

**SHERWOOD MANOR
COMMUNITY DEVELOPMENT
DISTRICT**

AUGUST 01, 2024

**REGULAR MEETING
AGENDA PACKAGE**

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Meeting ID: 215 817 490 035 **Passcode:** 45UmMF

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2005 PAN AM CIRCLE, SUITE 300
TAMPA. FL 33067

Sherwood Manor Community Development District

Board of Supervisors

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

District Staff

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

Regular Meeting Agenda

Thursday, August 01, 2024 at 2:00 p.m.

The Regular Meeting of the **Sherwood Manor Community Development District** will be held **August 01, 2024 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:

REGULAR MEETING OF BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ITEMS**
 - A. Consideration of Resolution 2024-10; Setting Fiscal Year 2025 Meeting Schedule
 - B. Consideration of Landscape Addendums
4. **CONSENT AGENDA**
 - A. Approval of Minutes of the July 11, 2024 Public Hearing & Regular Meeting
 - B. Acceptance of the Financials and Approval of the Check Register for June 2024
5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Field Inspections Report
6. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
7. **PUBLIC COMMENTS**
8. **ADJOURNMENT**

*Next regularly scheduled meeting is **September 05, 2024 at 2:00 p.m.**

RESOLUTION 2024-10

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

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

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

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

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

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2025 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2025 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

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

PASSED AND ADOPTED THIS 1ST DAY OF AUGUST 2024.

ATTEST:

**SHERWOOD MANOR
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR/VICE-CHAIRMAN

EXHIBIT A**BOARD OF SUPERVISORS MEETING DATES
SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT****FISCAL YEAR 2024/2025**

October 3, 2024	2:00 p.m.
November 7, 2024	2:00 p.m.
December 5, 2024	2:00 p.m.
January 2, 2025	2:00 p.m.
February 6, 2025	2:00 p.m.
March 6, 2025	2:00 p.m.
April 3, 2025	2:00 p.m.
May 1, 2025	2:00 p.m.
June 5, 2025	2:00 p.m.
July 10, 2025	2:00 p.m.
August 7, 2025	2:00 p.m.
September 4, 2025	2:00 p.m.

**All meetings will convene at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300,
Tampa, FL 33607**

ADDENDUM #1 TO THE LANDSCAPE MAINTENANCE AGREEMENT

This Addendum #1 to the Landscape Maintenance Agreement (this “**Addendum**”), is made and entered into as of July 23, 2024, by and between the **Sherwood Manor Community Development District** (the “**District**”), and **Landscape Maintenance Professionals, Inc.**, a Florida corporation (“**Contractor**”).

RECITALS

WHEREAS, the District and the Contractor entered into the Landscape Maintenance Agreement dated June 21, 2024, (the “**Agreement**”), which is fully incorporated herein by this reference; and

WHEREAS, the District and the Contractor desire to add additional areas and services to the Work and to update the compensation accordingly; and

WHEREAS, the District and the Contractor each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

1. The additional areas (Phase 4 Ponds and Common Area) and services to be provided by the Contractor are specified in **Exhibit “A”** attached hereto.
2. As compensation for all work included in the Original Agreement and this Addendum, the District agrees to pay the Contractor an additional amount of One Thousand One Hundred and Five Dollars and Zero Cents (**\$1,765.00**) per month, for a total monthly invoice amount of **\$9,018.00**.
3. To the extent that any provisions of the Original Agreement or this Addendum conflict with the provisions in the Exhibit, the provisions in the Original Agreement and this Addendum shall control over provisions in the Exhibit.
4. Except as hereby modified, the terms and conditions of the Original Agreement, as modified by this Addendum, are hereby ratified and confirmed.

[signature page to follow]

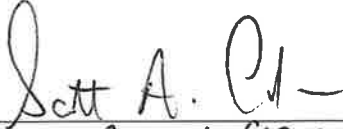
/s/ SAC

IN WITNESS WHEREOF the undersigned have executed this Addendum effective as of the date written above.

Landscape Maintenance Professionals, Inc.

Sherwood Manor

Community Development District



Name: SCOTT A. CARLSON

Title: C.O.O.

