

# **Sherwood Manor Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
April 30, 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 April 30, 2024

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL	SERIES 2018	SERIES 2023	SERIES 2018	SERIES 2023	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
<b>ASSETS</b>								
Cash - Operating Account	\$ 619,357	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 619,357
Due From Other Funds	-	2,414	-	-	203,678	-	-	206,092
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	-	487,297	488,232	-	-	-	-	975,529
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
<b>TOTAL ASSETS</b>	<b>\$ 619,476</b>	<b>\$ 963,590</b>	<b>\$ 1,132,982</b>	<b>\$ -</b>	<b>\$ 2,121,957</b>	<b>\$ 17,772,701</b>	<b>\$ 27,714,237</b>	<b>\$ 50,324,943</b>

<b>LIABILITIES</b>								
Accounts Payable	\$ 47,810	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,810
Accounts Payable - Other	36,032	-	-	-	-	-	-	36,032
Bonds Payable	-	-	-	-	-	-	18,334,238	18,334,238
Bonds Payable - Series 2023	-	-	-	-	-	-	9,380,000	9,380,000
Due To Other Funds	3,899	-	202,193	-	-	-	-	206,092
<b>TOTAL LIABILITIES</b>	<b>87,741</b>	<b>-</b>	<b>202,193</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>27,714,238</b>	<b>28,004,172</b>

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of April 30, 2024

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2018 DEBT SERVICE FUND</b>	<b>SERIES 2023 DEBT SERVICE FUND</b>	<b>SERIES 2018 CAPITAL PROJECTS FUND</b>	<b>SERIES 2023 CAPITAL PROJECTS FUND</b>	<b>GENERAL FIXED ASSETS FUND</b>	<b>GENERAL LONG-TERM DEBT FUND</b>	<b>TOTAL</b>
<b><u>FUND BALANCES</u></b>								
Restricted for:								
Debt Service	-	963,590	930,789	-	-	-	-	1,894,379
Capital Projects	-	-	-	-	2,121,957	-	-	2,121,957
Unassigned:	531,735	-	-	-	-	17,772,701	(1)	18,304,435
<b>TOTAL FUND BALANCES</b>	<b>531,735</b>	<b>963,590</b>	<b>930,789</b>	<b>-</b>	<b>2,121,957</b>	<b>17,772,701</b>	<b>(1)</b>	<b>22,320,771</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 619,476</b>	<b>\$ 963,590</b>	<b>\$ 1,132,982</b>	<b>\$ -</b>	<b>\$ 2,121,957</b>	<b>\$ 17,772,701</b>	<b>\$ 27,714,237</b>	<b>\$ 50,324,943</b>

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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
<b>REVENUES</b>				
Rental Income	\$ -	\$ 100	\$ 100	0.00%
Special Assmnts- Tax Collector	294,916	257,555	(37,361)	87.33%
Special Assmnts- CDD Collected	411,142	615,327	204,185	149.66%
Other Miscellaneous Revenues	-	575	575	0.00%
<b>TOTAL REVENUES</b>	<b>706,058</b>	<b>873,557</b>	<b>167,499</b>	<b>123.72%</b>

**EXPENDITURES**

**Administration**

Supervisor Fees	12,000	6,000	6,000	50.00%
ProfServ-Trustee Fees	8,200	4,041	4,159	49.28%
Disclosure Report	8,400	5,450	2,950	64.88%
District Counsel	7,500	10,200	(2,700)	136.00%
District Engineer	4,000	2,474	1,526	61.85%
District Manager	30,000	17,500	12,500	58.33%
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	44	456	8.80%
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	875	625	58.33%
Dues, Licenses, Subscriptions	500	599	(99)	119.80%
<b>Total Administration</b>	<b>95,050</b>	<b>50,721</b>	<b>44,329</b>	<b>53.36%</b>

**Utility Services**

Utility - Electric	100,000	60,801	39,199	60.80%
<b>Total Utility Services</b>	<b>100,000</b>	<b>60,801</b>	<b>39,199</b>	<b>60.80%</b>

