

# **Sherwood Manor Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
January 31, 2023

Prepared by:



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**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of January 31, 2023

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018			GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
		SERIES 2018 DEBT SERVICE FUND	CAPITAL PROJECTS FUND				
<b>ASSETS</b>							
Cash - Operating Account	\$ 61,847	\$ -	\$ -	\$ -	\$ -	\$ -	61,847
Cash in Transit	-	442,234	-	-	-	-	442,234
Due From Other Funds	64,292	-	-	-	-	-	64,292
Investments:							
Acq. & Construction - Amenity	-	-	1	-	-	-	1
Revenue Fund	-	7,649	-	-	-	-	7,649
Deposits	119	-	-	-	-	-	119
Fixed Assets							
Construction Work In Process	-	-	-	17,772,701	-	-	17,772,701
Amount Avail In Debt Services	-	-	-	-	1,430,512	-	1,430,512
Amount To Be Provided	-	-	-	-	16,903,726	-	16,903,726
<b>TOTAL ASSETS</b>	<b>\$ 126,258</b>	<b>\$ 449,883</b>	<b>\$ 1</b>	<b>\$ 17,772,701</b>	<b>\$ 18,334,238</b>	<b>\$ -</b>	<b>\$ 36,683,081</b>
<b>LIABILITIES</b>							
Accounts Payable	\$ 133,408	\$ -	\$ -	\$ -	\$ -	\$ -	133,408
Accounts Payable - Other	485	-	-	-	-	-	485
Bonds Payable	-	-	-	-	18,334,238	-	18,334,238
Due To Other Funds	-	64,292	-	-	-	-	64,292
<b>TOTAL LIABILITIES</b>	<b>133,893</b>	<b>64,292</b>	<b>-</b>	<b>-</b>	<b>18,334,238</b>	<b>-</b>	<b>18,532,423</b>
<b>FUND BALANCES</b>							
Restricted for:							
Debt Service	-	385,591	-	-	-	-	385,591
Capital Projects	-	-	1	-	-	-	1
Unassigned:	(7,635)	-	-	17,772,701	-	-	17,765,066
<b>TOTAL FUND BALANCES</b>	<b>(7,635)</b>	<b>385,591</b>	<b>1</b>	<b>17,772,701</b>	<b>-</b>	<b>-</b>	<b>18,150,658</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 126,258</b>	<b>\$ 449,883</b>	<b>\$ 1</b>	<b>\$ 17,772,701</b>	<b>\$ 18,334,238</b>	<b>\$ -</b>	<b>\$ 36,683,081</b>

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 290,286	\$ 218,794	\$ (71,492)	75.37%
Special Assmnts- CDD Collected	77,164	-	(77,164)	0.00%
Developer Contribution	-	31,606	31,606	0.00%
<b>TOTAL REVENUES</b>	<b>367,450</b>	<b>250,400</b>	<b>(117,050)</b>	<b>68.15%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	2,000	800	1,200	40.00%
ProfServ-Trustee Fees	8,200	4,041	4,159	49.28%
Disclosure Report	8,400	350	8,050	4.17%
District Counsel	5,000	2,278	2,722	45.56%
District Engineer	4,000	-	4,000	0.00%
District Manager	30,000	2,844	27,156	9.48%
ProfServ-Expansion Services	-	22,500	(22,500)	0.00%
Auditing Services	6,200	-	6,200	0.00%
Website Compliance	1,500	750	750	50.00%
Email Hosting Vendor	600	-	600	0.00%
Postage, Phone, Faxes, Copies	500	5	495	1.00%
Public Officials Insurance	2,663	-	2,663	0.00%
Legal Advertising	2,500	1,700	800	68.00%
Bank Fees	250	30	220	12.00%
Website Administration	1,500	125	1,375	8.33%
Dues, Licenses, Subscriptions	500	517	(17)	103.40%
<b>Total Administration</b>	<b>73,813</b>	<b>35,940</b>	<b>37,873</b>	<b>48.69%</b>
<b><u>Utility Services</u></b>				
Utility - Electric	73,000	23,378	49,622	32.02%
<b>Total Utility Services</b>	<b>73,000</b>	<b>23,378</b>	<b>49,622</b>	<b>32.02%</b>

