

**SHERWOOD MANOR
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
SPECIAL MEETING
MARCH 26, 2020**

SHERWOOD MANOR
COMMUNITY DEVELOPMENT DISTRICT AGENDA
THURSDAY, MARCH 26, 2020
2:00 P.M.

The Offices of Meritus
Located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607

District Board of Supervisors	Chairman Vice-Chairman Supervisor Supervisor Supervisor	Jeff Hills Ryan Motko Nick Dister Alberto Viera Steve Luce
District Manager	Meritus	Debby Nussel
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Stantec, Inc	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **2:00 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the third section called **Public Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The meeting will resume after the public hearing with the seventh section called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The eighth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The ninth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The tenth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting

Board of Supervisors
Sherwood Manor Community Development District

Dear Board Members:

The Special Meeting of Sherwood Manor Community Development District will be held on **March 26, 2020 at 2:00 p.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT ON AGENDA ITEMS

3. BUSINESS ITEMS

- A. Consideration of District Engineer’s Report – Expansion Area.....*Under Separate Cover*
- B. Consideration of Master Assessment Methodology Report-Expansion Area..*Under Separate Cover*
- C. Consideration of Resolution 2020-01; Declaring Debt Assessments.....Tab 01
- D. Consideration of Resolution 2020-02; Setting Public Hearing on Debt Assessments.....Tab 02
- E. Consideration of Resolution 2020-03; Designating Officers.....Tab 03
- F. Acceptance of Grant of Easements.....Tab 04
 - a. SM-Ruskin LLC -Sidewalk Easement
 - b. DR Horton – Landscape Easement
 - c. Pulte Home Company LLC – Landscape Easement
 - d. Sitex Properties USA Inc. – Landscape Easement
- G. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of Minutes of the Public Hearing & Regular Meeting August 22, 2019.....Tab 05
- B. Consideration of Operation and Maintenance Expenditures Aug - Sept 2019.....Tab 06
- C. Consideration of Operation and Maintenance Expenditures Oct 2019 – Feb 2020.....Tab 07
- D. Review of Financial Statements Month Ending February 29, 2020.....Tab 08

5. VENDOR/STAFF REPORTS

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

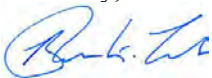
6. BOARD OF SUPERVISORS REQUESTS AND COMMENTNS

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

8. ADJORNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,



SHERWOOD MANOR
COMMUNITY
DEVELOPMENT
DISTRICT

EXPANSION AREA
MASTER ASSESSMENT
METHODOLOGY REPORT



DMS District
Management
Services
A Meritus Company. Solutions for Better Communities.

Report Date:
March 26, 2020

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I. INTRODUCTION

This Expansion Area Master Assessment Methodology Report (the “Expansion Report”) details the basis of the benefit allocation and assessment methodology to support the financing plan relating to the expansion of the Sherwood Manor Community Development District (the “District”). The private assessable lands (“Assessable Property”) benefitting from the public infrastructure is generally described within Exhibit A of this Expansion Report and further described within the Engineer’s Report, dated March 26th, 2020 (the “Engineer’s Report”).

The objective of this Expansion Report is to:

1. Identify the District’s capital improvement program (“CIP”) for the project to be financed, related to the expansion are, constructed and/or acquired by the District; and
2. Determine a fair and equitable method of spreading the associated costs to the benefiting Assessable Properties within the District pre- and post-development completion; and
3. Provide a basis for the placement of a lien on the Assessable Properties within the District benefiting from the CIP, as outlined by the Engineer’s Report.

The basis of benefit received by Assessable Properties relates directly to the proposed CIP. It is the District’s CIP that will create the public infrastructure that enables Assessable Properties within the District to be developed and improved under current allowable densities. The CIP includes off-site improvements, storm water, utilities (water and sewer), roadways, landscape and hardscape. The Engineers Report identified estimated costs to complete the CIP, inclusive of associated “soft cost” such as legal/engineering services with contingencies to account for commodity and service market fluctuations. This report will further address additional financing cost associated with funding the CIP. Without the required improvements in the CIP, the development of the Assessable Properties could not be undertaken within the current development standards. The main objective of this Expansion Report is to establish a basis on which to quantify and allocate the special benefit provided by the CIP proportionally to the private property within the District. A detailed allocation methodology and finance plan will be utilized to equitably distribute CIP costs upon the Assessable Properties within the District based upon the level of proportional benefit received.

This Expansion Report outlines the assignment of benefit, assessment methodology and financing structure for bonds to be issued by the District. As a result of the methodology application, the maximum long-term assessment associated with the current CIP is identified. The District will issue Special Assessment Bonds (the “Bonds”), in one or more series consisting of various amounts of principal debt and maturities to finance the construction and/or acquisition of all or a portion of the CIP.

It is anticipated that the methodology consultant will prepare individual supplemental reports applying the allocation methodology contained herein for the imposition and collection of long-term special assessments on a first platted, first assigned basis for repayment of a specific series of Bonds. The methodology consultant may distribute supplemental reports in connection with updates and/or revisions to the finance plan. Such supplemental reports will be



created to stipulate amended terms, interest rates, developer contributions if any, issuance costs and will detail the resulting changes in the level of funding allocated to the various trust accounts and subaccounts.

The Bonds will be repaid from and secured by non-ad valorem assessments levied on those Assessable Properties benefiting from the public improvements within the District. Non-ad valorem assessments will be levied each year to provide the funding necessary to pay debt service on the Bonds and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Expansion Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190 and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

II. DEFINED TERMS

“Assessable Property:” – All property within the District that receives a special benefit from the CIP.

“Capital Improvement Program” (CIP) – The public infrastructure development program as outlined by the Engineer Report.

“Developer” – SM-Ruskin Development, LLC.

“Development Plan” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“District” – Sherwood Manor Community Development District, 179.72 gross acres with the Development Plan for 629 Units.

“Engineer Report” – *Engineer’s Report for Sherwood Manor Community Development District*, dated March 26th, 2020.

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

“Expansion Area” - Sherwood Manor Community Development District Expansion Area, 14.11 gross acres with the Development Plan for 57 Units added on March 10th, 2020.

“Maximum Assessments” – The maximum amount of special assessments and liens to be levied against benefiting assessable properties.

“Platted Units” – Private property subdivided as a portion of gross acreage by virtue of the platting process.

“Product Type” – Classification assigned by the District Engineer to dissimilar lot products for the development of the vertical construction. Determined in part as to differentiated sizes, setbacks and other factors.

“Unplatted Parcels” – Gross acreage intended for subdivision and platting pursuant to the Development Plan.



“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

“Expansion Report” or “Report” – This *Expansion Area Master Assessment Methodology Report*, dated March 26th, 2020 as provided to support benefit and Maximum Assessments Liens on private developable property within the District.

III. DISTRICT OVERVIEW

The District expansion area encompasses 14 +/- acres and is located in Hillsborough County, Florida, within Section 9, 16 and 17, Township 32 South, and Range 19 East. The primary developer of the Assessable Properties is SM-Ruskin Development, LLC (the “Developer”), who has created the overall development plan as outlined and supported by the Engineer’s Report. The development plan for the District contemplates 57 single family lots. The public improvements as described in the Engineer’s Report include off-site improvements, storm water, utilities (water and sewer), roadways and landscape/hardscape.

IV. PROPOSED IMPROVEMENTS

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop the District’s CIP within the expansion area. As designed, the CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to District lands, i.e.: all benefiting landowners of Assessable Properties within the District benefit the same from the first few feet of infrastructure as they do from the last few feet. The CIP costs within Table 1 of this Expansion Report reflect cost as further detailed within the Engineer’s Report, these costs are exclusive of any financing related costs.

V. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The District’s CIP contains a “system of improvements” including the funding, construction and/or acquisition of off-site improvements, storm water, utilities (water and sewer), roadways, and landscape/hardscape; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all Assessable Property within the District receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the Assessable Property is equal to or exceeds the cost of the assessments levied on the Assessable Property (F.S. 170.02), which satisfies the third requirement, above.



The first requirement for determining the validity of a special assessment is plainly demonstrable; eligible improvements are found within the list provided in F.S. 170.01. However, the second and third requirements for a valid special assessment require a more analytical examination. As required by F.S. 170.02, and described in the preceding section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various Assessable Property, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the various Assessable Property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for payment of the on the Bonds has been apportioned according to reasonable estimates of the special benefits provided consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the properties will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that parcel of the District.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by HOA(s). To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to acreage density as demonstrated in other use EAU assignment.

VI. ALLOCATION METHODOLOGY

The CIP benefits all assessable properties within the expansion area of the District proportionally. The level of relative benefit can be compared through the use of defining “equivalent” units of measurement by product type to compare dissimilar development product types. This is accomplished through determining an estimate of the relationship between the product types, based on a relative benefit received by each product type from the CIP. The use of Equivalent Assessment Unit (EAU) methodologies is well established as a fair and reasonable proxy for estimating the benefit received by private benefiting properties. One (1) EAU has been assigned to the 50’ residential use product type as a baseline, with a proportional increase relative to other planned residential product types and sizes. Table 2 outlines EAUs assigned for residential product types under the current Development Plan. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in



determining how special assessments will be allocated to specific Assessable Property. The CIP benefit and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and Maximum Assessments associated with the CIP are demonstrated on Table 3 through Table 6. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with any series of Bonds.

VII. ASSIGNMENT OF MAXIMUM ASSESSMENTS

This section sets out the manner in which special assessments will be assigned and establish a lien on land within the District. With regard to the Assessable Property liens will be assessed on a gross acreage basis until such time as the developable acreage is platted. The platted parcels will then be reviewed as to use and product types. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point the infrastructure may or may not be installed but none of the units in the Development Plan have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state all of the lands within the District receive benefit from the CIP and all of the assessable land within the District would be assessed to repay any bonds. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all of the gross acreage within the District. Debt will not be solely assigned to parcels which have development rights, but will and may be assigned to undevelopable parcels to ensure integrity of development plans, rights and entitlements.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development Plan has started to take shape. As lands subject to special assessments are platted and fully-developed, they are assigned specific assessments in relation to the estimated benefit that each platted unit receives from the CIP, with the balance of the debt assigned on a per acre basis as described in the preceding paragraph. Therefore, each fully-developed, platted unit would be assigned a Maximum Assessment pursuant to its Product Type classification as set forth in Table 6. It is not contemplated that any unassigned debt would remain once all of the lots associated with the improvements are platted and fully-developed; if such a condition was to occur, the true-up provisions within this Report would be applicable.

The third condition is the “completed development state.” In this condition the entire Development Plan for the District has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the District.



VIII. FINANCING

The District intends to finance only a portion of the CIP through the issuance of the Bonds; however this report assumes the financing of 100% of the improvements to identify the full benefit and potential. As the Bonds will be issued in one or more series, the Bonds will be sized at an amount rounded to the nearest \$5,000 and will include items such as debt service reserves, underwriter's discount, issuance costs and rounding.

For purposes of the Expansion Report, conservative allowances have been made for a debt service reserve, underwriter's discount, issuance costs, rounding and collection cost as shown on Table 3. The methodology consultant will issue supplemental report(s) which outline the provisions specific to each bond issue with the application of the assessment methodology contained herein. The supplemental report(s) will detail the negotiated terms, interest rates and costs associated with each series of Bonds representing the market rate at that point in time. The supplemental reports will outline any Developer contributions towards the completion of the CIP applied to prepay any assessments on any one or collective Assessable Properties within the District. The supplemental report(s) will also detail the level of funding allocated to the construction/acquisition account, the debt service reserve account, underwriter's discount, issuance and collection costs. Additionally, the supplemental report(s) will apply the principles set forth in the Master Report to determine the specific assessments required to repay the Bonds.

IX. TRUE-UP MODIFICATION

During the construction period of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of special assessment principal. In order to ensure the District's debt does not build up on the unplatted developable land, the District shall apply the following test as outlined within this "true-up methodology."

