

Sherwood Manor Community Development District

Board of Supervisors

Nicholas Dister, Chairman
Carlos de la Ossa, Vice Chairperson
Ryan Motko, Assistant Secretary
Alberto Viera, Assistant Secretary
Vacant, Assistant Secretary

Bryan Radcliff, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Gary Schwartz, Field Manager

Regular Meeting Agenda

Thursday, September 07, 2023, at 2:00 p.m.

The Regular Meeting of the **Sherwood Manor Community Development District** will be held on **Thursday, September 07, 2023, 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 Zoom:

<https://zoom.us/j/92271191753?pwd=RktWM0l1ejJVVG8vdWdhdlFQVGV2UT09>

Meeting ID: 922 7119 1753 Passcode: 090333

All cellular phones and pagers must be turned off during the meeting

REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS ON AGENDA ITEMS

3. BUSINESS ITEMS

- A. Consideration of Resolution 2023-09; Redesignating OfficersTab 01
- B. Ratification of Developer Funding Agreement for Fiscal Year 2023/2024Tab 02
- C. Consideration of Resolution 2023- 10; Standard Encroachment Easement Policy AgreementTab 03
- D. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of Board of Supervisor's Meeting Minutes of the Public Hearings & Regular Meeting August 03, 2023,Tab 04
- B. Consideration of Operation and Maintenance Expenditures July 2023Tab 05
- C. Review of Financial Statements Month Ending July 2023,Tab 06

5. STAFF REPORTS

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

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Bryan Radcliff

District Manager

District Office

Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
(813) 873 – 7300

Meeting Location:

Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
(813) 873 – 7300

RESOLUTION 2023-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF SHERWOOD MANOR
COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR
AN EFFECTIVE DATE.**

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

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting was held for the purpose of electing supervisors of the District; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown to wit:

<u>Carlos de la Ossa</u>	Chairman
<u>Nicholas Dister</u>	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Bryan Radcliff,</u>	Assistant Secretary
<u>Ryan Motko</u>	Assistant Secretary
<u>Alberto Viera</u>	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 7th DAY OF SEPTEMBER 2023.

ATTEST:

**SHERWOOD MANOR COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chairman/ Vice Chair of the Board of Supervisors

**FY 2023-2024 Operations and Maintenance
Budget Funding Agreement
(Sherwood Manor Community Development District)**

This FY 2023-2024 Operations and Maintenance Budget Funding Agreement (this “**Agreement**”) is made and entered into as of August 31, 2023, between the **Sherwood Manor Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **SM-Ruskin Development, LLC**, a Florida limited liability company, whose mailing address is 111 S. Armenia Avenue, Suite 201, Tampa, Florida 33609 (collectively, the “**Developer**”).

Recitals

WHEREAS, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is adopting its budget for fiscal year 2023-2024 as attached hereto as **Exhibit A** (the “**FY 2023-2024 Budget**”), which commences on October 1, 2023, and concludes on September 30, 2024;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2023-2024 Budget, and/or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2023-2024 Budget so long as payment is timely provided;

WHEREAS, the Developer presently owns certain property within the District as reflected on the assessment roll on file with the District Manager (the “**Property**”);

WHEREAS, the Developer agrees that the activities of the District described in the FY 2023-2024 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2023-2024 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2023-2024 Budget.

Operative Provisions

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

- 1. Funding Obligations.** From time to time during the 2023-2024 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to \$_____ *[Insert Adopted 2023-2024 Budget Amount]* in accordance with the FY 2023-2024 Budget 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. FY 2023-2024 Operations and Maintenance Reports, Budget Reports and Budget Amendments.** Each month during FY 2023-2024, the Developer shall provide the District Manager with a written report on the projected additions to the completed and developed phases within the District during FY 2023-2024. The District Manager shall provide the Developer with a monthly written report with the actual expenses for the previous month and anticipated expenses and operational activities for the remainder of the year based on current District operations and additional maintenance responsibilities which may be added during FY 2023-2024. The District and Developer agree that the FY 2023-2024 Budget shall be revised at the end of the 2023-2024 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2023 and ending on September 30, 2024. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2023-2024 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2023-2024 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.
- 3. Right to Lien Property.**
- a. The District shall have the right to file a continuing lien (“**Lien**”) upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
 - b. The Lien shall be effective as of the date and time of the recording of a “Notice of Lien for the FY 2023-2024 Budget” in the public records of the county, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
 - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
- 4. 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.
- 5. Enforcement and Attorney 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.
- 6. Governing Law and Venue.** 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 the county where the District is located.

7. **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.
8. **Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2023-2024 fiscal year on September 30, 2024. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.
9. **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.
10. **Amendments.** 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.
11. **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.
12. **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.
13. **Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

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

SM-Ruskin Development, LLC,
a Florida limited liability company

**Sherwood Manor Community
Development District**

By: **Eisenhower Management, Inc.,**
a Florida corporation,
Its Manager

Name: _____
Title: _____

Name: _____
Chair/Vice-Chair of the Board of Supervisors

Exhibit A: FY 2023-2024 Budget

RESOLUTION 2023-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE SHERWOOD MANOR COMMUNITY
DEVELOPMENT DISTRICT ADOPTING A STANDARD
ENCROACHMENT POLICY AND PROVIDING AN
EFFECTIVE DATE.**

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

WHEREAS, the District owns and maintains certain properties and public drainage easements within the boundaries of the District; and

WHEREAS, the District desires to adopt a standard Encroachment Policy on District property and public drainage easements within the community.

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

Section 1. The District hereby adopts the standard Encroachment Policy and the form(s) of the easement encroachment agreements attached hereto and incorporated herein as part of this resolution.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 7TH DAY OF SEPTEMBER, 2023.

Attest:

**Sherwood Manor
Community Development District**

Name: _____
Title: Secretary /Assistant Secretary

Name: _____
Title: Chair/Vice Chairman
of the Board of Supervisors

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT ENCROACHMENT POLICY

The Sherwood Manor Community Development District (the “**District**”) has adopted the following policy for landowners wishing to obtain an easement encroachment agreement (the “**Agreement**”) in order for said landowners to install encroachments on District property, easements, conservation areas, and/or wetland buffer areas.

1. No encroachments are allowed on District property, easements, drainage areas, conservation areas or wetland buffer areas without prior written authorization from the Chair or Vice-Chair of the Board of Supervisors (the “**Board Representative**”).
2. In order to begin the easement encroachment review process, a landowner should call the District Manager at (813) 873-7300 to review the current procedures. The District Manager will review with the landowner the proposed location of the encroachment, the associated plats of the property involved, and answer any questions about the process for submitting their request to the District Engineer and the Board Representative.
3. If a landowner desires to have a resident-installed encroachment considered by the Board Representative, a landowner must pay the \$150.00 review fee for an easement encroachment that consists of a normal public drainage area OR the \$250.00 review fee for an easement encroachment that contains a pipe within the public drainage area. The landowner will also need to submit the following information, in writing, to the District Manager for consideration by the Board Representative:
 - a. A copy of the design review documents that were submitted to the homeowners association, a description of the proposed encroachment, their physical address, their contact information, the subsequent approval letter from the homeowners association for the design of the encroachment, and the approval letters from any government agencies that may have jurisdiction over the property including, but not limited to,

Hillsborough County, the Southwest Florida Water Management District, and the U.S. Army Corps of Engineers.

