

Sherwood Manor Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2023

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2018	SERIES 2023	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
				CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND			
ASSETS								
Cash - Operating Account	\$ 63,739	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,739
Due From Other Funds	-	4,346	-	-	48,265	-	-	52,611
Investments:								
Acq. & Construction - Amenity	-	-	-	1	-	-	-	1
Acquisition & Construction Account	-	-	-	-	4,571,117	-	-	4,571,117
Construction Fund	-	-	-	-	3,675,000	-	-	3,675,000
Reserve Fund	-	473,878	644,750	-	-	-	-	1,118,628
Revenue Fund	-	288,861	53,149	-	-	-	-	342,010
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	\$ 63,858	\$ 767,085	\$ 697,899	\$ 1	\$ 8,294,382	\$ 17,772,701	\$ 27,714,237	\$ 55,310,163
LIABILITIES								
Accounts Payable	\$ 51,698	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,698
Bonds Payable	-	-	-	-	-	-	18,334,238	18,334,238
Bonds Payable - Series 2023	-	-	-	-	-	-	9,380,000	9,380,000
Due To Other Funds	4,346	-	48,265	-	-	-	-	52,611
TOTAL LIABILITIES	56,044	-	48,265	-	-	-	27,714,238	27,818,547
FUND BALANCES								
Restricted for:								
Debt Service	-	767,085	649,634	-	-	-	-	1,416,719
Capital Projects	-	-	-	1	8,294,382	-	-	8,294,383
Unassigned:	7,814	-	-	-	-	17,772,701	(1)	17,780,514
TOTAL FUND BALANCES	7,814	767,085	649,634	1	8,294,382	17,772,701	(1)	27,491,616
TOTAL LIABILITIES & FUND BALANCES	\$ 63,858	\$ 767,085	\$ 697,899	\$ 1	\$ 8,294,382	\$ 17,772,701	\$ 27,714,237	\$ 55,310,163

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 290,286	\$ 299,880	\$ 9,594	103.31%
Special Assmnts- CDD Collected	77,164	-	(77,164)	0.00%
Developer Contribution	-	77,018	77,018	0.00%
Other Miscellaneous Revenues	-	325	325	0.00%
TOTAL REVENUES	367,450	377,223	9,773	102.66%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	2,000	5,200	(3,200)	260.00%
ProfServ-Trustee Fees	8,200	4,041	4,159	49.28%
Disclosure Report	8,400	2,100	6,300	25.00%
District Counsel	5,000	7,087	(2,087)	141.74%
District Engineer	4,000	1,359	2,641	33.98%
District Manager	30,000	15,344	14,656	51.15%
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	49	451	9.80%
Public Officials Insurance	2,663	2,694	(31)	101.16%
Legal Advertising	2,500	3,672	(1,172)	146.88%
Bank Fees	250	30	220	12.00%
Website Administration	1,500	789	711	52.60%
Dues, Licenses, Subscriptions	500	796	(296)	159.20%
Total Administration	73,813	66,411	7,402	89.97%
<u>Utility Services</u>				
Utility - Electric	73,000	47,854	25,146	65.55%
Total Utility Services	73,000	47,854	25,146	65.55%