The debt per acre remaining on the unplatted land within the District may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of gross acres for such phase. Thus, every time the test is applied, the debt encumbering the remaining undivided land must remain equal to or lower than the ceiling level of debt per gross acre. If the debt per gross acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, the Preliminary Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the recording of each plat submitted to subdivide developed lands within the District. If upon the completion of any true-up analyses it is found the debt per acre exceeds the established maximum ceiling debt per gross acre, or there is not sufficient development potential in the remaining acreage of the District to produce the EAU densities required to adequately service Bond debt, the District shall require the immediate remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the



remaining debt per assessable acre to the ceiling amount per acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within the District.

True-up payment requirements may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District, that there is sufficient development potential in the remaining acreage within the District to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this section.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

X. ADDITIONAL STIPULATIONS

Meritus Districts was retained by the District to prepare a methodology to fairly allocate the special assessments related to the Districts CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Meritus Districts makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Meritus Districts does not represent the District as a Municipal Advisor or Securities Broker nor is Meritus Districts registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Meritus Districts does not provide the District with financial advisory services or offer investment advice in any form.



TABLE 1

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT BUILDOUT COMMUNITY DEVELOPMENT PROGRAM COSTS	
DESCRIPTION	TOTAL PROJECT COSTS
Stormwater Management	684,000
Utilities	456,000
Roads	798,000
Parks & Recreation	273,600
Off-Site Improvements	68,400
TOTAL	2,280,000

TABLE 2

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT PLANNED DEVELOPMENT PROGRAM				
PRODUCT	LOT SIZE	UNITS	PER UNIT EAU ⁽²⁾	TOTAL EAUs
Single Family	55	41	1.10	45
Single Family	60	16	1.20	19
TOTAL		57		64

⁽¹⁾ EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots.

⁽²⁾ Any development plan changes will require recalculations pursuant to the true-up provisions within this report.



TABLE 3

DEVELOPMENT PROGRAM COST/BENEFIT ANALYSIS	
PROJECT COSTS	\$2,280,000
TOTAL PROGRAM EAUS	64.30
TOTAL COST/BENEFIT	<u><u>\$35,459</u></u>

Table 3 Notations:

1) Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.

TABLE 4

DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS					
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	NET BENEFIT	
				PER PRODUCT TYPE	PER PRODUCT UNIT
55	1.10	41	45.10	\$1,599,191	\$39,005
60	1.20	16	19.20	\$680,809	\$42,551
		<u>57</u>	<u>64.30</u>	<u>\$2,280,000</u>	

Table 4 Notations:

1) Table 4 determines only the anticipated construction cost, net of finance and other related costs.



TABLE 5

CONSTRUCTION COST AND BENEFIT						
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	PERCENTAGE OF EAUs	TOTAL AMOUNT PER PRODUCT TYPE	TOTAL AMOUNT PER LOT
55	1.10	41	45.10	70.1%	\$1,599,191	\$39,005
60	1.20	16	19.20	29.9%	\$680,809	\$42,551
		57	64.30	100%	\$2,280,000	

TABLE 6

CONSTRUCTION COST FUNDING SOURCES					
PRODUCT TYPE	PRODUCT COUNT	PER PRODUCT TYPE		PER UNIT	
		DEVELOPER FUNDED	SERIES 2020 BONDS	DEVELOPER FUNDED	SERIES 2020 BONDS
55	41	\$0	\$1,599,192	-\$0.01	\$39,004.67
60	16	\$0	\$680,809	-\$0.01	\$42,550.55
	57	\$0	\$2,280,000		



TABLE 7

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS		
FINANCING INFORMATION - FINANCING INFORMATION BOND SERIES		
Coupon Rate ⁽¹⁾		7.00%
Term (Years)		32
Principal Amortization Installments		30
ISSUE SIZE		\$3,340,000
Construction Fund		\$2,280,000
Capitalized Interest (Months) ⁽²⁾	24	\$467,600
Debt Service Reserve Fund	100%	\$264,104
Underwriter's Discount	2.00%	\$66,800
+ Premium / - Discount		\$100,000
Cost of Issuance		\$160,000
Rounding		\$1,496
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus Interest)		\$264,104
Collection Costs and Discounts @	6.00%	\$16,858
TOTAL ANNUAL ASSESSMENT		\$280,961
<p>⁽¹⁾ Based on conservative interest rate, subject to change based on market conditions.</p> <p>⁽²⁾ Based on capitalized interest 24 months.</p>		



TABLE 8

**SHERWOOD MANOR
 COMMUNITY DEVELOPMENT DISTRICT
 CDD ASSESSMENT ANALYSIS**

ALLOCATION METHODOLOGY - SERIES 2020 LONG TERM BONDS (1)								
PRODUCT	PER UNIT EAU	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. (2)	TOTAL PRINCIPAL	ANNUAL ASSMT. (2)
Single Family 55'	1.10	45.10	70.14%	41	\$2,342,675	\$197,066	\$57,138	\$4,806
Single Family 60'	1.20	19.20	29.86%	16	\$997,325	\$83,895	\$62,333	\$5,243
TOTAL		64.30	100.00%	57	3,340,000	280,961		

(1) Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 24 month Capitalized Interest Period.
 (2) Includes principal, interest and collection costs.

EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$3,340,000.00 payable in 30 annual installments of principal of \$18,717.47 per gross acre. The maximum par debt is \$236,711.55 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan will initially be allocated on a per acre basis within the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT ROLL			
TOTAL ASSESSMENT:	<u>\$3,340,000.00</u>		
ANNUAL ASSESSMENT:	<u>\$264,103.54</u>	(30 Installments)	
TOTAL GROSS ASSESSABLE ACRES +/-:	<u>14.11</u>		
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:	<u>\$236,711.55</u>		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:	<u>\$18,717.47</u>	(30 Installments)	
		PER PARCEL ASSESSMENTS	
<u>Landowner Name, Hillsborough County Folio ID & Address</u>	<u>Gross Unplatted Assessable Acres</u>	<u>Total PAR Debt</u>	<u>Total Annual</u>
SM-Ruskin Development, LLC Folio IDs 055335-0000; 055608-0050 111 S. Armenia Avenue, Suite 201 Tampa, FL 33609	14.11	\$3,340,000.00	\$264,103.54
Totals:	<u>14.11</u>	<u>\$3,340,000.00</u>	<u>\$264,103.54</u>



RESOLUTION NO. 2020-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "**Board**") of the Sherwood Manor Community Development District (the "**District**") has determined to construct and/or acquire certain public improvements (the "**Project**") set forth in the plans and specifications described in the Engineer's Report dated March ___, 2020 (the "**Engineer's Report**"), incorporated by reference as part of this Resolution and which is available for review at the offices of Meritus, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "**District Office**"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "**Assessments**"); and

WHEREAS, the District is empowered by Chapters 190, 170 and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Assessments will be made in proportion to the benefits received as set forth in the Master Special Assessment Methodology Report for the Expansion Area dated March ___, 2020, (the "**Assessment Report**") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.

2. The Assessments shall be levied to defray all of the costs of the Project.
3. The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, stormwater ponds, potable water distribution, sanitary sewer system, reclaimed water distribution, recreational amenities, parks, landscaping, and hardscaping, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
4. The general locations of the Project are as shown on the plans and specifications referred to above.
5. As stated in the Engineer's Report, the estimated cost of the Project is approximately \$_____ (hereinafter referred to as the "**Estimated Cost**").
6. As stated in the Assessment Report, the Assessments will defray approximately \$_____ of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed special assessment revenue bonds, to be issued in one or more series.
7. The manner in which the Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the Assessments will be levied initially on a per acre basis since the Project increases the value of all the lands within the District. On and after the date benefited lands within the District are specifically platted, the Assessments as to platted lots will be levied in accordance with the Assessment Report. Until such time that all benefited lands within the District are specifically platted, the manner by which the Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
9. The Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the

assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.

12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the non-ad valorem assessment method of collection is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Assessments may be collected as is otherwise permitted by law.

PASSED AND ADOPTED this 26th day of March, 2020.

Attest:

**Sherwood Manor Community
Development District**

Printed Name: _____
Secretary / Assistant Secretary

Printed Name: _____
Chair of the Board of Supervisors

RESOLUTION NO. 2020-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON MAY 7, 2020 AT 2:00 P.M. AT THE OFFICES OF MERITUS LOCATED AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING A SPECIAL ASSESSMENT ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors (the "**Board**") of the Sherwood Manor Community Development District (the "**District**") has previously adopted Resolution No. 2020-01 entitled

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with Resolution No. 2020-01, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, Florida Statutes; to the holding of the aforementioned public hearing have been satisfied, and the preliminary assessment roll and related documents are available for public inspection at the offices of Meritus, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "**District Office**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DISTRICT THAT:

1. There is hereby declared a public hearing to be held on May 7, 2020, at 2:00 p.m. at the offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, for the purpose of hearing comment and objection to the proposed special assessment program for District public improvements as identified in the preliminary assessment roll, a copy of which is on file at the District Office. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the District Manager at the District Office at the address listed above.

2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of

general circulation within Hillsborough County (by two publications one week apart with the first publication at least 20 days prior to the date of the hearing established herein). The District Manager shall file a publisher’s affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give 30 days written notice by first class United States mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED on this 26th day of March, 2020.

Attest:

**Sherwood Manor Community
Development District**

Printed Name: _____
Secretary / Assistant Secretary

Printed Name: _____
Chair of the Board of Supervisors

RESOLUTION 2020-03

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

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

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

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

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

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

<u>Jeff Hills</u>	Chairman
<u>Ryan Motko</u>	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Debby Nussel</u>	Assistant Secretary
<u>Nick Dister</u>	Assistant Secretary
<u>Albert Viera</u>	Assistant Secretary
<u>Steve Luce</u>	Assistant Secretary

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

PASSED AND ADOPTED THIS 26th DAY OF MARCH, 2020.

ATTEST:

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairman

Consideration; \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**
Kristen M. Schalter, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

Grant of Easement

This Grant of Easement is given as of the ____ day of February, 2020, by **SM-Ruskin Development, LLC**, a Florida limited liability company, (“**Grantor**”) whose principal address is 111 South Armenia Avenue, Suite 201, Tampa, Florida 33609, in favor of the **Sherwood Manor Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes (“**Grantee**”), whose address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Grantor is the owner of a certain private additional sidewalk easement it reserved over certain real property located in Hillsborough County, Florida more particularly described as follows (the “**Easement**”):

That certain five foot (5’) Additional Sidewalk Easement (Private) over and across Lot 1 through Lot 5, inclusive, Block 10, Brookside Estates Phase 1 and 2, according to the plat thereof, as recorded in Plat Book 136, Pages 154-166 of the Public Records of Hillsborough County, Florida.

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00, and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, conveys, warrants, and dedicates to the Grantee, its successors, assigns, agents, and vendors, the Easement for access, ingress, egress, landscaping, and maintenance together with full rights of ingress, egress, and access on, in, over, under, across, and through the parcels of real estate located in Hillsborough County as described and depicted in the above referenced plats.

That the Grantor, its successors and assigns, shall not interfere with, alter, or encroach upon this Easement.

This Easement was prepared at the direction of the Grantor without the benefit of a title search.

[signature page to follow]

IN WITNESS WHEREOF, the undersigned has executed this Grant of Easement as of the day and year first written above.

