

**SHERWOOD MANOR
COMMUNITY DEVELOPMENT
DISTRICT**

DECEMBER 07, 2023

AGENDA PACKAGE



2005 PAN AM CIRLE SUITE 300
TAMPA FL, 33607

Sherwood Manor Community Development District

Board of Supervisors

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

Bryan Radcliff, District Manager
 John Vericker, District Counsel
 Tonja Stewart, District Engineer

Regular Meeting Agenda

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

The Regular Meeting of the **Sherwood Manor Community Development District** will be held December 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 Meeting

<https://us06web.zoom.us/j/86992084254?pwd=wPRUYX9TrhybYypbvbmlGNwEvJbTHO.1>

Meeting ID: 869 9208 4254

Passcode: 944104

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

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT

3. BUSINESS ITEMS

A. Acceptance of Financial Report for Fiscal Year Ending September 30, 2022

4. CONSENT AGENDA

A. Approval of Minutes of the November 02, 2023 Regular Meeting

B. Consideration of Operation and Maintenance Expenditures October 2023

C. Acceptance of the Financials and Approval of the Check Register for October 2023

5. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

i. Community Inspections Report

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

*Next regularly scheduled meeting is January 04, 2024 at 2:00 p.m.

Third Order of Business

3A.

**SHERWOOD MANOR
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

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

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Sherwood Manor Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

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

Other Information Included in the Financial Report

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated November 27, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

November 27, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Sherwood Manor Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$3,379,234).
- The change in the District's total net position for the fiscal year ended September 30, 2022 was (\$2,919,853), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balance deficit of (\$30,547), an increase of \$93,916 in comparison with the prior fiscal year. A portion of the fund balance is non-spendable for deposits, restricted for debt service, and the remainder is deficit unassigned fund balance in the general fund and capital projects fund.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

NET POSITION SEPTEMBER 30,		
	2022	2021 (Restated)
Assets, excluding capital assets	\$ 835,870	\$ 703,819
Capital assets, net of depreciation	6,017,631	9,224,257
Total assets	6,853,501	9,928,076
Current liabilities	1,023,809	1,024,933
Long-term liabilities	9,208,926	9,362,524
Total liabilities	10,232,735	10,387,457
Net Position		
Net investment in capital assets	(3,950,014)	(621,452)
Restricted	570,685	437,510
Unrestricted	95	(275,439)
Total net position	\$ (3,379,234)	\$ (459,381)

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

The District's net position decreased during the fiscal year. The majority of the decrease is the result of the conveyance of infrastructure improvements to other entities for ownership during the current year.

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

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2022	2021 (Restated)
Revenues:		
Program revenues		
Charges for services	\$ 717,007	\$ 535,835
Operating grants and contributions	345,223	466,001
Capital grants and contributions	4,426,081	-
General revenues	-	20
Total revenues	5,488,311	1,001,856
Expenses:		
General government	86,385	64,731
Maintenance and operations	371,034	186,720
Parks and recreation	58,737	-
Conveyance of capital assets	7,424,327	-
Interest	467,681	473,865
Total expenses	8,408,164	725,316
Change in net position	(2,919,853)	276,540
Net position - beginning, as previously stated	299,338	-
Developer contributions to be repaid	(758,719)	-
Net position - beginning, as restated	(459,381)	(735,921)
Net position - ending	\$ (3,379,234)	\$ (459,381)

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2022 was \$8,408,164. The costs of the District's activities were funded by program revenues. Program revenues were comprised primarily of assessments and Developer contributions in both the current and prior fiscal years. Program revenues increased in the current fiscal year primarily due to increases in assessments for operations and debt service as well as the recognition of noncash contributions of infrastructure improvements from the Developer. The increase in expenses is primarily the result of the recognition of conveyance of infrastructure improvements to other entities for ownership and depreciation expense.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2022 was amended to increase revenues by \$53,850 and increase appropriations by \$53,850. Actual general fund expenditures for the fiscal year ended September 30, 2022 exceeded appropriations by \$20,221. The over expenditures were funded by Developer contributions.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$6,232,226 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$214,595 has been taken, which resulted in a net book value of \$6,017,631. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2022, the District had \$9,250,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

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

Subsequent to fiscal year end, the District issued \$9,380,000 of Series 2023 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2030 - May 1, 2053 and fixed interest rates ranging from 4.625% to 5.625%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Sherwood Manor Community Development District's Finance Department at 210 N. University Drive, Suite 702, Coral Springs, FL 33071.

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

	Governmental Activities
ASSETS	
Cash	\$ 1,096
Assessments receivable	5,650
Due from Developer	68,462
Deposits	39
Restricted assets:	
Investments	760,623
Capital assets:	
Depreciable, net	6,017,631
Total assets	<u>6,853,501</u>
LIABILITIES	
Accounts payable and accrued liabilities	71,022
Due to Developer	758,719
Accrued interest payable	194,068
Non-current liabilities:	
Due within one year	165,000
Due in more than one year	9,043,926
Total liabilities	<u>10,232,735</u>
NET POSITION	
Net investment in capital assets	(3,950,014)
Restricted for capital projects	1
Restricted for debt service	570,684
Unrestricted	95
Total net position	<u>\$ (3,379,234)</u>

See notes to the financial statements

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 86,385	\$ 86,385	\$ -	\$ -	\$ -
Maintenance and operations	371,034	106,303	113,427	4,426,081	4,274,777
Parks and recreation	58,737	600	-	-	(58,137)
Conveyance of capital assets	7,424,327	-	-	-	(7,424,327)
Interest on long-term debt	467,681	523,719	231,796	-	287,834
Total governmental activities	8,408,164	717,007	345,223	4,426,081	(2,919,853)
					Change in net position (2,919,853)
					Net position - beginning, as restated (459,381)
					Net position - ending <u>\$ (3,379,234)</u>

See notes to the financial statements

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 1,096	\$ -	\$ -	\$ 1,096
Investments	-	760,622	1	760,623
Assessments receivable	1,520	4,130	-	5,650
Due from Developer	68,462	-	-	68,462
Deposits	39	-	-	39
Total assets	<u>\$ 71,117</u>	<u>\$ 764,752</u>	<u>\$ 1</u>	<u>\$ 835,870</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued liabilities	\$ 71,022	\$ -	\$ -	\$ 71,022
Due to Developer	-	-	758,719	758,719
Total liabilities	<u>71,022</u>	<u>-</u>	<u>758,719</u>	<u>829,741</u>
Deferred inflows of resources:				
Unavailable revenue	36,676	-	-	36,676
Total liabilities	<u>36,676</u>	<u>-</u>	<u>-</u>	<u>36,676</u>
Fund balances:				
Nonspendable:				
Deposits	39	-	-	39
Restricted for:				
Debt service	-	764,752	-	764,752
Unassigned	(36,620)	-	(758,718)	(795,338)
Total fund balances	<u>(36,581)</u>	<u>764,752</u>	<u>(758,718)</u>	<u>(30,547)</u>
 Total liabilities and fund balances	 <u>\$ 71,117</u>	 <u>\$ 764,752</u>	 <u>\$ 1</u>	 <u>\$ 835,870</u>

See notes to the financial statements

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

Total fund balances - governmental funds \$ (30,547)

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

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

Cost of capital assets	6,232,226	
Accumulated depreciation	<u>(214,595)</u>	6,017,631

Assets that are not available to pay for current-period expenditures are deferred in the fund statements.	36,676
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Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(194,068)	
Original issue discount	41,074	
Bonds payable	<u>(9,250,000)</u>	(9,402,994)
Net position of governmental activities		<u><u>\$ (3,379,234)</u></u>

See notes to the financial statements

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 192,688	\$ 523,719	\$ -	\$ 716,407
Developer contributions	76,751	231,760	-	308,511
Interest income	-	36	-	36
Miscellaneous income	600	-	-	600
Total revenues	<u>270,039</u>	<u>755,515</u>	<u>-</u>	<u>1,025,554</u>
EXPENDITURES				
Current:				
General government	86,385	-	-	86,385
Maintenance and operations	220,330	-	-	220,330
Debt Service:				
Principal	-	155,000	-	155,000
Interest	-	468,862	-	468,862
Capital outlay	-	-	1,061	1,061
Total expenditures	<u>306,715</u>	<u>623,862</u>	<u>1,061</u>	<u>931,638</u>
Excess (deficiency) of revenues over (under) expenditures	(36,676)	131,653	(1,061)	93,916
Fund balances - beginning, as restated	<u>95</u>	<u>633,099</u>	<u>(757,657)</u>	<u>(124,463)</u>
Fund balances - ending	<u>\$ (36,581)</u>	<u>\$ 764,752</u>	<u>\$ (758,718)</u>	<u>\$ (30,547)</u>

See notes to the financial statements

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$ 93,916
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.	1,061
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	155,000
Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(209,441)
The statement of activities reports noncash contributions as revenues, but these revenues are not reported in the governmental fund financial statements.	4,426,081
Revenues in the statement of activities that do not provide current financial resources are deferred and not reported as revenues in the fund financial statements.	36,676
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:	
Amortization of original issue discount/premium	(1,402)
Conveyance of capital assets	(7,424,327)
Change in accrued interest	2,583
Change in net position of governmental activities	<u>\$ (2,919,853)</u>

See notes to the financial statements

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

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2022, all of the Board members are affiliated with SM-Ruskin Development, LLC, the Developer.

