

# **Sherwood Manor Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
November 30, 2023

Prepared by:



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**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of November 30, 2023

*(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	\$ 42,103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,103
Cash in Transit	-	4,408	-	-	-	-	-	4,408
Due From Other Funds	-	15,553	-	-	161,405	-	-	176,958
Investments:								
Acq. & Construction - Amenity	-	-	-	1	-	-	-	1
Acquisition & Construction Account	-	-	-	-	716,483	-	-	716,483
Construction Fund	-	-	-	-	1,875,968	-	-	1,875,968
Reserve Fund	-	473,878	644,750	-	-	-	-	1,118,628
Revenue Fund	-	28,708	53,713	-	-	-	-	82,421
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>\$ 42,222</b>	<b>\$ 522,547</b>	<b>\$ 698,463</b>	<b>\$ 1</b>	<b>\$ 2,753,856</b>	<b>\$ 17,772,701</b>	<b>\$ 27,714,237</b>	<b>\$ 49,504,027</b>

**LIABILITIES**

Accounts Payable	\$ 59,808	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,808
Bonds Payable	-	-	-	-	-	-	18,334,238	18,334,238
Bonds Payable - Series 2023	-	-	-	-	-	-	9,380,000	9,380,000
Due To Other Funds	15,553	-	161,405	-	-	-	-	176,958
<b>TOTAL LIABILITIES</b>	<b>75,361</b>	<b>-</b>	<b>161,405</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>27,714,238</b>	<b>27,951,004</b>

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of November 30, 2023

*(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><u>FUND BALANCES</u></b>								
Restricted for:								
Debt Service	-	522,547	537,058	-	-	-	-	1,059,605
Capital Projects	-	-	-	1	2,753,856	-	-	2,753,857
Unassigned:	(33,139)	-	-	-	-	17,772,701	(1)	17,739,561
<b>TOTAL FUND BALANCES</b>	<b>(33,139)</b>	<b>522,547</b>	<b>537,058</b>	<b>1</b>	<b>2,753,856</b>	<b>17,772,701</b>	<b>(1)</b>	<b>21,553,023</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 42,222</b>	<b>\$ 522,547</b>	<b>\$ 698,463</b>	<b>\$ 1</b>	<b>\$ 2,753,856</b>	<b>\$ 17,772,701</b>	<b>\$ 27,714,237</b>	<b>\$ 49,504,027</b>

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2023  
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>				
Special Assmnts- Tax Collector	\$ 294,916	\$ 9,053	\$ (285,863)	3.07%
Special Assmnts- CDD Collected	411,142	117,676	(293,466)	28.62%
Other Miscellaneous Revenues	-	50	50	0.00%
<b>TOTAL REVENUES</b>	<b>706,058</b>	<b>126,779</b>	<b>(579,279)</b>	<b>17.96%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	1,000	11,000	8.33%
ProfServ-Trustee Fees	8,200	4,041	4,159	49.28%
Disclosure Report	8,400	700	7,700	8.33%
District Counsel	7,500	2,053	5,447	27.37%
District Engineer	4,000	-	4,000	0.00%
District Manager	30,000	5,000	25,000	16.67%
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	12	488	2.40%
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	250	1,250	16.67%
Dues, Licenses, Subscriptions	500	599	(99)	119.80%
<b>Total Administration</b>	<b>95,050</b>	<b>17,193</b>	<b>77,857</b>	<b>18.09%</b>
<b><u>Utility Services</u></b>				
Utility - Electric	100,000	12,392	87,608	12.39%
<b>Total Utility Services</b>	<b>100,000</b>	<b>12,392</b>	<b>87,608</b>	<b>12.39%</b>