Signed, Sealed and Delivered in the Presence of:

SM-Ruskin Development, LLC
a Florida limited liability company

(Witness 1 – Signature)

Jeffery S. Hills
Manager

(Witness 1 – Printed Name)

(Witness 2 – Signature)

(Witness 2 – Printed Name)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of February, 2020 by Jeffery S. Hills as Manager of SM-Ruskin Development, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

[Notary Seal]

Notary Public

Name typed, printed or stamped

My Commission Expires: _____

Consideration; \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**
Kristen M. Schalter, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

Grant of Easement

This Grant of Easement is given as of the ____ day of February, 2020, by **D.R. Horton, Inc.**, a foreign for profit corporation, (“**Grantor**”) whose principal address is 1341 Horton Circle, Arlington, Texas, 76011, in favor of the **Sherwood Manor Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes (“**Grantee**”), whose address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Grantor is the owner of a certain private landscape easement it reserved over certain real property located in Hillsborough County, Florida more particularly described as follows (the “**Easement**”):

That certain five foot (5’) Landscape Easement (Private) over and across Lot 2, Block 16, Brookside Estates Phase 1 and 2, according to the plat thereof, as recorded in Plat Book 136, Pages 154-166 of the Public Records of Hillsborough County, Florida.

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00, and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, conveys, warrants, and dedicates to the Grantee, its successors, assigns, agents, and vendors, the Easement for access, ingress, egress, landscaping, and maintenance together with full rights of ingress, egress, and access on, in, over, under, across, and through the parcels of real estate located in Hillsborough County as described and depicted in the above referenced plats.

That the Grantor, its successors and assigns, shall not interfere with, alter, or encroach upon this Easement.

This Easement was prepared at the direction of the Grantor without the benefit of a title search.

[signature page to follow]

IN WITNESS WHEREOF, the undersigned has executed this Grant of Easement as of the day and year first written above.

Signed, Sealed and Delivered in the Presence of:

D.R. Horton, Inc.
a foreign for profit corporation

(Witness 1 – Signature)

Name: _____

Title: _____

(Witness 1 – Printed Name)

(Witness 2 – Signature)

(Witness 2 – Printed Name)

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of February, 2020 by _____ as _____ of D.R. Horton, Inc., a foreign for profit corporation, on behalf of the company, who is personally known to me or has produced _____ as identification.

[Notary Seal]

Notary Public

Name typed, printed or stamped

My Commission Expires: _____

Consideration; \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**
Kristen M. Schalter, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

Grant of Easement

This Grant of Easement is given as of the ____ day of February, 2020, by **Pulte Home Company, LLC**, a foreign limited liability company, (“**Grantor**”) whose principal address is 3350 Peachtree Road Northeast, Suite 150, Atlanta, Georgia 30326, in favor of the **Sherwood Manor Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes (“**Grantee**”), whose address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Grantor is the owner of a certain private landscape easement it reserved over certain real property located in Hillsborough County, Florida more particularly described as follows (the “**Easement**”):

That certain five foot (5’) Landscape Easement (Private) over and across Lot 13 through Lot 26, inclusive, Block 16, Brookside Estates Phase 1 and 2, according to the plat thereof, as recorded in Plat Book 136, Pages 154-166 of the Public Records of Hillsborough County, Florida.

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00, and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, conveys, warrants, and dedicates to the Grantee, its successors, assigns, agents, and vendors, the Easement for access, ingress, egress, landscaping, and maintenance together with full rights of ingress, egress, and access on, in, over, under, across, and through the parcels of real estate located in Hillsborough County as described and depicted in the above referenced plats.

That the Grantor, its successors and assigns, shall not interfere with, alter, or encroach upon this Easement.

This Easement was prepared at the direction of the Grantor without the benefit of a title search.

[signature page to follow]

IN WITNESS WHEREOF, the undersigned has executed this Grant of Easement as of the day and year first written above.

Signed, Sealed and Delivered in the Presence of:

Pulte Home Company, LLC
a foreign limited liability company

(Witness 1 – Signature)

Name: _____

(Witness 1 – Printed Name)

Title: _____

(Witness 2 – Signature)

(Witness 2 – Printed Name)

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of February, 2020 by _____ as _____ of Pulte Home Company, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

[Notary Seal]

Notary Public

Name typed, printed or stamped

My Commission Expires: _____

Consideration; \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**
Kristen M. Schalter, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

Grant of Easement

This Grant of Easement is given as of the ____ day of February, 2020, by **Sitex Properties USA, Inc.**, a Florida for profit corporation, (“**Grantor**”) whose principal address is 3680 Avalon Park East Boulevard, Suite 300, Orlando, Florida 32828, in favor of the **Sherwood Manor Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes (“**Grantee**”), whose address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Grantor is the owner of a certain private landscape easement it reserved over certain real property located in Hillsborough County, Florida more particularly described as follows (the “**Easement**”):

That certain five foot (5’) Landscape Easement (Private) over and across Lot 1, and over and across Lot 3 through Lot 12, inclusive, of Block 16, Brookside Estates Phase 1 and 2, according to the plat thereof, as recorded in Plat Book 136, Pages 154-166 of the Public Records of Hillsborough County, Florida.

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00, and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, conveys, warrants, and dedicates to the Grantee, its successors, assigns, agents, and vendors, the Easement for access, ingress, egress, landscaping, and maintenance together with full rights of ingress, egress, and access on, in, over, under, across, and through the parcels of real estate located in Hillsborough County as described and depicted in the above referenced plats.

That the Grantor, its successors and assigns, shall not interfere with, alter, or encroach upon this Easement.

This Easement was prepared at the direction of the Grantor without the benefit of a title search.

[signature page to follow]

IN WITNESS WHEREOF, the undersigned has executed this Grant of Easement as of the day and year first written above.

Signed, Sealed and Delivered in the Presence of:

Sitex Properties USA, Inc.
a Florida for profit corporation

(Witness 1 – Signature)

Marybel Defillo
Vice President

(Witness 1 – Printed Name)

(Witness 2 – Signature)

(Witness 2 – Printed Name)

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of February, 2020 by Marybel Defillo as Vice President of Sitex Properties USA, Inc., a Florida for profit corporation, on behalf of the company, who is personally known to me or has produced _____ as identification.

[Notary Seal]

Notary Public

Name typed, printed or stamped

My Commission Expires: _____

**SHERWOOD MANOR
COMMUNITY DEVELOPMENT DISTRICT**

August 22, 2019 Minutes of the Public Hearing and Regular Meeting

Minutes of the Public Hearing and Regular Meeting

The Public Hearing and Regular Meeting of the Board of Supervisors for the Sherwood Manor Community Development District was held on **Thursday, August 22, 2019 at 2:00 p.m.** at The Offices of Meritus, located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Debby Nussel called the Public Hearing and Regular Meeting of the Board of Supervisors of the Sherwood Manor Community Development District to order on **Thursday, August 22, 2019 at 3:11 p.m.**

Board Members Present and Constituting a Quorum:

Jeff Hills	Chair
Nick Dister	Supervisor
Steve Luce	Supervisor

Staff Members Present:

Brian Lamb	Meritus
Debby Nussel	Meritus
Vivek Babbar	Straley Robin Vericker

There were no members of the general public in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. RECESS TO PUBLIC HEARING

Mrs. Nussel directed the Board to recess to the public hearing.

4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET

A. Open Public Hearing on Proposed Fiscal Year 2020 Budget

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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B. Staff Presentations

Mrs. Nussel went over each section of the budget.

C. Public Comments

There were no public comments.

D. Consideration of Resolution 2019-03; Adopting Fiscal Year 2020 Budget

Mrs. Nussel went over the resolution with the Board.

MOTION TO:	Approve Resolution 2019-03.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

E. Consideration of Budget Funding Agreement 2019-2020

The Board reviewed budget funding agreement.

MOTION TO:	Approve the Budget Funding Agreement with Chair approval.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

F. Close Public Hearing on Proposed Fiscal Year 2020 Budget

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

91 **5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

92 **A. Open Public Hearing on Levying O&M Assessments**

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MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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101 **B. Staff Presentations**

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103 Mrs. Nussel went over the proposed assessments.

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105 **C. Public Comments**

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107 There were no public comments.

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109 **D. Consideration of Resolution 2019-04; Levying O&M Assessments**

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111 The Board reviewed the resolution.

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MOTION TO:	Approve Resolution 2019-04.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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120 **E. Close Public Hearing on Levying O&M Assessments**

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MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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130 **6. RETURN TO REGULAR MEETING**

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132 Mrs. Nussel directed the Board to return to the regular meeting.

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7. BUSINESS ITEMS

A. Acceptance of Special Warranty Deed – SM-Ruskin Development, LLC

The Board reviewed the special warranty deed.

MOTION TO:	Accept the Special Warranty Deed.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

B. Consideration of Resolution 2019-05; Setting Fiscal Year 2020 Meeting Schedule

The Board reviewed the resolution and meeting schedule.

MOTION TO:	Approve Resolution 2019-05.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

C. Consideration of Resolution 2019-06; District Expansion

Mr. Babbar reviewed the resolution with the Board.

MOTION TO:	Approve Resolution 2019-06.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

D. General Matters of the District

8. CONSENT AGENDA

- A. Consideration of Minutes of the Board of Supervisors Regular Meeting June 6, 2019**
- B. Consideration of Operations and Maintenance Expenditures May 2019**
- C. Consideration of Operations and Maintenance Expenditures June 2019**
- D. Consideration of Operations and Maintenance Expenditures July 2019**
- E. Review of Financial Statements Month Ending July 31, 2019**

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179 The Board reviewed the Consent Agenda items.
180

181	MOTION TO:	Approve the Consent Agenda.
182	MADE BY:	Supervisor Luce
183	SECONDED BY:	Supervisor Dister
184	DISCUSSION:	None further
185	RESULT:	Called to Vote: Motion PASSED
186		3/0 - Motion Passed Unanimously

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189 **9. VENDOR/STAFF REPORTS**
190 **A. District Counsel**
191 **B. District Engineer**
192 **C. District Manager**

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194 There were no staff reports at this time.
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197 **10. SUPERVISOR REQUESTS**
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199 There were no supervisor requests.
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202 **11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
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204 There were no supervisor requests or audience comments.
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207 **12. ADJOURNMENT**
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209	MOTION TO:	Adjourn.
210	MADE BY:	Supervisor Hills
211	SECONDED BY:	Supervisor Luce
212	DISCUSSION:	None further
213	RESULT:	Called to Vote: Motion PASSED
214		3/0 - Motion Passed Unanimously

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216 **Please note the entire meeting is available on disc.*

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218 **These minutes were done in summary format.*

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220 **Each person who decides to appeal any decision made by the Board with respect to any matter*
221 *considered at the meeting is advised that person may need to ensure that a verbatim record of*
222 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*
223 *based.*

224

225 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
226 **noticed meeting held on _____.**

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230 _____
Signature

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233 _____
Printed Name

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235 **Title:**

236 **Secretary**

237 **Assistant Secretary**

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Signature

Printed Name

Title:

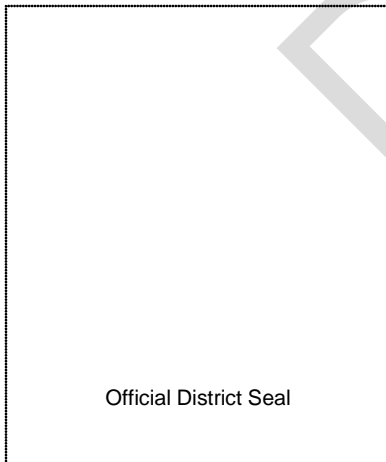
Chairman

Vice Chairman

Recorded by Records Administrator

Signature

Date



Official District Seal

**Sherwood Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9228	\$ 1,000.00		Management Services - August
Monthly Contract Sub-Total		\$ 1,000.00		
Variable Contract				
Stantec	1545370	\$ 247.50		Professional Services - thru 07/26/2019
Straley Robin Vericker	17322	590.45		Professional Services - thru 07/15/2019
Variable Contract Sub-Total		\$ 837.95		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Tampa Bay Times	801052 072619	\$ 589.00		Notice of 2019/2020 Budget - 07/26/2019
Tampa Bay Times	2098 080219	412.00	\$ 1,001.00	Notice of 2019/2020 Budget - 08/02/2019
Additional Services Sub-Total		\$ 1,001.00		
TOTAL:		\$ 2,838.95		

Approved (with any necessary revisions noted):

Signature

Printed Name

Sherwood Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Title (check one):

Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9228
Invoice Date: Aug 1, 2019
Page: 1

Bill To:
Sherwood Manor CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Sherwood Manor CDD		Net Due	
Shipping Method		Ship Date	Due Date
Best Way			8/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - August		1,000.00
		<i>FLA</i>		

Subtotal	1,000.00
Sales Tax	
Total Invoice Amount	1,000.00
Payment/Credit Applied	
TOTAL	1,000.00

BR



INVOICE

Invoice Number 1545370
Invoice Date August 7, 2019
Purchase Order 215614650
Customer Number 149265
Project Number 215614650

Bill To

Sherwood Manor CDD
 Brian Lamb
 c/o Meritus Districts
 2005 Pan Am Circle, Suite 300
 Tampa FL 33607
 United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
 13980 Collections Center Drive
 Chicago IL 60693
 United States

Project District Engineering Services - Sherwood Manor CDD
 Project Manager Stewart, Tonja L For Period Ending **July 26, 2019**
 Current Invoice Total (USD) 247.50

Process requisitions

Top Task 219 2019 FY General Consulting

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	2.25	110.00	247.50
Subtotal Professional Services	<u>2.25</u>		<u>247.50</u>

Top Task Subtotal 2019 FY General Consulting 247.50

Total Fees & Disbursements 247.50
INVOICE TOTAL (USD) 247.50

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 985 - 5515 E-mail: Summer.Fillinger@Stantec.com

**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

Received
 AUG 14 2019

51300
 41 3/03
 DN

Straley Robin Vericker

1510 W. Cleveland Street
Tampa, FL 33606
Telephone (813) 223-9400 * Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

July 30, 2019
Client: 001497
Matter: 000001
Invoice #: 17322

Page: 1

RE: General

For Professional Services Rendered Through July 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
7/3/2019	KMS	REVIEW PLAT AND COMMUNICATION FROM R. MOTKO; REVIEW COMPANY INFORMATION IN SUNBIZ; DRAFT DEED FROM SM-RUSKIN DEVELOPMENT LLC TO CDD FOR PARCEL A AND PARCEL B.	1.1	
7/7/2019	JMV	PREPARE QUARTERLY REPORT TO CDD BOND DISCLOSURE AGENT.	0.3	
7/8/2019	KMS	REVISE DEED FOR PARCEL A AND PARCEL B FROM S-M RUSKIN DEVELOPMENT LLC TO CDD; REVIEW COMMUNICATION FROM D. NUSSEL; EMAIL TO GROUP.	0.3	
7/8/2019	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2018 BONDS.	0.2	
7/11/2019	LB	FINALIZE QUARTERLY REPORT; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING REPORT FOR PERIOD ENDED JUNE 30, 2019.	0.2	
Total Professional Services			2.1	\$492.50

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.3	\$82.50
KMS Kristen M. Schalter	1.4	\$350.00
LB Lynn Butler	0.4	\$60.00

July 30, 2019

Client: 001497

Matter: 000001

Invoice #: 17322

Page: 2

DISBURSEMENTS

Date	Description of Disbursements	Amount
7/12/2019	Clerk, Circuit Court, Hillsborough County- Recording Fees- Recording Fees for Deed to the CDD	\$70.20
7/12/2019	XPRESS DELIVERIES, LLC- Courier Service-	\$27.75
	Total Disbursements	\$97.95
	Total Services	\$492.50
	Total Disbursements	\$97.95
	Total Current Charges	\$590.45

PAY THIS AMOUNT

\$590.45

51480
3107
KN

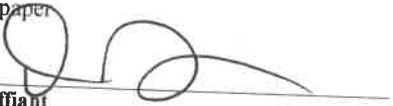
Please Include Invoice Number on all Correspondence

Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: 2019/2020 Budget** was published in **Tampa Bay Times: 7/26/19**, in said newspaper in the issues of **Tampa Tribune Southeast**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper



Signature of Affiant

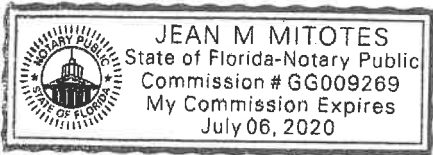
Sworn to and subscribed before me this 07/26/2019.



Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN TO ALL LANDOWNERS WITHIN SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"), ADVISING OF A PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATION AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Assessment) will appear on November 2019 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owners are eligible for a discount of up to 4% if paid early.

The Hillsborough County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect the assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The Board of Supervisors for the Sherwood Manor Community Development District will hold two public hearings and a regular meeting on **August 22, 2019 at 2:00 p.m.** at the offices of Meritus Corp., 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2019/2020 Proposed Budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2019/2020 upon the lands located within the District, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

In accordance with the provisions of the Americans With Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 397-5120 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

A copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Meritus, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, Ph: (813) 397-5120 during normal business hours. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District's website www.sherwoodmanorccd.com.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Debby Nussel
District Manager

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2019/2020 O&M ASSESSMENT SCHEDULE

Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2020 Total Assessment
ASSESSMENT AREA ONE					
Single Family 50'	1.00	400	\$1,561.85	\$589.34	\$2,145.19
Single Family 60'	1.20	25	\$1,874.23	\$700.00	\$2,574.23
Area Subtotal		425			
ASSESSMENT AREA TWO					
Single Family 55'	1.10	144			
Single Family 60'	1.20	44			
Area Subtotal		188			
Total		613			

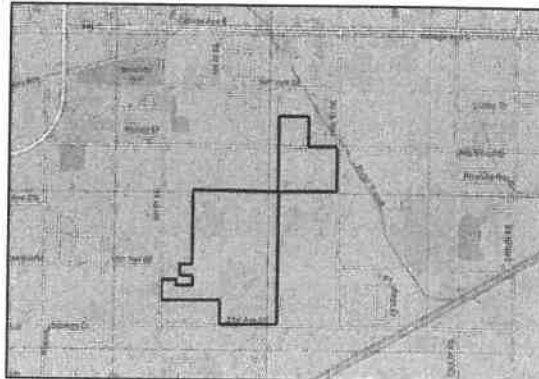
Notations:

⁽¹⁾ Annual assessments are adjusted for the Hillsborough County collection costs and statutory discounts for early payment.

[com](http://www.sherwoodmanorccd.com) at least two days before the budget hearing date, and shall remain on the District's website for at least 45 days.

The special assessments are annually recurring assessments and are in addition to debt assessments, if any. The table below presents the proposed schedule of operation and maintenance assessments ("O&M Assessment"). Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by law.

**Annual O&M Assessment
(in addition to the Debt Service**



Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
08/ 2/19		SHERWOOD MANOR CDD	
Billing Date	Sales Rep	Customer Account	
08/02/2019	User Unassigned	176837	
Total Amount Due		Ad Number	
\$412.00		0000002098	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/02/19	08/02/19	0000002098	Daily Newspaper	Legals - CLS	2019/2020 Budget	1	2x49 L	\$408.00
08/02/19	08/02/19	0000002098	Online Upsell	Legals - CLS	2019/2020 Budget AffidavitMaterial	1	2x49 L	\$0.00 \$4.00

Received
 AUG 12 2019

513.00
 480.00
 nm

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
08/ 2/19		SHERWOOD MANOR CDD	
Billing Date	Sales Rep	Customer Account	
08/02/2019	User Unassigned	176837	
Total Amount Due		Ad Number	
\$412.00		0000002098	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

SHERWOOD MANOR CDD
 C/O MERITUS
 2005 PAN AM CIRCLE #300
 TAMPA, FL 33607

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF **Hillsborough County**

Before the undersigned authority personally appeared Deirdre Almeida who on oath says that he/she is a Legal Clerk of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida that the attached copy of advertisement being a Legal Notice in the matter **RE: 2019/2020 Budget** was published in Tampa Bay Times **Hillsborough** edition(s): **August 2, 2019** in said newspaper in the issues of **Hillsborough**.

Affiant further says the said Tampa Bay Times is a newspaper published in **Hillsborough County, Florida** and that the said newspaper has heretofore been continuously published in said **Hillsborough County, Florida** each day and has been entered as a second class mail matter at the post office in said **Hillsborough County, Florida** for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

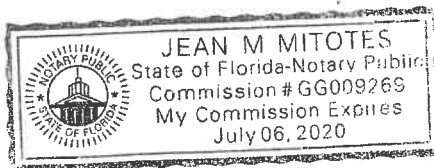
Signature of Affiant

Sworn to and subscribed before me this **08/02/19**.

Signature of Notary of Public

Personally known / or produced identification

Type of identification produced _____



SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2019/2020 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for the Sherwood Manor Community Development District (the "District") will hold a public hearing and a regular meeting on August 22, 2019 at 2:00 p.m. at the offices of Meritus Corp., 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2019/2020.

A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and budgets may be obtained at the offices of the District Manager, Meritus, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, during normal business hours. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District's website www.sherwoodmanorodd.com at least two days before the budget hearing date, and shall remain on the District's website for at least 45 days.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or other individuals may participate by speaker telephone.

In accordance with the provisions of the Americans With Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 397-5120 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Debby Nussel
District Manager

Run Date: August 2, 2019

0000002098

Sherwood Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9288	\$ 1,001.00		Management Services - September
Monthly Contract Sub-Total		\$ 1,001.00		
Variable Contract				
Stantec	1557556	\$ 55.00		Professional Services - thru 08/23/2019
Straley Robin Vericker	17415	350.00		Professional Services - thru 08/15/2019
Straley Robin Vericker	17525	422.50	\$ 772.50	Professional Services - thru 09/15/2019
Variable Contract Sub-Total		\$ 827.50		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 1,828.50		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

**Sherwood Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9288
Invoice Date: Sep 1, 2019
Page: 1

Bill To:
Sherwood Manor CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Sherwood Manor CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		9/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - September		1,000.00
		Postage - July		1.00

Subtotal	1,001.00
Sales Tax	
Total Invoice Amount	1,001.00
Payment/Credit Applied	
TOTAL	1,001.00



INVOICE

Invoice Number 1557556
Invoice Date September 4, 2019
Purchase Order 215614650
Customer Number 149265
Project Number 215614650

Bill To

Sherwood Manor CDD
 Brian Lamb
 c/o Meritus Districts
 2005 Pan Am Circle, Suite 300
 Tampa FL 33607
 United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
 13980 Collections Center Drive
 Chicago IL 60693
 United States

Project District Engineering Services - Sherwood Manor CDD
 Project Manager Stewart, Tonja L For Period Ending **August 23, 2019**
 Current Invoice Total (USD) 55.00

Admin

Top Task 219 2019 FY General Consulting

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	0.50	110.00	55.00
Subtotal Professional Services	<u>0.50</u>		<u>55.00</u>

Top Task Subtotal 2019 FY General Consulting 55.00

Total Fees & Disbursements 55.00
INVOICE TOTAL (USD) 55.00

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.
 Phone: (239) 985 - 5515 [E-mail: Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)
 ** PLEASE SEND AN INVOICE # WITH PAYMENT **
 Thank you.