The Board has the final responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

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

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

Capital Projects Fund

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

Deposits and Investments

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

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

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

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

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

Inventories and Prepaid Items

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

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

Capital Assets

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

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

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

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

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

Other Disclosures

Use of Estimates

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

Prior Period Restatement

In the prior fiscal year, the District recognized \$758,719 of capital asset contributions for the amenity center from the Developer. Subsequent to the end of the current fiscal year, the Developer was reimbursed these amounts from the Series 2023 Bond proceeds. As a result the financial statements were restated as follows:

	Governmental Activities	Fund Balance - Capital Projects Fund
Beginning fund balance/net position, as previously stated	\$ 299,338	\$ 1,062
Developer contributions to be repaid	(758,719)	(758,719)
Beginning fund balance/net position, as restated	\$ (459,381)	\$ (757,657)

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

Investments

The District's investments were held as follows at September 30, 2022:

	Amortized cost	Credit Risk	Maturities
US Bank Mmkt 5 - Ct	\$ 760,623	N/A	Not available
Total Investments	<u>\$ 760,623</u>		

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

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

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

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

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

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

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

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

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

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 7,451,781	\$ 4,427,142	\$ 11,878,923	\$ -
Total capital assets, not being depreciated	7,451,781	4,427,142	11,878,923	-
Capital assets, being depreciated				
Improvements - stormwater management	-	4,049,633	-	4,049,633
Improvements - amenity	1,762,109	-	-	1,762,109
Improvements - landscape & hardscape	-	404,963	-	404,963
Equipment - security	15,521	-	-	15,521
Total capital assets, being depreciated	1,777,630	4,454,596	-	6,232,226
Less accumulated depreciation for:				
Improvements - stormwater management	-	134,988	-	134,988
Improvements - amenity	4,895	58,737	-	63,632
Improvements - landscape & hardscape	-	13,499	-	13,499
Equipment - security	259	2,217	-	2,476
Total accumulated depreciation	5,154	209,441	-	214,595
Total capital assets, being depreciated, net	1,772,476	4,245,155	-	6,017,631
Governmental activities capital assets, net	\$ 9,224,257	\$ 8,672,297	\$ 11,878,923	\$ 6,017,631

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$19,470,000 and will be developed in phases. The infrastructure will include roadways, potable water and wastewater systems, storm water management systems, amenity center, and landscape and hardscape improvements. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, the roadways, potable water and wastewater systems are to be conveyed to others for ownership and maintenance responsibilities.

Phase 1, Phase 2, and Phase 3 comprise Assessment Area One. The Series 2018 Bonds will pay for a portion of the Assessment Area One project. The remainder is expected to be funded by the Developer. Phase 4 and Phase 5 comprise Assessment Area Two. Subsequent to fiscal year end, the District issued Series 2023 Bonds in order to fund a portion of the Assessment Area Two project, as disclosed in Note 11. The remainder is expected to be funded by the Developer.

The Developer is managing the construction project including funding the costs of the project subject to repayment by the District. In fiscal year 2018 the District reimbursed the Developer \$1,543,789 for costs of the partially completed project. In the 2019 fiscal year, the District reimbursed the Developer \$4,483,611 for costs of the partially completed project. In 2020, the District reimbursed the Developer \$537,484 for costs of the partially completed project. In the current fiscal year, the District reimbursed the Developer \$1,061 for costs of the partially completed project. The Assessment Area One project was completed during the current fiscal year. The District recognized Developer contributions of \$4,426,081 and conveyance expense of \$7,424,327 in conjunction with the completion of the Assessment Area One project.

At September 30, 2020, the balance in the general construction trust account was substantially depleted. As a result, the Developer funded capital costs of \$297,956 in 2020, of which \$51,815 was reported as unavailable revenues in 2020 and recognized in revenues in the capital projects fund in the 2021 fiscal year. In addition, Developer contribution of \$758,719 in amenity capital assets was recognized as revenues in the 2021 fiscal year. This amount was repaid to the Developer subsequent to the end of the current fiscal year from the Series 2023 Bond proceeds. As a result, \$758,719 is reported as a liability to the Developer at September 30, 2022.

NOTE 5 – CAPITAL ASSETS (Continued)

Depreciation expense was charged to function/programs as follows:

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

NOTE 6 – LONG-TERM LIABILITIES**Series 2018**

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

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

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2018	\$ 9,405,000	\$ -	\$ 155,000	\$ 9,250,000	\$ 165,000
Less Bond discount	42,476	-	1,402	41,074	-
Total	<u>\$ 9,362,524</u>	<u>\$ -</u>	<u>\$ 153,598</u>	<u>\$ 9,208,926</u>	<u>\$ 165,000</u>

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 165,000	\$ 462,463	\$ 627,463
2024	170,000	455,763	625,763
2025	175,000	448,316	623,316
2026	185,000	439,991	624,991
2027	195,000	431,203	626,203
2028-2032	1,110,000	2,007,997	3,117,997
2033-2037	1,410,000	1,698,375	3,108,375
2038-2042	1,805,000	1,298,006	3,103,006
2043-2047	2,325,000	766,369	3,091,369
2048-2050	1,710,000	137,813	1,847,813
Total	<u>\$ 9,250,000</u>	<u>\$ 8,146,296</u>	<u>\$ 17,396,296</u>

NOTE 7 – DEVELOPER TRANSACTIONS

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

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$76,751, of which \$31,786 was a receivable on September 30, 2022. At September 30, 2022, the District also reported an additional receivable and unavailable revenues of \$36,676.

The Developer has also agreed to fund the debt service on the Bonds which is not paid through special or prepaid assessments. During the current fiscal year, the Developer provided \$231,760 to the debt service fund.

NOTE 8 – CONCENTRATION

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

NOTE 9 – MANAGEMENT COMPANY

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

NOTE 10 – RISK MANAGEMENT

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

NOTE 11 – SUBSEQUENT EVENTS

Bond Issuance

Subsequent to fiscal year end, the District issued \$9,380,000 of Series 2023 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2030 - May 1, 2053 and fixed interest rates ranging from 4.625% to 5.625%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

Developer Transactions

Subsequent to fiscal year end, the District paid the Developer \$1,856,128 for project costs related to the Assessment Area Two project using proceeds from the Series 2023 Bonds.

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget - Positive (Negative)
REVENUES				
Assessments	\$ 232,644	\$ 232,644	\$ 192,688	\$ (39,956)
Developer contributions	-	53,850	76,751	22,901
Miscellaneous revenue	-	-	600	600
Total revenues	232,644	286,494	270,039	(16,455)
EXPENDITURES				
Current:				
General government	66,088	87,973	86,385	1,588
Maintenance and operations	166,556	198,521	220,330	(21,809)
Total expenditures	232,644	286,494	306,715	(20,221)
Excess (deficiency) of revenues over (under) expenditures	\$ -	\$ -	(36,676)	\$ (36,676)
Fund balance - beginning			95	
Fund balance - ending			\$ (36,581)	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2022 was amended to increase revenues by \$53,850 and increase appropriations by \$53,850. Actual general fund expenditures for the fiscal year ended September 30, 2022 exceeded appropriations by \$20,221. The over expenditures were funded by Developer contributions.

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	None
Number of independent contractors compensated in September 2022	None
Employee compensation for FYE 9/30/2022 (paid/accrued)	\$0.00
Independent contractor compensation for FYE 9/30/2022	\$0.00
Construction projects to begin on or after October 1; (>\$65K)	N/A
Budget variance report	See page 22 of annual financial report
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2022	Not applicable
Ad valorem taxes collected FYE 9/30/2022	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Operations and maintenance: SF 50' - \$574.76 SF 60' - \$689.72 Debt service: SF 50' - \$1,561.85 SF 60' - \$1,874.23
Special assessments collected FYE 9/30/2022	\$716,407
Outstanding Bonds:	
Series 2018, due November 1, 2049	see Note 6 for details



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Sherwood Manor Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated November 27, 2023.