- b. Proof of property ownership (if available) such as a copy of landowner's deed or a county property tax bill.
 - c. An 8.5 by 11-inch copy of the lot owner's survey showing the landowner's property and the District's property, easements, conservation areas, and/or wetland buffer areas.
 - d. An 8.5 by 11-inch copy of the plans or drawings for the proposed encroachment.
- 4. The District Manager will forward the request to the District Engineer and District Counsel for their review and recommendations as needed.
 - 5. District staff shall recommend to the Board Representative, after careful consideration of all documents provided as well as plat detailed information, the approval or denial of the request.
 - 6. The Board Representative shall review the recommendations of District staff. After its review of the staff recommendations, the Board Representative, in his/her delegated discretion, shall approve, deny, or request to modify the landowner's request.
 - 7. Upon Board Representative approval of an encroachment, the Easement Encroachment Agreement must be signed in the presence of a notary by the landowner(s) and the District. The landowner(s) may not commence the construction of the encroachment until the Agreement has been fully executed by the landowner and the District.
 - 8. At the next Board of Supervisor's Meeting, the signed Encroachment Agreement will be ratified by the entire Board of Supervisors and then filed with the County by District Counsel.
 - 9. The landowner must comply with the homeowner's association, deed restrictions, local, state, and Federal permits, rules, and regulations during the term of the Agreement.

10. The landowner is responsible for paying any fees or fines pursuant to any local, state, or Federal rules or regulations resulting from the encroachment.
11. If the Board approves and ratifies the Agreement, the District will record the Agreement in the public records of Hillsborough County, Florida.
12. At any time after the approval of the Agreement, the District may terminate the Agreement for cause with thirty (30) days written notice to the landowner's mailing address on file with the Property Appraiser's Office. If the District terminates the Agreement, the District may file a notice of termination of the Agreement in the public records of the county.
13. The District reserves the right to immediately remove any encroachment because of an emergency situation such as an emergency erosion repair or a broken drainage structure. In the event of an emergency removal, the District is not responsible for any costs associated with the repair or replacement of the encroachment and any such costs shall be the sole responsibility of the landowner. Other governmental agencies such as the state of Florida, Southwest Florida Water Management District ("SWFWMD"), and/or Hillsborough County may require the removal of an encroachment. The District is not responsible for any costs associated with the removal of the encroachments by those agencies.
14. Except for emergency situations requiring immediate removal, if the Agreement is terminated, the landowner must remove the encroachment at the landowner's expense within thirty (30) days. If the landowner does not remove the encroachment within thirty (30) days, the District may remove the encroachment at the landowner's expense.

Policy Adoption Date: _____.

Prepared by and return to:

Parcel No.: ____

Easement Encroachment Agreement

This Easement Encroachment Agreement (the “**Agreement**”) is entered into as of [__DATE__] (the “**Effective Date**”), between the **Sherwood Manor Community Development District** (the “**District**”) whose mailing address is [ADDRESS] and [NAME(S)], as [OWNERSHIP TYPE] (collectively the “**Landowner**”), whose mailing address is [ADDRESS].

WITNESSETH:

That for an in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. Landowner Property. Landowner is the fee simple landowner of Lot __, Block __, ____ (the “**Property**”), a subdivision according to the Plat thereof recorded at Plat Book __, Page(s) __ (the “**Plat**”), Public Records of Hillsborough County, Florida (the “**Property**”). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Hillsborough County.

2. District Easement. The District has a _____ [Insert Easement Type] Easement (the “**Easement**”) on and/or abutting the Property, as shown on the Plat. Landowner desires to encroach into the Easement by constructing _____ (the “**Improvements**”). A diagram showing the Easement is attached as Exhibit “A.”

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

4. Permits, Approvals, and Compliance with Regulations. Landowner shall apply for and obtain at its sole cost and expense, all necessary federal, state, local, and homeowners’ association permits necessary to construct and maintain the Improvements, prior to undertaking any work.

5. Term and Termination.

- a. This Agreement shall remain in effect until terminated by either party.
- b. Either party may terminate this Agreement for any reason with seven (7) days written

notice. Notwithstanding the foregoing, the District may remove the Improvements and any other encroachments immediately in the event of an emergency situation, and the District shall have no obligation to repair or restore the Improvements.

- c. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of the Clerk of the Circuit Court of Hillsborough County.
- d. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses incurred by the District.

6. Indemnification. Landowner agrees to indemnify, defend, and hold the District, its Board of Supervisors and its members, employees, agents and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement or to any District or Hillsborough County improvements or structures located within the Easement; (4) any claims for injury to any person or damages to any property because of the Improvements; and (5) any liability which may be incurred for any erosion that may damage the Improvements.

7. Insurance. Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

8. Covenants Run with the Land. The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

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

10. Attorney's Fees. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. No Title Search. Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

12. Amendments. This Agreement may only be amended in writing by the parties.

13. Severability. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.

14. Arm's Length Transaction. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

15. Entire Agreement. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

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

Witness 1:

**Sherwood Manor Community
Development District**

Print Name

Name: _____
Title: Chair of the Board of Supervisors

Witness 2:

Print Name

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of either [] physical presence or [] online notarization, this ___ day of _____, 2023, by _____, as Chair of the Board of Supervisors, on behalf of the District, who [] is personally known to me or [] has produced _____ (type of identification), as identification.

Notary Public Signature

(Print, Type, or Stamp Commissioned Name of
Notary Public)

Witness 1:

Landowner

Print Name

Printed Name: _____

Witness 2:

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or
☐ online notarization, this ____ day of _____, 2023, by _____. They are
☐ personally known to me or ☐ has produced _____ (type of identification), as
identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of
Notary Public)

Witness 1:

Landowner

Print Name

Printed Name: _____

Witness 2:

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or
☐ online notarization, this ____ day of _____, 2023, by _____. They are
☐ personally known to me or ☐ has produced _____ (type of identification), as
identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of
Notary Public)

Easement Encroachment Agreement With Drainage Pipe

Prepared by and return to:

Prepared by and return to:

Parcel No.: ____

EASEMENT ENCROACHMENT AGREEMENT

This Easement Encroachment Agreement (the “**Agreement**”) is entered into as of the ____ day of _____ (the “**Effective Date**”), between **Sherwood Manor Community Development District** (the “**District**”) whose mailing address is [Address] and [NAME(S)], [OWNERSHIP TYPE](collectively, the “**Landowner**”), whose mailing address is _____.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Two Hundred and Fifty Dollars (\$250.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged and the mutual promises contained herein, the parties agree as follows:

16. Landowner is the fee simple landowner of **Lot** ____, **Block** ____, of _____, according to the plat thereof, as recorded in **Plat Book** ____, **Page(s)** ____ - _____, of the Public Records of Hillsborough County, Florida (the “**Property**”). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of Hillsborough County.

17. The District has a drainage easement (“**Easement**”) on and/or abutting the Property, as shown on the plat. Landowner desires to encroach into the Easement by constructing a six foot white vinyl fence abutting the Property (the “**Improvements**”).

18. Landowner acknowledges that there are underground drainage pipes in the Easement in which the Improvements will be placed. Landowner agrees that the fence posts for the Improvements will not be installed more than eighteen inches (18”) below ground to avoid the underground drainage pipes. If the fence posts require additional depth below ground for safe installation, the Landowner will require the installer or contractor to prod the ground to determine the

exact location of the underground drainage pipe and certify that the fence posts will not conflict with the underground pipe in order to determine the desired depth for the fence posts. The Landowner will instruct the installer or the contractor that any fence post placed over the pipe will have a six inch (6") separation space between the top of the pipe and the bottom of the excavated area for installation of the fence posts. Landowner is responsible for locating all other underground utility lines and cables.

19. The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage or interfere with drainage facilities or other facilities, structures or improvements within and along the easement area or the use of the easement for public purposes. Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners' association permits necessary to construct and maintain the Improvements, prior to the construction of the Improvements.

20. This Agreement shall remain in effect until terminated by either party. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Easement to the condition that existed before the Improvements were installed. If the Landowner does not remove the Improvements and restore the Easement to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Easement to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses incurred by the District.

21. Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents and assigns harmless for: (1) any liability which may be

incurred as a result of the approval, preparation and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement or to any District or Hillsborough County improvements or structures located within the Easement; (4) any claims for injury to any person or damages to any property because of the Improvements; and (5) any liability which may be incurred for any erosion that may damage the Improvements

22. Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

23. Either party may terminate this Agreement for any reason with seven (7) days written notice. Notwithstanding the foregoing, the District may remove the Improvements immediately in the event of an emergency situation, and the District shall have no obligation to repair or restore the Improvements.

24. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of Hillsborough County.

25. The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

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

27. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs

incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

28. Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

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

Witness 1:

**Sherwood Manor Community
Development District**

Print Name

Name: _____
Chair of the Board of Supervisors

Witness 2:

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2023, by _____, as Chair of the Board of Supervisors, on behalf of the District. They are ☐ personally known to me or ☐ has produced _____ (type of identification), as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of
Notary Public)

Witness 1:

Landowner

Print Name

Printed Name: _____

Witness 2:

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or
☐ online notarization, this ____ day of _____, 2023, by _____. They are
☐ personally known to me or ☐ has produced _____ (type of identification), as
identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of
Notary Public)

Witness 1:

Landowner

Print Name

Printed Name: _____

Witness 2:

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or
☐ online notarization, this ____ day of _____, 2023, by _____. They are
☐ personally known to me or ☐ has produced _____ (type of identification), as
identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of
Notary Public)

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 0
- 1
- 2
- 3
- 4
- 5

Present and constituting a quorum were:

Also present were:

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

Call to Order/Roll Call

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items

THIRD ORDER OF BUSINESS

Recess to Public Hearings

FOURTH ORDER OF BUSINESS

Public Hearing on Adopting Fiscal Year 2024 Final Budge

- 21

Mr. Radcliff advised the Board the deadline for mailing out the assessment letters was missed. Therefore, the meeting shall be continued August 17, 2023 at 2:00 p.m. at the offices of Inframark in Tampa.

FIFTH ORDER OF BUSINESS**Public Hearing on Levying O&M Assessments****A. Open Public Hearing on Levying O&M Assessments****B. Public Comment****C. Consideration of Resolution 2023-06, Levying O&M Assessments****D. Close Public Hearing on Levying O&M Assessments****i. Consideration of Developer Funding Agreement**

See fourth order of business above.

SIXTH ORDER OF BUSINESS**Return to Regular Meeting**

Mr. Radcliff requested the Board to return to the regular meeting.

SEVENTH ORDER OF BUSINESS**Business Items****A. Consideration of Resolution 2023-07, Setting Fiscal Year 2024 Meeting Schedule****B. General Matters of the District**

This item was not addressed.

EIGHTH ORDER OF BUSINESS**Consent Agenda****A. Consideration of Board of Supervisors Meeting Minutes of the Regular Meeting June 1, 2023****B. Consideration of Operations and Maintenance Expenditures May – June 2023****C. Review of Financial Statements Month Ending June 20, 2023**

This item was briefly discussed, but not approved.

NINTH ORDER OF BUSINESS**Staff Reports****A. District Manager****i. July Community Inspection Reports**

The Community inspection report was provided to the Board for review.

TENTH ORDER OF BUSINESS

**Board of Supervisors Requests and
Comments**

The Board Approved a motion to CONTINUE the meeting as discussed earlier.

On MOTION by Mr. de la Ossa seconded by Mr. Viera with all
in favor meeting shall be continued on Thursday, August 17,
2023 at 2:00 p.m.

ELEVENTH ORDER OF BUSINESS

Adjournment

The meeting was continued (see above).

Brian Radcliff
District Manager

Chairman/ Vice Chairman
Of the Board of Supervisors

SHERWOOD MANOR CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
CARSONS LAWN &	7843	\$8,585.00		LAWN CARE MAINT. - JULY 2023
CHARTER COMMUNICATIONS	2458267070123	\$182.96		INTERNET SERVICES - JULY 2023
INFRAMARK LLC	98309	\$3,988.14		DISTRICT INVOICE JULY 2023
ZEBRA CLEANING TEAM	6315	\$1,050.00		JULY POOL SERVICE
Monthly Contract Subtotal		\$13,806.10		
Variable Contract				
STRALEY ROBIN VERICKER	23351	\$1,395.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 06/11/23
Variable Contract Subtotal		\$1,395.00		
Utilities				
BOCC	8726963466 063023	\$179.27		WATER SERVICE 05/26/23-06/28/23
TECO	6005 070623 ACH	\$6,322.99		BULK BILLING - ELECTRICITY SERVICES 04/28/23-05/26/23
Utilities Subtotal		\$6,502.26		
Regular Services				
FIRST CHOICE AQUATIC	85912	\$822.00		MIDGE FLY TREATMENT - 07/10/23
OPTIMAL OUTSOURCE	OPT0877391	\$296.76		POSTAGE - 256
SPEAREM ENTERPRISES	5822	\$635.00		LABOR - 06/16/23-07/16/23 - LABOR/MATERIAL
Regular Services Subtotal		\$1,753.76		
Additional Services				
ACTION SECURITY, INC	23620	\$365.00		POOL GATE SERVICES
CORLIN SERVICES LLC	0000073	\$100.00		NEW POOL UMBRELLA
Additional Services Subtotal		\$465.00		
TOTAL		\$23,922.12		

Approved (with any necessary revisions noted):

SHERWOOD MANOR CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Signature: _____

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary

INVOICE

DATE: 7/26/2023
Invoice # 7843

Billing address	Service address
Sherwood Manor CDD C/O Meritus 2005 Pan Am Circle Suite 300 Tampa, FL 33607	Sherwood Manor CDD

[illegible]**Payment due upon receipt**

Phone #
813-526-3739

E-mail
carsonwd@yahoo.com

July 1, 2023
Invoice Number: 2458267070123
Account Number: 8337 12 028 2458267
Security Code: 4957
Service At: 1801 12TH ST SE
RUSKIN FL 33570

Received

JUL 6 2023

NEWS AND INFORMATION

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at 1-866-519-1263

Summary Service from 07/01/23 through 07/31/23
details on following pages

Previous Balance	142.96
Payments Received -Thank You!	-142.96
Remaining Balance	\$0.00
Spectrum Business™ Internet	152.97
Spectrum Business™ Voice	29.99
Current Charges	\$182.96
Total Due by 07/18/23	\$182.96

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

Telecommunications Relay Service (TRS)

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

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

NEW! Save big on mobile when you buy one mobile unlimited line and get a second line **FREE** for a year! Call 1-855-339-9673 to get started.

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



July 1, 2023

SHERWOOD MANOR CDD

Invoice Number: 2458267070123
Account Number: 8337 12 028 2458267
Service At: 1801 12TH ST SE
RUSKIN FL 33570

Total Due by 07/18/23 **\$182.96**
Amount you are enclosing \$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186





Invoice Number: 2458267070123
 Account Number: 8337 12 028 2458267
 Security Code: 4957

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-866-519-1263

8337 1200 NO RP 01 07022023 NNNNNYNN 01 007058 0023

Charge Details

Previous Balance	142.96
Check Payment-thank You 06/21	-142.96
Remaining Balance	\$0.00

Payments received after 07/01/23 will appear on your next bill.