Name: Carlos de la Ossa

Title: Chair of the Board of Supervisors

28AC

EXHIBIT "A"

P.O. BOX 267 SEFFNER, FL 33583 – (813) 757-6500 – FAX (813) 757-6501 – SALES@LMPPRO.COM
7-23-2024

**LANDSCAPE MAINTENANCE SERVICES
ADDENDUM 1
SHERWOOD MANOR CDD ADDITIONAL COMMON AREA**

(See Attached Map)

LMP agrees to service additional maintenance areas (Phase 4 Ponds and Common Area) at Sherwood Manor CDD in conjunction with the specifications outlined in the landscape maintenance services agreement that go into effect on July 19th, 2024 through this addendum is highlighted on the included map.

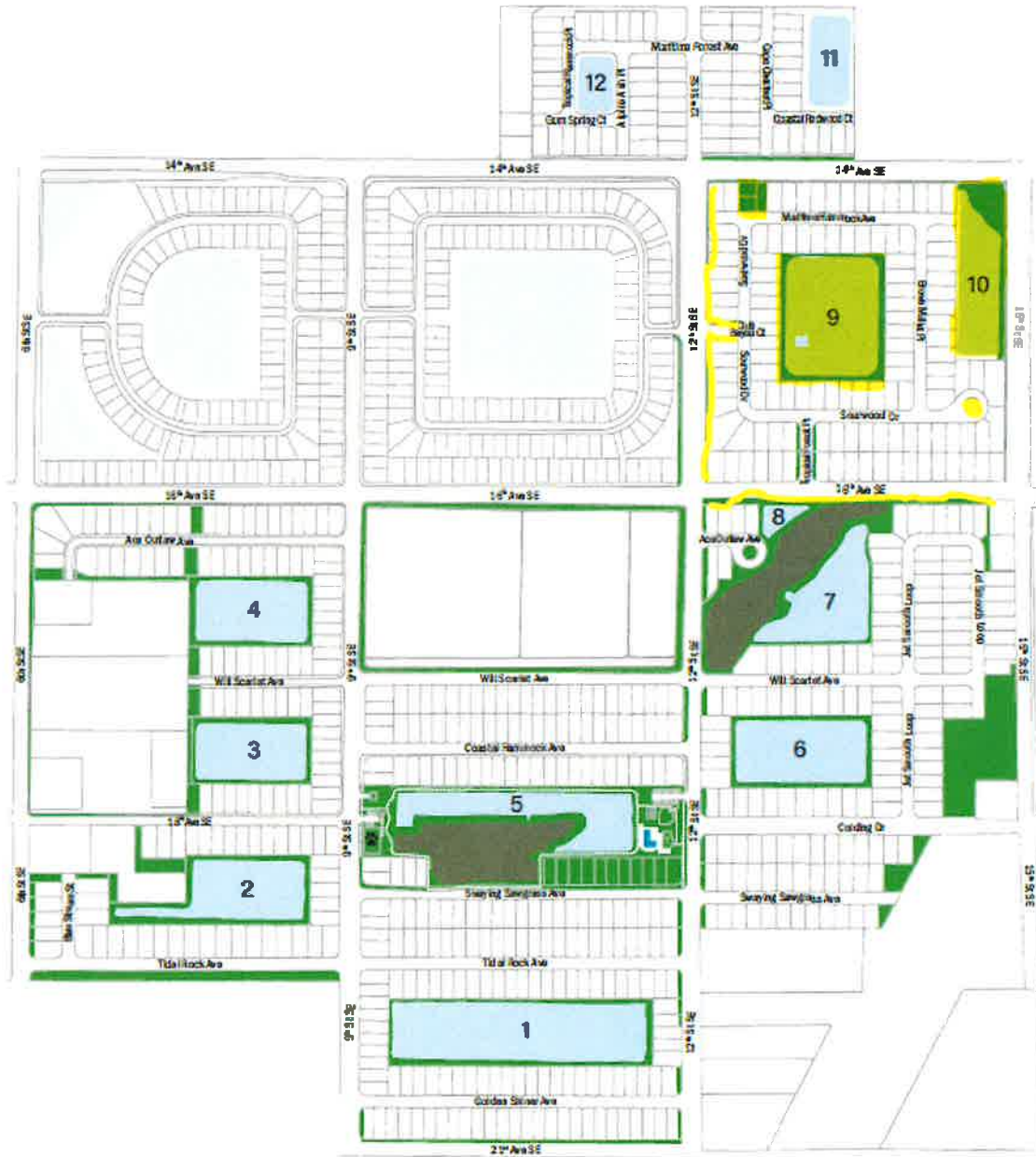
There will be an additional billing amount of \$1,105.00 per month, changing the monthly invoicing amount from \$7,913.00 to \$9,018.00. This change in billing is effective July 19th, 2024 and will remain in effect as part of the landscape maintenance services.