Report on Internal Control Over Financial Reporting

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

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider finding 2022-01 to be a significant deficiency.

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

Report on Compliance and Other Matters

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

We noted a matter that we reported to management of the District in a separate letter dated November 27, 2023.

The District's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the District's response to the findings identified in our audit and described in the accompanying Management Letter. The District's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

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

November 27, 2023



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

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

We have examined Sherwood Manor Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida for the fiscal year ended September 30, 2022. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

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

November 27, 2023



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
 Boca Raton, Florida 33431
 (561) 994-9299 • (800) 299-4728
 Fax (561) 994-5823
 www.graucpa.com

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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Sherwood Manor Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated November 27, 2023.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated November 27, 2023, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

November 27, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

Significant Deficiency

2022-01 Internal Controls Over Expenditures, including Management Contract:

Observation: During the audit it was noted, that the District duplicated the recording of multiple expenditures. The errors were not identified and corrected by management in a timely manner. During the audit it was also noted that the District was charged for certain field services by the management company. This additional charge was not included in the management contract nor approved by the Board.

Recommendation: The District should implement appropriate internal control policies and procedures to ensure expenditures are accurately recorded with no duplication. Furthermore, all additional charges outside the scope of the management contract must be approved by the Board prior to being incurred. Approval can be via motion in the minutes or an amendment to the current contract.

Management Response: Management will implement internal controls and procedures to eliminate duplication of expenditures in a timely manner. Management will ensure that Board approval is documented in the minutes prior to incurring additional charges.

Other Findings

2022-02 Budget:

Observation: Actual expenditures exceeded appropriations in the general fund for the fiscal year ended September 30, 2022.

Recommendation: The District should amend the budget during the fiscal year or within statutory guidelines to ensure that all expenditures are properly budgeted.

Reference Numbers for Prior Year Findings: 2021-01, 2020-01, 2019-01

Management Response: Management will ensure that amended budgets are prepared when expenditures exceed budgeted amounts in accordance with statutes.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

2021-01, 2020-01, 2019-01 Budget:

Current Status: Matter has not been resolved. See finding 2022-02.

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021, except as noted above.

REPORT TO MANAGEMENT (Continued)

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022, except as noted above.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022, except as noted above.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

Fourth Order of Business

4A

**MINUTES OF MEETING
SHERWOOD MANOR
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Sherwood Manor Community Development District was held on Thursday, November 2, 2023, and called to order at 3:53 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson
Alberto Viera	Assistant Secretary
Ryan Motko	Assistant Secretary
Kyle Smith	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager
Angie Grunwald	District Manager
John Vericker	District Counsel
Kathryn Hopkins	District Counsel

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

CALL TO ORDER/ROLL CALL

Mr. Radcliff called the meeting to order, and a quorum was established.

FIRST ORDER OF BUSINESS

Public Comment

There being no residents present, the next order of business followed.

SECOND ORDER OF BUSINESS

Business Items

- Mr. Radcliff, a certified Notary Public for the State of Florida, administered the Oath of Office to Mr. Kyle Smith, a copy of which will be part of the public record.

A. Discussion on Website Requirements

- Mr. Radcliff updated the Board on recent CDD website requirements from District Counsel.

B. Consideration of Fountain Repair Proposal

- The Board reviewed a fountain repair proposal from *Charles Aquatics*.
- The Board agreed to table any repair proposals until the first of the calendar year.

C. General Matters of the District

There being none, the next order of business followed.

November 2, 2023

SHERWOOD MANOR CDD

THIRD ORDER OF BUSINESS **Consent Agenda**
A. Approval of Minutes of the September 07, 2023 Regular Meeting
B. Consideration of Operation and Maintenance Expenditures August-September 2023
C. Acceptance of the Financials and Approval of the Check Register for September 2023

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

FOURTH ORDER OF BUSINESS **Staff Reports**

FIFTH ORDER OF BUSINESS **District Counsel**

SIXTH ORDER OF BUSINESS **District Engineer**

SEVENTH ORDER OF BUSINESS **District Manager**
i. Community Inspections Report

There being no reports, the next order of business followed.

EIGHTH ORDER OF BUSINESS **Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor, the meeting was adjourned at 3:55 p.m. 5-0

 Brian Radcliff
 District Manager

 Chairperson/Vice Chairperson

4B

October 2023 Meeting

SHERWOOD MANOR CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
ACTION SECURITY, INC	24181	\$125.00		AMENITY SERVICE - OCTOBER 2023
CARSONS LAWN &	7900	\$8,635.00		LAWN CARE MAINT. - OCTOBER 2023
CHARTER COMMUNICATIONS	2458267090123	\$182.96		INTERNET SERVICE - SEPTEMBER 2023
CHARTER COMMUNICATIONS	2458267100123	\$191.91	\$374.87	INTERNET SERVICE - OCTOBER 2023
FIRST CHOICE AQUATIC	89009	\$748.00		WATERWAY - 5 WATERWAYS - OCTOBER 2023
ZEBRA CLEANING TEAM	6525	\$1,050.00		COMMERCIAL POOL SERVICE - OCTOBER 2023
Monthly Contract Subtotal		\$10,932.87		
Variable Contract				
STRALEY ROBIN VERICKER	23603	\$3,339.95		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 09/15/23
Variable Contract Subtotal		\$3,339.95		
Utilities				
BOCC	8726963466 092923	\$670.07		WATER SERVICE - 08/28/23-09/27/23
TECO	6005 100523 ACH	\$6,318.58		ELECTRICITY BULK BILLING
Utilities Subtotal		\$6,988.65		
Regular Services				
ADA SITE COMPLIANCE	3017	\$750.00		COMPLIANCE
EGIS INSURANCE	20185	\$21,580.00		POLICY RENEWAL EFFECTIVE 10/01/23
FLORIDA DEPARTMENT OF	DEO 100223 ACH	\$175.00		FY 24 SPECIAL DISTRICT FEE
GRAU AND ASSOCIATES	24767	\$4,600.00		AUDIT FYE 09/30/2022
SHERWOOD MANOR CDD	101923-1	\$119,770.10		SERIES 2018 FY24 DS EPG
SHERWOOD MANOR CDD	101923-2	\$128,341.96	\$248,112.06	SERIES 2023 FY24 EPG
SPEAREM ENTERPRISES	5879	\$635.00		LABOR - 09/16/23-10/16/23 - DOG STATIONS
SPEAREM ENTERPRISES	5890	\$180.00	\$815.00	4 NEW SOAP DISPENSERS
Regular Services Subtotal		\$276,032.06		
Additional Services				
CORLIN SERVICES LLC	0000095	\$241.00		GATE REPAIR - DOG PARK
Additional Services Subtotal		\$241.00		
TOTAL		\$297,534.53		

SHERWOOD MANOR CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary

ACTION SECURITY, INC.
 1505 MANOR RD
 ENGLEWOOD, FL 34223
 Sales@ActionSecurityFL.com

Invoice


BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
24181	10/01/2023	\$125.00	10/01/2023	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Service Monthly billing for Service Agreement at Sherwood Manor Amenity Center as approved by customer. Includes database management.	1	125.00	125.00

Contact ACTION SECURITY, INC. to pay this invoice.
 FL Contractor ES12001404

BALANCE DUE

\$125.00

Thank you, we appreciate your business!



September 1, 2023
 Invoice Number: 2458267090123
 Account Number: **8337 12 028 2458267**
 Security Code: **4957**
 Service At: 1801 12TH ST SE
 RUSKIN FL 33570

Contact Us

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

Summary Service from 09/01/23 through 09/30/23 details on following pages

Previous Balance	182.96
Payments Received -Thank You!	-182.96
Remaining Balance	\$0.00
Spectrum Business™ Internet	152.97
Spectrum Business™ Voice	29.99
Current Charges	\$182.96
Total Due by 09/18/23	\$182.96

NEWS AND INFORMATION

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



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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8337 1200 NO RP 01 09022023 NNNNNYNN 01 006376 0022

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

Received
SEP 07 2023

September 1, 2023
SHERWOOD MANOR CDD
 Invoice Number: 2458267090123
 Account Number: 8337 12 028 2458267
 Service At: 1801 12TH ST SE
 RUSKIN FL 33570

Total Due by 09/18/23	\$182.96
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833712028245826700182964



October 1, 2023
 Invoice Number: 2458267100123
 Account Number: 8337 12 028 2458267
 Security Code: 4957
 Service At: 1801 12TH ST SE
 RUSKIN FL 33570

NEWS AND INFORMATION

Contact Us

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

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.

