

**SHERWOOD MANOR
COMMUNITY DEVELOPMENT
DISTRICT**

JANUARY 09, 2025

**SPECIAL MEETING
AGENDA PACKAGE**

[Join the meeting now](#)

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

Dial-in by phone +1 646-838-1601 **Pin:** 227 773 399#



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

Michael Perez, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Special Meeting Agenda Thursday, January 09, 2025 at 2:00 p.m.

The Special Meeting of the **Sherwood Manor Community Development District** will be held **January 09, 2025, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 215 817 490 035 **Passcode:** 45UmMF
Dial-in by phone +1 646-838-1601 **Pin:** 227 773 399#

SPECIAL MEETING OF BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
3. **BUSINESS ITEMS**
 - A. 2023 Final Audit
 - B. Consideration of AWC Proposal
 - C. Ratification of Finn Outdoor Proposal (Erosion Restoration)
4. **CONSENT AGENDA**
 - A. Approval of Minutes of the December 05, 2024 Regular Meeting
 - B. Consideration of Operation and Maintenance November 2024
 - C. Acceptance of the Financials and Approval of the Check Register for November 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. **ADJOURNMENT**

**SHERWOOD MANOR
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023**

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

TABLE OF CONTENTS

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



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

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, 2023, 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, 2023, 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 December 20, 2024, 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.

December 20, 2024

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, 2023. 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 (\$3,960,924).
- The change in the District's total net position in comparison with the prior fiscal year was (\$581,690), 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, 2023, the District's governmental funds reported combined ending fund balance of \$4,822,036, an increase of \$4,852,583 in comparison with the prior fiscal year. A portion of the fund balance is non-spendable for deposits, restricted for debt service and capital projects, and the remainder is deficit unassigned fund balance in the general fund.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and 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,			
	2023	2022	
Assets, excluding capital assets	\$ 5,459,637	\$ 835,870	
Capital assets, net of depreciation	9,993,392	6,017,631	
Total assets	15,453,029	6,853,501	
Current liabilities	1,042,518	1,023,809	
Long-term liabilities	18,371,435	9,208,926	
Total liabilities	19,413,953	10,232,735	
Net Position			
Net investment in capital assets	(8,378,043)	(3,950,014)	
Restricted	4,457,323	570,685	
Unrestricted	(40,204)	95	
Total net position	\$ (3,960,924)	\$ (3,379,234)	

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 most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

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,		
	2023	2022
Revenues:		
Program revenues		
Charges for services	\$ 929,442	\$ 717,007
Operating grants and contributions	35,428	345,223
Capital grants and contributions	122,486	4,426,081
General revenues	12,306	-
Total revenues	1,099,662	5,488,311
Expenses:		
General government	94,037	86,385
Maintenance and operations	418,624	371,034
Parks and recreation	58,737	58,737
Conveyance of capital assets	-	7,424,327
Bond issuance costs	378,800	-
Interest	731,154	467,681
Total expenses	1,681,352	8,408,164
Change in net position	(581,690)	(2,919,853)
Net position - beginning	(3,379,234)	(459,381)
Net position - ending	\$ (3,960,924)	\$ (3,379,234)

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2023 was \$1,681,352. 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 revenue decreased in current fiscal year primarily due to decrease in contributions received from Developer. The decrease in current fiscal year expenses is primarily the result of a decrease of conveyance of infrastructure improvement which occurred in prior fiscal year and not current fiscal year.

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. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2023, the District had \$10,417,428 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$424,036 has been taken, which resulted in a net book value of \$9,993,392. More detailed information about the District's capital assets is presented in the notes of the financial statements.

CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

Capital Debt

At September 30, 2023, the District had \$18,465,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

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

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, 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 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

	Governmental Activities
ASSETS	
Cash	\$ 4,535
Assessments receivable	6,564
Deposits	39
Restricted assets:	
Investments	5,448,499
Capital assets:	
Nondepreciable	4,185,202
Depreciable, net	5,808,190
Total assets	<u>15,453,029</u>
LIABILITIES	
Accounts payable and accrued liabilities	637,601
Accrued interest payable	404,917
Non-current liabilities:	
Due within one year	305,000
Due in more than one year	18,066,435
Total liabilities	<u>19,413,953</u>
NET POSITION	
Net investment in capital assets	(8,378,043)
Restricted for capital projects	3,424,683
Restricted for debt service	1,032,640
Unrestricted	(40,204)
Total net position	<u>\$ (3,960,924)</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, 2023**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 94,037	\$ 94,037	\$ -	\$ -	\$ -
Maintenance and operations	418,624	206,759	8,556	122,486	(80,823)
Parks and recreation	58,737	-	-	-	(58,737)
Bond issuance costs	378,800	-	-	-	(378,800)
Interest on long-term debt	731,154	628,646	26,872	-	(75,636)
Total governmental activities	1,681,352	929,442	35,428	122,486	(593,996)
General revenues:					
Unrestricted investment earnings					12,306
Total general revenues					12,306
					Change in net position (581,690)
					Net position - beginning (3,379,234)
					Net position - ending \$ (3,960,924)

See notes to the financial statements

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 4,535	\$ -	\$ -	\$ 4,535
Investments	-	1,551,506	3,896,993	5,448,499
Assessments receivable	2,413	4,151	-	6,564
Due from other funds	-	4,386	122,486	126,872
Deposits	39	-	-	39
Total assets	<u>\$ 6,987</u>	<u>\$ 1,560,043</u>	<u>\$ 4,019,479</u>	<u>\$ 5,586,509</u>
 LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued liabilities	\$ 42,805	\$ -	\$ 594,796	\$ 637,601
Due to other funds	4,386	122,486	-	126,872
Total liabilities	<u>47,191</u>	<u>122,486</u>	<u>594,796</u>	<u>764,473</u>
 Fund balances:				
Nonspendable:				
Deposits	39	-	-	39
Restricted for:				
Debt service	-	1,437,557	-	1,437,557
Capital projects	-	-	3,424,683	3,424,683
Unassigned	(40,243)	-	-	(40,243)
Total fund balances	<u>(40,204)</u>	<u>1,437,557</u>	<u>3,424,683</u>	<u>4,822,036</u>
 Total liabilities and fund balances	<u>\$ 6,987</u>	<u>\$ 1,560,043</u>	<u>\$ 4,019,479</u>	<u>\$ 5,586,509</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, 2023**

Total fund balances - governmental funds \$ 4,822,036

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	10,417,428	
Accumulated depreciation	<u>(424,036)</u>	9,993,392

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	(404,917)	
Original issue discount	93,565	
Bonds payable	<u>(18,465,000)</u>	<u>(18,776,352)</u>
Net position of governmental activities		<u><u>\$ (3,960,924)</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, 2023**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 300,796	\$ 628,646	\$ -	\$ 929,442
Developer contributions	45,232	-	-	45,232
Interest income	-	26,872	122,486	149,358
Miscellaneous income	12,306	-	-	12,306
Total revenues	358,334	655,518	122,486	1,136,338
EXPENDITURES				
Current:				
General government	94,037	-	-	94,037
Maintenance and operations	267,920	-	-	267,920
Parks and recreation	-	-	-	-
Debt Service:				
Principal	-	165,000	-	165,000
Interest	-	517,999	-	517,999
Bond cost of issuance	-	-	378,800	378,800
Capital outlay	-	-	4,185,202	4,185,202
Total expenditures	361,957	682,999	4,564,002	5,608,958
Excess (deficiency) of revenues over (under) expenditures	(3,623)	(27,481)	(4,441,516)	(4,472,620)
OTHER FINANCING SOURCES (USES)				
Bond discount	-	-	(54,797)	(54,797)
Bond proceeds	-	700,286	8,679,714	9,380,000
Total other financing sources (uses)	-	700,286	8,624,917	9,325,203
Net change in fund balances	(3,623)	672,805	4,183,401	4,852,583
Fund balances - beginning	(36,581)	764,752	(758,718)	(30,547)
Fund balances - ending	\$ (40,204)	\$ 1,437,557	\$ 3,424,683	\$ 4,822,036

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, 2023**

Net change in fund balances - total governmental funds	\$ 4,852,583
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.	4,185,202
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.	165,000
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)
Governmental funds report debt proceeds as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(9,380,000)
Certain revenues were unavailable for the fund financial statements in the prior fiscal year. In the current fiscal year, these revenues were recorded in the governmental fund financial statements.	(36,676)
In connection with the issuance of the Bonds, the original issue discount/premium is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position.	54,797
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	(2,306)
Change in accrued interest	(210,849)
Change in net position of governmental activities	<u>\$ (581,690)</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, 2023, all of the Board members are affiliated with SM-Ruskin Development, LLC, the Developer.

The Board has the final responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

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

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

Capital Projects Fund

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

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

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

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

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

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

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

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

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

Inventories and Prepaid Items

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

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

Capital Assets

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

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

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

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

In the fund financial statements, governmental funds report 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.