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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
<b><u>Other Physical Environment</u></b>				
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Pool Maintenance	2,000	8,629	(6,629)	431.45%
Waterway Management	15,000	19,111	(4,111)	127.41%
Field Manager	12,000	7,000	5,000	58.33%
Amenity Center Cleaning & Supplies	9,300	4,540	4,760	48.82%
Contracts-Pools	13,200	1,050	12,150	7.95%
Contracts - Landscape	175,000	61,445	113,555	35.11%
Amenity Center Pest Control	2,000	-	2,000	0.00%
Onsite Staff	66,708	-	66,708	0.00%
Security Monitoring Services	1,500	1,706	(206)	113.73%
Telephone, Cable & Internet Service	1,800	-	1,800	0.00%
Utility - Water	4,500	10,965	(6,465)	243.67%
Insurance - General Liability	30,000	18,792	11,208	62.64%
Insurance Deductible	2,500	-	2,500	0.00%
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	4,301	3,199	57.35%
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	7,050	(3,550)	201.43%
Entry System-Key Fob	2,500	-	2,500	0.00%
<b>Total Other Physical Environment</b>	<b>511,008</b>	<b>152,206</b>	<b>358,802</b>	<b>29.79%</b>
<b>TOTAL EXPENDITURES</b>	<b>706,058</b>	<b>263,728</b>	<b>442,330</b>	<b>37.35%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	609,829	609,829	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	1	1	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>1</b>	<b>1</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ 609,830</u>	<u>\$ 609,830</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(78,095)</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 531,735</b></u>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 23,361	\$ 23,361	0.00%
Special Assmnts- Tax Collector	507,390	440,306	(67,084)	86.78%
Special Assmnts- CDD Collected	123,373	119,770	(3,603)	97.08%
<b>TOTAL REVENUES</b>	<b>630,763</b>	<b>583,437</b>	<b>(47,326)</b>	<b>92.50%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	175,000	170,000	5,000	97.14%
Interest Expense	455,763	229,581	226,182	50.37%
<b>Total Debt Service</b>	<b>630,763</b>	<b>399,581</b>	<b>231,182</b>	<b>63.35%</b>
<b>TOTAL EXPENDITURES</b>	<b>630,763</b>	<b>399,581</b>	<b>231,182</b>	<b>63.35%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	183,856	183,856	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>779,734</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 963,590</b>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 20,052	\$ 20,052	0.00%
Special Assmnts- Tax Collector	-	1,485	1,485	0.00%
Special Assmnts- CDD Collected	647,638	507,750	(139,888)	78.40%
<b>TOTAL REVENUES</b>	<b>647,638</b>	<b>529,287</b>	<b>(118,351)</b>	<b>81.73%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	135,000	-	135,000	0.00%
Interest Expense	512,638	256,319	256,319	50.00%
<b>Total Debt Service</b>	<b>647,638</b>	<b>256,319</b>	<b>391,319</b>	<b>39.58%</b>
<b>TOTAL EXPENDITURES</b>	<b>647,638</b>	<b>256,319</b>	<b>391,319</b>	<b>39.58%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	272,968	272,968	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>657,821</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 930,789</b>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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
<b>REVENUES</b>				
<b>TOTAL REVENUES</b>	-	-	-	0.00%
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Operating Transfers-Out	-	(1)	(1)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	-	(1)	(1)	0.00%
Net change in fund balance	\$ -	\$ (1)	\$ (1)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		1		
<b>FUND BALANCE, ENDING</b>		\$ -		



**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 81,192	\$ 81,192	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>81,192</b>	<b>81,192</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>Construction In Progress</b>				
Construction in Progress	-	1,978,713	(1,978,713)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>1,978,713</b>	<b>(1,978,713)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>1,978,713</b>	<b>(1,978,713)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(1,897,521)	(1,897,521)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>4,019,478</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 2,121,957</b>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	0.00%
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		17,772,701		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 17,772,701</u></b>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	0.00%
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(1)</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ (1)</u></b>		

# Bank Account Statement

Sherwood Manor CDD

Bank Account Statement: Bank Account No.: 9155, Statement No.: 24-04

Currency Code

<b>Statement Date</b>	04/30/24	<b>Statement Balance</b>	772,111.12
<b>Balance Last Statement</b>	497,969.46	<b>Outstanding Bank Transactions</b>	11,639.24
<b>Statement Ending Balance</b>	772,111.12	<b>Subtotal</b>	<u>783,750.36</u>
		<b>Outstanding Checks</b>	<u>-164,392.92</u>
<b>G/L Balance at 04/30/24</b>	619,357.44	<b>Bank Account Balance</b>	619,357.44

