

# **Sherwood Manor Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
March 31, 2025

Prepared by:



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**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of March 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	
<b>ASSETS</b>								
Cash - Operating Account	\$ 418,784	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 418,784
Cash in Transit	-	479,887	469,781	-	-	-	-	949,668
Due From Other Funds	300,115	-	-	-	275,575	-	-	575,690
Investments:								
Construction Fund	-	-	-	-	5,274	-	-	5,274
Prepayment Account	-	1	-	-	-	-	-	1
Reserve Fund	-	473,878	644,750	-	-	-	-	1,118,628
Revenue Fund	-	582,300	716,886	-	-	-	-	1,299,186
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	-	-	-	-	-	-	15,854,202	15,854,202
<b>TOTAL ASSETS</b>	<b>\$ 719,018</b>	<b>\$ 1,536,066</b>	<b>\$ 1,831,417</b>	<b>\$ -</b>	<b>\$ 280,849</b>	<b>\$ 17,772,701</b>	<b>\$ 17,984,999</b>	<b>\$ 40,125,050</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 2,283	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,283
Accounts Payable - Other	33,683	-	-	-	594,796	-	-	628,479
Bonds Payable	-	-	-	-	-	-	8,740,000	8,740,000
Bonds Payable - Series 2023	-	-	-	-	-	-	9,245,000	9,245,000
Due To Other Funds	-	385,387	190,303	1	-	-	-	575,691
<b>TOTAL LIABILITIES</b>	<b>35,966</b>	<b>385,387</b>	<b>190,303</b>	<b>1</b>	<b>594,796</b>	<b>-</b>	<b>17,985,000</b>	<b>19,191,453</b>

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of March 31, 2025

*(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	-	1,150,679	1,641,114	-	-	-	-	2,791,793
Unassigned:	683,052	-	-	(1)	(313,947)	17,772,701	(1)	18,141,804
<b>TOTAL FUND BALANCES</b>	<b>683,052</b>	<b>1,150,679</b>	<b>1,641,114</b>	<b>(1)</b>	<b>(313,947)</b>	<b>17,772,701</b>	<b>(1)</b>	<b>20,933,597</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 719,018</b>	<b>\$ 1,536,066</b>	<b>\$ 1,831,417</b>	<b>\$ -</b>	<b>\$ 280,849</b>	<b>\$ 17,772,701</b>	<b>\$ 17,984,999</b>	<b>\$ 40,125,050</b>

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<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	513,115	197,736	162.70%
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>680,184</b>	<b>(59,874)</b>	<b>91.91%</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	4,200	4,200	50.00%
District Counsel	7,500	8,906	(1,406)	118.75%
District Engineer	4,000	6,270	(2,270)	156.75%
District Manager	30,000	16,000	14,000	53.33%
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	-	3,546	(3,546)	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	750	750	50.00%
Dues, Licenses, Subscriptions	500	175	325	35.00%
<b>Total Administration</b>	<b>98,850</b>	<b>56,621</b>	<b>42,229</b>	<b>57.28%</b>

**Utility Services**

Utility - Electric	100,000	60,284	39,716	60.28%
<b>Total Utility Services</b>	<b>100,000</b>	<b>60,284</b>	<b>39,716</b>	<b>60.28%</b>

**Other Physical Environment**

Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Pool Maintenance	2,000	4,800	(2,800)	240.00%
Waterway Management	16,000	23,856	(7,856)	149.10%
Field Manager	12,000	10,833	1,167	90.28%
Amenity Center Cleaning & Supplies	8,000	5,296	2,704	66.20%
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 March 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
Contracts - Landscape	235,000	76,943	158,057	32.74%
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	1,223	577	67.94%
Utility - Water	4,500	6,917	(2,417)	153.71%
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	14,329	(5,329)	159.21%
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	2,263	1,237	64.66%
Special Events	10,000	-	10,000	0.00%
Misc-Contingency	10,000	5,358	4,642	53.58%
Entry System-Key Fob	2,500	-	2,500	0.00%
<b>Total Other Physical Environment</b>	<b>541,208</b>	<b>257,387</b>	<b>283,821</b>	<b>47.56%</b>
<b>TOTAL EXPENDITURES</b>	<b>740,058</b>	<b>374,292</b>	<b>365,766</b>	<b>50.58%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	305,892	305,892	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>377,160</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 683,052</b>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 17,195	\$ 17,195	0.00%
Special Assmnts- Tax Collector	629,269	538,444	(90,825)	85.57%
Special Assmnts- CDD Collected	-	557,865	557,865	0.00%
<b>TOTAL REVENUES</b>	<b>629,269</b>	<b>1,113,504</b>	<b>484,235</b>	<b>176.95%</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	-	712,323	712,323	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>438,356</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,150,679</b>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 21,390	\$ 21,390	0.00%
Special Assmnts- Tax Collector	-	336,221	336,221	0.00%
Special Assmnts- CDD Collected	643,156	581,311	(61,845)	90.38%
<b>TOTAL REVENUES</b>	<b>643,156</b>	<b>938,922</b>	<b>295,766</b>	<b>145.99%</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	-	685,725	685,725	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>955,389</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,641,114</b>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<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>\$ (1)</b>		