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, 2023:

	Amortized cost	Credit Risk	Maturities
US Bank Mmkt	\$ 5,448,499	N/A	Not available
Total Investments	<u>\$ 5,448,499</u>		

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

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

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

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

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

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

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

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

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

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

NOTE 5 – INTERFUND RECEIVABLES AND PAYABLES

Interfund receivables and payables at September 30, 2023 were as follows:

Fund	Receivable	Payable
General	\$ -	\$ 4,386
Debt Service	4,386	122,486
Capital projects	122,486	-
Total	<u>\$ 126,872</u>	<u>\$ 126,872</u>

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the debt service fund and the capital service fund relate to investment earnings in the capital projects fund that are held in the debt service funds as of September 30, 2023.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ -	\$ 4,185,202	\$ -	\$ 4,185,202
Total capital assets, not being depreciated	-	4,185,202	-	4,185,202
Capital assets, being depreciated				
Improvements - stormwater management	4,049,633	-	-	4,049,633
Improvements - amenity	1,762,109	-	-	1,762,109
Improvements - landscape & hardscape	404,963	-	-	404,963
Equipment - security	15,521	-	-	15,521
Total capital assets, being depreciated	6,232,226	-	-	6,232,226
Less accumulated depreciation for:				
Improvements - stormwater management	134,988	134,988	-	269,976
Improvements - amenity	63,632	58,737	-	122,369
Improvements - landscape & hardscape	13,499	13,499	-	26,998
Equipment - security	2,476	2,217	-	4,693
Total accumulated depreciation	214,595	209,441	-	424,036
Total capital assets, being depreciated, net	6,017,631	(209,441)	-	5,808,190
Governmental activities capital assets, net	\$ 6,017,631	\$ 3,975,761	\$ -	\$ 9,993,392

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

Phase 1, Phase 2, and Phase 3 comprise Assessment Area One. The Assessment Area One project was completed and placed into service during the fiscal year ended September 30, 2022. During the current fiscal year, the District issued Series 2023 Bonds in order to fund a portion of the Assessment Area Two project, as disclosed in Note 7. The remainder of the Assessment Area Two projects costs 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. During the current fiscal year, the District paid the Developer a total of \$1,637,144, for the cost of Assessment Area Two infrastructure improvements. In addition, during the current year the District reimbursed the Developer \$758,719 for the costs of Assessment Area One project costs that were incurred during a prior year.

Depreciation expense was charged to function/programs as follows:

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

NOTE 7 – LONG-TERM LIABILITIES

Series 2018

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

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

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

Series 2023

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

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

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2023 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2018	\$ 9,250,000	\$ -	\$ 165,000	\$ 9,085,000	\$ 170,000
Less Bond discount	41,074	-	1,402	39,672	-
Series 2023	-	9,380,000	-	9,380,000	135,000
Less Bond discount	-	54,797	904	53,893	-
Total	<u>\$ 9,208,926</u>	<u>\$ 9,325,203</u>	<u>\$ 162,694</u>	<u>\$ 18,371,435</u>	<u>\$ 305,000</u>

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2023, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2024	\$ 305,000	\$ 968,400	\$ 1,273,400
2025	315,000	954,709	1,269,709
2026	330,000	939,909	1,269,909
2027	350,000	924,416	1,274,416
2028	365,000	907,997	1,272,997
2029-2033	2,085,000	4,260,581	6,345,581
2034-2038	2,690,000	3,654,169	6,344,169
2039-2043	3,495,000	2,859,013	6,354,013
2044-2048	4,555,000	1,799,344	6,354,344
2049-2053	3,975,000	552,994	4,527,994
Total	<u>\$ 18,465,000</u>	<u>\$ 17,821,532</u>	<u>\$ 36,286,532</u>

NOTE 8 – DEVELOPER TRANSACTIONS

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

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$45,232.

NOTE 9 – CONCENTRATION

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

NOTE 10 – MANAGEMENT COMPANY

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

NOTE 11 – RISK MANAGEMENT

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

NOTE 12 – DEFICIT FUND EQUITY

The general fund had a deficit fund balance of (\$40,204) at September 30, 2024. The deficit will be covered by assessments collected in the subsequent period.

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 290,286	\$ 300,796	\$ 10,510
Developer contributions	77,164	45,232	(31,932)
Miscellaneous revenue	-	12,306	12,306
Total revenues	<u>367,450</u>	<u>358,334</u>	<u>(9,116)</u>
EXPENDITURES			
Current:			
General government	73,813	94,037	(20,224)
Maintenance and operations	293,637	267,920	25,717
Total expenditures	<u>367,450</u>	<u>361,957</u>	<u>5,493</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	(3,623)	<u>\$ (3,623)</u>
Fund balance - beginning		<u>(36,581)</u>	
Fund balance - ending		<u>\$ (40,204)</u>	

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. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	9
Employee compensation	\$0
Independent contractor compensation	\$50,287
Construction projects to begin on or after October 1; (\$65K)	N/A
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$907.81 Debt service - \$1,561.85
Special assessments collected	\$818,305
Outstanding Bonds:	Series 2018: \$9,085,000 Series 2023: \$9,380,000



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Sherwood Manor Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated December 20, 2024.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

December 20, 2024



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

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

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

We have examined Sherwood Manor Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2023. 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, 2023.

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.

December 20, 2024



**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, 2023, and have issued our report thereon dated December 20, 2024.

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 December 20, 2024, 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.

December 20, 2024

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

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

Current Status: Recommendation has been implemented

2022-02, 2021-01, 2020-01, 2019-01 Budget:

Current Status: Recommendation has been implemented

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, 2022, except as noted above.

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, 2023.

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, 2023.

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, 2023. 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.



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

THIS AMEDMENT TO THE ORIGINAL AGREEMENT made the dates set forth below, by and between **Aquatic Weed Control, Inc.** hereinafter "**AWC**", and

12/04/2024 – 12/03/2025

Sherwood Manor
c/o Inframark
2005 Pan Am Circle Ste 105
Tampa, FL 33607
Mark Vega 813-295-5455 Mark.Vega@inframark.com
Gary Schwartz 813-309-2439 Gary.schwartz@inframark.com

Hereinafter called "**CUSTOMER**". The parties hereto agree as follows:

AWC agrees to maintain the additional four (3) ponds and (5) ditches for a total of nine (11) ponds & (3) ditches located at Sherwood Manor in Ruskin, Florida in accordance with the terms and conditions of this agreement.

A minimum of 12 inspections with treatment as needed.

CUSTOMER agrees to pay **AWC** in the following amount and manner:

- Initial startup charge	\$ N / A
- Shoreline grass and brush control – Currently (9) ponds	\$ 1,306.00 (current monthly)
- (3) new ponds and (5) ditches	\$ 555.00.00 (additional monthly)
- Submersed and floating vegetation control	\$ Included
- Trash	\$ 75.00 (monthly)
- Additional treatments as required by AWC	\$ Included
- A monthly report of all waterways treated	\$ Included

New total monthly investment: **\$ 1,936.00**

*Trash in reason, nothing smaller than a soda can or larger than what can fit into a trash bag, limiting trash to 1-bag and each additional bag will be an additional \$ 25.00. Larger items can be removed at an additional fee and the management approval.

Scheduled treatments will be provided approximately every 30 days.

Invoices for this service will be mailed each month the treatment is scheduled. Invoices should be paid before the due date. Unpaid invoices will accrue interest at 1.5% per month.

AWC maintains 2 million dollars general liability, 1 million dollars commercial auto, professional liability, pollution liability, herbicide/pesticide operations, workers compensation and 3 million dollars excess umbrella. Certificates will be provided upon request.

ACCEPTANCE OF AGREEMENT

Tad Romar

Aquatic Weed Control, Inc.

Customer's Signature Title

Print Signature Date

Print Company Name



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

1. AWC's Water Management Agreement will be conducted in a manner consistent with good water management practice utilizing the following methods and techniques when applicable: Periodic treatments to maintain reasonable control of excessive growth of aquatic vegetation. CUSTOMER understands that some vegetation is required in any body of water to maintain a balanced aquatic ecological system.
2. It is CUSTOMER's responsibility to notify AWC of all work areas that are required mitigation areas in which desirable plants have been installed. AWC assumes no responsibility for damaged plants where CUSTOMER has failed to notify AWC.
3. Price quoted is null and void if signed agreement is not returned to AWC within 30 days of proposal date.
4. Water use restrictions after treatment are not often required. When restrictions are required, AWC will notify CUSTOMER in writing of all restrictions that apply. AWC will not be held liable for damages resulting from CUSTOMER's failure to follow water use restrictions.
5. AWC will not be responsible for the manual removal of dead vegetation such as cattails and grass which may take several seasons to decompose.
6. Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in the performance of any obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulations, curtailment or other cause beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
7. * Upon the anniversary date, this agreement will be automatically extended for additional twelve (12) month periods unless CUSTOMER provides written notice stating otherwise.
8. Either party may cancel this agreement with 30 days prior written notice. Upon cancellation, all outstanding balances will be due in full. CUSTOMER agrees to notify AWC in writing prior to any changes in ownership or property management. Changes in ownership or property management will not constitute termination of this agreement.
9. AWC agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of AWC; however, AWC shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause beyond our control.
10. CUSTOMER agrees to pay AWC in a timely manner, consistent with the terms and conditions of this agreement. Should CUSTOMER fail to make timely payments, AWC may, at its option, charge interest, impose a collection charge and/or file a mechanics lien for all monies past due plus interest, collection costs and reasonable attorney's fees.
11. CUSTOMER agrees to pay any government-imposed tax including sales tax.
12. AWC is registered with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees.

Tad Roman

Aquatic Weed Control, Inc

Customer's Signature

Date



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

Addition of (3) ponds and (5) swales



ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075



Bill to
Sherwood Manor CDD

Ship to
Sherwood Manor CDD

Estimate details
Estimate no.: 2239
Estimate date: 12/17/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion Restoration	718/802 Tidal Rock Ave -- Restore eroded area -- Remove turf, fill compact and grade scour and rutted area, install geotextile fabric for erosion control, install sod to match surroundings	1	\$900.00	\$900.00
2.		Erosion Restoration	1700 Sourwood -- Restore eroded area - - Fill compact and grade low area, install geotextile fabric for erosion control, install sod to match surroundings	1	\$1,400.00	\$1,400.00

Total \$2,300.00

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

December 18, 2024 

Accepted date Accepted by

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

There being no reports, the next item followed.

i. Field Inspections Report

The Field Inspections report was presented, a copy of which was included in the agenda package.