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2023  
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	1,255	745	62.75%
Waterway Management	15,000	5,971	9,029	39.81%
Field Manager	12,000	2,000	10,000	16.67%
Amenity Center Cleaning & Supplies	9,300	1,450	7,850	15.59%
Contracts-Pools	13,200	1,050	12,150	7.95%
Contracts - Landscape	175,000	17,270	157,730	9.87%
Amenity Center Pest Control	2,000	-	2,000	0.00%
Onsite Staff	66,708	-	66,708	0.00%
Security Monitoring Services	1,500	384	1,116	25.60%
Telephone, Cable & Internet Service	1,800	-	1,800	0.00%
Utility - Water	4,500	3,427	1,073	76.16%
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	-	40,000	0.00%
R&M-Monument, Entrance & Wall	7,500	641	6,859	8.55%
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%
<b>Total Other Physical Environment</b>	<b>511,008</b>	<b>47,525</b>	<b>463,483</b>	<b>9.30%</b>
<b>TOTAL EXPENDITURES</b>	<b>706,058</b>	<b>77,110</b>	<b>628,948</b>	<b>10.92%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	49,669	49,669	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(82,808)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (33,139)</b>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2023  
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	\$ -	\$ 7,048	\$ 7,048	0.00%
Special Assmnts- Tax Collector	-	15,576	15,576	0.00%
Special Assmnts- CDD Collected	630,763	119,770	(510,993)	18.99%
<b>TOTAL REVENUES</b>	<b>630,763</b>	<b>142,394</b>	<b>(488,369)</b>	<b>22.57%</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	-	(257,187)	(257,187)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>779,734</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 522,547</b>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2023  
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	\$ -	\$ 7,214	\$ 7,214	0.00%
Special Assmnts- CDD Collected	647,638	128,342	(519,296)	19.82%
<b>TOTAL REVENUES</b>	<b>647,638</b>	<b>135,556</b>	<b>(512,082)</b>	<b>20.93%</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	-	(120,763)	(120,763)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>657,821</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 537,058</b>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2023  
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><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></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>		



**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2023  
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	\$ -	\$ 38,919	\$ 38,919	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>38,919</b>	<b>38,919</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	1,304,541	(1,304,541)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>1,304,541</b>	<b>(1,304,541)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>1,304,541</b>	<b>(1,304,541)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(1,265,622)	(1,265,622)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>4,019,478</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 2,753,856</b>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2023  
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>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></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 November 30, 2023  
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>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></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>\$ (1)</b>		

# SHERWOOD MANOR CDD

## Bank Reconciliation

Bank Account No. 9155 TRUIST - GF Operating  
 Statement No. 11-23  
 Statement Date 11/30/2023