Service from 07/01/23 through 07/31/23

Spectrum Business™ Internet

Spectrum WiFi	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	19.99
Spectrum Business Internet Ultra	199.99
Promotional Discount	-75.00
Business WiFi	7.99
	\$152.97

Spectrum Business™ Internet Total \$152.97

Spectrum Business™ Voice

Phone number (813) 260-3597	
Spectrum Business Voice	49.99
Promotional Discount	-20.00
Voice Mail	0.00
	\$29.99

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$29.99

Current Charges \$182.96

Total Due by 07/18/23 \$182.96

Billing Information

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

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

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

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

Authorization to Convert your Check to an Electronic Funds Transfer Debit

If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

The following taxes, fees and surcharges are included in the price of the applicable service - . FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$1.52, Florida CST \$3.17, Sales Tax \$0.03, TRS Surcharge \$0.10.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

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 5:00pm

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

Simplify your life with Auto Pay!

Spend less time paying your bill
 and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office
 It's Secure - Powerful technology keeps your information safe
 It's Flexible - Use your checking, savings, debit or credit card
 It's FREE - And helps save time, postage and the environment

Set up easy, automatic bill payments with Auto Pay!

Visit: spectrumbusiness.net/payment

(My Account login required)



Payment Options

Pay Online - Visit us at SpectrumBusiness.net/payment to get started today! Your account number and security code are needed to register.

Pay by Phone - Make a payment free of charge using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

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





2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#98309

CUSTOMER ID

C2308

PO#

INVOICE

DATE

7/19/2023

NET TERMS

Net 30

DUE DATE

8/18/2023

BILL TO

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

Services provided for the Month of: July 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,500.00		2,500.00
Field Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	125.00		125.00
B/W Copies	5	Ea	0.15		0.75
Color Copies	1	Ea	0.39		0.39
Postage	20	Ea	0.60		12.00
Dissemination Services	1	Ea	350.00		350.00
Subtotal					3,988.14

Subtotal

\$3,988.14

Tax

\$0.00

Total Due

\$3,988.14

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.

Zebra Pool Cleaning Team INC.

P.O. BOX 3456
Apollo Beach, FL. 33572
813-279-0437

Invoice

Date	Invoice #
7/1/2023	6315

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

Ship To
Sherwood Manor CDD 1801 12th, Street S.E. Ruskin, FL 33570

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		7/1/2023			
Quantity	Item Code	Description			Price Each	Amount
	Commerical Pool S...	Commercial Pool Service July			1,050.00	1,050.00
We appreciate your prompt payment.					Total	\$1,050.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

July 17, 2023

Client: 001497

Matter: 000001

Invoice #: 23351

Page: 1

RE: General

For Professional Services Rendered Through July 11, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
5/22/2023	JMV	REVIEW COMMUNICATION RE: CDD BOARD MEETING; REVIEW LEGAL NOTICE.	0.2	\$75.00
5/23/2023	LB	FINALIZE RESOLUTION APPROVING PROPOSED BUDGET FOR FY 2023/2024 AND SETTING PUBLIC HEARING; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.3	\$52.50
5/31/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
5/31/2023	KCH	REVIEW AGENDA AND ATTACHMENTS FOR BOS MEETING.	0.4	\$130.00
6/1/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$187.50
6/1/2023	KCH	FINAL PREP FOR BOS MEETING; ATTEND BOS MEETING.	0.5	\$162.50
6/8/2023	LB	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2023/2024; PREPARE DRAFT MAILED NOTICE LETTER AND PUBLICATION ADS RE SAME.	1.2	\$210.00
6/16/2023	JMV	PREPARE LEGAL NOTICE FOR CDD BOARD MEETING AND PUBLIC HEARING.	1.1	\$412.50
6/19/2023	LB	FINALIZE MAILED NOTICE LETTER AND PUBLICATION ADS RE FY 2023/2024 BUDGET AND O&M ASSESSMENTS; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.3	\$52.50
Total Professional Services			4.8	\$1,395.00

July 17, 2023
Client: 001497
Matter: 000001
Invoice #: 23351

Page: 2

Total Services	\$1,395.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,395.00
Previous Balance		\$2,002.50
PAY THIS AMOUNT		\$3,397.50

Please Include Invoice Number on all Correspondence



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHERWOOD MANOR CDD	8726963466	06/30/2023	07/21/2023

Service Address: 1801 12TH ST SE

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54676394	05/26/2023	3451	06/28/2023	3562	11100 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$33.52
Water Base Charge	\$18.34
Water Usage Charge	\$14.40
Sewer Base Charge	\$44.35
Sewer Usage Charge	\$63.38

Summary of Account Charges

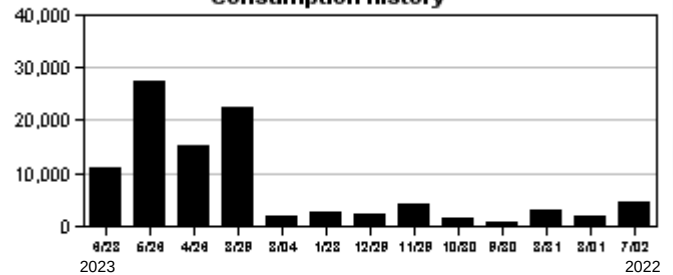
Previous Balance	\$382.48
Net Payments - Thank You	\$-382.48
Total Account Charges	\$179.27

AMOUNT DUE	\$179.27
-------------------	-----------------

Important Message

Code Inspectors uphold the County's water use restrictions ordinance. Avoid fines of up to \$500 by following the allowable irrigation days and times and additional rules found on HCFLGov.net/WaterRestrictions. Call (813) 224-8993 to report a violation.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 8726963466



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



THANK YOU!



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

2,427 8

DUE DATE	07/21/2023
AMOUNT DUE	\$179.27
AMOUNT PAID	

0087269634660 00000179275



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

Statement Date: July 06, 2023

Amount Due: **\$6,322.99**

Due Date: July 20, 2023

Account #: 321000026005

Received
JUL 12 2023

Account Summary

Previous Amount Due	\$6,307.79
Payment(s) Received Since Last Statement	-\$6,311.56
Credit Balance After Payments and Credits	-\$3.77
Current Month's Charges	\$6,326.76

Amount Due by July 20, 2023

\$6,322.99

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

Your Locations With The Highest Usage



1801 SE 12TH ST,
CLBHSE, RUSKIN, FL
33570

**7,023
KWH**



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

**2,012
KWH**



Scan here to view
your account online.

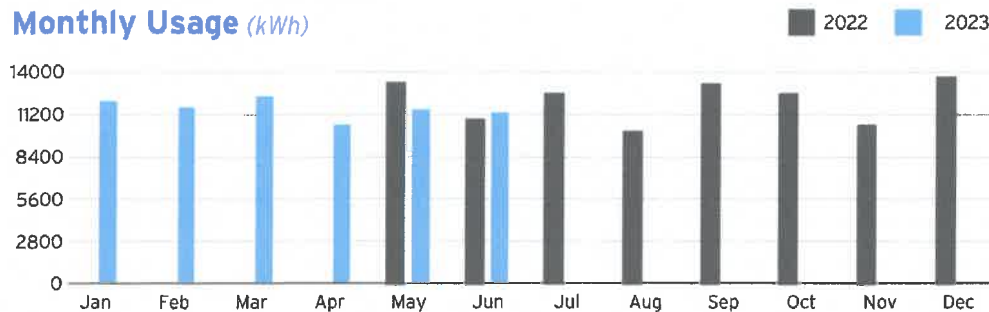


**DOWNED IS
DANGEROUS!**

If you see a downed power line,
move a safe distance away and call 911.

Visit TampaElectric.com/Safety
for more safety tips.