38AC

Sherwood Manor CDD

1801 12th St SE, Ruskin, FL 33570

IMP Landscape
Maintenance
Professionals, Inc.™



Intellectual Property of Landscape Maintenance Professionals, Inc.
v. Sherwood_Manor_05.24.2024

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

The Public Hearing and regular meeting of the Board of Supervisors of Sherwood Manor Community Development District was held on Thursday, July 11, 2024, and called to order at 2:12 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

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

Also present were:

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

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

FIRST ORDER OF BUSINESS **Call To Order/Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comments on Agenda Items**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Recess to Public Hearing**

Mr. Radcliff requested the Board recess to public hearing.

FOURTH ORDER OF BUSINESS **Public Hearing on Adopting Fiscal Year 2025 Final Budget**

A. Open Public Hearing on Adopting Fiscal Year 2025 Final Budget

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Public Hearing on Adopting Fiscal Year 2025 Final Budget, was opened. 5-0
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B. Staff Presentations

C. Public Comments

There being no reports, the next item followed.

July 11, 2024

SHERWOOD MANOR CDD

D. Consideration of Resolution 2024-07, Adopting Final Fiscal Year 2025 Budget

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2024-07, Adopting Final Fiscal Year 2025 Budget, was adopted. 5-0

E. Close Public Hearing on Adopting Fiscal Year 2025 Final Budget

On MOTION by Mr. Viera seconded by Mr. de la Ossa, with all in favor, Public Hearing on Adopting Fiscal Year 2025 Final Budget, was closed. 5-0

FIFTH ORDER OF BUSINESS**Public Hearing on Levying O&M Assessments****A. Open Public Hearing on Levying O&M Assessments**

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Public Hearing on Levying O&M Assessments, was opened. 5-0

B. Staff Presentations**C. Public Comment**

There being no reports, the next item followed.

D. Consideration of Resolution 2024-08, Levying O&M Assessments

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2024-08, Levying O&M Assessments, was adopted. 5-0

E. Close Public Hearing on Levying O&M Assessments

On MOTION by Mr. Viera seconded by Mr. de la Ossa, with all in favor, Public Hearing on Levying O&M Assessments, was closed. 5-0

SIXTH ORDER OF BUSINESS**Public Hearing on Adopting Amenity Rules, Procedures****A. Open Public Hearing on Adopting Amenity Rules and Procedures**

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Public Hearing on Adopting Amenity Rules and Procedures, was opened. 5-0

July 11, 2024

SHERWOOD MANOR CDD

B. Staff Presentations**C. Public Comment**

There being none, the next item followed.

D. Consideration of Resolution 2024-09, Adopting Amenity Rules and Procedures

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2024-09, Adopting Amenity Rules and Procedures, was adopted. 5-0

E. Close Public Hearing on Levying O&M Assessments

On MOTION by Mr. Viera seconded by Mr. dela Ossa, with all in favor, Public Hearing on Levying O&M Assessments, was closed. 5-0

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

Mr. Radcliff requested the Board return to regular meeting.

