

Sherwood Manor Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2024

Prepared by:



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SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2018 CAPITAL PROJECTS FUND	SERIES 2023 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS								
Cash - Operating Account	\$ 224,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 224,050
Due From Other Funds	-	2,901	-	-	186,211	-	-	189,112
Investments:								
Acq. & Construction - Amenity	-	-	-	1	-	-	-	1
Acquisition & Construction Account	-	-	-	-	42,311	-	-	42,311
Construction Fund	-	-	-	-	1,875,968	-	-	1,875,968
Reserve Fund	-	473,878	644,750	-	-	-	-	1,118,628
Revenue Fund	-	473,430	123,437	-	-	-	-	596,867
Deposits	119	-	-	-	-	-	-	119
Fixed Assets								
Construction Work In Process	-	-	-	-	-	17,772,701	-	17,772,701
Amount Avail In Debt Services	-	-	-	-	-	-	2,130,797	2,130,797
Amount To Be Provided	-	-	-	-	-	-	25,583,440	25,583,440
TOTAL ASSETS	\$ 224,169	\$ 950,209	\$ 768,187	\$ 1	\$ 2,104,490	\$ 17,772,701	\$ 27,714,237	\$ 49,533,994
LIABILITIES								
Accounts Payable	\$ 15,821	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,821
Accounts Payable - Other	36,032	-	-	-	-	-	-	36,032
Due To Developer	-	-	-	758,719	-	-	-	758,719
Bonds Payable	-	-	-	-	-	-	18,334,238	18,334,238
Bonds Payable - Series 2023	-	-	-	-	-	-	9,380,000	9,380,000
Due To Other Funds	4,386	-	184,726	-	-	-	-	189,112
TOTAL LIABILITIES	56,239	-	184,726	758,719	-	-	27,714,238	28,713,922

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2018 CAPITAL PROJECTS FUND	SERIES 2023 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES								
Restricted for:								
Debt Service	-	950,209	583,461	-	-	-	-	1,533,670
Capital Projects	-	-	-	-	2,104,490	-	-	2,104,490
Unassigned:	167,930	-	-	(758,718)	-	17,772,701	(1)	17,181,912
TOTAL FUND BALANCES	167,930	950,209	583,461	(758,718)	2,104,490	17,772,701	(1)	20,820,072
TOTAL LIABILITIES & FUND BALANCES	\$ 224,169	\$ 950,209	\$ 768,187	\$ 1	\$ 2,104,490	\$ 17,772,701	\$ 27,714,237	\$ 49,533,994

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Rental Income	\$ -	\$ 100	\$ 100	0.00%
Special Assmnts- Tax Collector	294,916	255,896	(39,020)	86.77%
Special Assmnts- CDD Collected	411,142	132,366	(278,776)	32.19%
Other Miscellaneous Revenues	-	575	575	0.00%
TOTAL REVENUES	706,058	388,937	(317,121)	55.09%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	3,000	9,000	25.00%
ProfServ-Trustee Fees	8,200	4,041	4,159	49.28%
Disclosure Report	8,400	1,400	7,000	16.67%
District Counsel	7,500	5,728	1,772	76.37%
District Engineer	4,000	1,008	2,992	25.20%
District Manager	30,000	10,000	20,000	33.33%
Accounting Services	8,200	-	8,200	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	32	468	6.40%
Public Officials Insurance	2,700	2,788	(88)	103.26%
Legal Advertising	3,000	-	3,000	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	500	1,000	33.33%
Dues, Licenses, Subscriptions	500	599	(99)	119.80%
Total Administration	95,050	29,846	65,204	31.40%
<u>Utility Services</u>				
Utility - Electric	100,000	24,622	75,378	24.62%
Total Utility Services	100,000	24,622	75,378	24.62%

