

# **Sherwood Manor Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
February 28, 2025

Prepared by:



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**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of February 28, 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	
<b>ASSETS</b>								
Cash - Operating Account	\$ 440,636	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 440,636
Cash in Transit	-	438,095	443,685	-	-	-	-	881,780
Due From Other Funds	300,115	-	-	-	275,575	-	-	575,690
Investments:								
Prepayment Account	-	1	-	-	-	-	-	1
Reserve Fund	-	473,878	644,750	-	-	-	-	1,118,628
Revenue Fund	-	578,883	712,697	-	-	-	-	1,291,580
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>\$ 740,870</b>	<b>\$ 1,490,857</b>	<b>\$ 1,801,132</b>	<b>\$ -</b>	<b>\$ 275,575</b>	<b>\$ 17,772,701</b>	<b>\$ 27,714,237</b>	<b>\$ 49,795,372</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 3,025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,025
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
<b>TOTAL LIABILITIES</b>	<b>36,708</b>	<b>385,387</b>	<b>190,303</b>	<b>1</b>	<b>594,796</b>	<b>-</b>	<b>27,714,238</b>	<b>28,921,433</b>

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of February 28, 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	
<b><u>FUND BALANCES</u></b>								
Restricted for:								
Debt Service	-	1,105,470	1,610,829	-	-	-	-	2,716,299
Unassigned:	704,162	-	-	(1)	(319,221)	17,772,701	(1)	18,157,640
<b>TOTAL FUND BALANCES</b>	<b>704,162</b>	<b>1,105,470</b>	<b>1,610,829</b>	<b>(1)</b>	<b>(319,221)</b>	<b>17,772,701</b>	<b>(1)</b>	<b>20,873,939</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 740,870</b>	<b>\$ 1,490,857</b>	<b>\$ 1,801,132</b>	<b>\$ -</b>	<b>\$ 275,575</b>	<b>\$ 17,772,701</b>	<b>\$ 27,714,237</b>	<b>\$ 49,795,372</b>

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>REVENUES</u></b>				
Interest - Tax Collector	\$ -	\$ 1,620	\$ 1,620	0.00%
Rental Income	-	400	400	0.00%
Special Assmnts- Tax Collector	315,379	473,289	157,910	150.07%
Special Assmnts- CDD Collected	424,679	165,024	(259,655)	38.86%
Other Miscellaneous Revenues	-	25	25	0.00%
<b>TOTAL REVENUES</b>	<b>740,058</b>	<b>640,358</b>	<b>(99,700)</b>	<b>86.53%</b>

**EXPENDITURES**

**Administration**

Supervisor Fees	12,000	5,000	7,000	41.67%
ProfServ-Trustee Fees	8,200	4,041	4,159	49.28%
Disclosure Report	8,400	3,500	4,900	41.67%
District Counsel	7,500	7,020	480	93.60%
District Engineer	4,000	4,820	(820)	120.50%
District Manager	30,000	13,500	16,500	45.00%
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	7	493	1.40%
Public Officials Insurance	2,700	2,700	-	100.00%
Legal Advertising	3,000	376	2,624	12.53%
Misc-Non Ad Valorem Taxes	-	3,694	(3,694)	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	625	875	41.67%
Dues, Licenses, Subscriptions	500	175	325	35.00%
<b>Total Administration</b>	<b>98,850</b>	<b>49,108</b>	<b>49,742</b>	<b>49.68%</b>

**Utility Services**

Utility - Electric	100,000	48,151	51,849	48.15%
<b>Total Utility Services</b>	<b>100,000</b>	<b>48,151</b>	<b>51,849</b>	<b>48.15%</b>

**Other Physical Environment**

Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Pool Maintenance	2,000	2,700	(700)	135.00%
Waterway Management	16,000	14,281	1,719	89.26%
Field Manager	12,000	4,000	8,000	33.33%
Amenity Center Cleaning & Supplies	8,000	4,696	3,304	58.70%
Contracts-Aquatic Control	17,000	5,224	11,776	30.73%
Contracts-Pools	13,200	3,150	10,050	23.86%