EIGHTH ORDER OF BUSINESS**Business Items****A. Ratification of LMP Agreement**

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, *LMP* Agreement for landscape services, as prepared by District Counsel, was approved. 5-0

B. Consideration of Amenity Services Proposal

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Amenity Services Proposal for Janitorial Services from *JNJ Amenity Services* for the District with instructions for District Counsel to provide and execute a termination notice to *Spearem Enterprises*, was approved. 5-0

NINTH ORDER OF BUSINESS**Consent Agenda****A. Approval of Minutes of the June 6, 2024 Regular Meeting****B. Consideration of Operation and Maintenance May 2024****C. Acceptance of the Financials and Approval of the Check Register for May 2024**

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

TENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel****B. District Engineer**

July 11, 2024

SHERWOOD MANOR CDD

C. District Manager

There being no reports, the next item followed.

i. Field Inspections Report**ii. Aquatics Reports**

The Field Inspections and Aquatics Reports were presented, copies of which were included in the agenda package.

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

There being none, the next order of business followed.

TWELFTH ORDER OF BUSINESS**Public Comments**

There being none, the next order of business followed.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, the meeting was adjourned at 2:29 pm. 5-0
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Bryan Radcliff
District Manager

Carlos de la Ossa
Chairperson

Sherwood Manor Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2024

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 June 30, 2024

(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	\$ 365,701	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 365,701
Cash in Transit	-	70,944	170,124	-	-	-	-	241,068
Due From Other Funds	229,172	-	-	-	228,513	-	-	457,685
Investments:								
Construction Fund	-	-	-	-	1,867,625	-	-	1,867,625
Prepayment Account	-	1	-	-	-	-	-	1
Reserve Fund	-	473,878	644,750	-	-	-	-	1,118,628
Revenue Fund	-	268,534	271,516	-	-	-	-	540,050
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	\$ 594,992	\$ 813,357	\$ 1,086,390	\$ -	\$ 2,096,138	\$ 17,772,701	\$ 27,714,237	\$ 50,077,815
LIABILITIES								
Accounts Payable	\$ 52,518	\$ 70,944	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123,462
Accounts Payable - Other	36,032	-	-	-	-	-	-	36,032
Bonds Payable	-	-	-	-	-	-	18,334,238	18,334,238
Bonds Payable - Series 2023	-	-	-	-	-	-	9,380,000	9,380,000
Due To Other Funds	-	314,443	143,242	-	-	-	-	457,685
TOTAL LIABILITIES	88,550	385,387	143,242	-	-	-	27,714,238	28,331,417

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2024

(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	-	427,970	943,148	-	-	-	-	1,371,118
Capital Projects	-	-	-	-	2,096,138	-	-	2,096,138
Unassigned:	506,442	-	-	-	-	17,772,701	(1)	18,279,142
TOTAL FUND BALANCES	506,442	427,970	943,148	-	2,096,138	17,772,701	(1)	21,746,398
TOTAL LIABILITIES & FUND BALANCES	\$ 594,992	\$ 813,357	\$ 1,086,390	\$ -	\$ 2,096,138	\$ 17,772,701	\$ 27,714,237	\$ 50,077,815

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
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>				
Rental Income	\$ -	\$ 100	\$ 100	0.00%
Special Assmnts- Tax Collector	294,916	298,790	3,874	101.31%
Special Assmnts- CDD Collected	411,142	615,327	204,185	149.66%
Other Miscellaneous Revenues	-	600	600	0.00%
TOTAL REVENUES	706,058	914,817	208,759	129.57%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	8,600	3,400	71.67%
ProfServ-Trustee Fees	8,200	8,297	(97)	101.18%
Disclosure Report	8,400	6,850	1,550	81.55%
District Counsel	7,500	13,638	(6,138)	181.84%
District Engineer	4,000	2,474	1,526	61.85%
District Manager	30,000	22,500	7,500	75.00%
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	391	109	78.20%
Public Officials Insurance	2,700	2,788	(88)	103.26%
Legal Advertising	3,000	404	2,596	13.47%
Bank Fees	250	35	215	14.00%
Website Administration	1,500	1,125	375	75.00%
Dues, Licenses, Subscriptions	500	874	(374)	174.80%
Total Administration	95,050	68,726	26,324	72.31%
<u>Utility Services</u>				
Utility - Electric	100,000	73,205	26,795	73.21%
Total Utility Services	100,000	73,205	26,795	73.21%
<u>Other Physical Environment</u>				
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Pool Maintenance	2,000	11,724	(9,724)	586.20%
Waterway Management	15,000	23,325	(8,325)	155.50%
Field Manager	12,000	9,000	3,000	75.00%
Amenity Center Cleaning & Supplies	9,300	5,630	3,670	60.54%
Contracts-Pools	13,200	1,050	12,150	7.95%
Contracts - Landscape	175,000	61,445	113,555	35.11%
Amenity Center Pest Control	2,000	-	2,000	0.00%
Onsite Staff	66,708	-	66,708	0.00%