Received
 SEP 11 2019

513.00
 3103
 52
 M

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

August 26, 2019
Client: 001497
Matter: 000001
Invoice #: 17415

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
7/29/2019	LB	PREPARE DRAFT RESOLUTION ADOPTING FY 2019/2020 BUDGET, DRAFT DEVELOPER BUDGET FUNDING AGREEMENT, AND DRAFT RESOLUTION IMPOSING O&M ASSESSMENTS RE FY 2019/2020 BUDGET.	1.2	
8/1/2019	LB	REVISE RESOLUTION ADOPTING FY 2019/2020 BUDGET AND RESOLUTION IMPOSING O&M ASSESSMENTS ON SAME.	0.2	
8/5/2019	JMV	PREPARE OPERATIONS AND MAINTENANCE BUDGET RESOLUTION; PREPARE OPERATIONS AND MAINTENANCE ASSESSMENT RESOLUTION.	0.4	
8/5/2019	LB	FINALIZE RESOLUTIONS AND BUDGET FUNDING AGREEMENT RE BUDGET FOR FY 2019/2020; PREPARE EMAIL TO B. CRUTCHFIELD RE SAME.	0.2	
Total Professional Services			2.0	\$350.00

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.4	\$110.00
LB Lynn Butler	1.6	\$240.00

514.00
3167
LN

August 26, 2019

Client: 001497

Matter: 000001

Invoice #: 17415

Page: 2

Total Services	\$350.00	
Total Disbursements	\$0.00	
Total Current Charges		\$350.00

PAY THIS AMOUNT		\$350.00
------------------------	--	-----------------

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

September 20, 2019
Client: 001497
Matter: 000001
Invoice #: 17525

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
8/19/2019	KMS	REVIEW COMMUNICATIONS FROM B. CRUTCHFIELD; REVIEW RESOLUTION 2019-06 EXPANDING THE BOUNDARIES OF THE DISTRICT AND REVISIONS.	0.4	
8/19/2019	LB	REVIEW EMAIL FROM B. CRUTCHFIELD RE RESOLUTION AUTHORIZING THE EXPANSION OF THE DISTRICT BOUNDARIES; OFFICE CONFERENCE WITH J. VERICKER RE SAME; PREPARE DRAFT RESOLUTION 2019-06 RE SAME.	0.3	
8/20/2019	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.3	
8/20/2019	LB	FINALIZE RESOLUTION RE EXPANSION OF THE DISTRICT; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING SAME.	0.2	
8/21/2019	VKB	REVIEW AGENDA PACKAGE; REVIEW EMAILS RE: EXPANSION OF CDD BOUNDARY; TELECONFERENCE WITH N. HICKS RE: UPCOMING BOARD MEETING.	0.3	
8/22/2019	VKB	PREPARE FOR AND ATTEND BOARD MEETING AND PUBLIC HEARINGS.	0.3	
Total Professional Services			1.8	\$422.50

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.3	\$82.50
VKB	Vivek K. Babbar	0.6	\$165.00

September 20, 2019
Client: 001497
Matter: 000001
Invoice #: 17525

Page: 2

PERSON RECAP

Person	Hours	Amount
KMS Kristen M. Schalter	0.4	\$100.00
LB Lynn Butler	0.5	\$75.00
Total Services		\$422.50
Total Disbursements		\$0.00
Total Current Charges		\$422.50

PAY THIS AMOUNT **\$422.50**

Please Include Invoice Number on all Correspondence

514.00
3107
KM

Sherwood Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9334	\$ 1,000.00		Management Services - October
Monthly Contract Sub-Total		\$ 1,000.00		
Variable Contract				
Grau and Associates	18721	\$ 500.00		Audit FYE 09/30/2019
Stantec	1569356	82.50		Professional Services - thru 09/30/2019
Variable Contract Sub-Total		\$ 582.50		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Egis	9707	\$ 5,125.00		Insurance 10/01/2019 thru 10/01/2020
Regular Services Sub-Total		\$ 5,125.00		
Additional Services				
DEO	74720	\$ 175.00		FY 2019/2020 Special District Fee - 10/01/2019
Meritus	9363	4,200.00		Dissemination Services FY 2019 Bond Series 2018 10/01/2019
Meritus	9385	8,250.00	\$ 12,450.00	Construciton Accounting Services FY 2019 Series 2018 10/01/2019
Additional Services Sub-Total		\$ 12,625.00		
TOTAL:		\$ 19,332.50		

Approved (with any necessary revisions noted):

**Sherwood Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9334
Invoice Date: Oct 1, 2019
Page: 1

Bill To:
Sherwood Manor CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Sherwood Manor CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		10/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - October		1,000.00

Subtotal	1,000.00
Sales Tax	
Total Invoice Amount	1,000.00
Payment/Credit Applied	
TOTAL	1,000.00

DM

Grau and Associates

951 W. Yamato Road, Suite 280
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. 18721
Date 09/30/2019

SERVICE	AMOUNT
Audit FYE 09/30/2019	\$ <u>500.00</u>
Current Amount Due	\$ <u>500.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
500.00	0.00	0.00	0.00	0.00	500.00

Payment due upon receipt.



INVOICE

Invoice Number 1569356
Invoice Date October 2, 2019
Purchase Order 215614650
Customer Number 149265
Project Number 215614650

Bill To
 Sherwood Manor CDD
 Brian Lamb
 c/o Meritus Districts
 2005 Pan Am Circle, Suite 300
 Tampa FL 33607
 United States

Please Remit To
 Stantec Consulting Services Inc. (SCSI)
 13980 Collections Center Drive
 Chicago IL 60693
 United States

Project District Engineering Services - Sherwood Manor CDD
 Project Manager Stewart, Tonja L For Period Ending **September 20, 2019**
 Current Invoice Total (USD) 82.50

Process requisitions

Top Task 219 2019 FY General Consulting

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	0.75	110.00	82.50
Subtotal Professional Services	0.75		82.50

Top Task Subtotal 2019 FY General Consulting 82.50

Total Fees & Disbursements 82.50

INVOICE TOTAL (USD) 82.50

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 985 - 5515 [E-mail: Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)

**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

Received

OCT 07 2019

51300
3103
6/10/19



INVOICE

Customer	Sherwood Manor Community Development District
Acct #	799
Date	09/17/2019
Customer Service	Charisse Bitner
Page	1 of 1

Sherwood Manor Community Development District
 c/o Meritus
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

Payment Information	
Invoice Summary	\$ 5,125.00
Payment Amount	
Payment for:	Invoice#9707
100119338	

Thank You

Please detach and return with payment



Customer: Sherwood Manor Community Development District

Invoice	Effective	Transaction	Description	Amount
9707	10/01/2019	Renew policy	Policy #100119338 10/01/2019-10/01/2020 Florida Insurance Alliance Package - Renew policy Due Date: 9/17/2019 <i>Gen liab - \$2819</i> <i>Pub Off - \$2306</i>	5,125.00

Total
\$ 5,125.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
 Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	(321)233-9939 sclimer@egisadvisors.com	Date
		09/17/2019

513.00
~~*4501*~~
~~*21500*~~
~~*53712-4502*~~
 62
 DR

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2019/2020 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 74720			Date Invoiced: 10/01/2019
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2019: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

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

Sherwood Manor Community Development District
 Mr. Brian Lamb
 Meritus
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607



- 2. Telephone:** (813) 397-5120
- 3. Fax:** (813) 873-7070
- 4. Email:** brian.lamb@merituscorp.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** sherwoodmanorccd.com
- 8. County(ies):** Hillsborough
- 9. Function(s):** Community Development
- 10. Boundary Map on File:** 02/14/2018
- 11. Creation Document on File:** 02/14/2018
- 12. Date Established:** 02/14/2018
- 13. Creation Method:** Local Ordinance
- 14. Local Governing Authority:** Hillsborough County
- 15. Creation Document(s):** County Ordinance 18-7
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments
- 19. Most Recent Update:** 10/05/2018

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature:  Date 10/4/19

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

- a. Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
 - 1. ___ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
 - 2. ___ This special district is in compliance with the reporting requirements of the Department of Financial Services.
 - 3. ___ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2017/2018 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

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

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

Voice: 813-397-5121
 Fax: 813-873-7070

INVOICE

Invoice Number: 9363
 Invoice Date: Oct 1, 2019
 Page: 1

Bill To:
Sherwood Manor CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Sherwood Manor CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		10/1/19

Quantity	Item	Description	Unit Price	Amount
		Dissemination Services Fiscal Year 2019 Bond Series 2018		4,200.00
		51300 3104		

Subtotal	4,200.00
Sales Tax	
Total Invoice Amount	4,200.00
Payment/Credit Applied	
TOTAL	4,200.00

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

Voice: 813-397-5121
 Fax: 813-873-7070

INVOICE

Invoice Number: 9385
 Invoice Date: Oct 1, 2019
 Page: 1

Bill To:
Sherwood Manor CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Sherwood Manor CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		10/1/19

Quantity	Item	Description	Unit Price	Amount
		Construction accounting services Bond Series 2018, FY 2019		8,250.00
		51300 3201		

Subtotal	8,250.00
Sales Tax	
Total Invoice Amount	8,250.00
Payment/Credit Applied	
TOTAL	8,250.00

**Sherwood Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9420	\$ 1,002.50		Management Services - November
Monthly Contract Sub-Total		\$ 1,002.50		
Variable Contract				
Grau and Associates	GA093019	\$ 23.00		Audit Confirmation - 09/30/19
Straley Robin Vericker	17626	170.00		Professional Services - General - thru 10/15/19
Variable Contract Sub-Total		\$ 193.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
ADA Site Compliance	919	\$ 750.00		Website Accessibility & Compliance - 10/26/19
Tampa Bay Times	17621 092019	395.00		Meeting Schedule - 09/20/19
US Bank	5531765	4,040.63		Series 2018 Trust Fee - FY20
Regular Services Sub-Total		\$ 5,185.63		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 6,381.13		

Approved (with any necessary revisions noted):

Sherwood Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

Voice: 813-397-5121
 Fax: 813-873-7070

INVOICE

Invoice Number: 9420
 Invoice Date: Nov 1, 2019
 Page: 1

Bill To:
Sherwood Manor CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

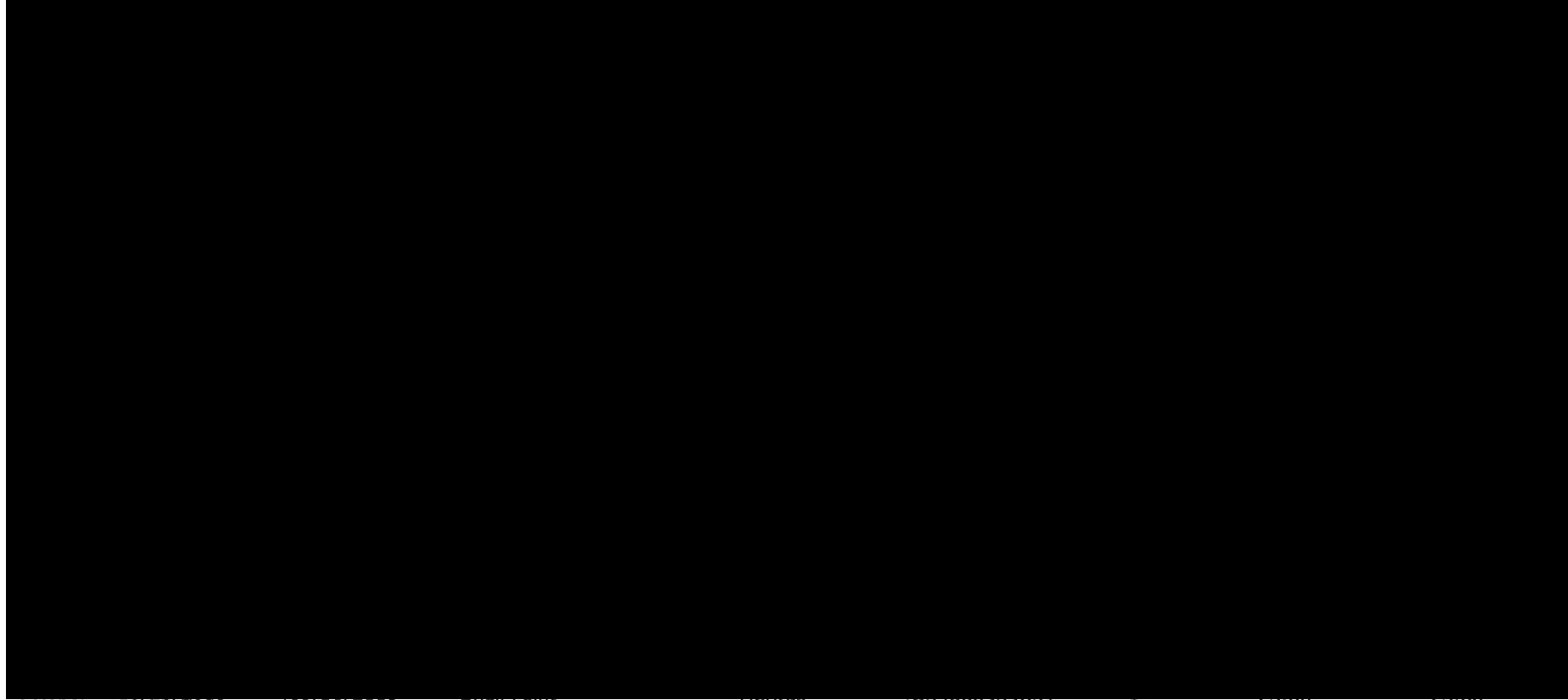
Customer ID	Customer PO	Payment Terms	
Sherwood Manor CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		11/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - November		1,000.00
		Postage - September		2.50