SIXTH 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. Viera, with all in favor, the meeting was adjourned at 3:21 pm. 5-0

Michael Perez
District Manager

Carlos de la Ossa
Chairperson

SHERWOOD MANOR CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
GRAU AND ASSOCIATES	11/1/2024	26461	\$2,000.00	\$2,000.00	AUDIT SERVICES
INFRAMARK LLC	11/5/2024	136689	\$700.00		MANAGEMENT FEE
INFRAMARK LLC	11/5/2024	136689	\$2,500.00		MANAGEMENT FEE
INFRAMARK LLC	11/5/2024	136689	\$5,833.33		MANAGEMENT FEE
INFRAMARK LLC	11/5/2024	136689	\$1,000.00		MANAGEMENT FEE
INFRAMARK LLC	11/5/2024	136689	\$125.00	\$10,158.33	MANAGEMENT FEE
ZEBRA CLEANING TEAM	11/1/2024	7393	\$1,050.00	\$1,050.00	MONTHLY SERV
Monthly Contract Subtotal			\$13,208.33	\$13,208.33	
Variable Contract					
ALBERTO VIERA	11/7/2024	AV 110724	\$200.00	\$200.00	SUPERVISOR FEE
CARLOS DE LA OSSA	11/7/2024	CDLO 110724	\$200.00	\$200.00	SUPERVISOR FEE
KYLE SMITH	11/7/2024	KS 110724	\$200.00	\$200.00	SUPERVISOR FEE
NICHOLAS J. DISTER	11/7/2024	ND 110724	\$200.00	\$200.00	SUPERVISOR FEE
RYAN MOTKO	11/7/2024	RM 110724	\$200.00	\$200.00	SUPERVISOR FEE
Variable Contract Subtotal			\$1,000.00	\$1,000.00	
Utilities					
BOCC	9/30/2024	3466 093024 ACH	\$2,099.50	\$2,099.50	WATER
TECO	11/4/2024	6005 110424 ACH	\$5,925.12	\$5,925.12	ELECTRIC
TECO	11/1/2024	5651 110124 ACH	\$252.62	\$252.62	ELECTRIC
Utilities Subtotal			\$8,277.24	\$8,277.24	
Regular Services					
ACTION SECURITY, INC	11/1/2024	27556	\$125.00	\$125.00	SECURITY SERVICE OCT 24
AQUATIC WEED CONTROL INC.	10/31/2024	102878	\$1,792.62	\$1,792.62	WATERWAY
CHARLES AQUATICS INC	11/5/2024	52071	\$2,979.00	\$2,979.00	LABOR
CORLIN SERVICES LLC	11/9/2024	0000197	\$510.00	\$510.00	MAINT.

SHERWOOD MANOR CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
CORLIN SERVICES LLC	11/14/2024	0000201	\$271.00	\$271.00	MAINT.
Disclosure Technology Services, LLC	10/11/2024	1287	\$2,500.00	\$2,500.00	DUES
ECO-LOGIC SERVICES LLC	11/4/2024	4502	\$3,625.00	\$3,625.00	MITIGATION
FIELDS CONSULTING GROUP LLC	11/4/2024	3439	\$200.00	\$200.00	SIGNS
FLA POOLS INC	10/28/2024	01194387	\$2,350.00	\$2,350.00	REPAIRS
JNJ CLEANING SERVICES LLC	10/28/2024	0439	\$820.00	\$820.00	AMENITY CLEANING
LANDSCAPE MAINTENANCE PROFESSIONALS INC	11/12/2024	188256	\$5,673.00	\$5,673.00	BUSH HOG
STEADFAST	10/31/2024	SE-25200	\$7,500.00	\$7,500.00	MOWING
STEADFAST	11/13/2024	SE-25351	\$2,840.00	\$2,840.00	MOWING
US BANK	10/25/2024	7518100	\$4,040.63	\$4,040.63	TRUSTEE FEE
Regular Services Subtotal			\$35,226.25	\$35,226.25	
Additional Services					
LANDSCAPE MAINTENANCE PROFESSIONALS INC	10/18/2024	188022	\$3,700.00	\$3,700.00	HURRICANE
Additional Services Subtotal			\$3,700.00	\$3,700.00	
TOTAL			\$61,411.82	\$61,411.82	

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 26461
Date 11/01/2024

SERVICE	AMOUNT
Audit FYE 09/30/2023	\$ <u>2,000.00</u>
Current Amount Due	\$ <u><u>2,000.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	3,000.00	500.00	0.00	0.00	5,500.00

Payment due upon receipt.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

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

Services provided for the Month of: November 2024

INVOICE#
136689

CUSTOMER ID
C2308

PO#

INVOICE

DATE
11/5/2024

NET TERMS
Net 30

DUE DATE
12/5/2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	2	Ea	350.00		700.00
District Management	1	Ea	2,500.00		2,500.00
Personnel Services	1	Ea	5,833.33		5,833.33
Field Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					10,158.33

Subtotal	\$10,158.33
Tax	\$0.00
Total Due	\$10,158.33

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

INVOICE

Zebra Cleaning Team

PO Box 3456

Apollo Beach, FL 33572-1003

lancewood1970@gmail.com

+1 (813) 279-0437

Bill to

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

Invoice details

Invoice no.: 7393
Terms: Net 30
Invoice date: 11/01/2024
Due date: 12/01/2024

#	Product or service	Description	Qty	Rate	Amount
1.	Commercial Pool Service	Monthly Full Service	1	\$1,050.00	\$1,050.00

Total

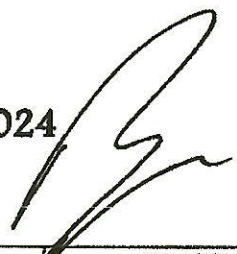
\$1,050.00

Mail to:

Zebra Cleaning Team
PO Box 3456
Apollo Beach FL 33572-1003

SHERWOOD MANOR CDD
MEETING DATE: November 7, 2024

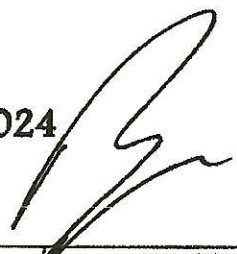
DMS: Bryan Radcliff



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Nicholas Dister *	(11/7/24) ✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00
Kyle Smith	✓	Salary Accepted	\$200.00

SHERWOOD MANOR CDD
MEETING DATE: November 7, 2024

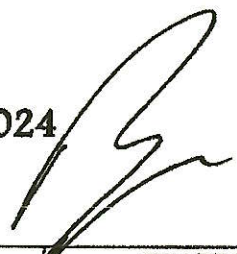
DMS: Bryan Radcliff



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Nicholas Dister *	(11/7/24) ✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00
Kyle Smith	✓	Salary Accepted	\$200.00

SHERWOOD MANOR CDD
MEETING DATE: November 7, 2024

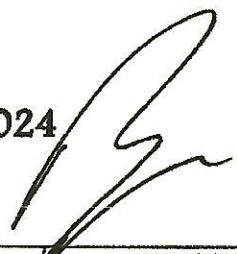
DMS: Bryan Radcliff



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Nicholas Dister *	(11/7/24) ✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00
Kyle Smith	✓	Salary Accepted	\$200.00

SHERWOOD MANOR CDD
MEETING DATE: November 7, 2024

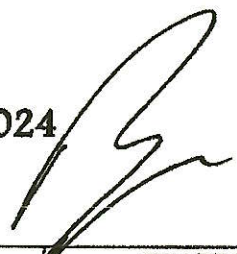
DMS: Bryan Radcliff



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Nicholas Dister *	(11/7/24) ✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00
Kyle Smith	✓	Salary Accepted	\$200.00

SHERWOOD MANOR CDD
MEETING DATE: November 7, 2024

DMS: Bryan Radcliff



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Nicholas Dister *	(11/7/24) ✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00
Kyle Smith	✓	Salary Accepted	\$200.00



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHERWOOD MANOR CDD	8726963466	09/30/2024	10/21/2024

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	08/26/2024	18626	09/25/2024	20151	152500 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.63
Purchase Water Pass-Thru	\$460.55
Water Base Charge	\$60.96
Water Usage Charge	\$495.94
Sewer Base Charge	\$147.69
Sewer Usage Charge	\$928.73

Summary of Account Charges

Previous Balance	\$1,933.83
Net Payments - Thank You	\$-1,933.83
Total Account Charges	\$2,099.50

AMOUNT DUE	\$2,099.50
-------------------	-------------------

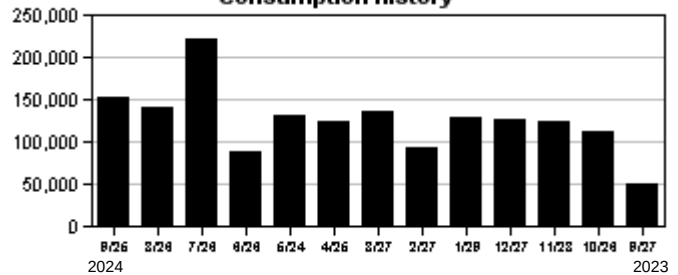
Important Message

This account has ACH payment method

BOCC approved rate increases are effective Oct. 1, 2024. Residential customers using 6,000 gallons of water monthly will have an average bill increase of approximately \$5.67 per month. Visit [HCFLGov.net/Water](https://www.hcflgov.net/Water), Water Rates & Fees tab for details

Effective Oct. 1, 2024, Hillsborough County Water Resources will no longer hand-deliver final notices for unpaid bills to customers. Instead, customers will receive a final notice postcard through the U.S. Mail.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 8726963466



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: [HCFLGov.net/WaterBill](https://www.hcflgov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](https://www.hcflgov.net/Water)



THANK YOU!



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

2,397 8

DUE DATE	10/21/2024
AMOUNT DUE	\$2,099.50
AMOUNT PAID	

0087269634660 00002099505



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

Statement Date: November 04, 2024

Amount Due: \$5,925.12

Due Date: November 18, 2024

Account #: 321000026005

DO NOT PAY. Your account will be drafted on November 18, 2024

Your Locations With The Highest Usage



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

6,477
KWH



816 18TH AVE SE,
RUSKIN, FL 33570-6021

2,010
KWH



Scan here to interact
with your bill online.