Monthly Usage (kWh)



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



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

Account #: 321000026005

Due Date: July 20, 2023



Pay your bill online at TampaElectric.com

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

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

Amount Due: **\$6,322.99**

Payment Amount: \$

700625002569

00000012 FTECO507062322401300 00000 01 01000000 12 007

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2359

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

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

70062500256932100002600500000006322994

Summary of Charges by Service Address

Account Number: 321000026005

Energy Usage From Last Month

▲ Increased = Same ▼ Decreased

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

Sub-Account Number: 211019020679

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000598798	05/26/2023	65,167		63,155		2,012 kWh	1	29 Days	\$339.41
									▼ 3.5%

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

Sub-Account Number: 211019020687

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000558717	05/26/2023	1,137		1,137		0 kWh	1	29 Days	\$27.31

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

Sub-Account Number: 211019020695

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000558720	05/26/2023	67,659		65,962		1,697 kWh	1	29 Days	\$290.44
									▼ 2.9%

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

Sub-Account Number: 211019915753

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000580300	05/26/2023	184		181		3 kWh	1	29 Days	\$27.77
									▲ 50.0%

Continued on next page →

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

Ways to Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

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

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

Contact Us

Online:
TampaElectric.com

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

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

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	05/26/2023	10,983		10,388		595 kWh	1	29 Days	\$119.55
									☒ 6.4%

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

Sub-Account Number: 221008023634

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000580299	05/26/2023	227		224		3 kWh	1	29 Days	\$27.77
									☐ 0.0%

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

Sub-Account Number: 221008023642

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000580298	05/26/2023	229		224		5 kWh	1	29 Days	\$28.08
									☒ 25.0%

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

Sub-Account Number: 221008101729

Amount: \$219.92

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

Sub-Account Number: 221008143911

Amount: \$4,118.56

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

Sub-Account Number: 211020923705

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000597942	05/26/2023	3,587		96,564		7,023 kWh	1	29 Days	\$1,127.95
									☒ 0.5%

Total Current Month's Charges

\$6,326.76



Sub-Account #: 211019020679
Statement Date: 06/30/2023

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

Meter Read

Meter Location: FOUNTAIN

Service Period: 04/28/2023 - 05/26/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000598798	05/26/2023	65,167		63,155		2,012 kWh	1	29 Days

Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	2,012 kWh @ \$0.07990/kWh	\$160.76
Fuel Charge	2,012 kWh @ \$0.05239/kWh	\$105.41
Storm Protection Charge	2,012 kWh @ \$0.00400/kWh	\$8.05
Clean Energy Transition Mechanism	2,012 kWh @ \$0.00427/kWh	\$8.59
Storm Surcharge	2,012 kWh @ \$0.01061/kWh	\$21.35
Florida Gross Receipt Tax		\$8.36
Electric Service Cost		\$334.27



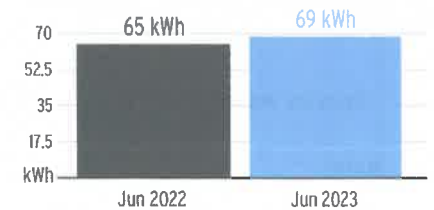
Other Fees and Charges

Electric Late Payment Fee	\$5.14
Total Other Fees and Charges	\$5.14

Current Month's Electric Charges

\$339.41

Avg kWh Used Per Day



Billing information continues on next page →



Sub-Account #: 211019020687
Statement Date: 06/30/2023

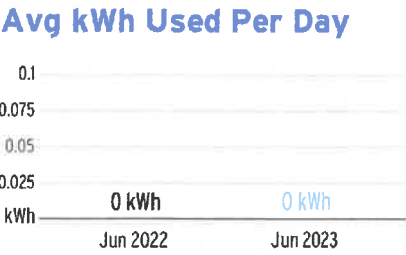
Service Address: 815 18TH AVE SE, RUSKIN, FL 33570

Meter Read

Meter Location: FOUNTAIN
Service Period: 04/28/2023 - 05/26/2023 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000558717	05/26/2023	1,137		1,137		0 kWh	1	29 Days

Charge Details



	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
	Florida Gross Receipt Tax		\$0.56
	Electric Service Cost		\$22.31

	Other Fees and Charges		
	Electric Late Payment Fee		\$5.00
	Total Other Fees and Charges		\$5.00

Current Month's Electric Charges	\$27.31
---	----------------

Billing information continues on next page →

00000012-0000071-Page 5 of 14





Sub-Account #: 211019020695
Statement Date: 06/30/2023

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

Meter Read

Meter Location: FOUNTAIN
Service Period: 04/28/2023 - 05/26/2023 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000558720	05/26/2023	67,659	65,962	1,697 kWh	1	29 Days

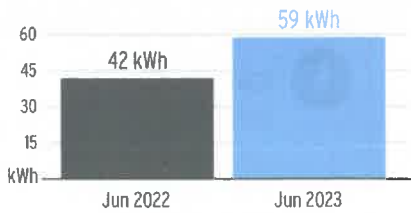
Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
	Energy Charge	1,697 kWh @ \$0.07990/kWh	\$135.59
	Fuel Charge	1,697 kWh @ \$0.05239/kWh	\$88.91
	Storm Protection Charge	1,697 kWh @ \$0.00400/kWh	\$6.79
	Clean Energy Transition Mechanism	1,697 kWh @ \$0.00427/kWh	\$7.25
	Storm Surcharge	1,697 kWh @ \$0.01061/kWh	\$18.01
	Florida Gross Receipt Tax		\$7.14
	Electric Service Cost		\$285.44

	Other Fees and Charges	
	Electric Late Payment Fee	\$5.00
	Total Other Fees and Charges	\$5.00

Current Month's Electric Charges	\$290.44
---	-----------------

Avg kWh Used Per Day



Billing information continues on next page →



Sub-Account #: 211019915753
Statement Date: 06/30/2023

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

Meter Read

Meter Location: ENTRY SIGN

Service Period: 04/28/2023 - 05/26/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580300	05/26/2023	184		181		3 kWh	1	29 Days

Charge Details

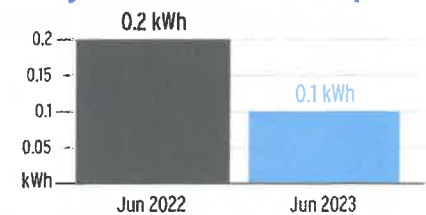
	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
	Energy Charge	3 kWh @ \$0.07990/kWh	\$0.24
	Fuel Charge	3 kWh @ \$0.05239/kWh	\$0.16
	Storm Protection Charge	3 kWh @ \$0.00400/kWh	\$0.01
	Clean Energy Transition Mechanism	3 kWh @ \$0.00427/kWh	\$0.01
	Storm Surcharge	3 kWh @ \$0.01061/kWh	\$0.03
	Florida Gross Receipt Tax		\$0.57
	Electric Service Cost		\$22.77

	Other Fees and Charges	
	Electric Late Payment Fee	\$5.00
	Total Other Fees and Charges	\$5.00

Current Month's Electric Charges	\$27.77
---	----------------

Billing information continues on next page →

Avg kWh Used Per Day



00000012-0000072-Page 7 of 14



Sub-Account #: 211020006345
Statement Date: 06/30/2023

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

Meter Read

Meter Location: MAIL KIOSK

Service Period: 04/28/2023 - 05/26/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835803	05/26/2023	10,983		10,388		595 kWh	1	29 Days

Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	595 kWh @ \$0.07990/kWh	\$47.54
Fuel Charge	595 kWh @ \$0.05239/kWh	\$31.17
Storm Protection Charge	595 kWh @ \$0.00400/kWh	\$2.38
Clean Energy Transition Mechanism	595 kWh @ \$0.00427/kWh	\$2.54
Storm Surcharge	595 kWh @ \$0.01061/kWh	\$6.31
Florida Gross Receipt Tax		\$2.86