Summary Service from 10/01/23 through 10/31/23 details on following pages

Previous Balance	182.96
Payments Received	0.00
Past Due Balance - Due Now	\$182.96
Spectrum Business™ Internet	152.97
Spectrum Business™ Voice	29.99
One-Time Charges	8.95
Current Charges Due By 10/18/23	\$191.91
Total Due	\$374.87

ACTION REQUIRED: ACCOUNT STATUS DELINQUENT

Your account is now in a delinquent status. The total delinquent amount is due immediately and must be paid to avoid collections activity including, potential service suspension. If you resume service after disconnection due to nonpayment, your past due balance, along with first month of service and a reconnection fee will be required.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8337 1200 NO RP 01 10022023 NNNNNYNN 01 007085 0029

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

Received

OCT 10 2023

October 1, 2023

SHERWOOD MANOR CDD

Invoice Number: 2458267100123
 Account Number: 8337 12 028 2458267
 Service At: 1801 12TH ST SE
 RUSKIN FL 33570

Total Due

Amount you are enclosing

\$

\$374.87

Please Remit Payment To:

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833712028245826700374876

Page 2 of 6

October 1, 2023



Invoice Number: 2458267100123
 Account Number: 8337 12 028 2458267
 Security Code: 4957

Contact Us

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

8337 1200 NO RP 01 10022023 NNNNNYNN 01 007085 0029

Charge Details

Previous Balance	182.96
Past Due Balance - Due Now	\$182.96

Payments received after 10/01/23 will appear on your next bill.

Service from 10/01/23 through 10/31/23

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
---------------------------------------	----------------

One-Time Charges

Late Fee	10/01	8.95
One-Time Charges Total		\$8.95

Current Charges Due By 10/18/23	\$191.91
Total Due	\$374.87

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 \$1.53, Florida CST \$3.17, Sales Tax \$0.03, TRS Surcharge \$0.09.

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**.

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

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

Date	Invoice #
9/30/2023	89009

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	10/30/2023

Description	Amount
Monthly waterway service for 5 waterways	556.00
Monthly shoreline grass and brush control for 1 ditch - Completed 8/23	192.00

Thank you for your business.

Total	\$748.00
Payments/Credits	\$0.00
Balance Due	\$748.00

Lake & Wetland Customer Service Report

Date: 09/11/2023 Time: 04:15 PM

Customer Signature: _____

[illegible]

WEATHER

☐ < 1' ☒ None ☒ ATV ☐ Boat ☐ Carp observed ☐ High ☒ Clear
☒ 1-2' ☐ Slight ☐ Airboat ☐ Truck ☐ Barrier Inspected ☐ Normal ☐ Cloudy
☐ 2-4' ☐ Visible ☐ Backpack ☒ 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 ☐ _____





P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		9/29/2023			
Quantity	Item Code	Description			Price Each	Amount
	Commerical Pool S...	Commercial Pool Service October			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

October 04, 2023

Client: 001497

Matter: 000001

Invoice #: 23603

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
8/16/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$150.00
8/17/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	1.6	\$600.00
8/17/2023	MB	PREPARATION FOR AND ATTENDANCE AT DISTRICT BOARD MEETING.	0.6	\$195.00
8/22/2023	WAS	DRAFT SPECIAL WARRANTY DEED TO DISTRICT FOR BROOKSIDE PHASES 5A, 5B AND 5C.	1.7	\$552.50
8/23/2023	WAS	COMMUNICATIONS REGARDING DEVELOPER ENTITY NAME FOR SPECIAL WARRANTY DEED.	0.2	\$65.00
8/24/2023	WAS	REVIEW AND REVISE SPECIAL WARRANTY DEED FOR PHASES 5A, 5B, 5C.	0.8	\$260.00
8/31/2023	MS	RECEIVE, REVIEW AND PROCESS SPECIAL WARRANTY DEED THROUGH THE HILLSBOROUGH COUNTY E-RECORDING SYSTEM.	0.4	\$70.00
8/31/2023	MB	REVIEW CORRESPONDENCE FROM DISTRICT MANAGER; ANALYZE DISTRICT WEBSITE; ANALYZE DISTRICT PROPERTY RECORDS; PREPARE DISTRICT EASEMENT POLICY; PREPARE DISTRICT EASEMENT TEMPLATES; PREPARE DISTRICT RESOLUTION REGARDING DISTRICT EASEMENT POLICY.	0.9	\$292.50
9/1/2023	WAS	SUBMIT SPECIAL WARRANTY DEED TO COUNTY FOR RECORDING, REVIEW CORRESPONDENCE FROM FILING SYSTEM REGARDING SAME.	0.1	\$32.50
9/3/2023	JMV	REVIEW COMMUNICATION FROM L. POPELKA; PREPARE FUNDING AGREEMENT.	0.9	\$337.50

October 04, 2023

Client: 001497

Matter: 000001

Invoice #: 23603

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
9/5/2023	MB	REVIEW CORRESPONDENCE FROM DISTRICT MANAGER; ANALYZE FILE CORRESPONDENCE; EVALUATE EASEMENT ENCROACHMENT PACKAGE; CORRESPONDENCE TO DISTRICT MANAGER REGARDING EASEMENT ENCROACHMENT PACKAGE.	0.2	\$65.00
9/6/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$150.00
9/7/2023	MB	PREPARATION FOR AND ATTENDANCE AT DISTRICT BOARD MEETING.	0.3	\$97.50
9/11/2023	TJR	REVIEW COMMUNICATION FROM K. SMITH RE BROOKSIDE 4B4C PLAT REVIEW; ANALYZE PLAT AND RELATED DOCUMENTS RECEIVED; CONTACT K. SMITH ET AL RE CHANGE TO DECLARATION.	0.9	\$337.50
Total Professional Services			9.4	\$3,205.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
9/5/2023	Simplefile E-Recording- Filing Fee- Filing fees	\$134.95
Total Disbursements		\$134.95

Total Services	\$3,205.00
Total Disbursements	\$134.95
Total Current Charges	\$3,339.95
Previous Balance	\$2,975.00
PAY THIS AMOUNT	\$6,314.95

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
23465	August 28, 2023	\$2,975.00	\$0.00	\$0.00	\$0.00	\$6,314.95
Total Remaining Balance Due						\$6,314.95

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$3,339.95	\$2,975.00	\$0.00	\$0.00



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHERWOOD MANOR CDD	8726963466	09/29/2023	10/20/2023

Service Address: 1801 12TH ST SE

S-Page 1 of 1

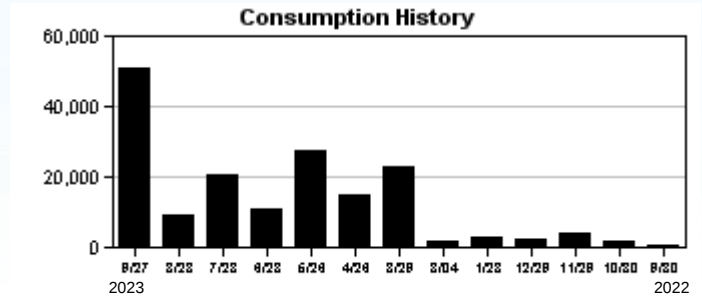
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54676394	08/28/2023	3861	09/27/2023	4369	50800 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$153.42
Water Base Charge	\$18.34
Water Usage Charge	\$158.61
Sewer Base Charge	\$44.35
Sewer Usage Charge	\$290.07

Summary of Account Charges

Previous Balance	\$157.93
Net Payments - Thank You	\$-157.93
Total Account Charges	\$670.07
AMOUNT DUE	\$670.07



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

1,864 8

DUE DATE	10/20/2023
AMOUNT DUE	\$670.07
AMOUNT PAID	

0087269634660 00000670075



**SHERWOOD MANOR COMMUNITY
DEVELOPMENT DISTRICT**

2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

Statement Date: October 05, 2023

Amount Due: \$6,318.58

Due Date: October 19, 2023

Account #: 321000026005

DO NOT PAY. Your account will be drafted on October 19, 2023

Account Summary

Previous Amount Due	\$5,962.54
Payment(s) Received Since Last Statement	-\$5,962.54
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$6,318.58

Amount Due by October 19, 2023 \$6,318.58

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

**7,174
KWH**



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

**2,223
KWH**



Scan here to interact
with your bill online.

