

Sherwood Manor Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2025

Prepared by:



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SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018	SERIES 2023	SERIES 2018	SERIES 2023	GENERAL FIXED ASSETS FUND	GENERAL	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND		LONG-TERM DEBT FUND	
ASSETS								
Cash - Operating Account	\$ 486,347	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 486,347
Cash in Transit	-	438,095	657,681	-	-	-	-	1,095,776
Due From Other Funds	300,115	-	-	-	275,575	-	-	575,690
Investments:								
Construction Fund	-	-	-	-	1,882,946	-	-	1,882,946
Prepayment Account	-	1	-	-	-	-	-	1
Reserve Fund	-	473,878	644,750	-	-	-	-	1,118,628
Revenue Fund	-	571,745	492,497	-	-	-	-	1,064,242
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	\$ 786,581	\$ 1,483,719	\$ 1,794,928	\$ -	\$ 2,158,521	\$ 17,772,701	\$ 27,714,237	\$ 51,710,687
LIABILITIES								
Accounts Payable	\$ 16,576	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,576
Accounts Payable - Other	33,683	-	-	-	594,796	-	-	628,479
Bonds Payable	-	-	-	-	-	-	18,334,238	18,334,238
Bonds Payable - Series 2023	-	-	-	-	-	-	9,380,000	9,380,000
Due To Other Funds	-	385,387	190,303	1	-	-	-	575,691
Deferred Inflow of Resources	(36,676)	-	-	-	-	-	-	(36,676)
TOTAL LIABILITIES	13,583	385,387	190,303	1	594,796	-	27,714,238	28,898,308

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2025

(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	
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	1,098,332	1,604,625	-	-	-	-	2,702,957
Capital Projects	-	-	-	-	1,563,725	-	-	1,563,725
Unassigned:	772,998	-	-	(1)	-	17,772,701	(1)	18,545,697
TOTAL FUND BALANCES	772,998	1,098,332	1,604,625	(1)	1,563,725	17,772,701	(1)	22,812,379
TOTAL LIABILITIES & FUND BALANCES	\$ 786,581	\$ 1,483,719	\$ 1,794,928	\$ -	\$ 2,158,521	\$ 17,772,701	\$ 27,714,237	\$ 51,710,687

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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>				
Interest - Tax Collector	\$ -	\$ 1,620	\$ 1,620	0.00%
Rental Income	-	300	300	0.00%
Special Assmnts- Tax Collector	315,379	469,266	153,887	148.79%
Special Assmnts- CDD Collected	424,679	165,024	(259,655)	38.86%
Other Miscellaneous Revenues	-	25	25	0.00%
TOTAL REVENUES	740,058	636,235	(103,823)	85.97%

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	2,800	5,600	33.33%
District Counsel	7,500	5,813	1,687	77.51%
District Engineer	4,000	4,820	(820)	120.50%
District Manager	30,000	32,700	(2,700)	109.00%
Accounting Services	12,000	-	12,000	0.00%
Auditing Services	6,200	2,900	3,300	46.77%
Website Compliance	1,500	750	750	50.00%
Email Hosting Vendor	600	-	600	0.00%
Postage, Phone, Faxes, Copies	500	5	495	1.00%
Public Officials Insurance	2,700	2,700	-	100.00%
Legal Advertising	3,000	376	2,624	12.53%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	625	875	41.67%
Dues, Licenses, Subscriptions	500	3,869	(3,369)	773.80%
Total Administration	98,850	65,399	33,451	66.16%

Utility Services

Utility - Electric	100,000	36,616	63,384	36.62%
Total Utility Services	100,000	36,616	63,384	36.62%

Other Physical Environment

Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Pool Maintenance	2,000	3,150	(1,150)	157.50%
Waterway Management	16,000	18,199	(2,199)	113.74%
Field Manager	12,000	14,667	(2,667)	122.23%
Amenity Center Cleaning & Supplies	8,000	2,620	5,380	32.75%
Contracts-Aquatic Control	17,000	-	17,000	0.00%
Contracts-Pools	13,200	2,700	10,500	20.45%
Contracts - Landscape	235,000	50,949	184,051	21.68%