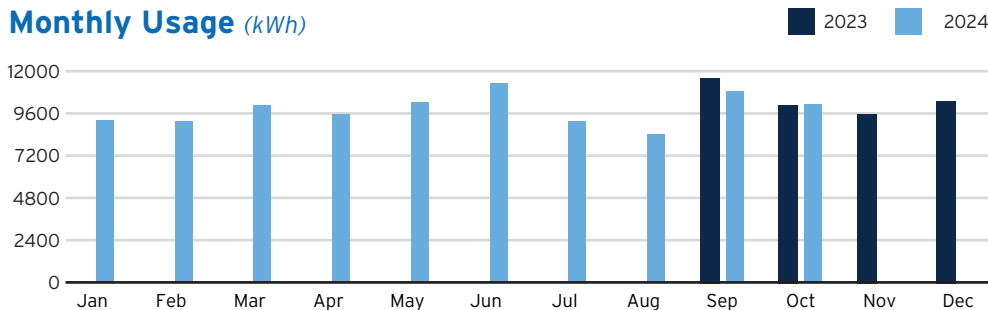


DOWNED IS DANGEROUS!

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

Visit [TampaElectric.com/Safety](https://www.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](https://www.tecoaccount.com)

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



Pay your bill online at [TampaElectric.com](https://www.tampaelectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://www.tampaelectric.com/paperless) to enroll now.

Account #: 321000026005

Due Date: November 18, 2024

Amount Due: \$5,925.12

Payment Amount: \$ _____

700125004086

Your account will be
drafted on November 18, 2024

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

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	09/26/2024	98,881		97,717		1,164 kWh	1	30 Days	\$175.60
									53.3%
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	09/26/2024	1,137		1,137		0 kWh	1	30 Days	\$23.08
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	09/26/2024	87,791		85,781		2,010 kWh	1	30 Days	\$286.46
									6.1%
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	09/26/2024	224		223		1 kWh	1	30 Days	\$23.20
									50.0%
Continued on next page →									

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.



Sub-Account #: 211019020679
Statement Date: 10/30/2024

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

Meter Read

Meter Location: FOUNTAIN

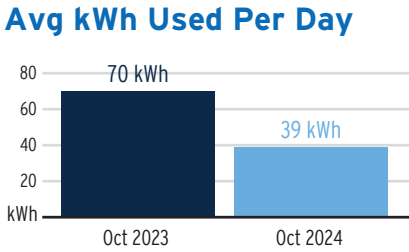
Service Period: 08/28/2024 - 09/26/2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000598798	09/26/2024	98,881		97,717		1,164 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	1,164 kWh @ \$0.08192/kWh		\$95.35
Fuel Charge	1,164 kWh @ \$0.03157/kWh		\$36.75
Storm Protection Charge	1,164 kWh @ \$0.00775/kWh		\$9.02
Clean Energy Transition Mechanism	1,164 kWh @ \$0.00427/kWh		\$4.97
Storm Surcharge	1,164 kWh @ \$0.00225/kWh		\$2.62
Florida Gross Receipt Tax			\$4.39
Electric Service Cost			\$175.60



Current Month's Electric Charges \$175.60

Billing information continues on next page →



Sub-Account #: 211019020687
Statement Date: 10/30/2024

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

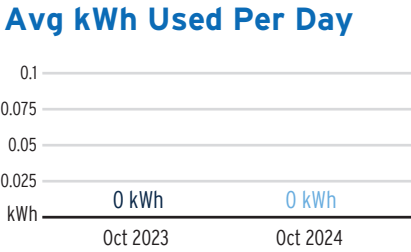
Meter Read

Meter Location: FOUNTAIN
Service Period: 08/28/2024 - 09/26/2024 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000558717	09/26/2024	1,137		1,137		0 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
	Florida Gross Receipt Tax		\$0.58
	Electric Service Cost		\$23.08



Current Month's Electric Charges \$23.08

Billing information continues on next page →



Sub-Account #: 211019020695
Statement Date: 10/30/2024

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

Meter Read

Meter Location: FOUNTAIN
Service Period: 08/28/2024 - 09/26/2024 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000558720	09/26/2024	87,791		85,781		2,010 kWh	1	30 Days

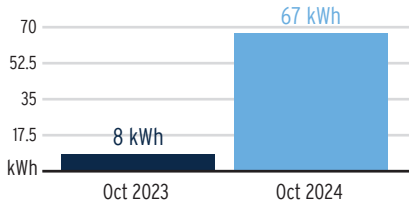
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	2,010 kWh @ \$0.08192/kWh	\$164.66
Fuel Charge	2,010 kWh @ \$0.03157/kWh	\$63.46
Storm Protection Charge	2,010 kWh @ \$0.00775/kWh	\$15.58
Clean Energy Transition Mechanism	2,010 kWh @ \$0.00427/kWh	\$8.58
Storm Surcharge	2,010 kWh @ \$0.00225/kWh	\$4.52
Florida Gross Receipt Tax		\$7.16
Electric Service Cost		\$286.46

Avg kWh Used Per Day



Current Month's Electric Charges **\$286.46**

Billing information continues on next page →



Sub-Account #: 211019915753
Statement Date: 10/30/2024

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

Meter Read

Meter Location: ENTRY SIGN

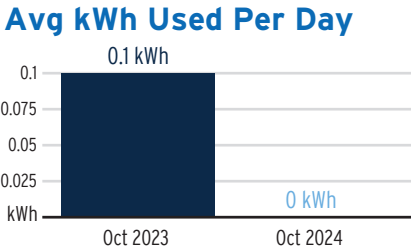
Service Period: 08/28/2024 - 09/26/2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580300	09/26/2024	224		223		1 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
	Energy Charge	1 kWh @ \$0.08192/kWh	\$0.08
	Fuel Charge	1 kWh @ \$0.03157/kWh	\$0.03
	Storm Protection Charge	1 kWh @ \$0.00775/kWh	\$0.01
	Florida Gross Receipt Tax		\$0.58
	Electric Service Cost		\$23.20



Current Month's Electric Charges \$23.20

Billing information continues on next page →



Sub-Account #: 211020006345
Statement Date: 10/30/2024

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

Meter Read

Meter Location: MAIL KIOSK

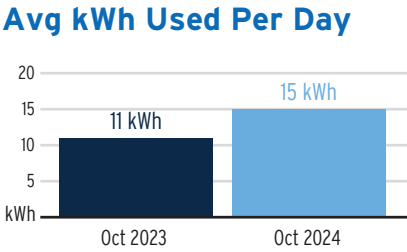
Service Period: 08/28/2024 - 09/26/2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000835803	09/26/2024	16,377		15,925		452 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
	Energy Charge	452 kWh @ \$0.08192/kWh	\$37.03
	Fuel Charge	452 kWh @ \$0.03157/kWh	\$14.27
	Storm Protection Charge	452 kWh @ \$0.00775/kWh	\$3.50
	Clean Energy Transition Mechanism	452 kWh @ \$0.00427/kWh	\$1.93
	Storm Surcharge	452 kWh @ \$0.00225/kWh	\$1.02
	Florida Gross Receipt Tax		\$2.06
	Electric Service Cost		\$82.31



Current Month's Electric Charges **\$82.31**

Billing information continues on next page →



Sub-Account #: 211020923705
Statement Date: 10/30/2024

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

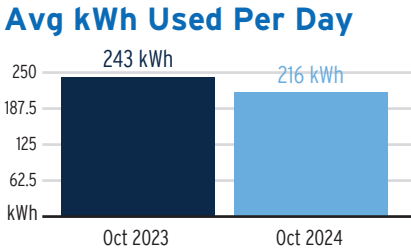
Meter Read

Service Period: 08/28/2024 - 09/26/2024 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000597942	09/26/2024	5,123		98,646		6,477 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000		\$22.50
Energy Charge	6,477 kWh @ \$0.08192/kWh		\$530.60
Fuel Charge	6,477 kWh @ \$0.03157/kWh		\$204.48
Storm Protection Charge	6,477 kWh @ \$0.00775/kWh		\$50.20
Clean Energy Transition Mechanism	6,477 kWh @ \$0.00427/kWh		\$27.66
Storm Surcharge	6,477 kWh @ \$0.00225/kWh		\$14.57
Florida Gross Receipt Tax			\$21.80
Electric Service Cost			\$871.81



Current Month's Electric Charges **\$871.81**

Billing information continues on next page →



Sub-Account #: 221008023634
Statement Date: 10/30/2024

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

Meter Read

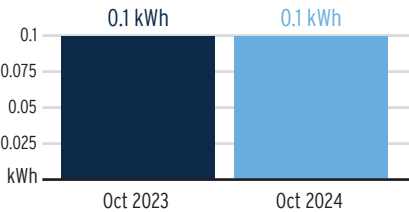
Service Period: 08/28/2024 - 09/26/2024 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580299	09/26/2024	280		278		2 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
	Energy Charge	2 kWh @ \$0.08192/kWh	\$0.16
	Fuel Charge	2 kWh @ \$0.03157/kWh	\$0.06
	Storm Protection Charge	2 kWh @ \$0.00775/kWh	\$0.02
	Clean Energy Transition Mechanism	2 kWh @ \$0.00427/kWh	\$0.01
	Florida Gross Receipt Tax		\$0.58
	Electric Service Cost		\$23.33