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
<b>Statement No. 24-04</b>							
02/22/24	Bank Account Ledger Entry	834	Check for Vendor V00020		1	-1,050.00	-1,050.00
03/14/24	Bank Account Ledger Entry	845	Check for Vendor V00066		1	-200.00	-200.00
03/14/24	Bank Account Ledger Entry	847	Check for Vendor V00052		1	-200.00	-200.00
03/14/24	Bank Account Ledger Entry	849	Check for Vendor V00020		1	-1,050.00	-1,050.00
03/26/24	Bank Account Ledger Entry	850	Check for Vendor V00006		1	-15,820.00	-15,820.00
03/26/24	Bank Account Ledger Entry	851	Check for Vendor V00018		1	-910.00	-910.00
03/26/24	Bank Account Ledger Entry	852	Check for Vendor V00009		1	-1,466.00	-1,466.00
03/26/24	Bank Account Ledger Entry	853	Check for Vendor V00047		1	-135.17	-135.17
04/12/24	Bank Account Ledger Entry	864	Check for Vendor V00005		1	-748.00	-748.00
04/12/24	Bank Account Ledger Entry	865	Check for Vendor V00026		1	-125.00	-125.00
04/12/24	Bank Account Ledger Entry	866	Check for Vendor V00035		1	-1,530.62	-1,530.62
04/12/24	Bank Account Ledger Entry	867	Check for Vendor V00049		1	-7.00	-7.00
04/12/24	Bank Account Ledger Entry	868	Check for Vendor V00057		1	-2,051.07	-2,051.07
04/15/24	Bank Account Ledger Entry	869	Check for Vendor V00034		1	-200.00	-200.00
04/15/24	Bank Account Ledger Entry	870	Check for Vendor V00048		1	-200.00	-200.00
04/15/24	Bank Account Ledger Entry	871	Check for Vendor V00052		1	-200.00	-200.00
04/15/24	Bank Account Ledger Entry	872	Check for Vendor V00061		1	-200.00	-200.00
04/15/24	Bank Account Ledger Entry	873	Check for Vendor V00066		1	-200.00	-200.00
04/24/24	Bank Account Ledger Entry	DD124	Payment of Invoice 000968		1	-5,999.77	-5,999.77
04/02/24	Bank Account Ledger Entry	JE000385	Tax Revenue / Debt Service		1	2,420.27	2,420.27
04/08/24	Bank Account Ledger Entry	JE000384	Transfer from 4000 to OP		1	304,014.02	304,014.02

# Bank Account Statement

Sherwood Manor CDD

Currency Code

<b>Statement Date</b>	04/30/24	<b>Statement Balance</b>	772,111.12
<b>Balance Last Statement</b>	497,969.46	<b>Outstanding Bank Transactions</b>	11,639.24
<b>Statement Ending Balance</b>	772,111.12	<b>Subtotal</b>	783,750.36
		<b>Outstanding Checks</b>	-164,392.92
<b>G/L Balance at 04/30/24</b>	619,357.44	<b>Bank Account Balance</b>	619,357.44

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount		
							<b>Total</b>	<b>274,141.66</b>	<b>274,141.66</b>

## Outstanding Payments

Posting Date	Document Type	Document No.	Description	Statement Amount		
04/01/24		JE000364	rev to DD ACH - TECO 6005	5,745.00		
04/01/24		JE000365	rev to DD ACH - TECO 6005	5,894.24		
<b>Quantity</b>				<b>2</b>	<b>Total</b>	<b>11,639.24</b>

## Outstanding Checks

Posting Date	Document Type	Check No.	Description	Statement Amount		
04/30/24	Payment	874	Check for Vendor V00018	-455.00		
04/30/24	Payment	875	Check for Vendor V00020	-1,050.00		
04/30/24	Payment	876	Check for Vendor V00022	-189.97		
04/30/24	Payment	877	Check for Vendor V00025	-2,062.50		
04/30/24	Payment	878	Check for Vendor V00065	-159,661.45		
04/30/24	Payment	879	Check for Vendor V00070	-974.00		
<b>Quantity</b>				<b>6</b>	<b>Total</b>	<b>-164,392.92</b>