

# **Sherwood Manor Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
May 31, 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 May 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
<b>ASSETS</b>								
Cash - Operating Account	\$ 581,888	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 581,888
Cash in Transit	-	-	170,124	-	-	-	-	170,124
Due From Other Funds	-	-	169,115	-	220,170	-	-	389,285
Investments:								
Construction Fund	-	-	-	-	1,875,968	-	-	1,875,968
Prepayment Account	-	1	-	-	-	-	-	1
Reserve Fund	-	473,878	644,750	-	-	-	-	1,118,628
Revenue Fund	-	265,248	259,155	-	-	-	-	524,403
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>\$ 582,007</b>	<b>\$ 739,127</b>	<b>\$ 1,243,144</b>	<b>\$ -</b>	<b>\$ 2,096,138</b>	<b>\$ 17,772,701</b>	<b>\$ 27,714,237</b>	<b>\$ 50,147,354</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 41,993	\$ -	\$ 304,014	\$ -	\$ -	\$ -	\$ -	\$ 346,007
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	3,898	385,387	-	-	-	-	-	389,285
<b>TOTAL LIABILITIES</b>	<b>81,923</b>	<b>385,387</b>	<b>304,014</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>27,714,238</b>	<b>28,485,562</b>

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of May 31, 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>FUND BALANCES</b>								
Restricted for:								
Debt Service	-	353,740	939,130	-	-	-	-	1,292,870
Capital Projects	-	-	-	-	2,096,138	-	-	2,096,138
Unassigned:	500,084	-	-	-	-	17,772,701	(1)	18,272,784
<b>TOTAL FUND BALANCES</b>	<b>500,084</b>	<b>353,740</b>	<b>939,130</b>	<b>-</b>	<b>2,096,138</b>	<b>17,772,701</b>	<b>(1)</b>	<b>21,661,792</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 582,007</b>	<b>\$ 739,127</b>	<b>\$ 1,243,144</b>	<b>\$ -</b>	<b>\$ 2,096,138</b>	<b>\$ 17,772,701</b>	<b>\$ 27,714,237</b>	<b>\$ 50,147,354</b>

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 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
<b><u>REVENUES</u></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	-	600	600	0.00%
<b>TOTAL REVENUES</b>	<b>706,058</b>	<b>873,582</b>	<b>167,524</b>	<b>123.73%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	7,000	5,000	58.33%
ProfServ-Trustee Fees	8,200	8,297	(97)	101.18%
Disclosure Report	8,400	5,450	2,950	64.88%
District Counsel	7,500	11,945	(4,445)	159.27%
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	404	2,596	13.47%
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>58,126</b>	<b>36,924</b>	<b>61.15%</b>
<b><u>Utility Services</u></b>				
Utility - Electric	100,000	66,919	33,081	66.92%
<b>Total Utility Services</b>	<b>100,000</b>	<b>66,919</b>	<b>33,081</b>	<b>66.92%</b>
<b><u>Other Physical Environment</u></b>				
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Pool Maintenance	2,000	9,679	(7,679)	483.95%

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 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
Waterway Management	15,000	22,019	(7,019)	146.79%
Field Manager	12,000	7,000	5,000	58.33%
Amenity Center Cleaning & Supplies	9,300	4,995	4,305	53.71%
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	2,841	(1,341)	189.40%
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	2,704	37,296	6.76%
R&M-Monument, Entrance & Wall	7,500	4,301	3,199	57.35%
Waterway Improvements & Repairs	-	1,306	(1,306)	0.00%
Landscape Maintenance	-	9,685	(9,685)	0.00%
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>170,359</b>	<b>340,649</b>	<b>33.34%</b>
<b>TOTAL EXPENDITURES</b>	<b>706,058</b>	<b>295,404</b>	<b>410,654</b>	<b>41.84%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	578,178	578,178	0.00%
<b>OTHER FINANCING SOURCES (USES)</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	\$ -	\$ 578,179	\$ 578,179	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(78,095)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 500,084</b>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 31,011	\$ 31,011	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>591,087</b>	<b>(39,676)</b>	<b>93.71%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	175,000	305,000	(130,000)	174.29%
Interest Expense	455,763	712,081	(256,318)	156.24%
<b>Total Debt Service</b>	<b>630,763</b>	<b>1,017,081</b>	<b>(386,318)</b>	<b>161.25%</b>
<b>TOTAL EXPENDITURES</b>	<b>630,763</b>	<b>1,017,081</b>	<b>(386,318)</b>	<b>161.25%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(425,994)	(425,994)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>779,734</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 353,740</b>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 28,393	\$ 28,393	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>537,628</b>	<b>(110,010)</b>	<b>83.01%</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	-	281,309	281,309	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>657,821</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 939,130</b>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 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
<b>REVENUES</b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
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>	-	<b>(1)</b>	<b>(1)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ (1)</u>	<u>\$ (1)</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>1</b>		
<b>FUND BALANCE, ENDING</b>		<u><u>\$ -</u></u>		