Avg kWh Used Per Day



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

Billing information continues on next page →



Sub-Account #: 221008023642
Statement Date: 10/30/2024

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

Meter Read

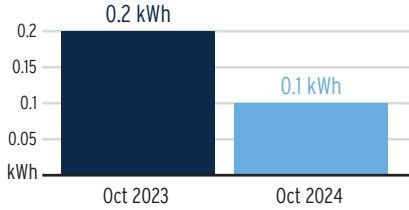
Meter Location: SIGN
Service Period: 08/28/2024 - 09/26/2024 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000580298	09/26/2024	284		282		2 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
	Energy Charge	2 kWh @ \$0.08192/kWh	\$0.16
	Fuel Charge	2 kWh @ \$0.03157/kWh	\$0.06
	Storm Protection Charge	2 kWh @ \$0.00775/kWh	\$0.02
	Clean Energy Transition Mechanism	2 kWh @ \$0.00427/kWh	\$0.01
	Florida Gross Receipt Tax		\$0.58
	Electric Service Cost		\$23.33

Avg kWh Used Per Day



Current Month's Electric Charges \$23.33

Billing information continues on next page →



Sub-Account #: 221008101729
Statement Date: 10/30/2024

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

Service Period: 08/28/2024 - 09/26/2024 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	108 kWh @ \$0.03406/kWh	\$3.68
Fixture & Maintenance Charge	4 Fixtures	\$84.44
Lighting Pole / Wire	4 Poles	\$113.28
Lighting Fuel Charge	108 kWh @ \$0.03127/kWh	\$3.38
Storm Protection Charge	108 kWh @ \$0.03877/kWh	\$4.19
Clean Energy Transition Mechanism	108 kWh @ \$0.00036/kWh	\$0.04
Storm Surcharge	108 kWh @ \$0.00074/kWh	\$0.08
Florida Gross Receipt Tax		\$0.29
Franchise Fee		\$13.71
Municipal Public Service Tax		\$0.97
Lighting Charges		\$224.06

Current Month's Electric Charges **\$224.06**

Billing information continues on next page →



Sub-Account #: 221008143911
Statement Date: 10/30/2024

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

Service Period: 08/28/2024 - 09/26/2024 **Rate Schedule:** Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days			
Lighting Energy Charge	1707 kWh @ \$0.03406/kWh		\$58.14
Fixture & Maintenance Charge	89 Fixtures		\$1487.29
Lighting Pole / Wire	89 Poles		\$2520.48
Lighting Fuel Charge	1707 kWh @ \$0.03127/kWh		\$53.38
Storm Protection Charge	1707 kWh @ \$0.03877/kWh		\$66.18
Clean Energy Transition Mechanism	1707 kWh @ \$0.00036/kWh		\$0.61
Storm Surcharge	1707 kWh @ \$0.00074/kWh		\$1.26
Florida Gross Receipt Tax			\$4.60
Lighting Charges			\$4,191.94

Current Month's Electric Charges **\$4,191.94**

Total Current Month's Charges **\$5,925.12**

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.



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

Statement Date: November 01, 2024

Amount Due: \$252.62

Due Date: November 22, 2024

Account #: 221009045651

DO NOT PAY. Your account will be drafted on November 22, 2024

Account Summary

Current Service Period: September 27, 2024 - October 28, 2024

Previous Amount Due	\$252.62
Payment(s) Received Since Last Statement	-\$252.62

Current Month's Charges	\$252.62
--------------------------------	-----------------

Amount Due by November 22, 2024	\$252.62
--	-----------------

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



Scan here to view
your account online.

SCAM

Don't Get Scammed!

Scammers strike when you're distracted. Learn their tricks and report suspicious calls or texts at TampaElectric.com/Scam.

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 #: 221009045651

Due Date: November 22, 2024



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$252.62

Payment Amount: \$ _____

624223844203

Your account will be
drafted on November 22, 2024

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 221009045651
Statement Date: November 01, 2024
Charges Due: November 22, 2024

Service Period: Sep 27, 2024 - Oct 28, 2024

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days			
Lighting Energy Charge	95 kWh @ \$0.03406/kWh		\$3.24
Fixture & Maintenance Charge	5 Fixtures		\$83.05
Lighting Pole / Wire	5 Poles		\$141.60
Lighting Fuel Charge	95 kWh @ \$0.03127/kWh		\$2.97
Storm Protection Charge	95 kWh @ \$0.03877/kWh		\$3.68
Clean Energy Transition Mechanism	95 kWh @ \$0.00036/kWh		\$0.03
Storm Surcharge	95 kWh @ \$0.00074/kWh		\$0.07
Florida Gross Receipt Tax			\$0.26
State Tax			\$17.72
Lighting Charges			\$252.62

Total Current Month's Charges \$252.62

Important Messages

Quarterly fuel source update
Tampa Electric's diverse fuel mix for the 12-month period ending September 2024 includes 82% natural gas, 10% solar, 7% purchased power, and 1% coal.

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.

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

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**

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.

ACTION SECURITY, INC.
1505 Manor Rd
Englewood, FL 34223
Sales@ActionSecurityFL.com

Invoice



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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
27556	11/01/2024	\$125.00	11/01/2024	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!

Charles Aquatics, Inc.

6869 Phillips Parkway Drive South
Jacksonville, FL 32256
904-997-0044

Invoice

Date	Invoice #
11/5/2024	52071

Due Date
11/5/2024

Bill To
Sherwood Manor CDD c/o Inframark 2005 Pan Am Cir #120 Tampa, FL 33607

Vendor #

Qty	Description	Rate	Amount
1	SE Fountain Lights: Replaced 4 LED Lights and 250' 14/2 cable for fountain	2,979.00	2,979.00
Thank you so much for your business!		Balance Due	\$2,979.00



CorlinServices LLC
7818126511
11237 Spring Point Circle
Riverview, FL 33579

Billed To
Sherwood Manor

Date of Issue
11/09/2024

Invoice Number
0000197

Due Date
12/09/2024

Amount Due (USD)
\$510.00

Description	Rate	Qty	Line Total
replace emergency exit sign (damaged in hurricane)	\$75.00	2	\$150.00
men's room toilet repair	\$75.00	1	\$75.00
remove broken ceiling fan and plate over	\$75.00	1	\$75.00
hurricane Milton prep and recovery	\$75.00	2	\$150.00
material: exit sign \$40.00 , toilet flapper \$10.00 , fan cover plate \$10.00	\$60.00	1	\$60.00

Subtotal	510.00
Tax	0.00

Total	510.00
Amount Paid	0.00

Amount Due (USD)	\$510.00
------------------	----------



CorlinServices LLC
7818126511
11237 Spring Point Circle
Riverview, FL 33579

Billed To
Sherwood Manor

Date of Issue
11/14/2024

Invoice Number
0000201

Due Date
12/14/2024

Amount Due (USD)
\$271.00

Description	Rate	Qty	Line Total
installation of fill valve and flapper in women's room handicapped toilet (removal of old equipment)	\$75.00	1	\$75.00
securing of existing bulletin board to wall using concrete tapping screws	\$75.00	1	\$75.00
supplementing drain screens at playground and basketball court with aluminum screening mounted below the grates	\$75.00	1	\$75.00
toilet fill valve and flapper combo \$30.00. aluminum screen \$16.00	\$46.00	1	\$46.00

Subtotal 271.00

Tax 0.00

Total 271.00

Amount Paid 0.00

Amount Due (USD) \$271.00

DISCLOSURE TECHNOLOGY SERVICES, LLC

PO Box 812681
Boca Raton, FL 33481 US
+1 3059034654
accounting@dtsmuni.com



INVOICE

BILL TO
Inframark
CDD:
Sherwood Manor Community Development Dis

INVOICE 1287
DATE 10/11/2024

BOND SERIES
SPECIAL ASSESSMENT R REV BONDS 2023 (Assessment Area Two)

DESCRIPTION	AMOUNT
DTS MUNI – CDA SaaS, 1 Year Subscription -	2,500.00

Wire: City National Bank of Florida
ABA/Routing- 066004367
Account #- 30000615862
Account Name-Disclosure Technology Services LLC

BALANCE DUE \$2,500.00

Checks: Disclosure Technology Services, LLC
PO Box 812681
Boca Raton, FL 33481

License Fee for FY 24/25

PO Box 18204
Sarasota, FL 34276

Date	Invoice #
11/4/2024	4502

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

Sherwood Manor

Description	Amount
Mitigation Maintenance Services for October 2024	2,350.00
Compliance monitoring report for mitigation areas for October 2024	1,275.00
Total	\$3,625.00

Phone # 941-312-1764

Pete@Eco-Logic-Services.com



11749 Crestridge Loop
Trinity, FL 34655



Invoice

Date	Invoice #
11/4/2024	3439

Bill To
Meritus Sherwood Manor CDD / Brookside Attn: Ken Hoefle 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Printing & Reprod...	Brookside Community -- Straightened "Parking and Amenities" (18x24) sign post.	1	50.00	50.00
Printing & Reprod...	Brookside Community -- Replace missing "Dog Park Parking and Amenities" (18x24) sign on existing post.	1	100.00	100.00
Install (Signage)	Fuel and time		50.00	50.00

Subtotal	\$200.00
Sales Tax (7.0%)	\$0.00
Total	\$200.00
Payments/Credits	\$0.00
Balance Due	\$200.00

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com

FLA POOLS

PO Box 6004
Sun City Center, FL 33571
813-839-7665
info@flapools.com
www.flapools.com



INVOICE

BILL TO

Bryan Radcliff
Sherwood Manor CDD Ruskin
2005 Pam Am Circle Site 3
Tampa, FL 33607

INVOICE # 01194387**DATE** 10/28/2024**TERMS** Due on receipt

DESCRIPTION	QTY	AMOUNT
Excavate for the northwest corner of the play structure area to locate drainage or the child play area and to clear the line	1	2,350.00
Install 18 inch drain box		
6 inch corrugated pipe and run approximately 130 feet to pond edge		
FINAL payment		

If paying by debit or credit card there is a 3.5% convenience fee charge, you can call us, pay online or Zelle at service@flapools.com

If paying by debit or credit card there is a 3.5% convenience fee charge, you can pay online, by Zelle at service@flapools.com or call 813-839-7665 during business hours.