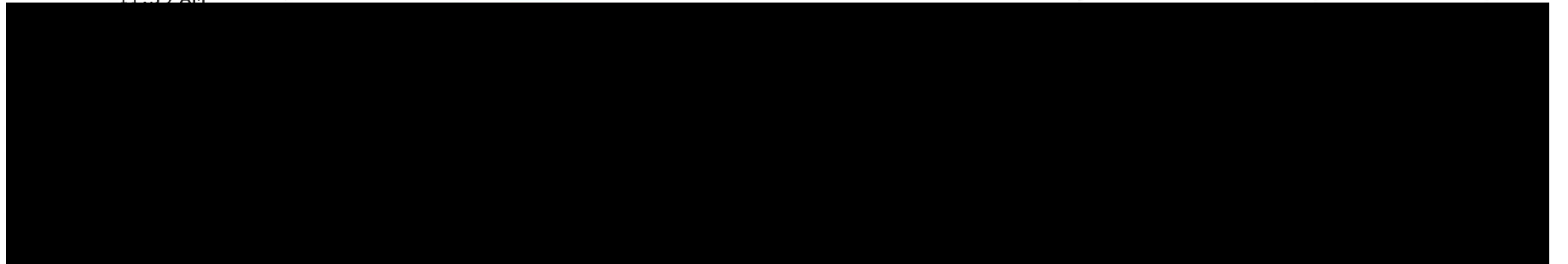
Subtotal	1,002.50
Sales Tax	
Total Invoice Amount	1,002.50
Payment/Credit Applied	
TOTAL	1,002.50

Grau + Associates

Invoice Month	Date	Request Date	Client Name	Engagement Number	PR#	Qty	Price	Amount
---------------	------	--------------	-------------	-------------------	-----	-----	-------	--------



October	11:57 AM 10/23/2019 11:59 AM	09/30/2019	Sherwood Manor CDD	Meritus	U34668976V39	1	23.00	23.00
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Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

October 22, 2019

Client: 001497

Matter: 000001

Invoice #: 17626

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
9/23/2019	JMV	REVIEW EMAIL FROM B. CRUTCHFIELD.	0.1	
9/26/2019	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR SERIES 2018 BONDS.	0.2	
10/4/2019	JMV	PREPARE QUARTERLY DISTRICT COUNSEL UPDATE FOR BOND DISSEMINATION AGENT.	0.3	
10/7/2019	LB	FINALIZE QUARTERLY REPORT FOR PERIOD ENDED SEPTEMBER 30, 2019; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2	
Total Professional Services			0.8	\$170.00

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.4	\$110.00
LB Lynn Butler	0.4	\$60.00

October 22, 2019
Client: 001497
Matter: 000001
Invoice #: 17626

Page: 2

Total Services	\$170.00	
Total Disbursements	\$0.00	
Total Current Charges		\$170.00

PAY THIS AMOUNT

\$170.00

Please Include Invoice Number on all Correspondence

51400
3/107
DR

ADA Site Compliance
6400 Boynton Beach Blvd 742721
Boynton Beach, FL 33474
accounting@adasitecompliance.com



Invoice

BILL TO Sherwood Manor CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
919	10/26/2019	\$750.00	11/09/2019	Net 14	

DESCRIPTION	AMOUNT
Website Accessibility & Compliance, Compliance Shield, Accessibility Policy, Technological Auditing	750.00

BALANCE DUE **\$750.00**

513.00
5103
RM

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
09/20/19		SHERWOOD MANOR CDD	
Billing Date	Sales Rep	Customer Account	
09/20/2019	Deirdre Almeida	176837	
Total Amount Due		Ad Number	
\$395.00		0000017621	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/20/19	09/20/19	0000017621	Times	Legals CLS	Meeting Schedule	1	2x47 L	\$391.00
09/20/19	09/20/19	0000017621	Tampabay.com	Legals CLS	Meeting Schedule AffidavitMaterial	1	2x47 L	\$0.00 \$4.00

513.00
4801
AM

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates		Advertiser Name	
09/20/19		SHERWOOD MANOR CDD	
Billing Date	Sales Rep	Customer Account	
09/20/2019	Deirdre Almeida	176837	
Total Amount Due		Ad Number	
\$395.00		0000017621	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

SHERWOOD MANOR CDD
 C/O MERITUS
 2005 PAN AM CIRCLE #300
 TAMPA, FL 33607

REMIT TO:
 Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in **Tampa Bay Times: 9/20/19** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **09/20/2019**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

**NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2020
SHERWOOD MANOR
COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Sherwood Manor Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2020 to be held at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 on the following dates at 2:00 p.m.:

} ss

October	03, 2019	2:00 p.m.
November	07, 2019	2:00 p.m.
December	05, 2019	2:00 p.m.
February	05, 2020	2:00 p.m.
March	05, 2020	2:00 p.m.
April	02, 2020	2:00 p.m.
May	07, 2020	2:00 p.m.
June	04, 2020	2:00 p.m.
July	02, 2020	2:00 p.m.
August	06, 2020	2:00 p.m.
September	03, 2020	2:00 p.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

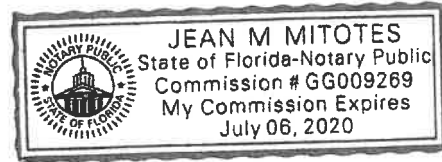
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Debby Nussel
District Manager

Run Date: 09/20/2019

0000017621





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

Invoice Number: 5531765
Account Number: 242566000
Invoice Date: 10/25/2019
Direct Inquiries To: VALERIE BARRETO
Phone: 407-835-3804

MERITUS
ATTN BRIAN LAMB
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

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: 5531765
Account Number: 242566000
Current Due: \$4,040.63

Direct Inquiries To: VALERIE BARRETO
Phone: 407-835-3804

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 242566000
Invoice # 5531765
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: 5531765
 Invoice Date: 10/25/2019
 Account Number: 242566000
 Direct Inquiries To: VALERIE BARRETO
 Phone: 407-835-3804

SHERWOOD MANOR CDD SERIES 2018

Accounts Included 242566000 242566001 242566002 242566003 242566004 242566005
 In This Relationship: 242566006

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 10/01/2019 - 09/30/2020				\$3,750.00
Incidental Expenses	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63



**Sherwood Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9523	\$ 1,000.00		Management Services - December
Monthly Contract Sub-Total		\$ 1,000.00		
Variable Contract				
Stantec	1591930	\$ 203.00		Professional Services - FY20 General Consulting - thru 11/15/19
Variable Contract Sub-Total		\$ 203.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 1,203.00		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9523
Invoice Date: Dec 1, 2019
Page: 1

Bill To:
Sherwood Manor CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Sherwood Manor CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		12/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - December		1,000.00

Subtotal	1,000.00
Sales Tax	
Total Invoice Amount	1,000.00
Payment/Credit Applied	
TOTAL	1,000.00



INVOICE

Invoice Number 1591930
Invoice Date November 25, 2019
Purchase Order 215614650
Customer Number 149265
Project Number 215614650

Bill To

Sherwood Manor CDD
 Brian Lamb
 c/o Meritus Districts
 2005 Pan Am Circle, Suite 300
 Tampa FL 33607
 United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
 13980 Collections Center Drive
 Chicago IL 60693
 United States

Project District Engineering Services - Sherwood Manor CDD
 Project Manager Stewart, Tonja L For Period Ending **November 15, 2019**
 Current Invoice Total (USD) 203.00

Process requisitions

Top Task 2020 2020 FY General Consulting

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	1.75	116.00	203.00
Subtotal Professional Services	1.75		203.00
Top Task Subtotal	2020 FY General Consulting		203.00
	Total Fees & Disbursements		203.00
	INVOICE TOTAL (USD)		203.00

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 985 - 5515 [E-mail: Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)

**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

Received

DEC 02 2019

51300
to 3103
SR

Sherwood Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9483	\$ 1,004.00		Management Services - January
Monthly Contract Sub-Total		\$ 1,004.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Tampa Electric	221007665039 010320	\$ 495.72		Electric charge through 12/30/2019
Utilities Sub-Total		\$ 495.72		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Atlantic TNG	124835	\$ 14,098.00		IET Coating 07/22/19
Stantec	1607883	356.85		Distric Engineering Services thru 12/27/19
Straley Robin Vericker	17818	170.00		Professional Service - General - thru 12/15/19
Straley Robin Vericker	17942	142.50	\$ 312.50	Professional services thru 01/15/2020
Additional Services Sub-Total		\$ 14,767.35		
TOTAL:		\$ 16,267.07		

Approved (with any necessary revisions noted):

Sherwood Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	------------------------	--------	--------------	----------------------

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

Voice: 813-397-5121
 Fax: 813-873-7070

INVOICE

Invoice Number: 9483
 Invoice Date: Jan 1, 2020
 Page: 1

Bill To:
Sherwood Manor CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Sherwood Manor CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		1/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - January		1,000.00
		Postage - November		4.00

Subtotal	1,004.00
Sales Tax	
Total Invoice Amount	1,004.00
Payment/Credit Applied	
TOTAL	1,004.00

Statement Date: 01/03/2020
Account: 221007665039

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
C/O MERITUS
1718 9TH ST SE, LIFT STAT
RUSKIN, FL 33570

Current month's charges:	\$495.72
Total amount due:	\$495.72
Payment Due By:	01/24/2020

Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$495.72
Total Amount Due	\$495.72

00004574-0009307- Page 1 of 6

Go paperless today!

It'll be the easiest new year's resolution you make.
Visit tecoaccount.com to make the switch.



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

Help protect your new electronics with Zap Cap Systems® Premium Service – advanced surge protection and back-up power.

Receive free installation now through March 31, 2020.

Visit tampaelectric.com/zapcap or call 877 SURGE 22 to learn more and sign up.



A TAMPA ELECTRIC PROGRAM

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007665039

Current month's charges:	\$495.72
Total amount due:	\$495.72
Payment Due By:	01/24/2020

Amount Enclosed \$ _____
658790649127

00004574 01 AB 0.40 33607 FTECO101042002151710 00000 04 00000000 002 05 23660 003

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

6587906491272210076650390000000495722

Account: 221007665039
Statement Date: 01/03/2020
Current month's charges due 01/24/2020

Details of Charges – Service from 12/11/2019 to 12/30/2019


Service for: 1718 9TH ST SE, LIFT STAT, RUSKIN, FL 33570

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period	
C24576	12/30/2019	77		0		77 kWh	1	20 Days	
Basic Service Charge						\$12.04			
Energy Charge						77 kWh @ \$0.06010/kWh	\$4.63		
Fuel Charge						77 kWh @ \$0.03016/kWh	\$2.32		
Final Tax Savings Credit						-\$0.59			
Florida Gross Receipt Tax						\$0.47			
Electric Service Cost						\$18.87			
State Tax						\$1.85			
Total Electric Cost, Local Fees and Taxes						\$20.72			
Other Fees and Charges									
Electric Security Deposit						\$400.00			
Elec Connection Chrg Initial						\$75.00			
Total Other Fees and Charges						\$475.00			
Total Current Month's Charges						\$495.72			

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00004574-0009308-Page 3 of 6

Important Messages

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 813-223-800 or simply use a regular envelope and address it to Tampa Electric Company P.O. Box 31318, Tampa, Florida 33631-3318.