**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 97,684	\$ 97,684	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>97,684</b>	<b>97,684</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	2,021,024	(2,021,024)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>2,021,024</b>	<b>(2,021,024)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>2,021,024</b>	<b>(2,021,024)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,923,340)	(1,923,340)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>4,019,478</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 2,096,138</u></b>		

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

Tuesday, June 25, 2024

Page 1

Z-SPAWAR

**Bank Account No.** 9155  
**Statement No.** 24-05  
**Statement Date** 05/31/2024

<b>GL Balance (LCY)</b>	581,888.13	<b>Statement Balance</b>	578,625.78
<b>GL Balance</b>	581,888.13	<b>Outstanding Deposits</b>	11,639.24
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	590,265.02
<b>Subtotal</b>	581,888.13	<b>Outstanding Checks</b>	-8,376.89
<b>Negative Adjustments</b>	0.00		
	<hr/>	<b>Ending Balance</b>	581,888.13
<b>Ending G/L Balance</b>	581,888.13		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>						
05/09/2024	Payment	BD00001	Deposit No. BD00001	25.00	25.00	0.00
						0.00
<b>Total Deposits</b>				25.00	25.00	0.00
<b>Checks</b>						
04/30/2024	Payment	874	Check for Vendor V00018	-455.00	-455.00	0.00
04/30/2024	Payment	875	Check for Vendor V00020	-1,050.00	-1,050.00	0.00
04/30/2024	Payment	876	Check for Vendor V00022	-189.97	-189.97	0.00
04/30/2024	Payment	877	Check for Vendor V00025	-2,062.50	-2,062.50	0.00
04/30/2024	Payment	878	Check for Vendor V00065	-159,661.45	-159,661.45	0.00
04/30/2024	Payment	879	Check for Vendor V00070	-974.00	-974.00	0.00
05/09/2024	Payment	880	Check for Vendor V00005	-748.00	-748.00	0.00
05/09/2024	Payment	881	Check for Vendor V00006	-9,135.00	-9,135.00	0.00
05/09/2024	Payment	882	Check for Vendor V00023	-2,875.00	-2,875.00	0.00
05/09/2024	Payment	883	Check for Vendor V00049	-3,975.00	-3,975.00	0.00
05/09/2024	Payment	885	Check for Vendor V00034	-200.00	-200.00	0.00
05/09/2024	Payment	886	Check for Vendor V00048	-200.00	-200.00	0.00
05/09/2024	Payment	888	Check for Vendor V00061	-200.00	-200.00	0.00
05/09/2024	Payment	889	Check for Vendor V00066	-200.00	-200.00	0.00
05/16/2024	Payment	890	Check for Vendor V00005	-1,306.00	-1,306.00	0.00
05/16/2024	Payment	892	Check for Vendor V00026	-125.00	-125.00	0.00
05/16/2024	Payment	893	Check for Vendor V00067	-2,350.00	-2,350.00	0.00
05/22/2024	Payment	895	Check for Vendor V00022	-198.92	-198.92	0.00
05/22/2024	Payment	896	Check for Vendor V00025	-1,745.00	-1,745.00	0.00
05/23/2024	Payment	DD125	Payment of Invoice 001012	-5,859.50	-5,859.50	0.00
<b>Total Checks</b>				-193,510.34	-193,510.34	0.00
<b>Outstanding Checks</b>						
05/09/2024	Payment	884	Check for Vendor V00072			-285.00
05/09/2024	Payment	887	Check for Vendor V00052			-200.00

# Bank Account Statement

Sherwood Manor CDD

Tuesday, June 25, 2024

Page 2

Z-SPAWAR

**Bank Account No.** 9155

**Statement No.** 24-05

**Statement Date** 05/31/2024

05/16/2024	Payment	891	Check for Vendor V00020	-1,050.00
05/22/2024	Payment	894	Check for Vendor V00018	-455.00
05/22/2024	Payment	897	Check for Vendor V00033	-1,614.10
05/22/2024	Payment	898	Check for Vendor V00053	-4,256.13
05/30/2024	Payment	900	Check for Vendor V00047	-516.66
<b>Total Outstanding Checks</b>				<b>-8,376.89</b>

## Outstanding Deposits

04/01/2024	JE000364	rev to DD ACH - TECO 6005	5,745.00
04/01/2024	JE000365	rev to DD ACH - TECO 6005	5,894.24
<b>Total Outstanding Deposits</b>			<b>11,639.24</b>