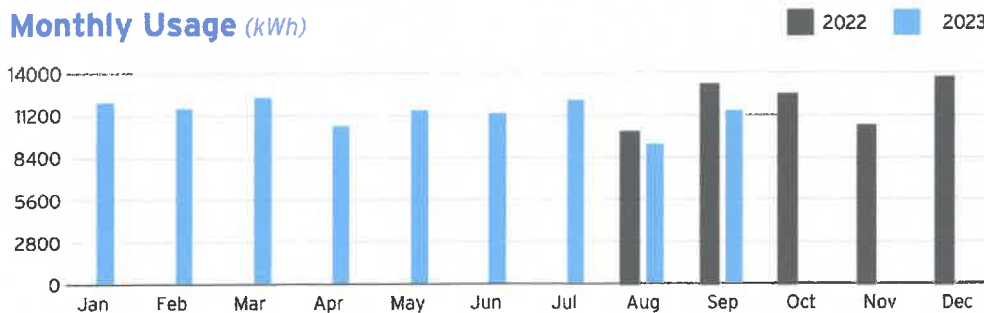


**DOWNED IS
DANGEROUS!**

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

Visit TampaElectric.com/Safety
for more safety tips.

Monthly Usage (kWh)



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

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



Account #: 321000026005

Due Date: October 19, 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.

Received
OCT 11 2023

Amount Due: \$6,318.58

Payment Amount: \$ _____

700125003171

Your account will be
drafted on October 19, 2023

00000012 FTECO510052322233610 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.

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	08/28/2023	71,685		69,462		2,223 kWh	1	32 Days	\$369.28
									▲ 7.0%

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	08/28/2023	1,137		1,137		0 kWh	1	32 Days	\$24.62

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	08/28/2023	72,891		71,415		1,476 kWh	1	32 Days	\$253.46
									▼ 20.5%

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	08/28/2023	191		188		3 kWh	1	32 Days	\$25.08
									▲ 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	08/28/2023	12,410		11,795		615 kWh	1	32 Days	\$119.98
									☒ 79.3%

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	08/28/2023	23,378		16,204		7,174 kWh	1	32 Days	\$1,136.92
									☒ 43.6%

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

Sub-Account Number: 221008023634

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000580299	08/28/2023	241		236		5 kWh	1	32 Days	\$25.38
									☐ 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	08/28/2023	243		238		5 kWh	1	32 Days	\$25.38
									☒ 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

Total Current Month's Charges

\$6,318.58

00000012-00000064-Page 3 of 14





Sub-Account #: 211019020679
Statement Date: 10/02/2023

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

Meter Read

Meter Location: FOUNTAIN

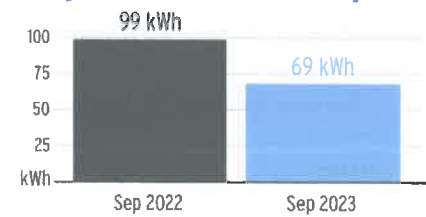
Service Period: 07/28/2023 - 08/28/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000598798	08/28/2023	71,685		69,462		2,223 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	2,223 kWh @ \$0.07990/kWh	\$177.62
Fuel Charge	2,223 kWh @ \$0.05239/kWh	\$116.46
Storm Protection Charge	2,223 kWh @ \$0.00400/kWh	\$8.89
Clean Energy Transition Mechanism	2,223 kWh @ \$0.00427/kWh	\$9.49
Storm Surcharge	2,223 kWh @ \$0.01061/kWh	\$23.59
Florida Gross Receipt Tax		\$9.23

Electric Service Cost

\$369.28

Current Month's Electric Charges

\$369.28

Billing information continues on next page →



Sub-Account #: 211019020687
Statement Date: 10/02/2023

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

Meter Read

Meter Location: FOUNTAIN

Service Period: 07/28/2023 - 08/28/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000558717	08/28/2023	1,137		1,137		0 kWh	1	32 Days

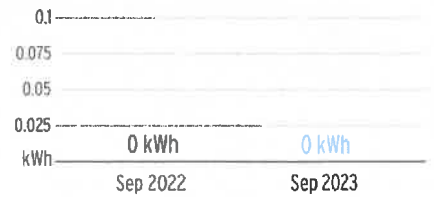
Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
	Florida Gross Receipt Tax		\$0.62
	Electric Service Cost		\$24.62

Current Month's Electric Charges **\$24.62**

Billing information continues on next page →

Avg kWh Used Per Day





Sub-Account #: 211019020695
Statement Date: 10/02/2023

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

Meter Read

Meter Location: FOUNTAIN

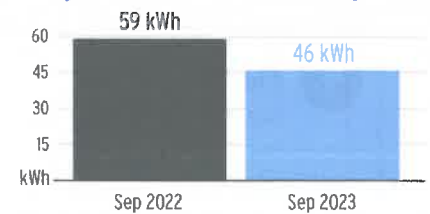
Service Period: 07/28/2023 - 08/28/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000558720	08/28/2023	72,891		71,415		1,476 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	1,476 kWh @ \$0.07990/kWh	\$117.93
Fuel Charge	1,476 kWh @ \$0.05239/kWh	\$77.33
Storm Protection Charge	1,476 kWh @ \$0.00400/kWh	\$5.90
Clean Energy Transition Mechanism	1,476 kWh @ \$0.00427/kWh	\$6.30
Storm Surcharge	1,476 kWh @ \$0.01061/kWh	\$15.66
Florida Gross Receipt Tax		\$6.34

Electric Service Cost

\$253.46

Current Month's Electric Charges

\$253.46

Billing information continues on next page →



Sub-Account #: 211019915753
Statement Date: 10/02/2023

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

Meter Read

Meter Location: ENTRY SIGN

Service Period: 07/28/2023 - 08/28/2023

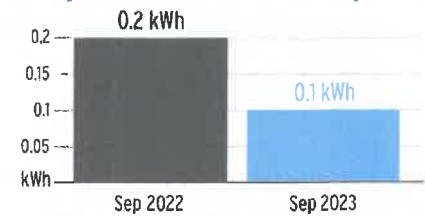
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580300	08/28/2023	191	188		3 kWh	1	32 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000		\$24.00
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			\$0.63
Electric Service Cost			\$25.08

Avg kWh Used Per Day



Current Month's Electric Charges

\$25.08

Billing information continues on next page →





Sub-Account #: 211020006345
Statement Date: 10/02/2023

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

Meter Read

Meter Location: MAIL KIOSK

Service Period: 07/28/2023 - 08/28/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000835803	08/28/2023	12,410	11,795	615 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	615 kWh @ \$0.07990/kWh	\$49.14
Fuel Charge	615 kWh @ \$0.05239/kWh	\$32.22
Storm Protection Charge	615 kWh @ \$0.00400/kWh	\$2.46
Clean Energy Transition Mechanism	615 kWh @ \$0.00427/kWh	\$2.63
Storm Surcharge	615 kWh @ \$0.01061/kWh	\$6.53
Florida Gross Receipt Tax		\$3.00

Electric Service Cost

\$119.98

Current Month's Electric Charges

\$119.98

Billing information continues on next page →



Sub-Account #: 211020923705
Statement Date: 10/02/2023

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

Meter Read

Service Period: 07/28/2023 - 08/28/2023

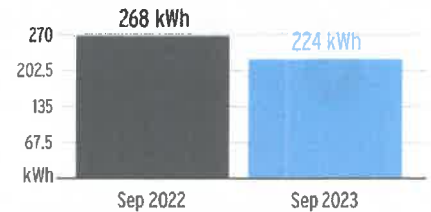
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000597942	08/28/2023	23,378		16,204		7,174 kWh	1	32 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000		\$24.00
Energy Charge	7,174 kWh @ \$0.07990/kWh		\$573.20
Fuel Charge	7,174 kWh @ \$0.05239/kWh		\$375.85
Storm Protection Charge	7,174 kWh @ \$0.00400/kWh		\$28.70
Clean Energy Transition Mechanism	7,174 kWh @ \$0.00427/kWh		\$30.63
Storm Surcharge	7,174 kWh @ \$0.01061/kWh		\$76.12
Florida Gross Receipt Tax			\$28.42
Electric Service Cost			\$1,136.92

Avg kWh Used Per Day



Current Month's Electric Charges

\$1,136.92

Billing information continues on next page →





Sub-Account #: 221008023634
Statement Date: 10/02/2023

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

Meter Read

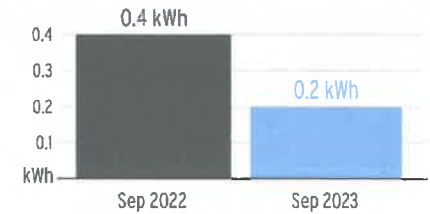
Service Period: 07/28/2023 - 08/28/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580299	08/28/2023	241	236		5 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
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		\$0.63