**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 41,350	\$ 41,350	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>41,350</b>	<b>41,350</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	-	(1,848,386)	(1,848,386)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>1,534,439</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (313,947)</b>		

# Bank Account Statement

Friday, April 11, 2025

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Sherwood Manor CDD

**Bank Account No.** 9155

**Statement No.** 03\_25

**Statement Date** 03/31/2025

<b>G/L Account No. 101001 Balance</b>	418,784.22	<b>Statement Balance</b>	487,103.35
		<b>Outstanding Deposits</b>	15,737.50
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	418,784.22	<b>Subtotal</b>	502,840.85
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-84,056.63
<b>Ending G/L Balance</b>	418,784.22	<b>Ending Balance</b>	418,784.22

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
12/01/2024		JE000510	Utility - Water	Reverse Bank recon Adj	2,171.60	2,171.60	0.00
12/01/2024		JE000512	Telephone, Cable & Internet Service	Reverse Bank recon Adj spectrum	198.14	198.14	0.00
02/01/2025		JE000559	Utility - Water	Rev Bank recon adj BOCC	311.78	311.78	0.00
02/01/2025		JE000561	Telephone, Cable & Internet Service	Rev Bank recon adj Spectrum	204.97	204.97	0.00
03/10/2025		JE000589	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	107,714.97	107,714.97	0.00
03/20/2025		JE000606	Misc-Non Ad Valorem Taxes	Tax Collector Refund	147.77	147.77	0.00
<b>Total Deposits</b>					110,749.23	110,749.23	0.00
<b>Checks</b>							
							0.00
12/10/2024	Payment	982	RYAN MOTKO	Check for Vendor V00052	-200.00	-200.00	0.00
12/23/2024	Payment	300006	BOCC ACH	Inv: 3466-102924 ACH	-2,171.60	-2,171.60	0.00
01/17/2025	Payment	991	RYAN MOTKO	Check for Vendor V00052	-200.00	-200.00	0.00
02/13/2025	Payment	1001	RYAN MOTKO	Check for Vendor V00052	-200.00	-200.00	0.00
02/19/2025	Payment	100080	ACTION SECURITY, INC	Inv: 28145	-125.00	-125.00	0.00
02/19/2025	Payment	300014	CHARTER COMMUNICATION S - ACH	Inv: 2458267010125	-204.97	-204.97	0.00
02/19/2025	Payment	300015	CHARTER COMMUNICATION S - ACH	Inv: 2458267110124 ACH	-198.14	-198.14	0.00
02/19/2025	Payment	300016	BOCC ACH	Inv: 123024 3466 ACH	-311.78	-311.78	0.00
02/27/2025	Payment	100082	AQUATIC WEED CONTROL INC.	Inv: 106311, Inv: 106312	-3,098.62	-3,098.62	0.00
02/27/2025	Payment	100083	INFRAMARK LLC	Inv: 143840	-2.07	-2.07	0.00
02/27/2025	Payment	100085	RKA MULTISERVICE PLUS LLC	Inv: 12037	-985.00	-985.00	0.00
03/20/2025	Payment	DD160	BOCC ACH	Payment of Invoice 001320	-236.72	-236.72	0.00
03/06/2025	Payment	1003	FINN OUTDOOR	Check for Vendor V00086	-2,300.00	-2,300.00	0.00
03/11/2025	Payment	100086	ZEBRA CLEANING TEAM	Inv: 7712	-1,050.00	-1,050.00	0.00