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Pool Maintenance	2,000	2,305	(305)	115.25%
Waterway Management	15,000	14,517	483	96.78%
Field Manager	12,000	4,000	8,000	33.33%
Amenity Center Cleaning & Supplies	9,300	2,720	6,580	29.25%
Contracts-Pools	13,200	1,050	12,150	7.95%
Contracts - Landscape	175,000	34,540	140,460	19.74%
Amenity Center Pest Control	2,000	-	2,000	0.00%
Onsite Staff	66,708	-	66,708	0.00%
Security Monitoring Services	1,500	759	741	50.60%
Telephone, Cable & Internet Service	1,800	-	1,800	0.00%
Utility - Water	4,500	7,532	(3,032)	167.38%
Insurance - General Liability	30,000	10,783	19,217	35.94%
Insurance Deductible	2,500	3,294	(794)	131.76%
R&M-Other Reserves	50,000	-	50,000	0.00%
R&M-Wetland Monitoring	20,000	-	20,000	0.00%
R&M-Wetland	16,000	-	16,000	0.00%
Amenity Maintenance & Repairs	40,000	1,090	38,910	2.73%
R&M-Monument, Entrance & Wall	7,500	1,141	6,359	15.21%
Plant Replacement Program	5,000	-	5,000	0.00%
Mulch & Tree Trimming	14,000	-	14,000	0.00%
Garbage Collection	5,000	-	5,000	0.00%
Irrigation Maintenance	3,500	-	3,500	0.00%
Entry System-Key Fob	2,500	-	2,500	0.00%
Total Other Physical Environment	511,008	83,731	427,277	16.39%
TOTAL EXPENDITURES	706,058	138,199	567,859	19.57%
Excess (deficiency) of revenues				
Over (under) expenditures	-	250,738	250,738	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(82,808)		
FUND BALANCE, ENDING		\$ 167,930		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
Series 2018 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 11,511	\$ 11,511	0.00%
Special Assmnts- Tax Collector	507,390	438,775	(68,615)	86.48%
Special Assmnts- CDD Collected	123,373	119,770	(3,603)	97.08%
TOTAL REVENUES	630,763	570,056	(60,707)	90.38%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	175,000	170,000	5,000	97.14%
Interest Expense	455,763	229,581	226,182	50.37%
Total Debt Service	630,763	399,581	231,182	63.35%
TOTAL EXPENDITURES	630,763	399,581	231,182	63.35%
Excess (deficiency) of revenues				
Over (under) expenditures	-	170,475	170,475	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		779,734		
FUND BALANCE, ENDING		\$ 950,209		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
Series 2023 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 13,460	\$ 13,460	0.00%
Special Assmnts- Tax Collector	-	1,485	1,485	0.00%
Special Assmnts- CDD Collected	647,638	167,014	(480,624)	25.79%
TOTAL REVENUES	647,638	181,959	(465,679)	28.10%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	135,000	-	135,000	0.00%
Interest Expense	512,638	256,319	256,319	50.00%
Total Debt Service	647,638	256,319	391,319	39.58%
TOTAL EXPENDITURES	647,638	256,319	391,319	39.58%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(74,360)	(74,360)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		657,821		
FUND BALANCE, ENDING		\$ 583,461		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(758,718)		
FUND BALANCE, ENDING		<u>\$ (758,718)</u>		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
Series 2023 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 63,725	\$ 63,725	0.00%
TOTAL REVENUES	-	63,725	63,725	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	1,978,713	(1,978,713)	0.00%
Total Construction In Progress	-	1,978,713	(1,978,713)	0.00%
TOTAL EXPENDITURES	-	1,978,713	(1,978,713)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(1,914,988)	(1,914,988)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		4,019,478		
FUND BALANCE, ENDING		\$ 2,104,490		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		17,772,701		
FUND BALANCE, ENDING		<u>\$ 17,772,701</u>		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
General Long-Term Debt Fund (950)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(1)		
FUND BALANCE, ENDING		\$ (1)		

SHERWOOD MANOR CDD

Bank Reconciliation

Bank Account No. 9155 TRUIST - GF Operating
 Statement No. 01-24
 Statement Date 1/31/2024