Electric Service Cost

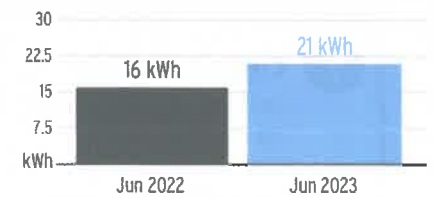
\$114.55



Other Fees and Charges

Electric Late Payment Fee	\$5.00
Total Other Fees and Charges	\$5.00

Avg kWh Used Per Day



Current Month's Electric Charges

\$119.55

Billing information continues on next page →



Sub-Account #: 221008023634
Statement Date: 06/30/2023

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

Meter Read

Service Period: 04/28/2023 - 05/26/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580299	05/26/2023	227		224		3 kWh	1	29 Days

Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	3 kWh @ \$0.07990/kWh	\$0.24
Fuel Charge	3 kWh @ \$0.05239/kWh	\$0.16
Storm Protection Charge	3 kWh @ \$0.00400/kWh	\$0.01
Clean Energy Transition Mechanism	3 kWh @ \$0.00427/kWh	\$0.01
Storm Surcharge	3 kWh @ \$0.01061/kWh	\$0.03
Florida Gross Receipt Tax		\$0.57

Electric Service Cost **\$22.77**



Other Fees and Charges

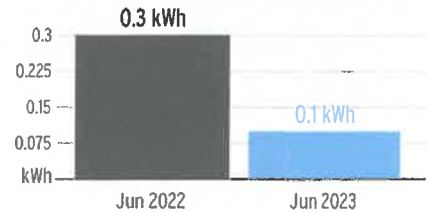
Electric Late Payment Fee	\$5.00
Total Other Fees and Charges	\$5.00

Current Month's Electric Charges

\$27.77

Billing information continues on next page →

Avg kWh Used Per Day





Sub-Account #: 221008023642
Statement Date: 06/30/2023

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

Meter Read

Meter Location: SIGN

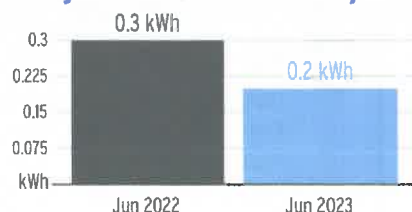
Service Period: 04/28/2023 - 05/26/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580298	05/26/2023	229		224		5 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	5 kWh @ \$0.07990/kWh	\$0.40
Fuel Charge	5 kWh @ \$0.05239/kWh	\$0.26
Storm Protection Charge	5 kWh @ \$0.00400/kWh	\$0.02
Clean Energy Transition Mechanism	5 kWh @ \$0.00427/kWh	\$0.02
Storm Surcharge	5 kWh @ \$0.01061/kWh	\$0.05
Florida Gross Receipt Tax		\$0.58

Electric Service Cost

\$23.08



Other Fees and Charges

Electric Late Payment Fee	\$5.00
Total Other Fees and Charges	\$5.00

Current Month's Electric Charges

\$28.08

Billing information continues on next page →



Sub-Account #: 221008101729
Statement Date: 06/30/2023

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

Service Period: 04/28/2023 - 05/26/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	108 kWh @ \$0.03511/kWh	\$3.79
Fixture & Maintenance Charge	4 Fixtures	\$82.92
Lighting Pole / Wire	4 Poles	\$111.16
Lighting Fuel Charge	108 kWh @ \$0.05169/kWh	\$5.58
Storm Protection Charge	108 kWh @ \$0.01466/kWh	\$1.58
Clean Energy Transition Mechanism	108 kWh @ \$0.00036/kWh	\$0.04
Storm Surcharge	108 kWh @ \$0.00326/kWh	\$0.35
Florida Gross Receipt Tax		\$0.29
Franchise Fee		\$13.47
Municipal Public Service Tax		\$0.74

Lighting Charges

\$219.92

Current Month's Electric Charges

\$219.92

Billing information continues on next page →

00000012-0000074-Page 11 of 14



Sub-Account #: 221008143911
Statement Date: 06/30/2023

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

Service Period: 04/28/2023 - 05/26/2023

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	1707 kWh @ \$0.03511/kWh	\$59.93
Fixture & Maintenance Charge	89 Fixtures	\$1461.30
Lighting Pole / Wire	89 Poles	\$2473.31
Lighting Fuel Charge	1707 kWh @ \$0.05169/kWh	\$88.23
Storm Protection Charge	1707 kWh @ \$0.01466/kWh	\$25.02
Clean Energy Transition Mechanism	1707 kWh @ \$0.00036/kWh	\$0.61
Storm Surcharge	1707 kWh @ \$0.00326/kWh	\$5.56
Florida Gross Receipt Tax		\$4.60
Lighting Charges		\$4,118.56

Current Month's Electric Charges **\$4,118.56**

Billing information continues on next page →

00000012-0000074-Page 12 of 14



Sub-Account #: 211020923705
Statement Date: 06/30/2023

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

Meter Read

Service Period: 04/28/2023 - 05/26/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000597942	05/26/2023	3,587	96,564		7,023 kWh	1	29 Days

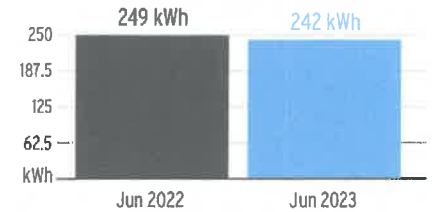
Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
	Energy Charge	7,023 kWh @ \$0.07990/kWh	\$561.14
	Fuel Charge	7,023 kWh @ \$0.05239/kWh	\$367.93
	Storm Protection Charge	7,023 kWh @ \$0.00400/kWh	\$28.09
	Clean Energy Transition Mechanism	7,023 kWh @ \$0.00427/kWh	\$29.99
	Storm Surcharge	7,023 kWh @ \$0.01061/kWh	\$74.51
	Florida Gross Receipt Tax		\$27.78
	Electric Service Cost		\$1,111.19

	Other Fees and Charges	
	Electric Late Payment Fee	\$16.76
	Total Other Fees and Charges	\$16.76

Current Month's Electric Charges	\$1,127.95
Total Current Month's Charges	\$6,326.76

Avg kWh Used Per Day



00000012-0000075-Page 13 of 14

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020
Fax: 407-859-3275

Date	Invoice #
7/13/2023	85912

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	8/12/2023

Description	Amount
Midge Fly treatment of (5) waterways. Completed 7/10/2023	822.00

Thank you for your business.

Total	\$822.00
Payments/Credits	\$0.00
Balance Due	\$822.00



Job Name: _____
Customer Number: 434 Customer: FCA - SHERWOOD MANOR
Technician: Jose
Date: 07/10/2023 Time: 11:23 AM
Customer Signature: _____

Mosquito & midge control

<u>CLARITY</u>	<u>FLOW</u>	<u>METHOD</u>	<u>CARP PROGRAM</u>	<u>WATER LEVEL</u>	<u>WEATHER</u>
☐ < 1'	☒ None	☒ ATV	☐ Boat	☐ High	☐ Clear
☒ 1-2'	☐ Slight	☐ Airboat	☐ Truck	☒ Normal	☐ Cloudy
☐ 2-4'	☐ Visible	☐ Backpack	☒ Barrier Inspected	☐ Low	☒ Windy
☐ > 4'					☐ Rainy

☐ Alligator	☐ Catfish	☐ Gallinules	☐ Osprey	☐ Woodstork
☐ Anhinga	☐ Coots	☐ Gambusia	☐ Otter	☐ _____
☐ Bass	☐ Cormorant	☐ Herons	☐ Snakes	☐ _____
☐ Bream	☐ Egrets	☐ Ibis	☐ Turtles	

☐ Arrowhead	☐ Bulrush	☐ Golden Canna
☐ Bacopa	☐ Chara	☐ Gulf Spikerush
☐ Blue Flag Iris	☐ Cordgrass	☐ Lily

☐ Naiad ☐ _____

☐ Pickerelweed

☐ Soft Rush ☐ _____







7 Rancho Cr
Lake Forest, CA 92630
(949) 916-3700
billing@optimaloutsource.com

Thanks for your order!