If paying by check:

Make checks payable to: FLA Pools, Inc.

Mail to Po Box 6004, Sun City Center, 33571

BALANCE DUE**\$2,350.00**

If paying by check:

Make checks payable to: FLA Pools, Inc.

Mail to Po Box 6004, Sun City Center, 33571

INVOICE

JNJ Amenity Services LLC
7804 Davie Ray Dr
Zephyrhills, FL 33540

services@jnjcleanservices.com
+1 (813) 781-8999



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

Invoice details
Invoice no.: 0439
Invoice date: 10/28/2024
Due date: 11/15/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Restrooms	Clean and sanitize 2 restrooms. Sweep and/or mop floors. Supply toilet paper, paper towels, soap, and trash bags. Toilet gels, urinal screens and/or air fragrances provided courtesy of JNJ.	2	\$140.00	\$280.00
2.		Trash	Remove and replenish 4 trash bags.	4	\$30.00	\$120.00
3.		Pool Deck	Pick up any trash/debris on pool deck. Clean tables and rearrange chairs if needed.	1	\$100.00	\$100.00
4.		Activity room	Sweep/mop/vacuum as needed. Clean windows. Wipe tables as needed.	1	\$30.00	\$30.00
5.		Dog stations	Remove and replace 1dog trash liner once a week. Place dog waste bags as needed.	1	\$40.00	\$40.00
6.		Storm Preparations	Hurricane Milton - all furniture and umbrellas removed from pool deck prior to storm and put back out after storm.	1	\$250.00	\$250.00

Total \$820.00

Ways to pay



Note to customer
Amenity cleaning services at Sherwood Manor CDD - October 2024

Pay invoice



Invoice

Date	Invoice #
11/12/2024	188256

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

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

Property Information
1801 12th Street SE Ruskin, FL 33570

Estimate #
92268

Work Order #

PO / PA #
104744

Description	Qty	Rate	Amount
Bush hog services along ditches on 12th and 18th. This service will be to the bevel of the slope in the ditch areas.			
All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
Bush Hog Service	1	5,673.00	5,673.00
		Total	\$5,673.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	12/12/2024	Balance Due
			\$0.00
			\$5,673.00



Steadfast Contractors Alliance
12231 Main Street #1196
PO Box 1196 San Antonio, FL 33576
Phone: 813.836-7940 | office@steadfastenv.com

Invoice Date

10/31/2024

Invoice #

SE-25200

INVOICE

Job At:

ROW Mowing Sherwood Manor

Bill To:

Sherwood Manor
c/o Inframark Infrastructure Management
Gary S, District Manager
2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

**PLEASE PAY
THIS AMOUNT**

\$7,500.00

Make checks payable to:

Steadfast Contractors Alliance

☐ Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

Have E-Mail? Please write it here: _____

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

Steadfast Contractors Alliance

12231 Main Street #1196
San Antonio, FL 33576

Description	P.O. No.	Terms	Due Date	Rep	Project
		Net 30	11/30/2024	PP	SE1433 Sherwood...
Description	Qty	U/M	Rate	Amount	
Swale and ROW mowing at Sherwood Manor	1		7,500.00	7,500.00	
Mow swales according to map. Crew of 4 w/ multiple zero turn mowers, brush cutters, line trimmers, edgers, blowers and Alotz Bush Hog style mower.					
Est. Timeframe 1 Day					

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Subtotal \$7,500.00

Sales Tax (0.0%) \$0.00

Total \$7,500.00

Payments/Credits \$0.00

Balance Due \$7,500.00

Billing Inquiries? Call 813-836-7940



Steadfast Contractors Alliance
12231 Main Street #1196
PO Box 1196 San Antonio, FL 33576
Phone: 813.836-7940 | office@steadfastenv.com

Invoice Date

11/13/2024

Invoice #

SE-25351

INVOICE

Job At:

ROW mowing

Bill To:

Sherwood Manor
c/o Inframark Infrastructure Management
Gary S, District Manager
2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

**PLEASE PAY
THIS AMOUNT**

\$2,840.00

Make checks payable to:

Steadfast Contractors Alliance

☐ Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

Have E-Mail? Please write it here: _____

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

Steadfast Contractors Alliance

12231 Main Street #1196
San Antonio, FL 33576

Description	Qty	U/M	Rate	Amount
Mowing of Swale / ROW along North Side of 14th Ave SE along community frontage (see attached map)	1		2,840.00	2,840.00
Excavator w/mower head attachment, ground crew w/zero turn mower and hand held brush cutter.				

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Subtotal \$2,840.00

Sales Tax (0.0%) \$0.00

Total \$2,840.00

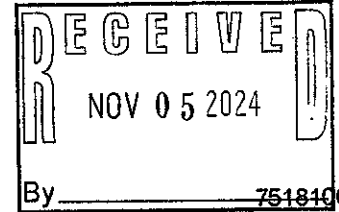
Payments/Credits \$0.00

Balance Due \$2,840.00

Billing Inquiries? Call 813-836-7940



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107



2/3

Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

242566000
10/25/2024
Duffy, Leanne M
(407)-835-3807

Meritus
Attn- Brian Lamb
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States

SHERWOOD MANOR CDD SERIES 2018

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

SHERWOOD MANOR CDD SERIES 2018

Invoice Number:	7518100
Account Number:	242566000
Current Due:	\$4,040.63
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 242566000
Invoice # 7518100
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7518100
Invoice Date: 10/25/2024
Account Number: 242566000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

SHERWOOD MANOR CDD SERIES 2018

Accounts Included 242566000 242566001 242566002 242566003 242566004
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 10/01/2024 - 09/30/2025				\$3,750.00
Incidental Expenses 10/01/2024 to 09/30/2025	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63





Invoice

Date	Invoice #
10/18/2024	188022

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

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

Property Information
1801 12th Street SE Ruskin, FL 33570

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE MILTON DISASTER RECOVERY Tree Staking 10-18-2024			
Staked 19 trees with 2 poles @ \$100.00 = \$2,300.00 (includes labor to re-set tree and staking labor and materials)	19	100.00	1,900.00
Staked 12 Trees with 2x4 bracing	12	150.00	1,800.00
		Total	\$3,700.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	11/17/2024	Balance Due
			\$0.00
			\$3,700.00

Sherwood Manor Community Development District

Financial Statements
(Unaudited)

Period Ending
Nov 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 November 30, 2024

(In Whole Numbers)

		GENERAL	SERIES 2018	SERIES 2018	SERIES 2018	SERIES 2023	GENERAL	GENERAL	
		FUND	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
ACCOUNT DESCRIPTION		FUND	FUND	FUND	PROJECTS	PROJECTS	FUND	DEBT FUND	TOTAL
ASSETS									
Cash - Operating Account	\$	95,602	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	95,602
Cash in Transit		-	-	170,124	-	-	-	-	170,124
Due From Developer		68,462	-	-	-	-	-	-	68,462
Due From Other Funds		275,400	-	-	-	268,568	-	-	543,968
Investments:									
Construction Fund		-	-	-	-	1,875,968	-	-	1,875,968
Prepayment Account		-	1	-	-	-	-	-	1
Reserve Fund		-	473,878	644,750	-	-	-	-	1,118,628
Revenue Fund		-	75,214	172,186	-	-	-	-	247,400
Deposits		39	-	-	-	-	-	-	39
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	\$	439,503	\$ 549,093	\$ 987,060	\$ -	\$ 2,144,536	\$ 17,772,701	\$ 27,714,237	\$ 49,607,130

LIABILITIES

Accounts Payable	\$	41,452	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	41,452
Accounts Payable - Other		(8,257)	-	-	-	-	-	-	(8,257)
Bonds Payable		-	-	-	-	-	-	18,334,238	18,334,238
Bonds Payable - Series 2023		-	-	-	-	-	-	9,380,000	9,380,000
Due To Other Funds		-	370,172	173,796	-	-	-	-	543,968
TOTAL LIABILITIES		33,195	370,172	173,796	-	-	-	27,714,238	28,291,401

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2024

(In Whole Numbers)

		SERIES 2018	SERIES 2023	SERIES 2018	SERIES 2023	GENERAL	GENERAL	
	GENERAL	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	FUND	FUND	FUND	DEBT FUND	TOTAL
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	178,921	813,264	-	-	-	-	992,185
Capital Projects	-	-	-	-	2,144,536	-	-	2,144,536
Unassigned:	406,308	-	-	-	-	17,772,701	(1)	18,179,008
TOTAL FUND BALANCES	406,308	178,921	813,264	-	2,144,536	17,772,701	(1)	21,315,729
TOTAL LIABILITIES & FUND BALANCES	\$ 439,503	\$ 549,093	\$ 987,060	\$ -	\$ 2,144,536	\$ 17,772,701	\$ 27,714,237	\$ 49,607,130

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	\$ -	\$ 300	\$ 300	0.00%
Special Assmnts- Tax Collector	315,379	14,499	(300,880)	4.60%
Special Assmnts- CDD Collected	424,679	47,226	(377,453)	11.12%
Other Miscellaneous Revenues	-	25	25	0.00%
TOTAL REVENUES	740,058	62,050	(678,008)	8.38%

EXPENDITURES

Administration

Supervisor Fees	12,000	2,000	10,000	16.67%
ProfServ-Trustee Fees	8,200	4,041	4,159	49.28%
Disclosure Report	8,400	1,400	7,000	16.67%
District Counsel	7,500	1,758	5,742	23.44%
District Engineer	4,000	-	4,000	0.00%
District Manager	30,000	18,667	11,333	62.22%
Accounting Services	12,000	-	12,000	0.00%
Auditing Services	6,200	2,000	4,200	32.26%
Website Compliance	1,500	750	750	50.00%
Email Hosting Vendor	600	-	600	0.00%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
Public Officials Insurance	2,700	2,700	-	100.00%
Legal Advertising	3,000	-	3,000	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	250	1,250	16.67%
Dues, Licenses, Subscriptions	500	175	325	35.00%
Total Administration	98,850	33,741	65,109	34.13%