# Bank Account Statement

Friday, April 11, 2025

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Sherwood Manor CDD

**Bank Account No.** 9155

**Statement No.** 03\_25

**Statement Date**

03/31/2025

Date	Type	Check No.	Description	Inv No.	Debit	Credit	Balance
03/11/2025	Payment	100087	INFRAMARK LLC LANDSCAPE MAINTENANCE PROFESSIONALS INC	Inv: 144885	-10,158.33		-10,158.33
03/11/2025	Payment	100088	JNJ CLEANING SERVICES LLC	Inv: 318620	-9,888.00		-9,888.00
03/11/2025	Payment	100089	ACTION SECURITY, INC	Inv: 0508	-600.00		-600.00
03/11/2025	Payment	100090	AQUATIC WEED CONTROL INC.	Inv: 28723	-125.00		-125.00
03/11/2025	Payment	100091	ECO-LOGIC SERVICES LLC	Inv: 107251, Inv: 107252	-3,098.62		-3,098.62
03/11/2025	Payment	100092	ALBERTO VIERA	Inv: 4969	-2,350.00		-2,350.00
03/11/2025	Payment	1004	CARLOS DE LA OSSA	Check for Vendor V00048	-200.00		-200.00
03/11/2025	Payment	1005	KYLE SMITH	Check for Vendor V00061	-200.00		-200.00
03/11/2025	Payment	1006	NICHOLAS J. DISTER	Check for Vendor V00066	-200.00		-200.00
03/11/2025	Payment	1007	RYAN MOTKO	Check for Vendor V00034	-200.00		-200.00
03/11/2025	Payment	1008	TECO ACH	Check for Vendor V00052	-200.00		-200.00
03/13/2025	Payment	300017	TECO ACH	Inv: 030425 5651 ACH	-247.94		-247.94
03/13/2025	Payment	300018	TECO ACH	Inv: 030425 5677 ACH	-743.84		-743.84
03/13/2025	Payment	300019	TECO ACH	Inv: 030425 8655 ACH	-2,543.57		-2,543.57
03/13/2025	Payment	300020	TECO ACH	Inv: 030425 3107 ACH	-2,702.53		-2,702.53
03/13/2025	Payment	300021	CHARTER COMMUNICATION S - ACH	Inv: 2458267030125 ACH	-205.00		-205.00
03/20/2025	Payment	100094	ARDURRA GROUP, INC LANDSCAPE MAINTENANCE PROFESSIONALS INC	Inv: 160535, Inv: 161786	-1,052.19		-1,052.19
03/20/2025	Payment	100095	STRALEY ROBIN VERICKER	Inv: 321455	-4,125.71		-4,125.71
03/20/2025	Payment	100096	TECO ACH	Inv: 26150	-1,885.69		-1,885.69
03/20/2025	Payment	300022	TECO ACH	Inv: 030625 6005	-5,895.22		-5,895.22
<b>Total Checks</b>					<b>-57,905.54</b>	<b>-57,905.54</b>	<b>0.00</b>

## 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
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
03/20/2025	Payment	1009	SHERWOOD MANOR CDD	Check for Vendor V00035			-67,888.66
03/26/2025	Payment	100097	ZEBRA CLEANING TEAM LANDSCAPE MAINTENANCE PROFESSIONALS INC	Inv: 7662			-1,050.00
03/31/2025	Payment	100098	TECO ACH	Inv: 3222241, Inv: 322242, Inv: 322442, Inv: 322790, Inv: 322789			-9,967.10

# Bank Account Statement

Friday, April 11, 2025

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Sherwood Manor CDD

**Bank Account No.** 9155

**Statement No.** 03\_25

**Statement Date**

03/31/2025

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03/31/2025	Payment	100099	JNJ CLEANING SERVICES LLC	Inv: 0524	-600.00
<b>Total Outstanding Checks</b>					-84,056.63

## 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
12/01/2024	JE000514	Reverse Bank recon Adj	757.85
12/01/2024	JE000516	Reverse Bank recon Adj	2,593.49
02/01/2025	JE000563	Rev Bank recon adj Teco	746.92
<b>Total Outstanding Deposits</b>			15,737.50