G/L Balance (LCY)	224,049.71	Statement Balance	225,499.71
G/L Balance	224,049.71	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	225,499.71
Subtotal	224,049.71	Outstanding Checks	1,450.00
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	224,049.71	Ending Balance	224,049.71
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
12/20/2023	Payment	782	ECO-LOGIC SERVICES LLC	6,825.00	6,825.00	0.00
12/20/2023	Payment	784	INFRAMARK LLC	7,962.18	7,962.18	0.00
12/20/2023	Payment	786	NICHOLAS J. DISTER	200.00	200.00	0.00
12/20/2023	Payment	787	RYAN MOTKO	200.00	200.00	0.00
12/20/2023	Payment	788	SHERWOOD MANOR CDD	434,366.80	434,366.80	0.00
12/20/2023	Payment	790	ZEBRA CLEANING TEAM	1,255.12	1,255.12	0.00
1/4/2024	Payment	796	CORLIN SERVICES LLC	890.00	890.00	0.00
1/4/2024	Payment	797	FIRST CHOICE AQUATIC	748.00	748.00	0.00
1/4/2024	Payment	798	NANCY C. MILLAN, TAX COLLECTOR	424.38	424.38	0.00
1/4/2024	Payment	799	SPEAREM ENTERPRISES	635.00	635.00	0.00
1/4/2024	Payment	800	STRALEY ROBIN VERICKER	3,675.00	3,675.00	0.00
1/12/2024	Payment	801	ACTION SECURITY, INC	125.00	125.00	0.00
1/12/2024	Payment	802	CARSON'S LAWN &	8,635.00	8,635.00	0.00
1/12/2024	Payment	803	ECO-LOGIC SERVICES LLC	2,350.00	2,350.00	0.00
1/12/2024	Payment	804	INFRAMARK LLC	3,990.45	3,990.45	0.00
1/12/2024	Payment	805	SHERWOOD MANOR CDD	1,484.70	1,484.70	0.00
1/12/2024	Payment	806	STANTEC CONSULTING SERVICES	1,008.00	1,008.00	0.00
1/18/2024	Payment	808	ALBERTO VIERA	200.00	200.00	0.00
1/18/2024	Payment	809	BOCC	3,737.86	3,737.86	0.00
1/18/2024	Payment	810	CARLOS DE LA OSSA	200.00	200.00	0.00
1/18/2024	Payment	811	CHARTER COMMUNICATIONS	182.96	182.96	0.00
1/18/2024	Payment	812	KYLE SMITH	200.00	200.00	0.00
1/24/2024	Payment	815	CHARTER COMMUNICATIONS	191.91	191.91	0.00
1/24/2024	Payment	816	SPEAREM ENTERPRISES	635.00	635.00	0.00
1/25/2024	Payment	DD123	Payment of Invoice 000826	6,101.13	6,101.13	0.00
Total Checks				486,223.49	486,223.49	0.00
Deposits						
1/3/2024		JE000293	MO##### - Vandalism	G/L Ac 125.00	125.00	0.00
1/3/2024		JE000294	MO##### - Vandalism	G/L Ac 125.00	125.00	0.00
1/3/2024		JE000295	MO##### - Vandalism	G/L Ac 125.00	125.00	0.00
1/3/2024		JE000296	MO##### - Clubouse Rental	G/L Ac 50.00	50.00	0.00
1/25/2024		JE000301	CK#15031#### - O&M	G/L Ac 14,689.75	14,689.75	0.00

SHERWOOD MANOR CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
1/30/2024		JE000307	MO##### - Vandalism Reimb	G/L Ac	150.00	150.00	0.00
1/30/2024		JE000308	MO##### - Clubhouse Rental	G/L Ac	50.00	50.00	0.00
1/5/2024		JE000310	Tax Revenue / Debt Service	G/L Ac	2,347.66	2,347.66	0.00
Total Deposits					17,662.41	17,662.41	0.00
Outstanding Checks							
1/12/2024	Payment	807	ZEBRA CLEANING TEAM		1,050.00	0.00	1,050.00
1/18/2024	Payment	813	NICHOLAS J. DISTER		200.00	0.00	200.00
1/18/2024	Payment	814	RYAN MOTKO		200.00	0.00	200.00
Total Outstanding Checks.....					1,450.00		1,450.00