1
Investments In General Fixed Assets	0	0	0	7,134,857	0	7,134,857
Interest Earned	0	2,123	11,322	0	0	13,445
Debt Proceeds	0	0	0	0	0	0
DS Payments	0	(293,416)	0	0	0	(293,416)
Other	(14,262)	0	(5,591,068)	0	0	(5,605,330)
Total Fund Equity & Other Credits Capital Contribution	<u>(14,261)</u>	<u>714,982</u>	<u>991,620</u>	<u>7,134,857</u>	<u>0</u>	<u>8,827,198</u>
 Total Liabilities & Fund Equity	 <u>1,098</u>	 <u>714,982</u>	 <u>991,620</u>	 <u>7,134,857</u>	 <u>9,555,000</u>	 <u>18,397,557</u>

Sherwood Manor CDD
Statement of Revenues & Expenditures - Unposted Transactions Included In Report
001 - General Fund
From 10/1/2018 Through 7/31/2019
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Special Assessments - Service Charge				
O & M Assmts - Tax Roll	49,725	0	(49,725)	(100)%
Contributions & Donations From Private Sources				
Interest Earned	0	3,350	3,350	0 %
Developer Contributions	0	6,579	6,579	0 %
Total Revenues	<u>49,725</u>	<u>9,928</u>	<u>(39,797)</u>	<u>(80)%</u>
Expenditures				
Financial & Administrative				
District Manager	24,000	10,000	14,000	58 %
District Engineer	1,500	723	777	52 %
Disclosure Report	3,000	0	3,000	100 %
Trustee Fees	3,000	0	3,000	100 %
Accounting Services	1,000	0	1,000	100 %
Auditing Services	3,000	4,123	(1,123)	(37)%
Postage, Phone, Faxes, Copies	150	5	145	97 %
Public Officials Insurance	2,500	1,875	625	25 %
Legal Advertising	2,500	1,067	1,433	57 %
Bank Fees	200	161	39	19 %
Dues, Licenses, & Fees	175	175	0	0 %
Office Supplies	100	0	100	100 %
Website Administration	600	1,800	(1,200)	(200)%
Legal Council				
Dist Council	5,000	1,969	3,031	61 %
Other Physical Environment				
General Liability & Property Casualty Insurance	3,000	2,292	708	24 %
Total Expenditures	<u>49,725</u>	<u>24,190</u>	<u>25,535</u>	<u>51 %</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>(14,262)</u>	<u>(14,262)</u>	<u>0 %</u>

Sherwood Manor CDD
Statement of Revenues & Expenditures - Unposted Transactions Included In Report
200 - Debt Service Fund - Series 2018
From 10/1/2018 Through 7/31/2019
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	477,963	0	(477,963)	(100)%
Interest Earned				
Interest Earned	0	2,123	2,123	0 %
Total Revenues	<u>477,963</u>	<u>2,123</u>	<u>(475,840)</u>	<u>(100)%</u>
Expenditures				
DS Payments				
Interest Payment	238,981	293,416	(54,435)	(23)%
Princiapal Payment	<u>238,981</u>	<u>0</u>	<u>238,981</u>	<u>100 %</u>
Total Expenditures	<u>477,962</u>	<u>293,416</u>	<u>184,546</u>	<u>39 %</u>
Excess of Revenue Over (Under) Expenditures	<u>1</u>	<u>(291,293)</u>	<u>(291,294)</u>	<u>(29,129,376)%</u>

Sherwood Manor CDD
Statement of Revenues & Expenditures - Unposted Transactions Included In Report
300 - Capital Project Fund - Series 2018
From 10/1/2018 Through 7/31/2019
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Interest Earned				
Interest Earned	<u>0</u>	<u>11,322</u>	<u>11,322</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>11,322</u>	<u>11,322</u>	<u>0 %</u>
Expenditures				
Financial & Administrative				
Trustee Fees	0	5,500	(5,500)	0 %
Bond Council Fee	0	46,000	(46,000)	0 %
Bond Issuance Costs	0	(52,750)	52,750	0 %
Miscellaneous Fees	0	1,250	(1,250)	0 %
Other Physical Environment				
Investments Other Than Buildings	<u>0</u>	<u>5,591,068</u>	<u>(5,591,068)</u>	<u>0 %</u>
Total Expenditures	<u>0</u>	<u>5,591,068</u>	<u>(5,591,068)</u>	<u>0 %</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>(5,579,746)</u>	<u>(5,579,746)</u>	<u>0 %</u>

Sherwood Manor CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 07/31/2019
Reconciliation Date: 7/31/2019
Status: Locked

Bank Balance	265.15
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	265.15
Balance Per Books	<u>265.15</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Sherwood Manor CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 07/31/2019

Reconciliation Date: 7/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
125	7/11/2019	System Generated Check/Voucher	850.00	ADA Site Compliance
126	7/11/2019	System Generated Check/Voucher	2,000.94	Meritus Districts
127	7/11/2019	System Generated Check/Voucher	342.50	Straley Robin Vericker
Cleared Checks/Vouchers			3,193.44	

Sherwood Manor CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 07/31/2019

Reconciliation Date: 7/31/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR032	7/9/2019	SM-Ruskin Development CK 1079	3,349.60
	CR033	7/31/2019	July Bank Activity	<u>(15.00)</u>
Cleared Deposits				<u>3,334.60</u>

SUNTRUST BANK
PO BOX 305183
NASHVILLE TN 37230-5183

Page 1 of 1
36/E00/0175/0/42
07/31/2019



Account Statement

SHERWOOD MANOR COMMUNITY DEVE
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529

Questions? Please call
1-800-786-8787

Account Summary	Account Type			Account Number			Statement Period			
	PUBLIC FUNDS PRIMARY CHECKING						07/01/2019 - 07/31/2019			
	Description			Amount		Description			Amount	
	Beginning Balance			\$123.99		Average Balance			\$649.06	
	Deposits/Credits			\$3,349.60		Average Collected Balance			\$541.03	
Checks			\$3,193.44		Number of Days in Statement Period			31		
Withdrawals/Debits			\$15.00							
Ending Balance			\$265.15							
Overdraft Protection	Account Number				Protected By					
					Not enrolled					
For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft .										
Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description		
	07/10	3,349.60		DEPOSIT						
Deposits/Credits: 1				Total Items Deposited: 1						
Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	
	125	850.00	07/18	126	2,000.94	07/12	127	342.50	07/16	
Checks: 3										
Withdrawals/Debits	Date	Amount	Serial #	Description						
	07/31	15.00		MAINTENANCE FEE						
Withdrawals/Debits: 1										
Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance				
	07/01	123.99	123.99	07/16	1,130.15	1,130.15				
	07/10	3,473.59	124.59	07/18	280.15	280.15				
	07/11	3,473.59	3,473.59	07/31	265.15	265.15				
	07/12	1,472.65	1,472.65							

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.