Electric Service Cost **\$25.38**

Current Month's Electric Charges

\$25.38

Billing information continues on next page →



Sub-Account #: 221008023642
Statement Date: 10/02/2023

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

Meter Read

Meter Location: SIGN

Service Period: 07/28/2023 - 08/28/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580298	08/28/2023	243	238		5 kWh	1	32 Days

Charge Details



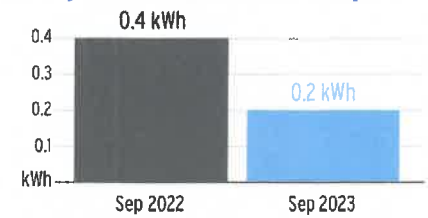
Electric Charges

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
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		\$0.63

Electric Service Cost

\$25.38

Avg kWh Used Per Day



Current Month's Electric Charges

\$25.38

Billing information continues on next page →





Sub-Account #: 221008101729
Statement Date: 10/02/2023

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

Service Period: 07/28/2023 - 08/28/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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



Sub-Account #: 221008143911

Statement Date: 10/02/2023

Service Address: 9TH ST SE AND 16TH AVE SE PH1-3, LIGHTS, RUSKIN, FL 33570**Service Period:** 07/28/2023 - 08/28/2023**Rate Schedule:** Lighting Service**Charge Details****Electric Charges****Lighting Service Items LS-1 (Bright Choices) for 32 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****Total Current Month's Charges****\$6,318.58**

00000012-0000069-Page 13 of 14



ADA Site Compliance

6400 Boynton Beach Blvd 742721

Boynton Beach, FL 33474

accounting@adasitecompliance.com

**Invoice****BILL TO**

Sherwood Manor CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
3017	10/26/2023	\$750.00	11/09/2023	14	

DESCRIPTION	QTY/HRS	RATE	AMOUNT
Technological Auditing, Compliance Shield, Customized Accessibility Policy, and Consulting with Accessibility and Compliance Experts	1	750.00	750.00

BALANCE DUE

\$750.00

INVOICE



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

Customer	Sherwood Manor Community Development District
Acct #	799
Date	09/25/2023
Customer Service	Charisse Bitner
Page	1 of 1

Payment Information	
Invoice Summary	\$ 21,580.00
Payment Amount	
Payment for:	Invoice#20185
100123338	

Thank You

Please detach and return with payment



Customer: Sherwood Manor Community Development District

Invoice	Effective	Transaction	Description	Amount
20185	10/01/2023	Renew policy	Policy #100123338 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 9/25/2023	21,580.00
				Total
				\$ 21,580.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
 Atlanta, GA 30374-8555

sclimer@egisadvisors.com

09/25/2023

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				Invoice No: 89269
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

001517

Sherwood Manor Community Development District

Mr. Brian K. Lamb

2005 Pan Am Circle, Suite 300

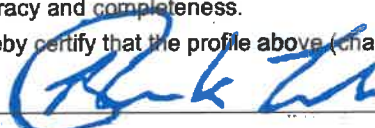
Tampa, Florida 33607



- | | |
|--------------------------------|----------------------------------|
| 2. Telephone: | 813-397-5120 Ext: |
| 3. Fax: | 813-873-7070 |
| 4. Email: | brian.lamb@inframark.com |
| 5. Status: | Independent |
| 6. Governing Body: | Elected |
| 7. Website Address: | sherwoodmanorcdd.com |
| 8. County(ies): | Hillsborough |
| 9. Special Purpose(s): | Community Development |
| 10. Boundary Map on File: | 08/12/2022 |
| 11. Creation Document on File: | 02/14/2018 |
| 12. Date Established: | 02/14/2018 |
| 13. Creation Method: | Local Ordinance |
| 14. Local Governing Authority: | Hillsborough County |
| 15. Creation Document(s): | County Ordinances 18-7 and 22-22 |
| 16. Statutory Authority: | Chapter 190, Florida Statutes |
| 17. Authority to Issue Bonds: | Yes |
| 18. Revenue Source(s): | Assessments |

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  Date 10/30/23

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

CHECK REQUEST FORM
Sherwood Manor

Date:	10/20/2023
Invoice#:	101923-1
Vendor#:	V00035
Vendor Name:	Sherwood Manor
Pay From:	Truist Acct# 9115
Description:	Series 2018 - FY 24 DS EPG
Code to:	200.103200.1000
Amount:	\$119,770.10
Requested By:	10/20/2023 Teresa Farlow

SHERWOOD MANOR
DISTRICT CHECK REQUEST

Today's Date 10/19/2023

Check Amount S2018 \$119,770.10

Check Amount S2023 \$128,341.96

Payable To Sherwood Manor

Check Description Series 2018 - FY 24 DS EPG & Series 2023 FY 24 EPG

Special Instructions Do not mail. Please give to Eric

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

Authorization

DM			
Fund	<u>001</u>		
G/L	<u>20702</u>		
Object Code			
Chk	#	Date	

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Date: 10/19/2023
 To: Teresa
 From: Eric
 RE: Off-Roll: Deposit to O&M Account_FY 2024

I. Please deposit to O&M account

<u>Check</u>	<u>Date</u>	<u>Amount</u>
1337	10/19/2023	\$19,997.28
1337	10/19/2023	\$32,303.31
1337	10/19/2023	\$65,375.74

Total Deposit from Closings: \$ 117,676.33

Allocation of Proceeds Collected at Lot Closing				
Date	Lot #	Address	FY 2020 O&M Obligation	Deposit
10/19/2023	26 Lots	TBD	\$19,997.28	\$19,997.28
10/19/2023	42 Lots	TBD	\$32,303.31	\$32,303.31
10/19/2023	85 Lots	TBD	\$65,375.74	\$65,375.74
				\$117,676.33

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

2005 Pan Am Circle, Suite 300 ~ Tampa, FL 33607
813-873-7300 PHONE ~ 813-873-7070 FAX

Date: 10/19/2023
Trustee: Brett Sawyer / US Bank
From: Leah Popleka
Re: SHERWOOD MANOR CDD Revenue Deposit

Please deposit funds as follows:

Check #	Check Date	Amount
---------	------------	--------

\$ 119,770.10

Total Deposit to SHERWOOD MANOR CDD Series 2018 Revenue

Account (242566000): \$ 119,770.10

Check #	Check Date	Amount
---------	------------	--------

\$ 128,341.96

Total Deposit to SHERWOOD MANOR CDD Series 2023 Revenue

Account (242714000): \$ 128,341.96

Sherwood Manor Community Development District

FOLIO

Lot	Block	Address	Check Date	Total Off Roll Assessment	O&M Check	O&M	Series 2018 Debt Service	Series 2023 Debt Service	DS Check #
26 Lots		TBD	10/19/2023	\$186,227.82	1337	\$19,997.28	\$119,770.10	\$ 46,460.44	1337
42 Lots		TBD	10/19/2023	\$114,184.83	1337	\$32,303.31		\$ 81,881.52	1337
85 Lots		TBD	10/19/2023	\$65,375.74	1337	\$65,375.74			1337
				\$365,788.39		\$117,676.33	\$119,770.10	\$128,341.96	

CHECK REQUEST FORM
Sherwood Manor

Date: 10/20/2023

Invoice#: 101923-2

Vendor#: V00035

Vendor Name: Sherwood Manor

Pay From: Truist Acct# 9115

Description: Series 2023 - FY 24 EPG

Code to: 200.103200.1000

Amount: \$128,341.96

Requested By: Teresa Farlow

10/20/2023

SHERWOOD MANOR

DISTRICT CHECK REQUEST

Today's Date	<u>10/19/2023</u>
Check Amount S2018	<u>\$119,770.10</u>
Check Amount S2023	\$128,341.96
Payable To	<u>Sherwood Manor</u>
Check Description	<u>Series 2018 - FY 24 DS EPG & Series 2023 FY 24 EPG</u>
Special Instructions	<u>Do not mail. Please give to Eric</u>

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

Authorization

DM		
Fund	<u>001</u>	
G/L	<u>20702</u>	
Object Code		
Chk	#	Date

SHERWOOD MANOR
COMMUNITY DEVELOPMENT DISTRICT

Date: 10/19/2023
To: Teresa
From: Eric
RE: Off-Roll: Deposit to O&M Account_FY 2024