Utility Services

Utility - Electric	100,000	19,172	80,828	19.17%
Total Utility Services	100,000	19,172	80,828	19.17%

Other Physical Environment

Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Pool Maintenance	2,000	1,050	950	52.50%
Waterway Management	16,000	5,418	10,582	33.86%
Field Manager	12,000	-	12,000	0.00%
Amenity Center Cleaning & Supplies	8,000	820	7,180	10.25%
Contracts-Aquatic Control	17,000	-	17,000	0.00%
Contracts-Pools	13,200	2,700	10,500	20.45%
Contracts - Landscape	235,000	25,901	209,099	11.02%
Amenity Center Pest Control	2,000	-	2,000	0.00%

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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
Onsite Staff	70,000	-	70,000	0.00%
Security Monitoring Services	1,500	250	1,250	16.67%
Telephone, Cable & Internet Service	1,800	403	1,397	22.39%
Utility - Water	4,500	4,271	229	94.91%
Insurance - General Liability	30,000	21,128	8,872	70.43%
Insurance Deductible	2,500	-	2,500	0.00%
R&M-Other Landscape	9,000	3,700	5,300	41.11%
R&M-Wetland Monitoring	20,000	-	20,000	0.00%
Amenity Maintenance & Repairs	27,208	18,995	8,213	69.81%
R&M-Monument, Entrance & Wall	7,500	2,979	4,521	39.72%
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	197	3,303	5.63%
Special Events	10,000	-	10,000	0.00%
Misc-Contingency	10,000	2,500	7,500	25.00%
Entry System-Key Fob	2,500	-	2,500	0.00%
Total Other Physical Environment	541,208	90,312	450,896	16.69%
TOTAL EXPENDITURES	740,058	143,225	596,833	19.35%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(81,175)	(81,175)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		487,483		
FUND BALANCE, ENDING		\$ 406,308		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	\$ -	\$ 6,761	\$ 6,761	0.00%
Special Assmnts- Tax Collector	629,269	15,215	(614,054)	2.42%
Special Assmnts- CDD Collected	-	119,770	119,770	0.00%
TOTAL REVENUES	629,269	141,746	(487,523)	22.53%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	185,000	175,000	10,000	94.59%
Interest Expense	444,269	226,181	218,088	50.91%
Total Debt Service	629,269	401,181	228,088	63.75%
TOTAL EXPENDITURES	629,269	401,181	228,088	63.75%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(259,435)	(259,435)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		438,356		
FUND BALANCE, ENDING		\$ 178,921		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	\$ -	\$ 7,817	\$ 7,817	0.00%
Special Assmnts- Tax Collector	-	9,500	9,500	0.00%
Special Assmnts- CDD Collected	643,156	93,755	(549,401)	14.58%
TOTAL REVENUES	643,156	111,072	(532,084)	17.27%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	253,197	-	253,197	0.00%
Interest Expense	389,959	253,197	136,762	64.93%
Total Debt Service	643,156	253,197	389,959	39.37%
TOTAL EXPENDITURES	643,156	253,197	389,959	39.37%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(142,125)	(142,125)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		955,389		
FUND BALANCE, ENDING		\$ 813,264		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	\$ -	\$ 15,302	\$ 15,302	0.00%
TOTAL REVENUES	-	15,302	15,302	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	15,302	15,302	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,129,234		
FUND BALANCE, ENDING		<u>\$ 2,144,536</u>		

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

Bank Account Statement

Sherwood Manor CDD

Monday, December 16, 2024

Page 1

Bank Account No. 9155

Statement No. 11_24

Statement Date

11/30/2024

G/L Account No. 101001 Balance	95,601.50
Positive Adjustments	0.00
Subtotal	95,601.50
Negative Adjustments	0.00
Ending G/L Balance	95,601.50

Statement Balance	129,138.41
Outstanding Deposits	11,639.24
Subtotal	140,777.65
Outstanding Checks	-45,176.15
Ending Balance	95,601.50

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
11/06/2024		JE000473	Tax Revenue/Debt Service	4,729.19	4,729.19	0.00
11/14/2024		JE000474	Tax Revenue/Debt Service	29,755.46	29,755.46	0.00
11/22/2024		JE000496	Tax Rev/Debt Service	4,729.18	4,729.18	0.00
11/20/2024	Payment	BD00006	Deposit No. BD00006	47,225.88	47,225.88	0.00
11/20/2024	Payment	BD00007	Deposit No. BD00007	325.00	325.00	0.00
Total Deposits				86,764.71	86,764.71	0.00
Checks						
08/09/2024	Payment	946	Check for Vendor V00052	-200.00	-200.00	0.00
09/13/2024	Payment	957	Check for Vendor V00052	-200.00	-200.00	0.00
10/21/2024	Payment	963	Check for Vendor V00034	-200.00	-200.00	0.00
10/21/2024	Payment	964	Check for Vendor V00052	-200.00	-200.00	0.00
10/18/2024	Payment	100026	Inv: 26301, Inv: 26412	-3,500.00	-3,500.00	0.00
10/31/2024	Payment	965	Check for Vendor V00029	-750.00	-750.00	0.00
10/31/2024	Payment	966	Check for Vendor V00049	-10,158.33	-10,158.33	0.00
10/31/2024	Payment	967	Check for Vendor V00077	-197.05	-197.05	0.00
10/31/2024	Payment	968	Check for Vendor V00025	-1,757.50	-1,757.50	0.00
10/31/2024	Payment	969	Check for Vendor V00020	-350.00	-350.00	0.00
11/13/2024	Payment	970	Check for Vendor V00048	-200.00	-200.00	0.00
11/13/2024	Payment	971	Check for Vendor V00061	-200.00	-200.00	0.00
11/13/2024	Payment	972	Check for Vendor V00066	-200.00	-200.00	0.00
11/13/2024	Payment	973	Check for Vendor V00034	-200.00	-200.00	0.00
11/08/2024	Payment	100032	Inv: 01194387	-2,350.00	-2,350.00	0.00
11/08/2024	Payment	100033	Inv: 27556	-125.00	-125.00	0.00
11/08/2024	Payment	100034	Inv: 3439	-200.00	-200.00	0.00
11/08/2024	Payment	100035	Inv: 7393	-1,050.00	-1,050.00	0.00
11/08/2024	Payment	100036	Inv: 0439	-820.00	-820.00	0.00
11/18/2024	Payment	DD148	Payment of Invoice 001211	-5,925.12	-5,925.12	0.00
11/21/2024	Payment	100037	Inv: 52071	-2,979.00	-2,979.00	0.00
11/21/2024	Payment	100038	Inv: 0000197	-510.00	-510.00	0.00
11/21/2024	Payment	100044	Inv: 187731, Inv: 188022	-13,588.00	-13,588.00	0.00
11/22/2024	Payment	DD151	Payment of Invoice 001212	-252.62	-252.62	0.00

Bank Account Statement

Sherwood Manor CDD

Monday, December 16, 2024

Page 2

Bank Account No. 9155

Statement No. 11_24

Statement Date

11/30/2024

11/12/2024	JE000509	Bank recon Adj Bocc	-2,171.60	-2,171.60	0.00
11/20/2024	JE000511	Bank recon Adj spectrum	-198.14	-198.14	0.00
11/25/2024	JE000513	Bank recon Adj teco	-757.85	-757.85	0.00
11/25/2024	JE000515	Bank recon Adj teco	-2,593.49	-2,593.49	0.00
Total Checks			-51,833.70	-51,833.70	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/23/2024	Payment	DD129	Payment of Invoice 001071	-257.62
06/27/2024	Payment	DD132	Payment of Invoice 001102	-3,753.40
11/13/2024	Payment	974	Check for Vendor V00052	-200.00
11/21/2024	Payment	975	Check for Vendor V00004	-175.00
11/21/2024	Payment	100039	Inv: 1287	-2,500.00
11/21/2024	Payment	100040	Inv: 7518100	-4,040.63
11/21/2024	Payment	100041	Inv: 4502	-3,625.00
11/21/2024	Payment	100042	Inv: SE-25200	-7,500.00
11/21/2024	Payment	100043	Inv: 26461	-2,000.00
11/25/2024	Payment	976	Payment of Invoice 001213	-18,013.50
11/29/2024	Payment	100045	Inv: 0000201	-271.00
11/29/2024	Payment	100046	Inv: SE-25351	-2,840.00
Total Outstanding Checks				-45,176.15

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 COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2024 to 11/30/2024

