

Sherwood Manor
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Prepared by:



Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED		ANNUAL	
	BUDGET		BUDGET	
	FY 2025		FY 2026	
REVENUES				
Interest - Investments	\$	-	\$	-
Operations & Maintenance Assmts - On Roll		315,379		875,644
Special Assmnts- CDD Collected		424,679		-
Rental Income		-		-
Other Miscellaneous Revenues		-		-
TOTAL REVENUES	\$	740,058	\$	875,644
EXPENDITURES				
Financial and Administrative				
Supervisor Fees	\$	12,000	\$	12,000
Onsite Staff		70,000		70,000
District Management		30,000		30,000
Field Management		12,000		18,000
Accounting Services		12,000		12,000
Dissemination Agent/Reporting		-		10,000
Website Admin Services		1,500		1,500
District Engineer		4,000		12,000
District Counsel		7,500		15,000
Trustees Fees		8,200		8,200
Auditing Services		6,200		6,200
Postage, Phone, Faxes, Copies		500		500
Legal Advertising		3,000		2,000
Bank Fees		250		250
Dues, Licenses & Fees		500		500
Website ADA Compliance		1,500		1,500
Disclosure Report		8,400		8,400
Misc Non Ad Valorem Taxes		-		4,000
Email Hosting Vendor		600		600
Total Financial and Administrative	\$	178,150	\$	212,650
Insurance				
General Liability	\$	30,000	\$	25,354
Public Officials Insurance		2,700	\$	3,240
Deductible		2,500		2,500
Total Insurance	\$	35,200	\$	31,094
Utility Services				
Electric Utility Services	\$	100,000	\$	120,000
Amenity Internet		1,800		2,500
Water/Waste		4,500.0		16,000

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Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ANNUAL
	BUDGET	BUDGET
	FY 2025	FY 2026
<i>Total Utility Services</i>	\$ 106,300	\$ 138,500
<i>Amenity</i>		
Pool Monitor	\$ 12,000	\$ 12,000
Janitorial - Contract	-	9,600
Janitorial - Supplies/Other	8,000	1,000
Garbage Dumpster - Rental/Collection	5,000	5,000
Amenity Pest Control	2,000	2,000
Amenity R&M	27,208	35,000
Key Card Distribution	2,500	2,500
Entrance Monuments, Gates, Walls R&M	7,500	15,000
Pool Maintenance - Contract	13,200	12,600
Pool Additional Treements	2,000	4,000
Security Monitoring Services	1,500	2,000
Community Events	10,000	10,000
Misc-Contingency	10,000	10,000
<i>Total Amenity</i>	\$ 100,908	\$ 120,700
<i>Landscape and Pond Maintenance</i>		
Landscape - Contract	\$ 235,000	\$ 235,000
Landscape - Mulch	14,000	14,000
Landscape - Plant Replacement Program	5,000	5,000
Landscape - Irrigation Maintenance	3,500	3,500
Landscape - Other R&M	9,000	9,000
Aquatics - Contract	17,000	22,200
Waterway Management Program	16,000	10,000
Wildlife Control	-	9,000
R&M-Wetland Monitoring	20,000	5,000
Debris removal	-	20,000
Ditch Cleanup	-	5,000
Storm cleanup	-	35,000
<i>Total Landscape and Pond Maintenance</i>	\$ 319,500	\$ 372,700
TOTAL EXPENDITURES	\$ 740,058	\$ 875,644

Sherwood Manor

Community Development District

All Funds

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION										
Assessment Area One- Series 2018										
Product	Units	O&M Assessment			Debt Service Series 2018			Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025		FY 2026	FY 2025	Dollar Change
Single Family 50'	397	\$ 1,125.86	\$ 951.53	\$ 174.33	\$ 1,561.85	\$ 1,561.85	\$ -	\$ 2,687.71	\$ 2,513.38	\$ 174.33
Single Family 60'	28	\$ 1,351.03	\$ 1,141.84	\$ 209.20	\$ 1,874.23	\$ 1,874.23	\$ -	\$ 3,225.26	\$ 3,016.07	\$ 209.20
	425									