<b>G/L Balance (LCY)</b>	42,103.34	<b>Statement Balance</b>	59,712.13
<b>G/L Balance</b>	42,103.34	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	59,712.13
<b>Subtotal</b>	42,103.34	<b>Outstanding Checks</b>	17,608.79
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
	<hr/>		
<b>Ending G/L Balance</b>	42,103.34	<b>Ending Balance</b>	42,103.34
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
11/1/2023	Payment	734	CARSON'S LAWN &	8,985.00	8,985.00	0.00
11/3/2023	Payment	735	ACTION SECURITY, INC	125.00	125.00	0.00
11/3/2023	Payment	736	ALBERTO VIERA	200.00	200.00	0.00
11/3/2023	Payment	737	BOCC	1,585.34	1,585.34	0.00
11/3/2023	Payment	738	CARLOS DE LA OSSA	200.00	200.00	0.00
11/3/2023	Payment	739	CHARTER COMMUNICATIONS	191.91	191.91	0.00
11/3/2023	Payment	740	CORLIN SERVICES LLC	200.00	200.00	0.00
11/3/2023	Payment	741	EGIS INSURANCE	21,580.00	21,580.00	0.00
11/3/2023	Payment	742	FIRST CHOICE AQUATIC	1,496.00	1,496.00	0.00
11/3/2023	Payment	743	FLORIDA DEPARTMENT OF	175.00	175.00	0.00
11/3/2023	Payment	744	GRAU AND ASSOCIATES	4,600.00	4,600.00	0.00
11/3/2023	Payment	745	INFRAMARK LLC	5,200.39	5,200.39	0.00
11/3/2023	Payment	746	MHD COMMUNICATIONS	150.00	150.00	0.00
11/3/2023	Payment	747	NICHOLAS J. DISTER	200.00	200.00	0.00
11/3/2023	Payment	749	RYAN NICOLE POGI	50.00	50.00	0.00
11/3/2023	Payment	750	SPEAREM ENTERPRISES	1,450.00	1,450.00	0.00
11/3/2023	Payment	751	STANTEC CONSULTING SERVICES	556.50	556.50	0.00
11/3/2023	Payment	752	STRALEY ROBIN VERICKER	2,975.00	2,975.00	0.00
11/3/2023	Payment	753	ZEBRA CLEANING TEAM	1,050.00	1,050.00	0.00
11/8/2023	Payment	754	ACTION SECURITY, INC	845.00	845.00	0.00
11/8/2023	Payment	755	ADA SITE COMPLIANCE	750.00	750.00	0.00
11/8/2023	Payment	756	ALBERTO VIERA	200.00	200.00	0.00
11/8/2023	Payment	757	CARLOS DE LA OSSA	200.00	200.00	0.00
11/8/2023	Payment	758	CARSON'S LAWN &	8,635.00	8,635.00	0.00
11/8/2023	Payment	759	CORLIN SERVICES LLC	440.00	440.00	0.00
11/8/2023	Payment	760	FIRST CHOICE AQUATIC	748.00	748.00	0.00
11/8/2023	Payment	761	INFRAMARK LLC	3,978.72	3,978.72	0.00
11/8/2023	Payment	762	KYLE SMITH	200.00	200.00	0.00
11/8/2023	Payment	763	NICHOLAS J. DISTER	200.00	200.00	0.00
11/8/2023	Payment	765	STRALEY ROBIN VERICKER	3,339.95	3,339.95	0.00
11/8/2023	Payment	766	ZEBRA CLEANING TEAM	1,050.00	1,050.00	0.00
11/8/2023	Payment	767	SHERWOOD MANOR CDD	4,150.80	4,150.80	0.00
11/22/2023	Payment	770	CHARTER COMMUNICATIONS	191.91	191.91	0.00
11/22/2023	Payment	771	CORLIN SERVICES LLC	241.00	241.00	0.00
11/22/2023	Payment	772	FIRST CHOICE AQUATIC	748.00	748.00	0.00

# SHERWOOD MANOR CDD

## Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
11/22/2023	Payment	774	STRALEY ROBIN VERICKER		2,052.50	2,052.50	0.00
11/22/2023	Payment	776	ZEBRA CLEANING TEAM		1,050.00	1,050.00	0.00
11/22/2023	Payment	DD121	Payment of Invoice 000734		6,073.22	6,073.22	0.00
11/1/2023		JE000276	Return deposit item 9999 99000324		100.00	100.00	0.00
Total Checks					86,164.24	86,164.24	0.00
<b>Deposits</b>							
11/17/2023		JE000249	TAX COLLECTOR PYMNT - NOV 2023	G/L Ac	6,970.36	6,970.36	0.00
11/22/2023		JE000250	TAX COLLECTOR PYMNT - NOV 2023	G/L Ac	17,658.32	17,658.32	0.00
Total Deposits					24,628.68	24,628.68	0.00
<b>Outstanding Checks</b>							
11/3/2023	Payment	748	RYAN MOTKO		200.00	0.00	200.00
11/8/2023	Payment	764	RYAN MOTKO		200.00	0.00	200.00
11/22/2023	Payment	768	ACTION SECURITY, INC		125.00	0.00	125.00
11/22/2023	Payment	769	CARSON'S LAWN &		8,635.00	0.00	8,635.00
11/22/2023	Payment	773	SHERWOOD MANOR CDD		4,408.16	0.00	4,408.16
11/22/2023	Payment	775	US BANK		4,040.63	0.00	4,040.63
<b>Total Outstanding Checks</b> .....					<b>17,608.79</b>		<b>17,608.79</b>