

# **Sherwood Manor Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
May 31, 2023

Prepared by:



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**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of May 31, 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	\$ 17,619	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,619
Due From Other Funds	-	4,346	-	-	-	-	-	4,346
Investments:								
Acq. & Construction - Amenity	-	-	-	1	-	-	-	1
Acquisition & Construction Account	-	-	-	-	4,583,596	-	-	4,583,596
Construction Fund	-	-	-	-	3,689,418	-	-	3,689,418
Cost of Issuance Fund	-	-	-	-	191,355	-	-	191,355
Reserve Fund	-	473,878	644,750	-	-	-	-	1,118,628
Revenue Fund	-	217,322	2,766	-	-	-	-	220,088
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>\$ 17,738</b>	<b>\$ 695,546</b>	<b>\$ 647,516</b>	<b>\$ 1</b>	<b>\$ 8,464,369</b>	<b>\$ 17,772,701</b>	<b>\$ 27,714,237</b>	<b>\$ 55,312,108</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 53,485	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	53,485
Bonds Payable	-	-	-	-	-	-	18,334,238	18,334,238
Bonds Payable - Series 2023	-	-	-	-	-	-	9,380,000	9,380,000
Due To Other Funds	4,346	-	-	-	-	-	-	4,346
<b>TOTAL LIABILITIES</b>	<b>57,831</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>27,714,238</b>	<b>27,772,069</b>

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of May 31, 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>FUND BALANCES</b>								
Restricted for:								
Debt Service	-	695,546	647,516	-	-	-	-	1,343,062
Capital Projects	-	-	-	1	8,464,369	-	-	8,464,370
Unassigned:	(40,093)	-	-	-	-	17,772,701	(1)	17,732,607
<b>TOTAL FUND BALANCES</b>	<b>(40,093)</b>	<b>695,546</b>	<b>647,516</b>	<b>1</b>	<b>8,464,369</b>	<b>17,772,701</b>	<b>(1)</b>	<b>27,540,039</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 17,738</b>	<b>\$ 695,546</b>	<b>\$ 647,516</b>	<b>\$ 1</b>	<b>\$ 8,464,369</b>	<b>\$ 17,772,701</b>	<b>\$ 27,714,237</b>	<b>\$ 55,312,108</b>

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 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	\$ 290,286	\$ 259,561	\$ (30,725)	89.42%
Special Assmnts- CDD Collected	77,164	-	(77,164)	0.00%
Developer Contribution	-	41,675	41,675	0.00%
Other Miscellaneous Revenues	-	150	150	0.00%
<b>TOTAL REVENUES</b>	<b>367,450</b>	<b>301,386</b>	<b>(66,064)</b>	<b>82.02%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	2,000	4,400	(2,400)	220.00%
ProfServ-Trustee Fees	8,200	4,041	4,159	49.28%
Disclosure Report	8,400	1,750	6,650	20.83%
District Counsel	5,000	5,085	(85)	101.70%
District Engineer	4,000	812	3,188	20.30%
District Manager	30,000	12,844	17,156	42.81%
ProfServ-Expansion Services	-	22,500	(22,500)	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	43	457	8.60%
Public Officials Insurance	2,663	2,694	(31)	101.16%
Legal Advertising	2,500	1,700	800	68.00%
Bank Fees	250	30	220	12.00%
Website Administration	1,500	664	836	44.27%
Dues, Licenses, Subscriptions	500	796	(296)	159.20%
<b>Total Administration</b>	<b>73,813</b>	<b>58,109</b>	<b>15,704</b>	<b>78.72%</b>
<b><u>Utility Services</u></b>				
Utility - Electric	73,000	41,542	31,458	56.91%
<b>Total Utility Services</b>	<b>73,000</b>	<b>41,542</b>	<b>31,458</b>	<b>56.91%</b>