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
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
Security Monitoring Services	1,500	4,358	(2,858)	290.53%
Telephone, Cable & Internet Service	1,800	190	1,610	10.56%
Utility - Water	4,500	10,965	(6,465)	243.67%
Insurance - General Liability	30,000	18,792	11,208	62.64%
Insurance Deductible	2,500	-	2,500	0.00%
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	5,092	10,908	31.83%
Amenity Maintenance & Repairs	40,000	3,867	36,133	9.67%
R&M-Monument, Entrance & Wall	7,500	4,301	3,199	57.35%
Waterway Improvements & Repairs	-	1,306	(1,306)	0.00%
Landscape Maintenance	-	18,820	(18,820)	0.00%
Plant Replacement Program	5,000	-	5,000	0.00%
Mulch & Tree Trimming	14,000	-	14,000	0.00%
Garbage Collection	5,000	1,435	3,565	28.70%
Irrigation Maintenance	3,500	7,050	(3,550)	201.43%
Entry System-Key Fob	2,500	-	2,500	0.00%
Total Other Physical Environment	511,008	188,350	322,658	36.86%
TOTAL EXPENDITURES	706,058	330,281	375,777	46.78%
Excess (deficiency) of revenues Over (under) expenditures	-	584,536	584,536	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	1	1	0.00%
TOTAL FINANCING SOURCES (USES)	-	1	1	0.00%
Net change in fund balance	\$ -	\$ 584,537	\$ 584,537	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(78,095)		
FUND BALANCE, ENDING		\$ 506,442		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
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	\$ -	\$ 34,297	\$ 34,297	0.00%
Special Assmnts- Tax Collector	507,390	511,250	3,860	100.76%
Special Assmnts- CDD Collected	123,373	119,770	(3,603)	97.08%
TOTAL REVENUES	630,763	665,317	34,554	105.48%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	175,000	305,000	(130,000)	174.29%
Interest Expense	455,763	712,081	(256,318)	156.24%
Total Debt Service	630,763	1,017,081	(386,318)	161.25%
TOTAL EXPENDITURES	630,763	1,017,081	(386,318)	161.25%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(351,764)	(351,764)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		779,734		
FUND BALANCE, ENDING		\$ 427,970		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
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	\$ -	\$ 32,411	\$ 32,411	0.00%
Special Assmnts- Tax Collector	-	1,485	1,485	0.00%
Special Assmnts- CDD Collected	647,638	507,750	(139,888)	78.40%
TOTAL REVENUES	647,638	541,646	(105,992)	83.63%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	135,000	-	135,000	0.00%
Interest Expense	512,638	256,319	256,319	50.00%
Total Debt Service	647,638	256,319	391,319	39.58%
TOTAL EXPENDITURES	647,638	256,319	391,319	39.58%
Excess (deficiency) of revenues Over (under) expenditures	-	285,327	285,327	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		657,821		
FUND BALANCE, ENDING		\$ 943,148		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
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%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(1)	(1)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(1)	(1)	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ (1)</u>	<u>\$ (1)</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2023)		1		
FUND BALANCE, ENDING		<u>\$ -</u>		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
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	\$ -	\$ 97,684	\$ 97,684	0.00%
Developer Contribution	-	3,435	3,435	0.00%
TOTAL REVENUES	-	101,119	101,119	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	2,024,459	(2,024,459)	0.00%
Total Construction In Progress	-	2,024,459	(2,024,459)	0.00%
TOTAL EXPENDITURES	-	2,024,459	(2,024,459)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,923,340)	(1,923,340)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		4,019,478		
FUND BALANCE, ENDING		\$ 2,096,138		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
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 June 30, 2024
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>\$ (1)</u>		