I. Please deposit to O&M account

Check	Date	Amount
1337	10/19/2023	\$19,997.28
1337	10/19/2023	\$32,303.31
1337	10/19/2023	\$65,375.74

Total Deposit from Closings: \$ 117,676.33

Allocation of Proceeds Collected at Lot Closing				
Date	Lot #	Address	FY 2020 O&M Obligation	Deposit
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10/19/2023	42 Lots	TBD	\$32,303.31	\$32,303.31
10/19/2023	85 Lots	TBD	\$65,375.74	\$65,375.74
				\$117,676.33

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

2005 Pan Am Circle, Suite 300 ~ Tampa, FL 33607
813-873-7300 PHONE ~ 813-873-7070 FAX

Date: 10/19/2023
Trustee: Brett Sawyer / US Bank
From: Leah Popleka
Re: SHERWOOD MANOR CDD Revenue Deposit

Please deposit funds as follows:

Check #	Check Date	Amount
		\$ 119,770.10

Total Deposit to SHERWOOD MANOR CDD Series 2018 Revenue	
Account (242566000):	\$ 119,770.10

Check #	Check Date	Amount
		\$ 128,341.96

Total Deposit to SHERWOOD MANOR CDD Series 2023 Revenue	
Account (242714000):	\$ 128,341.96

Sherwood Manor
Community Development District

Lot	Block	Address	Check Date	Total Off Roll Assessment	O&M Check	O&M	Series 2018 Debt Service	Series 2023 Debt Service	DS Check #
26 Lots		TBD	10/19/2023	\$186,227.82	1337	\$19,997.28	\$119,770.10	\$ 46,460.44	1337
42 Lots		TBD	10/19/2023	\$114,184.83	1337	\$32,303.31		\$ 81,881.52	1337
85 Lots		TBD	10/19/2023	\$65,375.74	1337	\$65,375.74			1337
				\$365,788.39		\$117,676.33	\$119,770.10	\$128,341.96	

FOLIO

TBD

TBD

TBD

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
Inframark
2005 Pan Am Circle, Suite 300
Tampa , FL 33607

INVOICE 5879
DATE 10/12/2023
TERMS Net 15
DUE DATE 10/27/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 9/16 to 10/16 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**

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
Inframark
2005 Pan Am Circle, Suite 300
Tampa , FL 33607

INVOICE 5890
DATE 10/19/2023
TERMS Net 15
DUE DATE 11/03/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor provide and install 4 new soap dispensers 2 in the men's and 2 in the womans restrooms	4	45.00	180.00

Thank You! We Appreciate Your Business.

BALANCE DUE **\$180.00**



CorlinServices LLC
 7818126511
 11237 Spring Point Circle
 Riverview, FL 33579

Billed To
 Sherwood Manor

Date of Issue
 10/16/2023

Invoice Number
 0000095

Amount Due (USD)

\$241.00

Due Date
 11/15/2023

Description	Rate	Qty	Line Total
gate repair at dog park - 1 pair self closing gate hinges	\$50.00	2	\$100.00
filling and dressing of deep hole at dog park (caused by recent rains - 2.25 cu.ft. top soil, .5 cu.ft. river pebbles	\$50.00	1	\$50.00
material for above: - hinges \$75.00, soil/stone \$16.00	\$91.00	1	\$91.00
Subtotal			241.00
Tax			0.00
Total			241.00
Amount Paid			0.00
Amount Due (USD)			\$241.00

4C

Sherwood Manor Community Development District

Financial Statements
(Unaudited)

Period Ending
October 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 October 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2018 CAPITAL PROJECTS FUND	SERIES 2023 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS								
Cash - Operating Account	\$ 121,248	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 121,248
Due From Other Funds	-	8,536	-	-	143,877	-	-	152,413
Investments:								
Acq. & Construction - Amenity	-	-	-	1	-	-	-	1
Acquisition & Construction Account	-	-	-	-	1,512,582	-	-	1,512,582
Construction Fund	-	-	-	-	1,875,968	-	-	1,875,968
Reserve Fund	-	473,878	644,750	-	-	-	-	1,118,628
Revenue Fund	-	420,479	288,703	-	-	-	-	709,182
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	\$ 121,367	\$ 902,893	\$ 933,453	\$ 1	\$ 3,532,427	\$ 17,772,701	\$ 27,714,237	\$ 50,977,079

LIABILITIES

Accounts Payable	\$ 119,362	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 119,362
Accounts Payable - Other	3,975	-	-	-	-	-	-	3,975
Bonds Payable	-	-	-	-	-	-	18,334,238	18,334,238
Bonds Payable - Series 2023	-	-	-	-	-	-	9,380,000	9,380,000
Due To Other Funds	8,536	-	143,877	-	-	-	-	152,413
TOTAL LIABILITIES	131,873	-	143,877	-	-	-	27,714,238	27,989,988

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2018 CAPITAL PROJECTS FUND	SERIES 2023 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	902,893	789,576	-	-	-	-	1,692,469
Capital Projects	-	-	-	1	3,532,427	-	-	3,532,428
Unassigned:	(10,506)	-	-	-	-	17,772,701	(1)	17,762,194
TOTAL FUND BALANCES	(10,506)	902,893	789,576	1	3,532,427	17,772,701	(1)	22,987,091
TOTAL LIABILITIES & FUND BALANCES	\$ 121,367	\$ 902,893	\$ 933,453	\$ 1	\$ 3,532,427	\$ 17,772,701	\$ 27,714,237	\$ 50,977,079

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ 294,916	\$ -	\$ (294,916)	0.00%
Special Assmnts- CDD Collected	411,142	117,676	(293,466)	28.62%
Other Miscellaneous Revenues	-	150	150	0.00%
TOTAL REVENUES	706,058	117,826	(588,232)	16.69%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	-	12,000	0.00%
ProfServ-Trustee Fees	8,200	4,041	4,159	49.28%
Disclosure Report	8,400	350	8,050	4.17%
District Counsel	7,500	-	7,500	0.00%
District Engineer	4,000	-	4,000	0.00%
District Manager	30,000	2,500	27,500	8.33%
Accounting Services	8,200	-	8,200	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	8	492	1.60%
Public Officials Insurance	2,700	2,788	(88)	103.26%
Legal Advertising	3,000	-	3,000	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	125	1,375	8.33%
Dues, Licenses, Subscriptions	500	175	325	35.00%
Total Administration	95,050	10,737	84,313	11.30%
<u>Utility Services</u>				
Utility - Electric	100,000	6,319	93,681	6.32%
Total Utility Services	100,000	6,319	93,681	6.32%

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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>				
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Pool Maintenance	2,000	-	2,000	0.00%
Waterway Management	15,000	748	14,252	4.99%
Field Manager	12,000	1,000	11,000	8.33%
Amenity Center Cleaning & Supplies	9,300	815	8,485	8.76%
Contracts-Pools	13,200	1,050	12,150	7.95%
Contracts - Landscape	175,000	8,635	166,365	4.93%
Amenity Center Pest Control	2,000	-	2,000	0.00%
Onsite Staff	66,708	-	66,708	0.00%
Security Monitoring Services	1,500	192	1,308	12.80%
Telephone, Cable & Internet Service	1,800	-	1,800	0.00%
Utility - Water	4,500	1,585	2,915	35.22%
Insurance - General Liability	30,000	10,783	19,217	35.94%
Insurance Deductible	2,500	3,294	(794)	131.76%
R&M-Other Reserves	50,000	-	50,000	0.00%
R&M-Wetland Monitoring	20,000	-	20,000	0.00%
R&M-Wetland	16,000	-	16,000	0.00%
Amenity Maintenance & Repairs	40,000	-	40,000	0.00%
R&M-Monument, Entrance & Wall	7,500	366	7,134	4.88%
Plant Replacement Program	5,000	-	5,000	0.00%
Mulch & Tree Trimming	14,000	-	14,000	0.00%
Garbage Collection	5,000	-	5,000	0.00%
Irrigation Maintenance	3,500	-	3,500	0.00%
Entry System-Key Fob	2,500	-	2,500	0.00%
Total Other Physical Environment	511,008	28,468	482,540	5.57%
TOTAL EXPENDITURES	706,058	45,524	660,534	6.45%
Excess (deficiency) of revenues				
Over (under) expenditures	-	72,302	72,302	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(82,808)		
FUND BALANCE, ENDING		\$ (10,506)		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 3,389	\$ 3,389	0.00%
Special Assmnts- CDD Collected	630,763	119,770	(510,993)	18.99%
TOTAL REVENUES	630,763	123,159	(507,604)	19.53%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	175,000	-	175,000	0.00%
Interest Expense	455,763	-	455,763	0.00%
Total Debt Service	630,763	-	630,763	0.00%
TOTAL EXPENDITURES	630,763	-	630,763	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	123,159	123,159	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		779,734		
FUND BALANCE, ENDING		\$ 902,893		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 3,413	\$ 3,413	0.00%
Special Assmnts- CDD Collected	647,638	128,342	(519,296)	19.82%
TOTAL REVENUES	647,638	131,755	(515,883)	20.34%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	135,000	-	135,000	0.00%
Interest Expense	512,638	-	512,638	0.00%
Total Debt Service	647,638	-	647,638	0.00%
TOTAL EXPENDITURES	647,638	-	647,638	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	131,755	131,755	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		657,821		
FUND BALANCE, ENDING		\$ 789,576		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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, 2023)		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 October 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	\$ -	\$ 21,392	\$ 21,392	0.00%
TOTAL REVENUES	-	21,392	21,392	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	508,443	(508,443)	0.00%
Total Construction In Progress	-	508,443	(508,443)	0.00%
TOTAL EXPENDITURES	-	508,443	(508,443)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(487,051)	(487,051)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		4,019,478		
FUND BALANCE, ENDING		\$ 3,532,427		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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, 2023)		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 October 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, 2023)		(1)		
FUND BALANCE, ENDING		<u><u>\$ (1)</u></u>		