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100032	11/08/24	FLA POOLS INC	01194387	POOL REPAIRS	REPAIRS	531034-53908	\$2,350.00
001	100033	11/08/24	ACTION SECURITY, INC	27556	SECURITY	SECURITY SERVICE OCT 24	534368-53150	\$125.00
001	100034	11/08/24	FIELDS CONSULTING GROUP LLC	3439	SIGNS	Amenity Maintenance & Repairs	546176-53908	\$200.00
001	100035	11/08/24	ZEBRA CLEANING TEAM	7393	POOL SERVICES	MONTHLY SERV	531034-53908	\$1,050.00
001	100036	11/08/24	JNJ CLEANING SERVICES LLC	0439	AMENITY CLEANING	Amenity Center Cleaning & Supplies	531165-53150	\$820.00
001	100037	11/21/24	CHARLES AQUATICS INC	52071	FOUNTAIN LIGHTS	LABOR	546227-53908	\$2,979.00
001	100038	11/21/24	CORLIN SERVICES LLC	0000197	MAINT.	Amenity Maintenance & Repairs	546176-53908	\$510.00
001	100039	11/21/24	Disclosure Technology Services, LLC	1287	DUES	Dues, Licenses, Subscriptions	554020-51301	\$2,500.00
001	100040	11/21/24	US BANK	7518100	TRUSTEE FEES	TRUSTEE FEE	531045-51301	\$4,040.63
001	100041	11/21/24	ECO-LOGIC SERVICES LLC	4502	MITIGATION	Waterway Management	531085-53908	\$3,625.00
001	100042	11/21/24	STEADFAST	SE-25200	MOWING	Contracts - Landscape	534171-53908	\$7,500.00
001	100043	11/21/24	GRAU AND ASSOCIATES	26461	AUDIT FYE 09/30/2023	AUDIT SERVICES	532002-51301	\$2,000.00
001	100044	11/21/24	LANDSCAPE MAINTENANCE PROFESSIONALS INC	187731	LANDSCAPE	Contracts - Landscape	534171-53908	\$9,888.00
001	100044	11/21/24	LANDSCAPE MAINTENANCE PROFESSIONALS INC	188022	HURRICANE CLEAN UP	HURRICANE	546300-53908	\$3,700.00
001	100045	11/29/24	CORLIN SERVICES LLC	0000201	WOMANS RESTROM MAINT.	MAINT.	546176-53908	\$271.00
001	100046	11/29/24	STEADFAST	SE-25351	MOWING	Contracts - Landscape	534171-53908	\$2,840.00
001	970	11/13/24	ALBERTO VIERA	AV 110724	SUPERVISOR FEE	Supervisor Fees	511100-51101	\$200.00
001	971	11/13/24	CARLOS DE LA OSSA	CDLO 110724	SUPERVISOR FEE	Supervisor Fees	511100-51101	\$200.00
001	972	11/13/24	KYLE SMITH	KS 110724	SUPERVISOR FEE	Supervisor Fees	511100-51101	\$200.00
001	973	11/13/24	NICHOLAS J. DISTER	ND 110724	SUPERVISOR FEE	Supervisor Fees	511100-51101	\$200.00
001	974	11/13/24	RYAN MOTKO	RM 110724	SUPERVISOR FEE	Supervisor Fees	511100-51101	\$200.00
001	975	11/21/24	FLORIDA COMMERCE	91297	DUES	Dues, Licenses, Subscriptions	554020-51301	\$175.00
001	976	11/25/24	BIG SUN EQUINE PRODUCTS INC	11182024 DEPOSIT	DEPOSIT FOR MISC REPAIRS	misc repairs	546176-53908	\$18,013.50
001	DD148	11/18/24	TECO	6005 110424 ACH	ELECTRIC	Utility - Electric	543041-53150	\$5,925.12
001	DD151	11/22/24	TECO	5651 110124 ACH	ELECTRIC	Utility - Electric	543041-53150	\$252.62

Fund Total **\$69,764.87**

Total Checks Paid **\$69,764.87**

SHERWOOD MANOR DECEMBER INSPECTION REPORT. 12/16/24, 9:20 AM

Sherwood Manor CDD. LMP.

Monday, December 16, 2024

Prepared For Board of supervisors.

57 Items Identified

Gary Schwartz





12th ST SE.

Assigned To LMP.

The amenity Center parking lot entrance sign is clean and well maintained.



12th ST SE.

Assigned To LMP.

The turf fertility needs improvement.



12th ST SE.

Assigned To LMP.

The parking lot is clean and well maintained.



12th ST SE.

Assigned To LMP.

The mailbox pavilion is clean and well-maintained.



12th ST SE.

Assigned To LMP.

The playground is well maintained.



Pond # 3.

Assigned To First Choice Aquatics.

The pond is well maintained.



12th ST SE.

Assigned To LMP.

The turf fertility needs improvement.



12th ST SE.

Assigned To LMP.

Remove and replace the dead Podocarpus plants. Confirm the irrigation is working.



12th ST SE.

Assigned To LMP.

The basketball court is well maintained.



12th ST SE.

Assigned To LMP.

Straighten the leaning tree.



12th ST SE.

Assigned To Clubhouse manager.

The amenity center is clean and well maintained. The bathrooms are functional.



12th ST SE.

Assigned To LMP.

The plants and trees are healthy and well maintained.



12th ST SE.

Assigned To Clubhouse manager.

The table and chairs are clean and well-maintained.



12th ST SE.

Assigned To LMP.

The plants and trees are healthy and well maintained.



12th ST SE.

Assigned To LMP.

The pool is clear, blue, and well maintained.



Pond # 1.

Assigned To First Choice Aquatics.

The pond is well maintained.



21st Ave & 12th ST SE.

Assigned To District Manager.

The top of the planter needs to be repaired.



21st Ave.

Assigned To LMP.

Heading West on the sidewalk.



21st Ave & 9th ST SE.

Assigned To Steadfast.

The entrance sign is clean and well maintained.



21st Ave.

Assigned To LMP.

Heading East on the sidewalk.



Tidal Rock.

Assigned To District Manager.

The fence needs to be pressure cleaned.



Pond # 2.

Assigned To First Choice Aquatics.

The pond is well maintained, and beginning to recede.



Pond # 2.

Assigned To District manager.

Wash-out repair is needed.



Tidal Rock & 6th ST SE.

Assigned To District manager.

The entrance sign is scheduled to be pressure cleaned.



Tidal rock.

Assigned To LMP.

Submit an estimate to dust with mulch.



Tidal Rock.

Assigned To LMP.

Heading East on the sidewalk.



6th ST SE.

Assigned To LMP.

Heading North on the sidewalk.



9th ST SE.

Assigned To LMP.

The parking lot is well maintained.



9th ST SE.

Assigned To District manager.

The mailbox pavilion is clean and well-maintained.



9th ST SE.

Assigned To LMP.

Send an estimate to fill in with mulch.



9th ST SE.

Assigned To LMP.

The dog park is well maintained.



Pond # 4.

Assigned To First Choice Aquatics.

The pond is well maintained.



10:08 12/16/24

Pond # 5.

Assigned To LMP.

The pond is well maintained.



10:09 12/16/24

9th ST SE & 16th Ave SE.

Assigned To LMP.

Heading West on the sidewalk.



16th Ave SE.

Assigned To LMP.

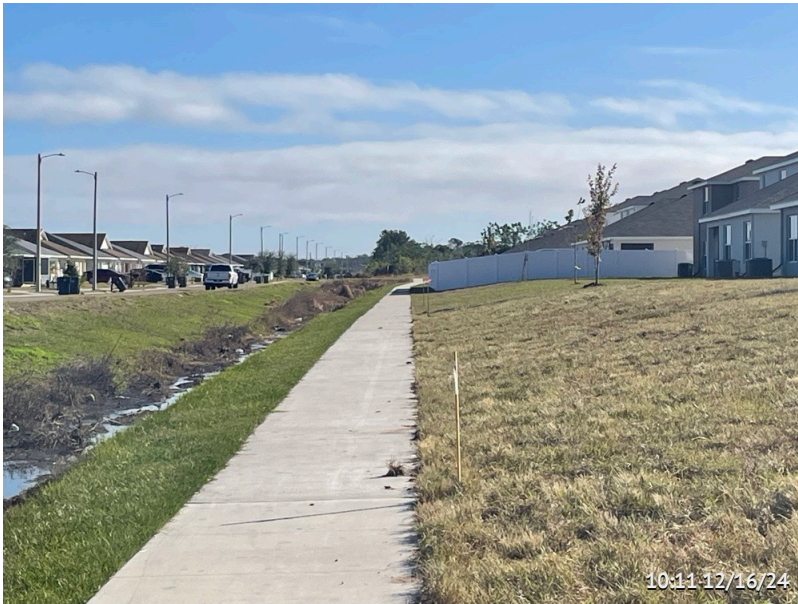
Heading West from 9th ST SE.



6th ST SE & 16th ST SE.

Assigned To LMP.

Heading South on the sidewalk.



16th Ave SE & 6th ST SE.

Assigned To LMP.

Heading East on the sidewalk.



Will Scarlet pond.

Assigned To First Choice Aquatics.

The pond is well maintained.



Will Scarlet pond.

Assigned To First Choice Aquatics.
The pond is well maintained.



9th St SE & 16th ST SE.

Assigned To LMP.
Heading South on the sidewalk.



Sourwood pond.

Assigned To First Choice Aquatics.
The pond is well maintained.



Sourwood pond.

Assigned To District manager.
Pond wash-out repair is needed.



Sourwood pond.

Assigned To First Choice Aquatics.
The invasive plant material in the pond is dead.



15th ST SE & 16th Ave SE.

Assigned To LMP.
Heading North from 16th ST SE.



15th ST SE.

Assigned To District manager.

Various illegally dumped materials.

The county was contacted to remove the illegally dumped items.



15th ST SE & 14th Ave SE.

Assigned To LMP.

Heading West from 15th ST SE.



14th Ave SE.

Assigned To District manager.

The perimeter fence needs to be pressure cleaned.



14th Ave SE & 9th ST SE.

Assigned To LMP.

Heading South on the sidewalk.



14th Ave SE & 9th St SE.

Assigned To LMP.

Heading West on the sidewalk.



14th St SE & 9th ST SE.

Assigned To LMP.

Heading East on the sidewalk.



14th ST SE & 9th ST SE.

Assigned To LMP.

Heading East from 9th ST SE.



Maritime Forest.

Assigned To District manager.

Greg Darga, the DR Horton PM was contacted to replace the dead Magnolia tree under warranty.



Maritime Forest.

Assigned To First Choice Aquatics.
The pond invasive plant material is beginning to die.



Cape Chestnut pond.

Assigned To First Choice Aquatics.
The pond is well maintained.



Cape Chestnut.

Assigned To District manager.

The gator bags need to be refilled.



Maritime Forest pond.

Assigned To First Choice Aquatics.

The pond is well maintained.



Gum Spring.

Assigned To District manager.

Greg Darga, the DR Horton PM was contacted to replace the dead Magnolia tree under warranty.