Bank Account Statement

Sherwood Manor CDD

Wednesday, July 24, 2024

Page 1

JSCIORTINO

Bank Account No. 9155
Statement No. 24-06
Statement Date 06/30/2024

GL Balance (LCY)	365,700.89
GL Balance	365,700.89
Positive Adjustments	0.00
Subtotal	365,700.89
Negative Adjustments	0.00
Ending G/L Balance	365,700.89

Statement Balance	354,461.65
Outstanding Deposits	11,639.24
Subtotal	366,100.89
Outstanding Checks	-400.00
Ending Balance	365,700.89

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
06/14/2024	Payment	BD00005	Deposit No. BD00005	112,179.37	112,179.37	0.00
06/07/2024		JE000426	Truist Bank Stop Payment Charge	-35.00	-35.00	0.00
Total Deposits				112,144.37	112,144.37	0.00
Checks						
05/09/2024	Payment	884	Check for Vendor V00072	-285.00	-285.00	0.00
05/09/2024	Payment	887	Check for Vendor V00052	-200.00	-200.00	0.00
05/16/2024	Payment	891	Check for Vendor V00020	-1,050.00	-1,050.00	0.00
05/22/2024	Payment	894	Check for Vendor V00018	-455.00	-455.00	0.00
05/22/2024	Payment	897	Check for Vendor V00033	-1,614.10	-1,614.10	0.00
05/22/2024	Payment	898	Check for Vendor V00053	-4,256.13	-4,256.13	0.00
05/30/2024	Payment	900	Check for Vendor V00047	-516.66	-516.66	0.00
06/07/2024	Payment	901	Check for Vendor V00003	-275.00	-275.00	0.00
06/07/2024	Payment	902	Check for Vendor V00006	-9,685.00	-9,685.00	0.00
06/07/2024	Payment	903	Check for Vendor V00019	-403.50	-403.50	0.00
06/07/2024	Payment	904	Check for Vendor V00020	-1,050.00	-1,050.00	0.00
06/07/2024	Payment	905	Check for Vendor V00065	-304,014.02	-304,014.02	0.00
06/10/2024	Payment	906	Check for Vendor V00075	-812.00	-812.00	0.00
06/20/2024	Payment	907	Check for Vendor V00074	-712.74	-712.74	0.00
06/21/2024	Payment	909	Check for Vendor V00048	-200.00	-200.00	0.00
06/21/2024	Payment	911	Check for Vendor V00061	-200.00	-200.00	0.00
06/21/2024	Payment	912	Check for Vendor V00066	-200.00	-200.00	0.00
06/25/2024	Payment	913	Check for Vendor V00048	-200.00	-200.00	0.00
06/25/2024	Payment	914	Check for Vendor V00061	-200.00	-200.00	0.00
06/25/2024	Payment	915	Check for Vendor V00066	-200.00	-200.00	0.00
06/17/2024	Payment	DD126	Payment of Invoice 001091	-3,753.40	-3,753.40	0.00
06/17/2024	Payment	DD127	Payment of Invoice 001068	-6,025.95	-6,025.95	0.00
Total Checks				-336,308.50	-336,308.50	0.00

Bank Account Statement

Sherwood Manor CDD

Wednesday, July 24, 2024

Page 2

JSCIORTINO

Bank Account No. 9155
Statement No. 24-06
Statement Date 06/30/2024

Outstanding Checks

06/21/2024	Payment	908	Check for Vendor V00034	-200.00
06/21/2024	Payment	910	Check for Vendor V00052	-200.00
Total Outstanding Checks				-400.00

Outstanding Deposits

04/01/2024	JE000364	rev to DD ACH - TECO 6005	5,745.00
04/01/2024	JE000365	rev to DD ACH - TECO 6005	5,894.24
Total Outstanding Deposits			11,639.24

SHERWOOD MANOR INSPECTION REPORT. 7/16/24, 4:43 PM

Sherwood Manor. CDD.

Tuesday, July 16, 2024

Prepared For Board of supervisors.

45 Issue Identified

Gary Schwartz





12th ST SE.

Assigned To Carsons.

LMP will begin servicing the CDD before the end of the month.