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
ProfServ-Pool Maintenance	1,000	180	820	18.00%
Waterway Management	7,776	2,992	4,784	38.48%
Field Manager	12,000	2,000	10,000	16.67%
Amenity Center Cleaning & Supplies	6,300	2,265	4,035	35.95%
Contracts-Pools	13,200	4,200	9,000	31.82%
Amenity Center Pest Control	1,200	-	1,200	0.00%
Onsite Staff	25,000	(1,200)	26,200	-4.80%
Security Monitoring Services	1,500	125	1,375	8.33%
Utility - Water	3,000	581	2,419	19.37%
Insurance -Property & Casualty	13,756	-	13,756	0.00%
R&M-Plant Replacement	2,000	-	2,000	0.00%
R&M-Wetland Monitoring	2,100	-	2,100	0.00%
Amenity Maintenance & Repairs	7,500	2,654	4,846	35.39%
R&M-Monument, Entrance & Wall	3,500	5,842	(2,342)	166.91%
Waterway Improvements & Repairs	1,000	-	1,000	0.00%
Landscape Maintenance	108,105	36,040	72,065	33.34%
Mulch & Tree Trimming	7,000	-	7,000	0.00%
Garbage Collection	2,700	-	2,700	0.00%
Irrigation Maintenance	2,000	-	2,000	0.00%
<b>Total Other Physical Environment</b>	<b>220,637</b>	<b>55,679</b>	<b>164,958</b>	<b>25.24%</b>
<b>TOTAL EXPENDITURES</b>	<b>367,450</b>	<b>114,997</b>	<b>252,453</b>	<b>31.30%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	135,403	135,403	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>(143,038)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (7,635)</b>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023  
Series 2018 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 7	\$ 7	0.00%
Special Assmnts- Tax Collector	629,163	385,583	(243,580)	61.29%
Special Assmnts- CDD Collected	-	111,138	111,138	0.00%
<b>TOTAL REVENUES</b>	<b>629,163</b>	<b>496,728</b>	<b>(132,435)</b>	<b>78.95%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	170,000	-	170,000	0.00%
Interest Expense	459,163	397,881	61,282	86.65%
<b>Total Debt Service</b>	<b>629,163</b>	<b>397,881</b>	<b>231,282</b>	<b>63.24%</b>
<b>TOTAL EXPENDITURES</b>	<b>629,163</b>	<b>397,881</b>	<b>231,282</b>	<b>63.24%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	98,847	98,847	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>286,744</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 385,591</b>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023  
Series 2018 Capital Projects Fund (300)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>1</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1</u></b>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2023  
General Fixed Assets Fund (900)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>17,772,701</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 17,772,701</u></b>		

# SHERWOOD MANOR CDD

## Bank Reconciliation

Bank Account No. 9155 TRUIST - GF Operating  
 Statement No. 01-23  
 Statement Date 1/31/2023

<b>G/L Balance (LCY)</b>	170,332.39	<b>Statement Balance</b>	171,562.20
<b>G/L Balance</b>	170,332.39	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	171,562.20
<b>Subtotal</b>	170,332.39	<b>Outstanding Checks</b>	1,229.81
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
	<hr/>		
<b>Ending G/L Balance</b>	170,332.39	<b>Ending Balance</b>	170,332.39
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
<b>Checks</b>							
11/30/2022	Payment	560	ZEBRA CLEANING TEAM	1,050.00	1,050.00	0.00	
12/7/2022	Payment	571	RYAN MOTKO	600.00	600.00	0.00	
12/7/2022	Payment	577	ZEBRA CLEANING TEAM	1,050.00	1,050.00	0.00	
12/14/2022	Payment	578	SHERWOOD MANOR CDD	349,126.94	349,126.94	0.00	
12/21/2022	Payment	579	ACTION SECURITY, INC	250.00	250.00	0.00	
12/21/2022	Payment	584	STRALEY ROBIN VERICKER	729.05	729.05	0.00	
12/22/2022	Payment	588	SHERWOOD MANOR CDD	10,873.50	10,873.50	0.00	
1/6/2023	Payment	590	SHERWOOD MANOR CDD	6,171.45	6,171.45	0.00	
1/12/2023	Payment	591	ACTION SECURITY, INC	125.00	125.00	0.00	
1/12/2023	Payment	592	BOCC	95.68	95.68	0.00	
1/12/2023	Payment	593	CARSON'S LAWN &	17,370.00	17,370.00	0.00	
1/12/2023	Payment	594	CORLIN SERVICES LLC	712.00	712.00	0.00	
1/12/2023	Payment	595	FIRST CHOICE AQUATIC	748.00	748.00	0.00	
1/12/2023	Payment	596	INFRAMARK LLC	3,659.89	3,659.89	0.00	
1/12/2023	Payment	597	SPEAREM ENTERPRISES	660.00	660.00	0.00	
1/12/2023	Payment	598	STRALEY ROBIN VERICKER	152.50	152.50	0.00	
1/24/2023	Payment	599	CHARTER COMMUNICATIONS	147.95	147.95	0.00	
1/24/2023	Payment	600	FIRST CHOICE AQUATIC	748.00	748.00	0.00	
1/24/2023	Payment	601	ROYCE BRAVO SECURITY AND ACCESS	5,490.00	5,490.00	0.00	
1/24/2023	Payment	602	TECO	5,144.40	5,144.40	0.00	
Total Checks				404,904.36	404,904.36	0.00	
<b>Deposits</b>							
1/5/2023		JE000041	Special Assmnts- Tax Collector	G/L	108,190.86	108,190.86	0.00
1/23/2023		JE000042	Special Assmnts- Tax Collector	G/L	294.33	294.33	0.00
Total Deposits					108,485.19	108,485.19	0.00
<b>Outstanding Checks</b>							
11/30/2022	Payment	DD111	Payment of Invoice 000098	104.88	0.00	104.88	
11/30/2022	Payment	DD112	Payment of Invoice 000149	74.93	0.00	74.93	
1/24/2023	Payment	603	ZEBRA CLEANING TEAM	1,050.00	0.00	1,050.00	



# SHERWOOD MANOR CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
			Total Outstanding Checks.....	1,229.81		1,229.81