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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
Amenity Center Pest Control	2,000	-	2,000	0.00%
Onsite Staff	70,000	-	70,000	0.00%
Security Monitoring Services	1,500	758	742	50.53%
Telephone, Cable & Internet Service	1,800	1,018	782	56.56%
Utility - Water	4,500	6,690	(2,190)	148.67%
Insurance - General Liability	30,000	21,128	8,872	70.43%
Insurance Deductible	2,500	-	2,500	0.00%
R&M-Other Landscape	9,000	3,700	5,300	41.11%
R&M-Wetland Monitoring	20,000	-	20,000	0.00%
Amenity Maintenance & Repairs	27,208	23,353	3,855	85.83%
R&M-Monument, Entrance & Wall	7,500	20,746	(13,246)	276.61%
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	1,309	2,191	37.40%
Special Events	10,000	-	10,000	0.00%
Misc-Contingency	10,000	4,072	5,928	40.72%
Entry System-Key Fob	2,500	-	2,500	0.00%
Total Other Physical Environment	541,208	175,059	366,149	32.35%
TOTAL EXPENDITURES	740,058	277,074	462,984	37.44%
Excess (deficiency) of revenues Over (under) expenditures	-	359,161	359,161	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		413,837		
FUND BALANCE, ENDING		\$ 772,998		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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	\$ -	\$ 10,861	\$ 10,861	0.00%
Special Assmnts- Tax Collector	629,269	492,431	(136,838)	78.25%
Special Assmnts- CDD Collected	-	557,865	557,865	0.00%
TOTAL REVENUES	629,269	1,061,157	431,888	168.63%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	185,000	175,000	10,000	94.59%
Interest Expense	444,269	226,181	218,088	50.91%
Total Debt Service	629,269	401,181	228,088	63.75%
TOTAL EXPENDITURES	629,269	401,181	228,088	63.75%
Excess (deficiency) of revenues Over (under) expenditures	-	659,976	659,976	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		438,356		
FUND BALANCE, ENDING		\$ 1,098,332		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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	\$ -	\$ 13,633	\$ 13,633	0.00%
Special Assmnts- Tax Collector	-	307,489	307,489	0.00%
Special Assmnts- CDD Collected	643,156	581,311	(61,845)	90.38%
TOTAL REVENUES	643,156	902,433	259,277	140.31%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	253,197	-	253,197	0.00%
Interest Expense	389,959	253,197	136,762	64.93%
Total Debt Service	643,156	253,197	389,959	39.37%
TOTAL EXPENDITURES	643,156	253,197	389,959	39.37%
Excess (deficiency) of revenues Over (under) expenditures	-	649,236	649,236	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		955,389		
FUND BALANCE, ENDING		\$ 1,604,625		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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, 2024)		(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 January 31, 2025
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	\$ -	\$ 29,286	\$ 29,286	0.00%
TOTAL REVENUES	-	29,286	29,286	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	29,286	29,286	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,534,439		
FUND BALANCE, ENDING		<u>\$ 1,563,725</u>		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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, 2024)		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, 2025
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, 2024)		(1)		
FUND BALANCE, ENDING		<u>\$ (1)</u>		

Bank Account Statement

Thursday, February 20, 2025

Sherwood Manor CDD

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Bank Account No. 9155

Statement No. 01_25

Statement Date 01/31/2025

G/L Account No. 101001 Balance	486,347.02	Statement Balance	694,898.12
		Outstanding Deposits	17,360.32
Positive Adjustments	0.00		
Subtotal	486,347.02	Subtotal	712,258.44
Negative Adjustments	0.00	Outstanding Checks	-225,911.42
Ending G/L Balance	486,347.02	Ending Balance	486,347.02

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							0.00
01/07/2025		JE000524	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	140,044.11	140,044.11	0.00
01/28/2025		JE000551	Special Assmnts-CDD Collected	Off Roll Check DR Horton	331,793.76	331,793.76	0.00
01/31/2025		JE000557	Interest - Tax Collector	Earned Interest Hills Tax	1,619.74	1,619.74	0.00
01/24/2025		JE000564	Utility - Electric	ACH adj Teco	32.04	32.04	0.00
Total Deposits					473,489.65	473,489.65	0.00
Checks							0.00
12/24/2024	Payment	983	SHERWOOD MANOR CDD	Check for Vendor V00035	-711,655.38	-711,655.38	0.00
12/24/2024	Payment	100054	AQUATIC WEED CONTROL INC.	Inv: 103024, Inv: 104104	-3,918.00	-3,918.00	0.00
12/24/2024	Payment	100055	STANTEC CONSULTING SERVICES	Inv: 2313459	-1,832.50	-1,832.50	0.00
12/24/2024	Payment	100056	STRALEY ROBIN VERICKER	Inv: 25507, Inv: 25681	-3,282.50	-3,282.50	0.00
12/24/2024	Payment	100059	PIPER FIRE PROTECTION	Inv: 164304	-130.00	-130.00	0.00
12/24/2024	Payment	100060	ARDURRA GROUP, INC	Inv: 158082	-1,837.50	-1,837.50	0.00
12/26/2024	Payment	100062	ARDURRA GROUP, INC	Inv: 151966	-1,150.00	-1,150.00	0.00
01/08/2025	Payment	985	SHERWOOD MANOR CDD	Check for Vendor V00035	-88,264.49	-88,264.49	0.00
01/08/2025	Payment	DD152	EGIS INSURANCE	Payment of Invoice 001157	-23,828.00	-23,828.00	0.00
01/17/2025	Payment	986	ALBERTO VIERA	Check for Vendor V00048	-200.00	-200.00	0.00
01/17/2025	Payment	987	CARLOS DE LA OSSA	Check for Vendor V00061	-200.00	-200.00	0.00
01/17/2025	Payment	988	INFRAMARK LLC	Check for Vendor V00049	-10,158.33	-10,158.33	0.00
01/17/2025	Payment	989	KYLE SMITH	Check for Vendor V00066	-200.00	-200.00	0.00
01/17/2025	Payment	990	NICHOLAS J. DISTER	Check for Vendor V00034	-200.00	-200.00	0.00