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
Contracts - Landscape	235,000	65,455	169,545	27.85%
Amenity Center Pest Control	2,000	-	2,000	0.00%
Onsite Staff	70,000	29,167	40,833	41.67%
Security Monitoring Services	1,500	1,008	492	67.20%
Telephone, Cable & Internet Service	1,800	1,018	782	56.56%
Utility - Water	4,500	6,378	(1,878)	141.73%
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	6,000	3,000	66.67%
R&M-Wetland Monitoring	20,000	1,793	18,207	8.97%
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	1,694	1,806	48.40%
Special Events	10,000	-	10,000	0.00%
Misc-Contingency	10,000	4,306	5,694	43.06%
Entry System-Key Fob	2,500	-	2,500	0.00%
<b>Total Other Physical Environment</b>	<b>541,208</b>	<b>216,097</b>	<b>325,111</b>	<b>39.93%</b>
<b>TOTAL EXPENDITURES</b>	<b>740,058</b>	<b>313,356</b>	<b>426,702</b>	<b>42.34%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	327,002	327,002	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>377,160</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 704,162</b>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 13,778	\$ 13,778	0.00%
Special Assmnts- Tax Collector	629,269	496,652	(132,617)	78.93%
Special Assmnts- CDD Collected	-	557,865	557,865	0.00%
<b>TOTAL REVENUES</b>	<b>629,269</b>	<b>1,068,295</b>	<b>439,026</b>	<b>169.77%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	185,000	175,000	10,000	94.59%
Interest Expense	444,269	226,181	218,088	50.91%
<b>Total Debt Service</b>	<b>629,269</b>	<b>401,181</b>	<b>228,088</b>	<b>63.75%</b>
<b>TOTAL EXPENDITURES</b>	<b>629,269</b>	<b>401,181</b>	<b>228,088</b>	<b>63.75%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	667,114	667,114	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>438,356</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,105,470</b>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 17,201	\$ 17,201	0.00%
Special Assmnts- Tax Collector	-	310,125	310,125	0.00%
Special Assmnts- CDD Collected	643,156	581,311	(61,845)	90.38%
<b>TOTAL REVENUES</b>	<b>643,156</b>	<b>908,637</b>	<b>265,481</b>	<b>141.28%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	253,197	-	253,197	0.00%
Interest Expense	389,959	253,197	136,762	64.93%
<b>Total Debt Service</b>	<b>643,156</b>	<b>253,197</b>	<b>389,959</b>	<b>39.37%</b>
<b>TOTAL EXPENDITURES</b>	<b>643,156</b>	<b>253,197</b>	<b>389,959</b>	<b>39.37%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	655,440	655,440	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>955,389</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,610,829</b>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<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, 2024)</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 February 28, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 36,076	\$ 36,076	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>36,076</b>	<b>36,076</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	1,889,736	(1,889,736)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>1,889,736</b>	<b>(1,889,736)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>1,889,736</b>	<b>(1,889,736)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(1,853,660)	(1,853,660)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>1,534,439</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (319,221)</b>		

# Bank Account Statement

Monday, March 24, 2025  
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Sherwood Manor CDD

**Bank Account No.** 9155  
**Statement No.** 02\_25

**Statement Date** 02/28/2025

<b>G/L Account No. 101001 Balance</b>	440,635.60	<b>Statement Balance</b>	434,259.66
		<b>Outstanding Deposits</b>	18,623.99
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	452,883.65
<b>Subtotal</b>	440,635.60	<b>Outstanding Checks</b>	-12,248.05
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	440,635.60
<b>Ending G/L Balance</b>	440,635.60		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
02/07/2025		JE000552	Rental Income	Clubhouse Rental-Rivera	100.00	100.00	0.00
02/07/2025		JE000553	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	10,879.19	10,879.19	0.00
<b>Total Deposits</b>					10,979.19	10,979.19	0.00
<b>Checks</b>							
							0.00
01/29/2025	Payment	992	DON HARRISON ENTERPRISES	Check for Vendor V00017	-317.50	-317.50	0.00
01/29/2025	Payment	993	HAWKINS SERVICE CO	Check for Vendor V00032	-3,703.00	-3,703.00	0.00
01/29/2025	Payment	994	SHERWOOD MANOR CDD	Check for Vendor V00035	-213,995.95	-213,995.95	0.00
01/29/2025	Payment	995	STRALEY ROBIN VERICKER	Check for Vendor V00025	-772.50	-772.50	0.00
02/11/2025	Payment	100071	RKA MULTISERVICE PLUS LLC	Inv: 11987	-275.00	-275.00	0.00
02/13/2025	Payment	1000	NICHOLAS J. DISTER	Check for Vendor V00034	-200.00	-200.00	0.00
02/13/2025	Payment	1002	SHERWOOD MANOR CDD	Check for Vendor V00035	-6,856.74	-6,856.74	0.00
02/13/2025	Payment	996	ALBERTO VIERA	Check for Vendor V00048	-200.00	-200.00	0.00
02/13/2025	Payment	997	CARLOS DE LA OSSA	Check for Vendor V00061	-200.00	-200.00	0.00
02/13/2025	Payment	998	INFRAMARK LLC	Check for Vendor V00049	-11,458.52	-11,458.52	0.00
02/13/2025	Payment	999	KYLE SMITH	Check for Vendor V00066	-200.00	-200.00	0.00
02/14/2025	Payment	100072	ACTION SECURITY, INC	Inv: 28436	-125.00	-125.00	0.00
02/14/2025	Payment	100073	CORLIN SERVICES LLC	Inv: 0000224	-233.97	-233.97	0.00
02/14/2025	Payment	100074	AQUATIC WEED CONTROL INC.	Inv: 106125	-1,792.62	-1,792.62	0.00
02/14/2025	Payment	100075	STRALEY ROBIN VERICKER	Inv: 25925	-1,207.50	-1,207.50	0.00
02/14/2025	Payment	100076	MHD COMMUNICATION S	Inv: 35783	-37.50	-37.50	0.00