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 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>				
ProfServ-Pool Maintenance	1,000	1,089	(89)	108.90%
Waterway Management	7,776	5,984	1,792	76.95%
Field Manager	12,000	3,600	8,400	30.00%
Amenity Center Cleaning & Supplies	6,300	5,655	645	89.76%
Contracts-Pools	13,200	9,450	3,750	71.59%
Amenity Center Pest Control	1,200	-	1,200	0.00%
Onsite Staff	25,000	-	25,000	0.00%
Security Monitoring Services	1,500	375	1,125	25.00%
Utility - Water	3,000	1,403	1,597	46.77%
Insurance -Property & Casualty	13,756	14,077	(321)	102.33%
R&M-Plant Replacement	2,000	975	1,025	48.75%
R&M-Wetland Monitoring	2,100	-	2,100	0.00%
Amenity Maintenance & Repairs	7,500	4,652	2,848	62.03%
R&M-Monument, Entrance & Wall	3,500	14,657	(11,157)	418.77%
Waterway Improvements & Repairs	1,000	-	1,000	0.00%
Landscape Maintenance	108,105	70,416	37,689	65.14%
Mulch & Tree Trimming	7,000	-	7,000	0.00%
Garbage Collection	2,700	-	2,700	0.00%
Irrigation Maintenance	2,000	-	2,000	0.00%
<b>Total Other Physical Environment</b>	<b>220,637</b>	<b>132,333</b>	<b>88,304</b>	<b>59.98%</b>
<b>TOTAL EXPENDITURES</b>	<b>367,450</b>	<b>231,984</b>	<b>135,466</b>	<b>63.13%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	69,402	69,402	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>(109,495)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (40,093)</b>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 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	\$ -	\$ 3,169	\$ 3,169	0.00%
Special Assmnts- Tax Collector	629,163	448,080	(181,083)	71.22%
Special Assmnts- CDD Collected	-	111,138	111,138	0.00%
<b>TOTAL REVENUES</b>	<b>629,163</b>	<b>562,387</b>	<b>(66,776)</b>	<b>89.39%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	170,000	165,000	5,000	97.06%
Interest Expense	459,163	462,463	(3,300)	100.72%
<b>Total Debt Service</b>	<b>629,163</b>	<b>627,463</b>	<b>1,700</b>	<b>99.73%</b>
<b>TOTAL EXPENDITURES</b>	<b>629,163</b>	<b>627,463</b>	<b>1,700</b>	<b>99.73%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(65,076)	(65,076)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>760,622</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 695,546</b>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 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	\$ -	\$ 2,766	\$ 2,766	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>2,766</b>	<b>2,766</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Interest Expense	-	55,536	(55,536)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>55,536</b>	<b>(55,536)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>55,536</b>	<b>(55,536)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(52,770)	(52,770)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	700,286	700,286	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>700,286</b>	<b>700,286</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ 647,516</u>	<u>\$ 647,516</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		-		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 647,516</b></u>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 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>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, 2022)</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 May 31, 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	\$ -	\$ 27,052	\$ 27,052	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>27,052</b>	<b>27,052</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Bond Discount	-	54,797	(54,797)	0.00%
Underwriters Discount	-	187,600	(187,600)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>242,397</b>	<b>(242,397)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>242,397</b>	<b>(242,397)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(215,345)	(215,345)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	8,679,714	8,679,714	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>8,679,714</b>	<b>8,679,714</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 8,464,369	\$ 8,464,369	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>-</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 8,464,369</b>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 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, 2022)</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, 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, 2022)</b>		<b>(1)</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ (1)</u></b>		

# SHERWOOD MANOR CDD

## Bank Reconciliation

Bank Account No. 9155 TRUIST - GF Operating  
 Statement No. 05-23  
 Statement Date 5/31/2023

<b>G/L Balance (LCY)</b>	17,618.54	<b>Statement Balance</b>	20,719.96
<b>G/L Balance</b>	17,618.54	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	20,719.96
<b>Subtotal</b>	17,618.54	<b>Outstanding Checks</b>	3,101.42
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
	<hr/>		
<b>Ending G/L Balance</b>	17,618.54	<b>Ending Balance</b>	17,618.54
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
2/16/2023	Payment	613	RYAN MOTKO	200.00	200.00	0.00
3/23/2023	Payment	638	RYAN MOTKO	200.00	200.00	0.00
4/27/2023	Payment	645	ACTION SECURITY, INC	995.00	995.00	0.00
4/27/2023	Payment	646	BOCC	308.42	308.42	0.00
4/27/2023	Payment	647	CARSON'S LAWN &	402.00	402.00	0.00
4/27/2023	Payment	648	FIELDS CONSULTING GROUP LLC	1,025.00	1,025.00	0.00
4/27/2023	Payment	649	FIRST CHOICE AQUATIC	748.00	748.00	0.00
4/27/2023	Payment	650	SPEAREM ENTERPRISES	660.00	660.00	0.00
4/27/2023	Payment	651	STANTEC CONSULTING SERVICES	447.00	447.00	0.00
4/27/2023	Payment	652	STRALEY ROBIN VERICKER	1,239.60	1,239.60	0.00
5/2/2023	Payment	653	ALBERTO VIERA	200.00	200.00	0.00
5/2/2023	Payment	654	CARLOS DE LA OSSA	200.00	200.00	0.00
5/2/2023	Payment	655	NICHOLAS J. DISTER	200.00	200.00	0.00
5/2/2023	Payment	656	RYAN MOTKO	200.00	200.00	0.00
5/2/2023	Payment	657	STEVEN K. LUCE	200.00	200.00	0.00
5/11/2023	Payment	658	ACTION SECURITY, INC	125.00	125.00	0.00
5/11/2023	Payment	659	BOCC	224.19	224.19	0.00
5/11/2023	Payment	660	CARSON'S LAWN &	8,585.00	8,585.00	0.00
5/18/2023	Payment	661	CHARTER COMMUNICATIONS	142.96	142.96	0.00
5/18/2023	Payment	662	STANTEC CONSULTING SERVICES	364.50	364.50	0.00
5/18/2023	Payment	663	STRALEY ROBIN VERICKER	567.70	567.70	0.00
5/18/2023	Payment	664	TECO	6,149.13	6,149.13	0.00
Total Checks				23,383.50	23,383.50	0.00
<b>Deposits</b>						
5/18/2023		JE000078	CK#206## - Clubhouse	G/L Ac 50.00	50.00	0.00
Total Deposits				50.00	50.00	0.00
<b>Outstanding Checks</b>						
5/25/2023	Payment	665	FLORIDA DEPARTMENT OF HEALTH	275.00	0.00	275.00
5/25/2023	Payment	666	INFRAMARK LLC	2,826.42	0.00	2,826.42

# SHERWOOD MANOR CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
			Total Outstanding Checks.....	3,101.42		3,101.42