Meritus Associations - CDD
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Invoice OPT0877391
Jul 21, 2023

Client Meritus Associations - CDD-1012
Association Not selected
Product Mail My PDF
Job Number HUAsaszjMPDF
Job Name Sherwood Manor FY 2024 Assessments
PO Number Sherwood Manor FY 2024 Assessm
Due Date Aug 20, 2023

Summary	Qty	Price	Tax	Subtotal
Materials & Services Printing, inserting and mailing. 256 1-5 sheets @ \$0.29 base (\$0.13 each additional sheet) 256 2 Sheets total: 107.52 256 #10 Envelope	1	107.520	T	\$107.52
Postage 1 oz Letter	256	0.630	N	\$161.28
Recovery Surcharge (26.000%)	1	27.955	T	\$27.96
Subtotal				\$296.76
Tax				\$0.00
Total				\$296.76

All Optimal Outsource, Inc. invoices will be considered accepted as presented unless written notification of dispute is made by customer to Optimal Outsource, Inc. within 30 days of invoice date. Any sums not paid by the invoice due date will be subject to a late charge of the lower of ten percent (10%) per annum or the maximum interest rate permitted by applicable law.

Make check payable to:
Optimal Outsource
PO Box 8307
Southeastern, PA 19398-8307

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139978101
spearem.jmb@gmail.com



INVOICE

BILL TO
Brookside/Sherwood CDD
Meritus
2005 Pan Am Circle, Suite 300
Tampa , FL 33607

INVOICE 5822
DATE 07/12/2023
TERMS Net 15
DUE DATE 07/27/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 6/16 to 7/16 4 weeks 2 times per week clubhouse cleaning services includes trash cans at basketball court and mail pavilion and 1 dog waste can	4	131.25	525.00
Material paper goods trash bags soap and mut mits	1	60.00	60.00
Fuel Surcharge cost of fuel has went up DRASTICALLY.	1	50.00	50.00

Thank You! We Appreciate Your Business.

BALANCE DUE **\$635.00**

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
23620	07/07/2023	\$365.00	08/04/2023	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Labor 6/26/2023 Provided service per customer request, to checkout report of clubhouse main pool gate door not unlocking with access card. Troubleshoot equipment, finding problem to be with defective maglock transformer. Replaced transformer and tested system thoroughly with test access card. Verified and left operating properly.	2	125.00	250.00
Transformer	1	55.00	55.00
Trip charge	1	60.00	60.00

FL Contractor ES12001404

BALANCE DUE

\$365.00

Thank you, we appreciate your business!



CorlinServices LLC
7818126511
11237 Spring Point Circle
Riverview, FL 33579

Billed To
Sherwood Manor

Date of Issue
07/07/2023

Invoice Number
0000073

Amount Due (USD)
\$100.00

Due Date
08/06/2023

Description	Rate	Qty	Line Total
fabrication and installation of new post for pool umbrella	\$50.00	2	\$100.00
Subtotal			100.00
Tax			0.00
Total			100.00
Amount Paid			0.00
Amount Due (USD)			\$100.00

Sherwood Manor Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2023

Prepared by:



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

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2023

(In Whole Numbers)

	GENERAL	SERIES 2018	SERIES 2018	SERIES 2018	SERIES 2018	SERIES 2018	GENERAL	GENERAL		
	FUND	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	FIXED ASSETS	LONG-TERM		
ACCOUNT DESCRIPTION	FUND	FUND	FUND	FUND	FUND	FUND	FUND	DEBT FUND		TOTAL
ASSETS										
Cash - Operating Account	\$ 34,913	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	34,913
Due From Other Funds	-	4,386	-	-	-	69,348	-	-	-	73,734
Investments:										
Acq. & Construction - Amenity	-	-	-	-	1	-	-	-	-	1
Acquisition & Construction Account	-	-	-	-	-	2,714,989	-	-	-	2,714,989
Construction Fund	-	-	-	-	-	3,675,000	-	-	-	3,675,000
Reserve Fund	-	473,878	644,750	-	-	-	-	-	-	1,118,628
Revenue Fund	-	291,048	76,409	-	-	-	-	-	-	367,457
Deposits	119	-	-	-	-	-	-	-	-	119
Fixed Assets										
Construction Work In Process	-	-	-	-	-	-	17,772,701	-	-	17,772,701
Amount Avail In Debt Services	-	-	-	-	-	-	-	2,130,797	-	2,130,797
Amount To Be Provided	-	-	-	-	-	-	-	25,583,440	-	25,583,440
TOTAL ASSETS	\$ 35,032	\$ 769,312	\$ 721,159	\$ 1	\$ 6,459,337	\$ 17,772,701	\$ 27,714,237	\$ 53,471,779		
LIABILITIES										
Accounts Payable	\$ 47,889	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	47,889
Bonds Payable	-	-	-	-	-	-	-	18,334,238	-	18,334,238
Bonds Payable - Series 2023	-	-	-	-	-	-	-	9,380,000	-	9,380,000
Due To Other Funds	4,386	-	69,348	-	-	-	-	-	-	73,734
TOTAL LIABILITIES	52,275	-	69,348	-	-	-	-	27,714,238	27,835,861	

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2023

(In Whole Numbers)

		SERIES 2018	SERIES 2023	SERIES 2018	SERIES 2023	GENERAL	GENERAL	
	GENERAL	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	FUND	FUND	FUND	DEBT FUND	TOTAL
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	769,312	651,811	-	-	-	-	1,421,123
Capital Projects	-	-	-	1	6,459,337	-	-	6,459,338
Unassigned:	(17,243)	-	-	-	-	17,772,701	(1)	17,755,457
TOTAL FUND BALANCES	(17,243)	769,312	651,811	1	6,459,337	17,772,701	(1)	25,635,918
TOTAL LIABILITIES & FUND BALANCES	\$ 35,032	\$ 769,312	\$ 721,159	\$ 1	\$ 6,459,337	\$ 17,772,701	\$ 27,714,237	\$ 53,471,779

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 290,286	\$ 299,903	\$ 9,617	103.31%
Special Assmnts- CDD Collected	77,164	-	(77,164)	0.00%
Developer Contribution	-	77,018	77,018	0.00%
Other Miscellaneous Revenues	-	450	450	0.00%
TOTAL REVENUES	367,450	377,371	9,921	102.70%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	2,000	5,200	(3,200)	260.00%
ProfServ-Trustee Fees	8,200	4,041	4,159	49.28%
Disclosure Report	8,400	2,450	5,950	29.17%
District Counsel	5,000	8,482	(3,482)	169.64%
District Engineer	4,000	1,359	2,641	33.98%
District Manager	30,000	17,844	12,156	59.48%
ProfServ-Expansion Services	-	22,500	(22,500)	0.00%
Auditing Services	6,200	-	6,200	0.00%
Website Compliance	1,500	750	750	50.00%
Email Hosting Vendor	600	-	600	0.00%
Postage, Phone, Faxes, Copies	500	359	141	71.80%
Public Officials Insurance	2,663	2,694	(31)	101.16%
Legal Advertising	2,500	3,672	(1,172)	146.88%
Bank Fees	250	30	220	12.00%
Website Administration	1,500	914	586	60.93%
Dues, Licenses, Subscriptions	500	796	(296)	159.20%
Total Administration	73,813	71,091	2,722	96.31%
<u>Utility Services</u>				
Utility - Electric	73,000	54,177	18,823	74.22%
Total Utility Services	73,000	54,177	18,823	74.22%