# Bank Account Statement

Monday, March 24, 2025

Sherwood Manor CDD

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**Bank Account No.** 9155

**Statement No.** 02\_25

**Statement Date**

02/28/2025

Date	Type	Check No.	Description	Inv: / Ref	Debit	Credit	Balance
02/14/2025	Payment	100077	LANDSCAPE MAINTENANCE PROFESSIONALS INC	Inv: 312539, Inv: 314680, Inv: 314851, Inv: 314855	-14,892.05		0.00
02/14/2025	Payment	300007	CHARTER COMMUNICATION S - ACH	Inv: 2458267020125 ACH	-204.97		0.00
02/14/2025	Payment	300008	BOCC ACH	Inv: 012925 3466 ACH	-266.33		0.00
02/14/2025	Payment	300009	TECO ACH	Inv: 020325 5651 ACH	-246.65		0.00
02/14/2025	Payment	300010	TECO ACH	Inv: 020325 5677 ACH	-739.97		0.00
02/14/2025	Payment	300011	TECO ACH	Inv: 020325 8655 ACH	-2,529.16		0.00
02/14/2025	Payment	300012	TECO ACH	Inv: 020325 3107 ACH	-2,687.23		0.00
02/19/2025	Payment	100078	RKA MULTISERVICE PLUS LLC	Inv: 12032	-371.25		0.00
02/19/2025	Payment	100079	AQUATIC WEED CONTROL INC.	Inv: 105259	-1,306.00		0.00
02/19/2025	Payment	100081	JNJ CLEANING SERVICES LLC	Inv: 0492	-600.00		0.00
02/19/2025	Payment	300013	TECO ACH	Inv: 020525 6005 ACH	-6,078.24		0.00
02/27/2025	Payment	100084	JNJ CLEANING SERVICES LLC	Inv: 0500	-120.00		0.00
<b>Total Checks</b>					-271,617.65	-271,617.65	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
01/24/2025	Payment	DD154	TECO ACH	Payment of Invoice 001277		-476.92
01/24/2025	Payment	DD158	TECO ACH	Payment of Invoice 001283		-62.93
02/13/2025	Payment	1001	RYAN MOTKO	Check for Vendor V00052		-200.00
02/19/2025	Payment	100080	ACTION SECURITY, INC	Inv: 28145		-125.00
02/19/2025	Payment	300014	CHARTER COMMUNICATION S - ACH	Inv: 2458267010125		-204.97
02/19/2025	Payment	300015	CHARTER COMMUNICATION S - ACH	Inv: 2458267110124 ACH		-198.14
02/19/2025	Payment	300016	BOCC ACH	Inv: 123024 3466 ACH		-311.78
02/27/2025	Payment	100082	AQUATIC WEED CONTROL INC.	Inv: 106311, Inv: 106312		-3,098.62
02/27/2025	Payment	100083	INFRAMARK LLC	Inv: 143840		-2.07
02/27/2025	Payment	100085	RKA MULTISERVICE PLUS LLC	Inv: 12037		-985.00
<b>Total Outstanding Checks</b>						-12,248.05

### Outstanding Deposits

# Bank Account Statement

Sherwood Manor CDD

Monday, March 24, 2025

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**Bank Account No.** 9155

**Statement No.** 02\_25

**Statement Date**

02/28/2025

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04/01/2024	JE000364	rev to DD ACH - TECO	5,745.00
04/01/2024	JE000365	rev to DD ACH - TECO	5,894.24
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
02/01/2025	JE000559	Rev Bank recon adj BOCC	311.78
02/01/2025	JE000561	Rev Bank recon adj	204.97
02/01/2025	JE000563	Rev Bank recon adj Teco	746.92
<b>Total Outstanding Deposits</b>			<b>18,623.99</b>