SHERWOOD MANOR CDD

Bank Reconciliation

Bank Account No. 9155 TRUIST - GF Operating
Statement No. 10-23
Statement Date 10/31/2023

G/L Balance (LCY)	121,247.69	Statement Balance	121,247.69
G/L Balance	121,247.69	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	121,247.69
Subtotal	121,247.69	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	121,247.69	Ending Balance	121,247.69
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
10/5/2023	Payment	728	BOCC	670.07	670.07	0.00
10/12/2023	Payment	729	CHARTER COMMUNICATIONS	182.96	182.96	0.00
10/12/2023	Payment	730	TIMES PUBLISHING COM	505.50	505.50	0.00
10/20/2023		JE000191	CK#1337### - DS and O&M	365,788.39	365,788.39	0.00
10/23/2023	Payment	DD120	Payment of Invoice 000686	6,318.58	6,318.58	0.00
10/24/2023	Payment	DD118	Payment of Invoice 000691	128,341.96	128,341.96	0.00
10/24/2023	Payment	DD119	Payment of Invoice 000692	119,770.10	119,770.10	0.00
Total Checks				621,577.56	621,577.56	0.00
Deposits						
10/20/2023		JE000191	CK#1337### - DS and O&M	G/L Ac 365,788.39	365,788.39	0.00
10/20/2023		JE000212	CK#1337##### - DS and O&M	G/L Ac 365,788.39	365,788.39	0.00
10/27/2023		JE000213	CK#129## - Clubhouse	G/L Ac 100.00	100.00	0.00
10/27/2023		JE000214	MO##### - Clubhouse	G/L Ac 50.00	50.00	0.00
10/31/2023		JE000216	FY23 Excess Fees	G/L Ac 6,563.41	6,563.41	0.00
Total Deposits				738,290.19	738,290.19	0.00

Fifth Order of Business

5Ai.



SHERWOOD.CDD.11/10/23, 11:33 AM

monthly site inspection report.

Friday, November 10, 2023

Prepared For Board Of Supervisors.

38 Issues Identified

**12TH ST SE.**

Assigned To Carsons.

The Amenity Center entrance looks good.

**12TH ST SE.**

Assigned To Carsons

The Zoysia turf fertility has improved, but still needs more improvement.



AMENITY CENTER.

Assigned To Carsons.

The parking lot is clean and looks good.



AMENITY CENTER.

Assigned To Clubhouse Manager.

The mailbox pavilion is clean and looks good.



AMENITY CENTER.

Assigned To Carsons.

The playground looks good overall.



POND.

Assigned To First Choice Aquatics.

Looks good.



AMENITY CENTER.

Assigned To District Manager.

The basketball court looks good.



AMENITY CENTER.

Assigned To Carsons.

Remove any plant material on the sidewalk.



12TH ST SE.

Assigned To Carsons

Heading North on the sidewalk looks good overall. The turf fertility needs improvement.



AMENITY CENTER.

Assigned To Clubhouse Manager.

The Amenity Center is clean and looks good. All bathrooms are clean and fully functional.



AMENITY CENTER.

Assigned To Carsons.

The turf, trees, and ornamental grass are healthy and look good. The Olive tree fertility is poor, and needs to be evaluated by the landscaper.



AMENITY CENTER.

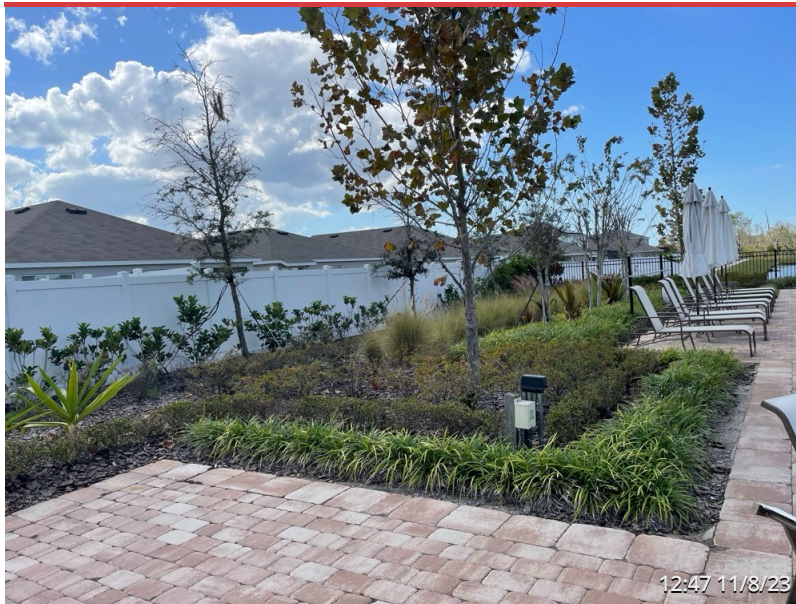
Assigned To Carsons.

Trim the plants so they do not grow through the fence.



AMENITY CENTER.

Assigned To Clubhouse Manager.
The table and chairs are clean and look good.



AMENITY CENTER.

Assigned To Carsons.
The plants, trees, and ornamental grass are healthy and look good.

**AMENITY CENTER.**

Assigned To Zebra.

The pool is clear and blue.

**AMENITY CENTER.**

Assigned To Carsons.

Needs mulch next to the pavers.

**POND.**

Assigned To First Choice Aquatics.
Looks good.

**12TH ST SE.**

Assigned To Carsons.
The entrance sign is clean and
looks good. Perennial replacement
is scheduled for the planter.

**21ST AVE.**

Assigned To Carsons.

Heading West on the street looks good.

**9TH ST SE.**

Assigned To Carsons.

The entrance sign is clean and looks good. Perennial plant replacement is scheduled for the planter. The Blue Daze plants need to be trimmed lower for sign visibility.



21ST AVE.

Assigned To Carsons.

Looks good.



POND.

Assigned To First Choice Aquatics.

Looks good.

**6TH ST SE.**

Assigned To Carsons.

The entrance sign is clean and looks good. The perennial plant replacement is scheduled for the planter.

**TIDAL ROCK.**

Assigned To Carsons.

Looks good.

**6TH ST SE.**

Assigned To Carsons.

Heading North on the street looks good.

**9TH ST SE.**

Assigned To Carsons.

The parking lot is clean and looks good.

**9TH ST SE.**

Assigned To District Manager.

The mailbox pavilion is clean and looks good.

**9TH ST SE.**

Assigned To Carsons.

Trim the dead portions of the ornamental grass.



9TH ST SE.

Assigned To Carsons.

The dog park looks good.



POND.

Assigned To First Choice Aquatics.

The receded pond looks good.

**WILL SCARLET.**

Assigned To District Manager.

Illegally dumped material.

**POND.**

Assigned To First Choice Aquatics.

Looks good.

**9TH ST SE.**

Assigned To Carsons.

Looks good.

**9TH ST SE & 16TH.**

Assigned To District Manager.

Trash in the retention area.

**ACE OUTLAW.**

Assigned To District Manager.
Construction Progress.

**ACE OUTLAW.**

Assigned To District Manager.
Construction Progress.

**16TH AVE.**

Assigned To District Manager.
Sidewalk extension completed.

**16TH AVE.**

Assigned To District Manager.
The retention area is clean and
looks good.