Welcome to Tampa Electric!

Please visit tampaelectric.com/rates for information about your electric rates and charges.

Prorated Bill

Some charges have been prorated where required to reflect a longer or shorter than normal billing period due to a meter change or final bill.





Atlantic TNG, LLC
 PO Box 729 • Sarasota, FL 34230
 Phone • (941) 355-2988
 Fax • (941) 351-3765

Invoice

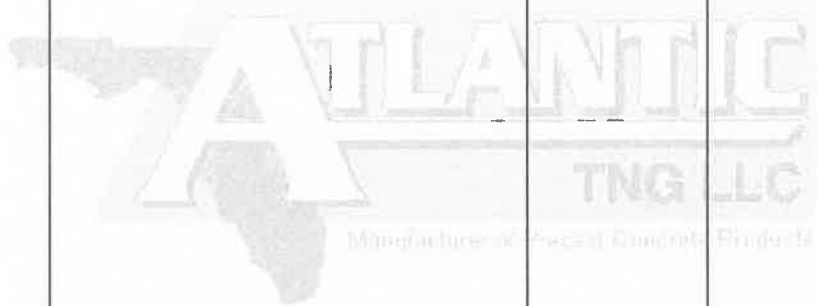
Date	Invoice #
7/22/2019	124835

Bill To
Sherwood Manor CDD C/O QGS 1450 S. Park Rd. Plant City, FL 33566

Ship To
Sherwood Manor Subdivision PH 1 Hillsborough County Call Before Loading Contact: Mark 813-323-4830

Delivery Date	Total Weight	Terms
7/22/2019		Net 30

Structure	Quantity	Description	Weight	Rate	Amount
	1	IET Coating		14,098.00	14,098.00



Subtotal	\$14,098.00
Sales Tax (0.0%)	\$0.00
Balance Due	\$14,098.00

Code to Capital improvements

Invoice Number 1607883
Invoice Date January 10, 2020
Purchase Order 215614650
Customer Number 149265
Project Number 215614650

Bill To

Sherwood Manor CDD
 Brian Lamb
 c/o Meritus Districts
 2005 Pan Am Circle, Suite 300
 Tampa FL 33607
 United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
 13980 Collections Center Drive
 Chicago IL 60693
 United States

Project District Engineering Services - Sherwood Manor CDD
 Project Manager Stewart, Tonja L For Period Ending **December 27, 2019**
 Current Invoice Total (USD) 356.85

Process requisitions

Top Task 2020 2020 FY General Consulting

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	1.50	116.00	174.00
Stewart, Tonja L	1.00	175.00	175.00
Subtotal Professional Services	<u>2.50</u>		<u>349.00</u>

Disbursements

Direct - Postage & Courier	7.85
Subtotal Disbursements	<u>7.85</u>

Top Task Subtotal 2020 FY General Consulting 356.85

Total Fees & Disbursements 356.85

INVOICE TOTAL (USD) 356.85

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillingier if you have any questions concerning this invoice.

Phone: (239) 985 - 5515 E-mail: Summer.Fillingier@Stantec.com

** PLEASE SEND AN INVOICE # WITH PAYMENT **

Thank you.

Received
JAN 15 2020

51300
86 3103
SM

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

December 19, 2019
Client: 001497
Matter: 000001
Invoice #: 17818

Page: 1

RE: General

For Professional Services Rendered Through December 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
11/25/2019	JMV	REVIEW EMAIL FROM B. CRUTCHFIELD.	0.1	
12/4/2019	JMV	REVIEW COMMUNICATION FROM B. CRUTCHFIELD; PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.3	
12/4/2019	LB	REVIEW EMAIL FROM B. CRUTCHFIELD RE RESOLUTION AMENDING BUDGET FOR FISCAL YEAR ENDED SEPTEMBER 30, 2019; REVIEW FY 2019 BUDGET; PREPARE DRAFT RESOLUTION AMENDING BUDGET.	0.4	
Total Professional Services			0.8	\$170.00

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.4	\$110.00
LB	Lynn Butler	0.4	\$60.00

December 19, 2019
Client: 001497
Matter: 000001
Invoice #: 17818

Page: 2

Total Services	\$170.00	
Total Disbursements	\$0.00	
Total Current Charges		\$170.00

PAY THIS AMOUNT		\$170.00
------------------------	--	-----------------

Please Include Invoice Number on all Correspondence

51400
3107
88
DN

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

January 22, 2020

Client: 001497

Matter: 000001

Invoice #: 17942

Page: 1

RE: General

For Professional Services Rendered Through January 15, 2020

SERVICES

Date	Person	Description of Services	Hours	
12/27/2019	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED DECEMBER 31, 2019 RE SERIES 2018 BONDS.	0.2	
1/5/2020	JMV	PREPARE QUARTERLY DISTRICT COUNSEL BOND DISCLOSURE REPORT.	0.3	
1/7/2020	LB	FINALIZE QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2019; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2	
		Total Professional Services	0.7	\$142.50

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.3	\$82.50
LB	Lynn Butler	0.4	\$60.00

January 22, 2020
Client: 001497
Matter: 000001
Invoice #: 17942

Page: 2

Total Services	\$142.50	
Total Disbursements	\$0.00	
Total Current Charges		\$142.50

PAY THIS AMOUNT		\$142.50
------------------------	--	-----------------

Please Include Invoice Number on all Correspondence

51460
3107
AS

**Sherwood Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9574	\$ 1,000.00		Management Services - February
Monthly Contract Sub-Total		\$ 1,000.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Tampa Electric	221007665039 020320	\$ 28.25		Electric Service Charge Thru 02/03/20
Utilities Sub-Total		\$ 28.25		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Meritus Districts	9619	\$ 2,750.00		Charegs for The Difference between Actualy Billing and Billed from Oct 19 to Feb 20
Stantec	1618362	222.25		Professional Servcies Charge - 02/05/20
Tampa Bay Times	60238 020920	1,756.00		Chareges for Expansion Hearing AffidavitMaterial 02/09/2020
Tampa Bay Times	60238 021420	360.00	\$ 2,116.00	Expansion Hearing - 02/14/2020
Additional Services Sub-Total		\$ 5,088.25		
TOTAL:		\$ 6,116.50		

Approved (with any necessary revisions noted):

Sherwood Community Development District
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

Voice: 813-397-5121
 Fax: 813-873-7070

INVOICE

Invoice Number: 9574
 Invoice Date: Feb 1, 2020
 Page: 1

Bill To:
Sherwood Manor CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Sherwood Manor CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		2/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - February		1,000.00

Subtotal	1,000.00
Sales Tax	
Total Invoice Amount	1,000.00
Payment/Credit Applied	
TOTAL	1,000.00

Statement Date: 02/03/2020
Account: 221007665039

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
C/O MERITUS
1718 9TH ST SE, LIFT STAT
RUSKIN, FL 33570

Current month's charges:	\$28.25
Total amount due:	\$28.25
Payment Due By:	02/24/2020

Your Account Summary

Previous Amount Due	\$495.72
Payment(s) Received Since Last Statement	-\$495.72
Current Month's Charges	\$28.25
Total Amount Due	\$28.25

00004482-0013218-Page 1 of 4



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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

Win the TECO VIP Bolts Experience.

Just sign up for one or more free and convenient TECO programs for your chance to win a game-night suite at Amalie Arena, along with 17 friends and family. Learn more and enter to win February 4 through March 6 at tecoenergy.com/VIP.

NO PURCHASE NECESSARY. Restrictions apply. See full rules at tecoenergy.com/VIP/rules. Void where prohibited.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007665039

Current month's charges:	\$28.25
Total amount due:	\$28.25
Payment Due By:	02/24/2020

Amount Enclosed \$ _____

609408022681

00004482 01 AB 0.41 33607 FTECO102032023381710 00000 04 01000000 002 05 23520 002

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



Received

FEB 10 2020

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221007665039
Statement Date: 02/03/2020
Current month's charges due 02/24/2020

Details of Charges – Service from 12/31/2019 to 01/29/2020

Service for: 1718 9TH ST SE, LIFT STAT, RUSKIN, FL 33570

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period	
C24576	01/29/2020	182		77		105 kWh	1	30 Days	
Basic Service Charge						\$18.06			
Energy Charge						105 kWh @ \$0.06010/kWh	\$6.31		
Fuel Charge						105 kWh @ \$0.03016/kWh	\$3.17		
Florida Gross Receipt Tax							\$0.71		
Electric Service Cost							\$28.25		
Total Current Month's Charges							\$28.25		

Tampa Electric Usage History



00004482-0019220-Page 3 of 4

Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 92 percent over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer, powering more than 100,000 homes everyday with the sun. Our diverse fuel mix for the 12-month period ending Dec. 2019 includes Natural Gas 83%, Coal 6%, Purchased Power 7%, Solar 4% and less than one percent of oil.



Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9619
Invoice Date: Feb 11, 2020
Page: 1

Bill To:
Sherwood Manor CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Sherwood Manor CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		2/11/20

Quantity	Item	Description	Unit Price	Amount
		Difference between charges for services that should have been billed and actual billing for period 10/1/19 - 2/29/20:		
		District Management Services		2,500.00
		Website Administration		250.00



Subtotal	2,750.00
Sales Tax	
Total Invoice Amount	2,750.00
Payment/Credit Applied	
TOTAL	2,750.00



INVOICE

Invoice Number 1618362
Invoice Date February 5, 2020
Purchase Order 215614650
Customer Number 149265
Project Number 215614650

Bill To

Sherwood Manor CDD
 Brian Lamb
 c/o Meritus Districts
 2005 Pan Am Circle, Suite 300
 Tampa FL 33607
 United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
 13980 Collections Center Drive
 Chicago IL 60693
 United States

Project **District Engineering Services - Sherwood Manor CDD**
 Project Manager Stewart, Tonja L For Period Ending **January 24, 2020**
 Current Invoice Total (USD) 222.25

Process requisitions

Top Task **2020** **2020 FY General Consulting**

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	1.75	127.00	222.25
Subtotal Professional Services	1.75		222.25

Top Task Subtotal 2020 FY General Consulting 222.25

Total Fees & Disbursements 222.25
INVOICE TOTAL (USD) **222.25**

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 985 - 5515 E-mail: Summer.Fillinger@Stantec.com

**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

Received
 FEB 13 2020

513.00
 3103
 MR

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
02/ 9/20		SHERWOOD MANOR CDD	
Billing Date	Sales Rep	Customer Account	
02/09/2020	Deirdre Almeida	176837	
Total Amount Due		Ad Number	
\$1,756.00		0000060238	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
02/09/20	02/09/20	0000060238	Times	Main A/B	Expansion Hearing AffidavitMaterial	1	2x12.00 IN	\$1,752.00 \$4.00
51300 4801 DN								

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
02/ 9/20		SHERWOOD MANOR CDD	
Billing Date	Sales Rep	Customer Account	
02/09/2020	Deirdre Almeida	176837	
Total Amount Due		Ad Number	
\$1,756.00		0000060238	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO:

TIMES PUBLISHING COMPANY

SHERWOOD MANOR CDD
 C/O MERITUS
 2005 PAN AM CIRCLE #300
 TAMPA, FL 33607

REMIT TO:

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

Received

FEB 13 2020

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Central East Pasco, Hillsborough,
Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Expansion Hearing** was published in **Tampa Bay Times: 2/ 9/20, 2/14/20, 2/21/20, 2/28/20** in said newspaper in the issues of **Tampa Bay Times\Local B\Hillsborough, Tampa Bay Times\Community Newspapers\Brandon**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Central East Pasco, Hillsborough, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Central East Pasco, Hillsborough, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Central East Pasco, Hillsborough, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

