

Sherwood Manor Community Development District

Financial Statements
(Unaudited)

Period Ending
February 29, 2024

Prepared by:



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

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 29, 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	\$ 522,899	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 522,899
Accounts Receivable - Other	276	-	-	-	-	-	-	276
Due From Other Funds	-	2,414	-	1	195,697	-	-	198,112
Investments:								
Acquisition & Construction Account	-	-	-	-	42,311	-	-	42,311
Construction Fund	-	-	-	-	1,875,968	-	-	1,875,968
Prepayment Account	-	1	-	-	-	-	-	1
Reserve Fund	-	473,878	644,750	-	-	-	-	1,118,628
Revenue Fund	-	477,561	780,925	-	-	-	-	1,258,486
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	\$ 523,294	\$ 953,854	\$ 1,425,675	\$ 1	\$ 2,113,976	\$ 17,772,701	\$ 27,714,237	\$ 50,503,738
LIABILITIES								
Accounts Payable	\$ 32,550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,550
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	3,900	-	194,212	-	-	-	-	198,112
TOTAL LIABILITIES	72,482	-	194,212	758,719	-	-	27,714,238	28,739,651

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 29, 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
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	953,854	1,231,463	-	-	-	-	2,185,317
Capital Projects	-	-	-	-	2,113,976	-	-	2,113,976
Unassigned:	450,812	-	-	(758,718)	-	17,772,701	(1)	17,464,794
TOTAL FUND BALANCES	450,812	953,854	1,231,463	(758,718)	2,113,976	17,772,701	(1)	21,764,087
TOTAL LIABILITIES & FUND BALANCES	\$ 523,294	\$ 953,854	\$ 1,425,675	\$ 1	\$ 2,113,976	\$ 17,772,701	\$ 27,714,237	\$ 50,503,738

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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	256,665	(38,251)	87.03%
Special Assmnts- CDD Collected	411,142	470,975	59,833	114.55%
Other Miscellaneous Revenues	-	575	575	0.00%
TOTAL REVENUES	706,058	728,315	22,257	103.15%

EXPENDITURES

Administration

Supervisor Fees	12,000	4,000	8,000	33.33%
ProfServ-Trustee Fees	8,200	4,041	4,159	49.28%
Disclosure Report	8,400	1,750	6,650	20.83%
District Counsel	7,500	7,358	142	98.11%
District Engineer	4,000	2,474	1,526	61.85%
District Manager	30,000	12,500	17,500	41.67%
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	37	463	7.40%
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	625	875	41.67%
Dues, Licenses, Subscriptions	500	3,599	(3,099)	719.80%
Total Administration	95,050	39,922	55,128	42.00%

Utility Services

Utility - Electric	100,000	48,514	51,486	48.51%
Total Utility Services	100,000	48,514	51,486	48.51%

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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	3,355	(1,355)	167.75%
Waterway Management	15,000	16,867	(1,867)	112.45%
Field Manager	12,000	5,000	7,000	41.67%
Amenity Center Cleaning & Supplies	9,300	3,630	5,670	39.03%
Contracts-Pools	13,200	1,050	12,150	7.95%
Contracts - Landscape	175,000	43,175	131,825	24.67%
Amenity Center Pest Control	2,000	-	2,000	0.00%
Onsite Staff	66,708	-	66,708	0.00%
Security Monitoring Services	1,500	1,067	433	71.13%
Telephone, Cable & Internet Service	1,800	-	1,800	0.00%
Utility - Water	4,500	8,914	(4,414)	198.09%
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	5,092	10,908	31.83%
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	1,435	3,565	28.70%
Irrigation Maintenance	3,500	365	3,135	10.43%
Entry System-Key Fob	2,500	-	2,500	0.00%
Total Other Physical Environment	511,008	106,258	404,750	20.79%
TOTAL EXPENDITURES	706,058	194,694	511,364	27.57%
Excess (deficiency) of revenues				
Over (under) expenditures	-	533,621	533,621	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(82,809)		
FUND BALANCE, ENDING		\$ 450,812		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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	\$ -	\$ 15,156	\$ 15,156	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	573,701	(57,062)	90.95%
<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	-	174,120	174,120	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		779,734		
FUND BALANCE, ENDING		\$ 953,854		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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	\$ -	\$ 16,712	\$ 16,712	0.00%
Special Assmnts- Tax Collector	-	1,485	1,485	0.00%
Special Assmnts- CDD Collected	647,638	811,764	164,126	125.34%
TOTAL REVENUES	647,638	829,961	182,323	128.15%
<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	-	573,642	573,642	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		657,821		
FUND BALANCE, ENDING		\$ 1,231,463		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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 February 29, 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	\$ -	\$ 73,211	\$ 73,211	0.00%
TOTAL REVENUES	-	73,211	73,211	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	-	(1,905,502)	(1,905,502)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		4,019,478		
FUND BALANCE, ENDING		\$ 2,113,976		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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
<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)		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 February 29, 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
<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)		(1)		
FUND BALANCE, ENDING		<u>\$ (1)</u>		

