

Sherwood Manor Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2023

Prepared by:



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SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2018 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>						
Cash - Operating Account	\$ 94,551	\$ -	\$ -	\$ -	\$ -	\$ 94,551
Due From Other Funds	-	4,316	-	-	-	4,316
Investments:						
Acq. & Construction - Amenity	-	-	1	-	-	1
Revenue Fund	-	442,248	-	-	-	442,248
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
TOTAL ASSETS	\$ 94,670	\$ 446,564	\$ 1	\$ 17,772,701	\$ 18,334,238	\$ 36,648,174
<u>LIABILITIES</u>						
Accounts Payable	\$ 60,046	\$ -	\$ -	\$ -	\$ -	\$ 60,046
Accounts Payable - Other	485	-	-	-	-	485
Bonds Payable	-	-	-	-	18,334,238	18,334,238
Due To Other Funds	4,316	-	-	-	-	4,316
TOTAL LIABILITIES	64,847	-	-	-	18,334,238	18,399,085

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As of February 28, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2018 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
Restricted for:						
Debt Service	-	446,564	-	-	-	446,564
Capital Projects	-	-	1	-	-	1
Unassigned:	29,823	-	-	17,772,701	-	17,802,524
TOTAL FUND BALANCES	29,823	446,564	1	17,772,701	-	18,249,089
TOTAL LIABILITIES & FUND BALANCES	\$ 94,670	\$ 446,564	\$ 1	\$ 17,772,701	\$ 18,334,238	\$ 36,648,174

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 290,286	\$ 258,672	\$ (31,614)	89.11%
Special Assmnts- CDD Collected	77,164	-	(77,164)	0.00%
Developer Contribution	-	41,675	41,675	0.00%
TOTAL REVENUES	367,450	300,347	(67,103)	81.74%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	2,000	1,800	200	90.00%
ProfServ-Trustee Fees	8,200	4,041	4,159	49.28%
Disclosure Report	8,400	700	7,700	8.33%
District Counsel	5,000	2,278	2,722	45.56%
District Engineer	4,000	-	4,000	0.00%
District Manager	30,000	5,344	24,656	17.81%
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	13	487	2.60%
Public Officials Insurance	2,663	2,694	(31)	101.16%
Legal Advertising	2,500	1,700	800	68.00%
Bank Fees	250	30	220	12.00%
Website Administration	1,500	250	1,250	16.67%
Dues, Licenses, Subscriptions	500	517	(17)	103.40%
Total Administration	73,813	42,617	31,196	57.74%
<u>Utility Services</u>				
Utility - Electric	73,000	29,628	43,372	40.59%
Total Utility Services	73,000	29,628	43,372	40.59%

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
<u>Other Physical Environment</u>				
ProfServ-Pool Maintenance	1,000	180	820	18.00%
Waterway Management	7,776	3,740	4,036	48.10%
Field Manager	12,000	1,800	10,200	15.00%
Amenity Center Cleaning & Supplies	6,300	3,675	2,625	58.33%
Contracts-Pools	13,200	5,250	7,950	39.77%
Amenity Center Pest Control	1,200	-	1,200	0.00%
Onsite Staff	25,000	-	25,000	0.00%
Security Monitoring Services	1,500	250	1,250	16.67%
Utility - Water	3,000	581	2,419	19.37%
Insurance -Property & Casualty	13,756	14,077	(321)	102.33%
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	3,087	4,413	41.16%
R&M-Monument, Entrance & Wall	3,500	11,517	(8,017)	329.06%
Waterway Improvements & Repairs	1,000	-	1,000	0.00%
Landscape Maintenance	108,105	44,625	63,480	41.28%
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%
Total Other Physical Environment	220,637	88,782	131,855	40.24%
TOTAL EXPENDITURES	367,450	161,027	206,423	43.82%
Excess (deficiency) of revenues				
Over (under) expenditures	-	139,320	139,320	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(109,497)		
FUND BALANCE, ENDING		\$ 29,823		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
REVENUES				
Interest - Investments	\$ -	\$ 13	\$ 13	0.00%
Special Assmnts- Tax Collector	629,163	446,550	(182,613)	70.98%
Special Assmnts- CDD Collected	-	111,138	111,138	0.00%
TOTAL REVENUES	629,163	557,701	(71,462)	88.64%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	170,000	165,000	5,000	97.06%
Interest Expense	459,163	232,881	226,282	50.72%
Total Debt Service	629,163	397,881	231,282	63.24%
TOTAL EXPENDITURES	629,163	397,881	231,282	63.24%
Excess (deficiency) of revenues Over (under) expenditures	-	159,820	159,820	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		286,744		
FUND BALANCE, ENDING		\$ 446,564		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		1		
FUND BALANCE, ENDING		<u>\$ 1</u>		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		17,772,701		
FUND BALANCE, ENDING		<u>\$ 17,772,701</u>		

SHERWOOD MANOR CDD

Bank Reconciliation

Bank Account No. 9155 TRUIST - GF Operating
 Statement No. 02-23
 Statement Date 2/28/2023

G/L Balance (LCY)	94,550.70	Statement Balance	94,930.51
G/L Balance	94,550.70	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	94,550.70	Subtotal	94,930.51
Negative Adjustments	0.00	Outstanding Checks	379.81
	<hr/>	Differences	0.00
Ending G/L Balance	94,550.70	Ending Balance	94,550.70
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Checks							
1/24/2023	Payment	603	ZEBRA CLEANING TEAM	1,050.00	1,050.00	0.00	
2/3/2023	Payment	604	SHERWOOD MANOR CDD	68,421.58	68,421.58	0.00	
2/10/2023	Payment	605	BOCC	114.38	114.38	0.00	
2/10/2023	Payment	606	CHARTER COMMUNICATIONS	145.17	145.17	0.00	
2/10/2023	Payment	607	SPEAREM ENTERPRISES	660.00	660.00	0.00	
2/10/2023	Payment	608	TECO	1,193.61	1,193.61	0.00	
2/16/2023	Payment	609	ACTION SECURITY, INC	125.00	125.00	0.00	
2/16/2023	Payment	610	ALBERTO VIERA	200.00	200.00	0.00	
2/16/2023	Payment	611	CARSON'S LAWN &	8,585.00	8,585.00	0.00	
2/16/2023	Payment	612	NICHOLAS J. DISTER	200.00	200.00	0.00	
2/16/2023	Payment	614	SPEAREM ENTERPRISES	750.00	750.00	0.00	
2/16/2023	Payment	615	STEVEN K. LUCE	200.00	200.00	0.00	
2/16/2023	Payment	616	TECO	5,056.30	5,056.30	0.00	
Total Checks				86,701.04	86,701.04	0.00	
Deposits							
2/7/2023		JE000023	CK#1304### Developer Funding	G/L Ac	10,069.35	10,069.35	0.00
Total Deposits				10,069.35	10,069.35	0.00	
Outstanding Checks							
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	
2/16/2023	Payment	613	RYAN MOTKO	200.00	0.00	200.00	
Total Outstanding Checks				379.81		379.81	