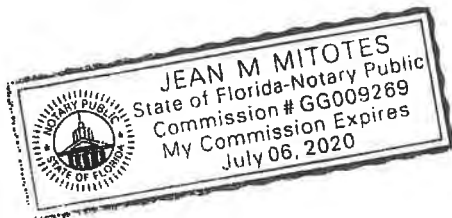
Signature Affiant

Sworn to and subscribed before me this **.02/28/2020**

Signature of Notary Public

Personally known or produced identification

Type of identification produced _____



NOTICE OF PUBLIC HEARING

Hillsborough County Board of County Commissioners
To Consider the

Expansion of Sherwood Manor Community Development District

DATE: March 10, 2020
TIME: 9:00 a.m.
LOCATION: Boardroom - 2nd Floor of the Frederick B. Karl County Center 601 E. Kennedy Blvd. Tampa, Florida 33602



NOTICE OF PUBLIC HEARING

In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the Hillsborough County Board of County Commissioners beginning at 9:00 a.m., March 10, 2020, in the Boardroom in the Frederick B. Karl County Center, 601 E. Kennedy Blvd., Tampa, Florida 33602, to consider an Ordinance to grant a petition to expand the boundaries of the Sherwood Manor Community Development District. The title of the proposed ordinance is as follows:

AN ORDINANCE AMENDING ORDINANCE NO. 18-7 OF THE HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS; EXPANDING THE BOUNDARIES OF THE SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE EXPANDED BOUNDARIES OF THE DISTRICT; PROVIDING THAT ALL OTHER PROVISIONS OF ORDINANCE 18-7 SHALL REMAIN EFFECTIVE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Currently, the Sherwood Manor Community Development District is comprised of approximately 165.61 acres, located in unincorporated Hillsborough County, between 6th Street SE and 15th Street SE and north of 21st Avenue SE. The petitioner has proposed to expand the boundaries of the Sherwood Manor Community Development District to plan, finance, acquire, construct, operate and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012, Florida Statutes. After the expansion, the District will be comprised of approximately 179.72 acres.

Copies of the petition, the proposed ordinance and department reports are open to public inspection at the Clerk of the Board of County Commissioners of Hillsborough County, 419 Pierce Street, Room 140, Tampa, Florida 33602.

All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any person or affected unit of general-purpose local government, who wishes to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose the person or unit of general-purpose local government may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the Citizens Service Center at (813) 272-5900 or TTY (813) 301-7173, at least forty-eight (48) hours prior to the proceedings.

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
02/14/20		SHERWOOD MANOR CDD	
Billing Date		Sales Rep	Customer Account
02/14/2020		Deirdre Almeida	176837
Total Amount Due		Ad Number	
\$360.00		0000060238	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
02/14/20	02/14/20	0000060238	Times	Comm News	Expansion Hearing	1	2x12.00 IN	\$360.00
51360 4801 102								

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

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\$360.00		0000060238	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

SHERWOOD MANOR CDD
 C/O MERITUS
 2005 PAN AM CIRCLE #300
 TAMPA, FL 33607

REMIT TO:

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

Received
 FEB 19 2020

Tampa Bay Times

Published Daily

STATE OF FLORIDA
COUNTY OF Central East Pasco, Hillsborough,
Hillsborough

} ss

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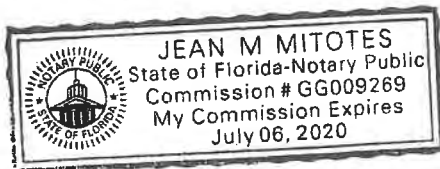
Signature Affiant

Sworn to and subscribed before me this **02/28/2020**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced



NOTICE OF PUBLIC HEARING

Hillsborough County Board of County Commissioners
To Consider the

Expansion of Sherwood Manor Community Development District

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Currently, the Sherwood Manor Community Development District is comprised of approximately 165.61 acres, located in unincorporated Hillsborough County, between 6th Street SE and 15th Street SE and north of 21st Avenue SE. The petitioner has proposed to expand the boundaries of the Sherwood Manor Community Development District to plan, finance, acquire, construct, operate and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012, Florida Statutes. After the expansion, the District will be comprised of approximately 179.72 acres.

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Sherwood Manor Community Development District

Financial Statements
(Unaudited)

Period Ending
February 29, 2020



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

Sherwood Manor CDD

Balance Sheet
As of 2/29/2020
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2018	Capital Project Fund - Series 2018	General Fixed Assets Account Group	General Long Term Debt	Total
Assets						
Cash - Operating Account	96,053	0	0	0	0	96,053
Investments - Revenue 6000 Series 2018	0	299,633	0	0	0	299,633
Investments - Interest 6001 Series 2018	0	0	0	0	0	0
Investments - Reserve 6003 Series 2018	0	473,878	0	0	0	473,878
Investments - Prepayment 6004 Series 2018	0	0	0	0	0	0
Investments - Acquisition & Construction - Gen 6005 S 2018	0	0	1,543	0	0	1,543
Investments - Acquisition & Construction - Amenity 6006 18	0	0	486,928	0	0	486,928
Investments - Costs of Issuance 6007 Series 2018	0	0	0	0	0	0
Due from Developer	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid Public Officials Insurance	0	0	0	0	0	0
Construction Work In Progress	0	0	0	7,639,071	0	7,639,071
Amount Available - Debt Service	0	0	0	0	715,256	715,256
Amount To Be Provided - Debt Service	0	0	0	0	8,839,744	8,839,744
Total Assets	<u>96,053</u>	<u>773,511</u>	<u>488,471</u>	<u>7,639,071</u>	<u>9,555,000</u>	<u>18,552,105</u>
Liabilities						
Accounts Payable	1,630	0	0	0	0	1,630
Accounts Payable Other	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Revenue Bond Payable Series 2018	0	0	0	0	9,555,000	9,555,000
Total Liabilities	<u>1,630</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>9,555,000</u>	<u>9,556,630</u>
Fund Equity & Other Credits Capital Contribution						

Sherwood Manor CDD

Balance Sheet

As of 2/29/2020

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2018	Capital Project Fund - Series 2018	General Fixed Assets Account Group	General Long Term Debt	Total
Fund Balance - All Other Reserves	0	715,256	956,206	0	0	1,671,462
Fund Balance - Unreserved	1	0	0	0	0	1
Investments In General Fixed Assets	0	0	0	7,639,071	0	7,639,071
Other	94,227	58,255	(467,735)	0	0	(315,253)
Total Fund Equity & Other Credits	<u>94,227</u>	<u>773,511</u>	<u>488,471</u>	<u>7,639,071</u>	<u>0</u>	<u>8,995,280</u>
Capital Contribution						
Total Liabilities & Fund Equity	<u>95,857</u>	<u>773,511</u>	<u>488,471</u>	<u>7,639,071</u>	<u>9,555,000</u>	<u>18,551,910</u>

Sherwood Manor CDD
Statement of Revenues & Expenditures
001 - General Fund
From 10/1/2019 Through 1/31/2020
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Special Assessments - Service Charge				
O & M Assmts - Off Roll	0	110,859	110,859	0 %
Contributions & Donations From Private Sources				
Developer Contributions	82,425	20,983	(61,442)	(75)%
Total Revenues	<u>82,425</u>	<u>131,842</u>	<u>49,417</u>	<u>60 %</u>
Expenditures				
Financial & Administrative				
District Manager	30,000	4,000	26,000	87 %
District Engineer	1,500	560	940	63 %
Disclosure Report	8,400	0	8,400	100 %
Trustee Fees	8,500	4,041	4,459	52 %
Accounting Services	4,500	0	4,500	100 %
Auditing Services	6,500	523	5,977	92 %
Postage, Phone, Faxes, Copies	150	7	144	96 %
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	2,500	0	2,500	100 %
Bank Fees	200	30	170	85 %
Dues, Licenses, & Fees	175	175	0	0 %
Office Supplies	100	0	100	100 %
Website Administration	1,600	750	850	53 %
Legal Council				
District Council	5,000	425	4,575	92 %
Utility Services				
Other Electric Serives	0	496	(496)	0 %
Other Physical Environment				
General Liability & Property Casualty Insurance	5,000	2,819	2,181	44 %
Pool Maintenance	2,800	0	2,800	100 %
Cabana Maintenance	3,000	0	3,000	100 %
Capital Improvements	0	14,098	(14,098)	0 %
Total Expenditures	<u>82,425</u>	<u>30,229</u>	<u>52,196</u>	<u>63 %</u>

Sherwood Manor CDD
Statement of Revenues & Expenditures
001 - General Fund
From 10/1/2019 Through 1/31/2020
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Excess of Revenue Over (Under) Expenditures	0	101,613	101,613	0 %
Fund Balance: Beginning of Period	0	1	1	0 %
Fund Balance: End of Period	<u>0</u>	<u>101,614</u>	<u>101,614</u>	<u>0 %</u>

Sherwood Manor CDD
Statement of Revenues & Expenditures
200 - Debt Service Fund - Series 2018
From 10/1/2019 Through 1/31/2020
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Off Roll	627,963	296,816	(331,147)	(53)%
Interest Earned				
Interest Earned	0	330	330	0 %
Total Revenues	<u>627,963</u>	<u>297,146</u>	<u>(330,817)</u>	<u>(53)%</u>
Expenditures				
DS Payments				
Interest Payment	477,962	238,981	238,981	51 %
Principial Payment	150,000	0	150,000	100 %
Total Expenditures	<u>627,962</u>	<u>238,981</u>	<u>388,981</u>	<u>62 %</u>
Excess of Revenue Over (Under) Expenditures	1	58,165	58,164	5,816,412 %
Fund Balance: Beginning of Period	0	715,256	715,256	0 %
Fund Balance: End of Period	<u>1</u>	<u>773,421</u>	<u>773,420</u>	<u>77,341,989 %</u>

Sherwood Manor CDD
Statement of Revenues & Expenditures
300 - Capital Project Fund - Series 2018
From 10/1/2019 Through 1/31/2020
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Interest Earned				
Interest Earned	<u>0</u>	<u>499</u>	<u>499</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>499</u>	<u>499</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Investments Other Than Buildings	<u>0</u>	<u>344,360</u>	<u>(344,360)</u>	<u>0 %</u>
Total Expenditures	<u>0</u>	<u>344,360</u>	<u>(344,360)</u>	<u>0 %</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>(343,861)</u>	<u>(343,861)</u>	<u>0 %</u>
Fund Balance: Beginning of Period	<u>0</u>	<u>956,206</u>	<u>956,206</u>	<u>0 %</u>
Fund Balance: End of Period	<u><u>0</u></u>	<u><u>612,345</u></u>	<u><u>612,345</u></u>	<u><u>0 %</u></u>

Sherwood Manor CDD
 Statement of Revenues & Expenditures
 900 - General Fixed Assets Account Group
 From 10/1/2019 Through 1/31/2020
 (In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Fund Balance: Beginning of Period	0	7,515,101	7,515,101	0 %
Fund Balance: End of Period	<u>0</u>	<u>7,515,101</u>	<u>7,170,741</u>	<u>0 %</u>

Sherwood Manor CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 02/29/2020
Reconciliation Date: 2/29/2020
Status: Locked

Bank Balance	96,052.82
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	96,052.82
Balance Per Books	<u>96,052.82</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Sherwood Manor CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 02/29/2020

Reconciliation Date: 2/29/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
148	2/3/2020	System Generated Check/Voucher	1,000.00	Meritus Districts
149	2/3/2020	System Generated Check/Voucher	142.50	Straley Robin Vericker
150	2/13/2020	System Generated Check/Voucher	2,750.00	Meritus Districts
151	2/13/2020	System Generated Check/Voucher	28.25	Tampa Electric
152	2/20/2020	System Generated Check/Voucher	222.25	Stantec Consulting Services Inc.
153	2/20/2020	System Generated Check/Voucher	1,756.00	Times Publishing Company
Cleared Checks/Vouchers			<u>5,899.00</u>	