SHERWOOD MANOR CDD

Bank Reconciliation

Bank Account No. 9155 TRUIST - GF Operating
 Statement No. 02_24
 Statement Date 2/29/2024

G/L Balance (LCY)	522,898.85	Statement Balance	559,856.22
G/L Balance	522,898.85	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	559,856.22
Subtotal	522,898.85	Outstanding Checks	36,957.37
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	522,898.85	Ending Balance	522,898.85
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
1/12/2024	Payment	807	ZEBRA CLEANING TEAM	1,050.00	1,050.00	0.00
1/18/2024	Payment	813	NICHOLAS J. DISTER	200.00	200.00	0.00
2/7/2024	Payment	817	BOCC	2,208.48	2,208.48	0.00
2/7/2024	Payment	818	SHERWOOD MANOR CDD	486.20	486.20	0.00
2/9/2024	Payment	819	ALBERTO VIERA	200.00	200.00	0.00
2/9/2024	Payment	820	CARLOS DE LA OSSA	200.00	200.00	0.00
2/9/2024	Payment	821	KYLE SMITH	200.00	200.00	0.00
2/9/2024	Payment	822	NICHOLAS J. DISTER	200.00	200.00	0.00
2/22/2024	Payment	831	SHERWOOD MANOR CDD	644,750.24	644,750.24	0.00
2/15/2024		JE000335	Cleared Tarrmor HOA Chq 246 in error	276.20	276.20	0.00
Total Checks				649,771.12	649,771.12	0.00
Deposits						
2/14/2024		JE000309	CK#1837129##### - DS and O&M DR	G/L 983,358.83	983,358.83	0.00
2/2/2024		JE000336	DS Pymt Tax Collector	G/L 768.80	768.80	0.00
Total Deposits				984,127.63	984,127.63	0.00
Outstanding Checks						
1/18/2024	Payment	814	RYAN MOTKO	200.00	0.00	200.00
2/9/2024	Payment	823	RYAN MOTKO	200.00	0.00	200.00
2/22/2024	Payment	824	ACTION SECURITY, INC	125.00	0.00	125.00
2/22/2024	Payment	825	CARSON'S LAWN &	10,435.00	0.00	10,435.00
2/22/2024	Payment	826	CHARLES AQUATICS INC	5,092.00	0.00	5,092.00
2/22/2024	Payment	827	CHARTER COMMUNICATIONS	182.96	0.00	182.96
2/22/2024	Payment	828	FIRST CHOICE AQUATIC	748.00	0.00	748.00
2/22/2024	Payment	829	INFRAMARK LLC	7,954.41	0.00	7,954.41
2/22/2024	Payment	830	JAYMAN ENTERPRISES LLC	250.00	0.00	250.00
2/22/2024	Payment	832	SPEAREM ENTERPRISES	455.00	0.00	455.00
2/22/2024	Payment	833	STRALEY ROBIN VERICKER	1,630.00	0.00	1,630.00
2/22/2024	Payment	834	ZEBRA CLEANING TEAM	1,050.00	0.00	1,050.00
2/29/2024	Payment	835	CARSON'S LAWN &	8,635.00	0.00	8,635.00

SHERWOOD MANOR CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
			Total Outstanding Checks.....	36,957.37		36,957.37