Bank Account Statement

Sherwood Manor CDD

Bank Account No. 9155
Statement No. 01_25

Statement Date 01/31/2025

Date	Type	Check No.	Description	Inv. No.	Debit	Credit	Balance
01/21/2025	Payment	100064	AQUATIC WEED CONTROL INC.	Inv: 104190	-3,415.00	-3,415.00	0.00
01/21/2025	Payment	100065	ECO-LOGIC SERVICES LLC	Inv: 4744	-2,350.00	-2,350.00	0.00
01/21/2025	Payment	100066	ZEBRA CLEANING TEAM	Inv: 7585	-1,050.00	-1,050.00	0.00
01/21/2025	Payment	100067	GRAU AND ASSOCIATES	Inv: 26673	-900.00	-900.00	0.00
01/21/2025	Payment	100068	MHD COMMUNICATION S	Inv: 36471	-187.50	-187.50	0.00
01/21/2025	Payment	100069	LANDSCAPE MAINTENANCE PROFESSIONALS INC	Inv: 189253, Inv: 189254, Inv: 189220	-7,239.53	-7,239.53	0.00
01/21/2025	Payment	100070	JNJ CLEANING SERVICES LLC	Inv: 0473	-600.00	-600.00	0.00
01/24/2025	Payment	DD155	TECO ACH	Payment of Invoice 001278	-248.97	-248.97	0.00
01/24/2025	Payment	DD156	TECO ACH	Payment of Invoice 001279	-2,552.84	-2,552.84	0.00
01/24/2025	Payment	DD157	TECO ACH	Payment of Invoice 001280	-1,446.63	-1,446.63	0.00
01/22/2025	Payment	DD159	TECO ACH	Payment of Invoice 001289	-5,841.78	-5,841.78	0.00
01/13/2025		JE000558	Utility - Water	Bank recon adj BOCC	-311.78	-311.78	0.00
01/21/2025		JE000560	Telephone, Cable & Internet Service	Bank recon adj Spectrum	-204.97	-204.97	0.00
01/27/2025		JE000562	Utility - Electric	Bank recon adj Teco	-746.92	-746.92	0.00
Total Checks					-873,952.62	-873,952.62	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/23/2024	Payment	DD129	TECO ACH	Payment of Invoice 001071		-257.62
06/27/2024	Payment	DD132	TECO ACH	Payment of Invoice 001102		-3,753.40
12/10/2024	Payment	982	RYAN MOTKO	Check for Vendor V00052		-200.00
12/23/2024	Payment	300006	BOCC ACH	Inv: 3466-102924 ACH		-2,171.60
01/17/2025	Payment	991	RYAN MOTKO	Check for Vendor V00052		-200.00
01/29/2025	Payment	992	DON HARRISON ENTERPRISES	Check for Vendor V00017		-317.50
01/29/2025	Payment	993	HAWKINS SERVICE CO	Check for Vendor V00032		-3,703.00
01/29/2025	Payment	994	SHERWOOD MANOR CDD	Check for Vendor V00035		-
01/29/2025	Payment	995	STRALEY ROBIN VERICKER	Check for Vendor V00025		213,995.95
01/24/2025	Payment	DD154	TECO ACH	Payment of Invoice 001277		-772.50
01/24/2025	Payment	DD158	TECO ACH	Payment of Invoice 001283		-476.92
						-62.93
Total Outstanding Checks						-

225,911.42

Outstanding Deposits

04/01/2024		JE000364		rev to DD ACH - TECO		5,745.00
04/01/2024		JE000365		rev to DD ACH - TECO		5,894.24

Bank Account Statement

Thursday, February 20, 2025

Sherwood Manor CDD

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Bank Account No. 9155

Statement No. 01_25

Statement Date

01/31/2025

12/01/2024	JE000510	Reverse Bank recon Adj	2,171.60
12/01/2024	JE000512	Reverse Bank recon Adj	198.14
12/01/2024	JE000514	Reverse Bank recon Adj	757.85
12/01/2024	JE000516	Reverse Bank recon Adj	2,593.49
Total Outstanding Deposits			17,360.32