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
ProfServ-Pool Maintenance	1,000	3,554	(2,554)	355.40%
Waterway Management	7,776	7,554	222	97.15%
Field Manager	12,000	5,600	6,400	46.67%
Amenity Center Cleaning & Supplies	6,300	6,950	(650)	110.32%
Contracts-Pools	13,200	9,450	3,750	71.59%
Amenity Center Pest Control	1,200	-	1,200	0.00%
Onsite Staff	25,000	-	25,000	0.00%
Security Monitoring Services	1,500	951	549	63.40%
Utility - Water	3,000	1,870	1,130	62.33%
Insurance -Property & Casualty	13,756	14,077	(321)	102.33%
R&M-Plant Replacement	2,000	975	1,025	48.75%
R&M-Wetland Monitoring	2,100	-	2,100	0.00%
Amenity Maintenance & Repairs	7,500	5,804	1,696	77.39%
R&M-Monument, Entrance & Wall	3,500	14,657	(11,157)	418.77%
Waterway Improvements & Repairs	1,000	822	178	82.20%
Landscape Maintenance	108,105	87,586	20,519	81.02%
Mulch & Tree Trimming	7,000	-	7,000	0.00%
Garbage Collection	2,700	-	2,700	0.00%
Irrigation Maintenance	2,000	-	2,000	0.00%
Total Other Physical Environment	220,637	159,850	60,787	72.45%
TOTAL EXPENDITURES	367,450	285,118	82,332	77.59%
Excess (deficiency) of revenues				
Over (under) expenditures	-	92,253	92,253	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(109,496)		
FUND BALANCE, ENDING		\$ (17,243)		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
Series 2018 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 7,528	\$ 7,528	0.00%
Special Assmnts- Tax Collector	629,163	517,487	(111,676)	82.25%
Special Assmnts- CDD Collected	-	111,138	111,138	0.00%
TOTAL REVENUES	629,163	636,153	6,990	101.11%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	170,000	165,000	5,000	97.06%
Interest Expense	459,163	462,463	(3,300)	100.72%
Total Debt Service	629,163	627,463	1,700	99.73%
TOTAL EXPENDITURES	629,163	627,463	1,700	99.73%
Excess (deficiency) of revenues				
Over (under) expenditures	-	8,690	8,690	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		760,622		
FUND BALANCE, ENDING		\$ 769,312		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 7,061	\$ 7,061	0.00%
TOTAL REVENUES	-	7,061	7,061	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	55,536	(55,536)	0.00%
Total Debt Service	-	55,536	(55,536)	0.00%
TOTAL EXPENDITURES	-	55,536	(55,536)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(48,475)	(48,475)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	700,286	700,286	0.00%
TOTAL FINANCING SOURCES (USES)	-	700,286	700,286	0.00%
Net change in fund balance	\$ -	\$ 651,811	\$ 651,811	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		-		
FUND BALANCE, ENDING		\$ 651,811		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
Series 2018 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		1		
FUND BALANCE, ENDING		<u>\$ 1</u>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 69,348	\$ 69,348	0.00%
TOTAL REVENUES	-	69,348	69,348	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	-	5,950	(5,950)	0.00%
Bond Counsel	-	139,750	(139,750)	0.00%
District Engineer	-	5,000	(5,000)	0.00%
District Manager	-	38,500	(38,500)	0.00%
Postage, Phone, Faxes, Copies	-	2,000	(2,000)	0.00%
Total Administration	-	191,200	(191,200)	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	1,856,128	(1,856,128)	0.00%
Total Construction In Progress	-	1,856,128	(1,856,128)	0.00%
<u>Debt Service</u>				
Bond Discount	-	54,797	(54,797)	0.00%
Underwriters Discount	-	187,600	(187,600)	0.00%
Total Debt Service	-	242,397	(242,397)	0.00%
TOTAL EXPENDITURES	-	2,289,725	(2,289,725)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(2,220,377)	(2,220,377)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	8,679,714	8,679,714	0.00%
TOTAL FINANCING SOURCES (USES)	-	8,679,714	8,679,714	0.00%
Net change in fund balance	\$ -	\$ 6,459,337	\$ 6,459,337	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		-		
FUND BALANCE, ENDING		\$ 6,459,337		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		17,772,701		
FUND BALANCE, ENDING		<u>\$ 17,772,701</u>		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
General Long-Term Debt Fund (950)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(1)		
FUND BALANCE, ENDING		<u><u>\$ (1)</u></u>		

SHERWOOD MANOR CDD

Bank Reconciliation

Bank Account No. 9155 TRUIST - GF Operating
Statement No. 07-23
Statement Date 7/31/2023

G/L Balance (LCY)	34,913.45	Statement Balance	37,765.45
G/L Balance	34,913.45	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	37,765.45
Subtotal	34,913.45	Outstanding Checks	2,852.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	34,913.45	Ending Balance	34,913.45
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
6/1/2023	Payment	671	RYAN MOTKO	200.00	200.00	0.00
6/15/2023	Payment	683	NICHOLAS J. DISTER	200.00	200.00	0.00
6/15/2023	Payment	684	RYAN MOTKO	200.00	200.00	0.00
6/29/2023	Payment	687	CORLIN SERVICES LLC	687.15	687.15	0.00
6/29/2023	Payment	688	FIRST CHOICE AQUATIC	822.00	822.00	0.00
6/29/2023	Payment	689	SPEAREM ENTERPRISES	660.00	660.00	0.00
6/29/2023	Payment	690	TECO	6,311.56	6,311.56	0.00
6/29/2023	Payment	691	ZEBRA CLEANING TEAM	365.00	365.00	0.00
7/13/2023	Payment	692	ACTION SECURITY, INC	125.00	125.00	0.00
7/13/2023	Payment	693	BOCC	179.27	179.27	0.00
7/13/2023	Payment	694	CARSON'S LAWN &	8,585.00	8,585.00	0.00
7/13/2023	Payment	695	CHARTER COMMUNICATIONS	182.96	182.96	0.00
7/13/2023	Payment	696	CORLIN SERVICES LLC	100.00	100.00	0.00
7/13/2023	Payment	697	FIRST CHOICE AQUATIC	748.00	748.00	0.00
7/13/2023	Payment	698	INFRAMARK LLC	3,981.15	3,981.15	0.00
7/13/2023	Payment	699	STANTEC CONSULTING SERVICES	547.50	547.50	0.00
7/13/2023	Payment	700	STRALEY ROBIN VERICKER	2,002.50	2,002.50	0.00
7/13/2023	Payment	701	TIMES PUBLISHING COM	1,972.00	1,972.00	0.00
7/13/2023	Payment	702	ZEBRA CLEANING TEAM	1,050.00	1,050.00	0.00
7/21/2023	Payment	DD113	Payment of Invoice 000560	6,322.99	6,322.99	0.00
7/27/2023	Payment	703	ACTION SECURITY, INC	365.00	365.00	0.00
Total Checks				35,607.08	35,607.08	0.00
Deposits						
7/14/2023		JE000120	CK#1073### - Keys	G/L Ac 50.00	50.00	0.00
7/14/2023		JE000121	MO##### - Keys	G/L Ac 25.00	25.00	0.00
7/14/2023		JE000122	CK#1730713##### - Clubhouse	G/L Ac 50.00	50.00	0.00
7/25/2023		JE000155	Tax Revenue/ Debt Service	G/L Ac 62.74	62.74	0.00
Total Deposits				187.74	187.74	0.00

SHERWOOD MANOR CDD
Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
7/27/2023	Payment	704	FIRST CHOICE AQUATIC	822.00	0.00	822.00
7/27/2023	Payment	705	SPEAREM ENTERPRISES	635.00	0.00	635.00
7/27/2023	Payment	706	STRALEY ROBIN VERICKER	1,395.00	0.00	1,395.00
Total Outstanding Checks.....				2,852.00		2,852.00