Perennial plant replacement is needed.



12th ST SE.

Assigned To Carsons.

The turf fertility needs improvement and the weeds need to be treated.

Submit an action plan to resolve the issues within five days of this notice.



12th ST SE.

Assigned To Carsons.

The amenity center parking lot is clean and looks good.



12th ST SE.

Assigned To Clubhouse manager.

The mailbox pavilion is clean and looks good.



12th ST SE.

Assigned To Carsons

The playground needs attention to detail.



12th ST SE.

Assigned To Carsons.

Trim the ornamental grass off the sidewalk.



Pond # 3.

Assigned To First Choice Aquatics.
The pond looks good.



12th ST SE.

Assigned To Carsons.
Remove the dead tree.



12th ST SE.

Assigned To Clubhouse manager.
The basketball court looks good.



12th ST SE.

Assigned To Carsons.
Remove the grass from the root
growing through the Podocarpus
hedge plant.



12th ST SE.

Assigned To Carsons.

Treat and burn the crack weeds next to the mailbox.



12th ST SE.

Assigned To Carsons.

Treat and scuff the weeds in the playground.



12th ST SE.

Assigned To Carsons.

The fertility of the Olive tree is poor.



12th ST SE.

Assigned To Clubhouse manager.

The amenity center is clean and looks good. All bathrooms are clean and fully functional.



12th STSE.

Assigned To Carsons.

The turf and plants are healthy and look good.



12th ST SE.

Assigned To Carsons.

Trim the Viburnum plant behind the fence, so nothing is growing through the fence.



12th ST SE.

Assigned To Clubhouse manager.

The table and chairs are clean and look good.



12th ST SE.

Assigned To Zebra.

The pool is clear and blue.



12th ST SE.

Assigned To Carsons.

The plants and trees are healthy and look good.



12th ST SE.

Assigned To Carsons.

The plants and trees are healthy and look good.



Pond # 1.

Assigned To First Choice Aquatics.
The pond looks good.



12th ST SE.

Assigned To Carsons.
The community entrance is clean
and looks good. Perennial plant
replacement is needed.



21st Ave.

Assigned To Carsons.

Heading West on the sidewalk looks good.



9th ST SE.

Assigned To Carsons.

The Blue Daze plants need to be lowered for sign clearance.



21st Ave.

Assigned To Carsons.

Heading East on the sidewalk looks good.



Tidal Rock.

Assigned To Carsons.

The Crape Myrtle suckers need to be trimmed.



13:51 7/15/24

Pond # 2.

Assigned To First Choice Aquatics.
The receded pond looks good overall.



13:51 7/15/24

Pond # 2.

Assigned To District manager.
Wash-out needs repair.



6th ST SE.

Assigned To Carsons.

The community entrance sign is clean and looks good. Perennial plant replacement is needed.



Tidal Rock.

Assigned To Carsons.

Heading East on the sidewalk looks good



6th ST SE.

Assigned To Carsons.

Heading North on the sidewalk looks good.



9th ST SE.

Assigned To Carsons.

The parking lot is clean and looks good.



9th ST SE.

Assigned To Clubhouse manager.
The mailbox pavilion is clean and looks good.



9th ST SE.

Assigned To Carsons.
Tree and scuff the bed weeds.



9th ST SE.

Assigned To Carsons.

The dog park looks good.



Pond # 4.

Assigned To First Choice Aquatics.

The pond looks good.



Pond # 5.

Assigned To First Choice Aquatics.
The pond looks good.



9th ST SE.

Assigned To Carsons.
Heading West on the sidewalk looks
good.



SE 16th Ave.

Assigned To District manager.

The retention area is overgrowing and needs to be cut back.



SE 16th Ave.

Assigned To District manager.

Illegally dumped material needs to be removed.



Sourwood pond.

Assigned To District manager.
Overgrowth.



Sourwood pond.

Assigned To District manager
Pond invasives.



Sourwood pond.

Assigned To District manager.
Overgrowth & wash-outs.



Will Scarlett pond.

Assigned To District manager.
Wash-outs.



Will Scarlett Pond.

Assigned To District manager.
Overgrowth.