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
<u>Other Physical Environment</u>				
ProfServ-Pool Maintenance	1,000	1,454	(454)	145.40%
Waterway Management	7,776	7,554	222	97.15%
Field Manager	12,000	4,600	7,400	38.33%
Amenity Center Cleaning & Supplies	6,300	6,315	(15)	100.24%
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	643	857	42.87%
Utility - Water	3,000	1,583	1,417	52.77%
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	5,339	2,161	71.19%
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	79,001	29,104	73.08%
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%
Total Other Physical Environment	220,637	145,648	74,989	66.01%
TOTAL EXPENDITURES	367,450	259,913	107,537	70.73%
Excess (deficiency) of revenues				
Over (under) expenditures	-	117,310	117,310	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(109,496)		
FUND BALANCE, ENDING		\$ 7,814		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,340	\$ 5,340	0.00%
Special Assmnts- Tax Collector	629,163	517,448	(111,715)	82.24%
Special Assmnts- CDD Collected	-	111,138	111,138	0.00%
TOTAL REVENUES	629,163	633,926	4,763	100.76%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	170,000	165,000	5,000	97.06%
Interest Expense	459,163	462,463	(3,300)	100.72%
Total Debt Service	629,163	627,463	1,700	99.73%
TOTAL EXPENDITURES	629,163	627,463	1,700	99.73%
Excess (deficiency) of revenues Over (under) expenditures	-	6,463	6,463	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		760,622		
FUND BALANCE, ENDING		\$ 767,085		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,884	\$ 4,884	0.00%
TOTAL REVENUES	-	4,884	4,884	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	55,536	(55,536)	0.00%
Total Debt Service	-	55,536	(55,536)	0.00%
TOTAL EXPENDITURES	-	55,536	(55,536)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(50,652)	(50,652)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	700,286	700,286	0.00%
TOTAL FINANCING SOURCES (USES)	-	700,286	700,286	0.00%
Net change in fund balance	\$ -	\$ 649,634	\$ 649,634	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		-		
FUND BALANCE, ENDING		\$ 649,634		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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
<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, 2022)		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 June 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 48,265	\$ 48,265	0.00%
TOTAL REVENUES	-	48,265	48,265	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	-	5,950	(5,950)	0.00%
Bond Counsel	-	139,750	(139,750)	0.00%
District Engineer	-	5,000	(5,000)	0.00%
District Manager	-	38,500	(38,500)	0.00%
Postage, Phone, Faxes, Copies	-	2,000	(2,000)	0.00%
Total Administration	-	191,200	(191,200)	0.00%
<u>Debt Service</u>				
Bond Discount	-	54,797	(54,797)	0.00%
Underwriters Discount	-	187,600	(187,600)	0.00%
Total Debt Service	-	242,397	(242,397)	0.00%
TOTAL EXPENDITURES	-	433,597	(433,597)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(385,332)	(385,332)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	8,679,714	8,679,714	0.00%
TOTAL FINANCING SOURCES (USES)	-	8,679,714	8,679,714	0.00%
Net change in fund balance	\$ -	\$ 8,294,382	\$ 8,294,382	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		-		
FUND BALANCE, ENDING		\$ 8,294,382		

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

SHERWOOD MANOR CDD

Bank Reconciliation

Bank Account No. 9155 TRUIST - GF Operating
 Statement No. 06-23
 Statement Date 6/30/2023

G/L Balance (LCY)	63,739.08	Statement Balance	73,184.79
G/L Balance	63,739.08	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	63,739.08	Subtotal	73,184.79
Negative Adjustments	0.00	Outstanding Checks	9,445.71
	<hr/>	Differences	0.00
Ending G/L Balance	63,739.08	Ending Balance	63,739.08
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
5/25/2023	Payment	665	FLORIDA DEPARTMENT OF HEALTH	275.00	275.00	0.00
5/25/2023	Payment	666	INFRAMARK LLC	2,826.42	2,826.42	0.00
6/1/2023	Payment	667	ALBERTO VIERA	200.00	200.00	0.00
6/1/2023	Payment	668	CARLOS DE LA OSSA	200.00	200.00	0.00
6/1/2023	Payment	669	MHD COMMUNICATIONS	112.50	112.50	0.00
6/1/2023	Payment	670	NICHOLAS J. DISTER	200.00	200.00	0.00
6/1/2023	Payment	672	SPEAREM ENTERPRISES	660.00	660.00	0.00
6/8/2023	Payment	673	CARSON'S LAWN &	8,585.00	8,585.00	0.00
6/8/2023	Payment	674	CORLIN SERVICES LLC	335.00	335.00	0.00
6/15/2023	Payment	675	ACTION SECURITY, INC	125.00	125.00	0.00
6/15/2023	Payment	676	ALBERTO VIERA	200.00	200.00	0.00
6/15/2023	Payment	677	BOCC	382.48	382.48	0.00
6/15/2023	Payment	678	CARLOS DE LA OSSA	200.00	200.00	0.00
6/15/2023	Payment	679	CHARTER COMMUNICATIONS	142.96	142.96	0.00
6/15/2023	Payment	680	CORLIN SERVICES LLC	918.27	918.27	0.00
6/15/2023	Payment	681	FIRST CHOICE AQUATIC	748.00	748.00	0.00
6/15/2023	Payment	682	INFRAMARK LLC	4,021.09	4,021.09	0.00
6/15/2023	Payment	685	ZEBRA CLEANING TEAM	3,240.00	3,240.00	0.00
6/21/2023	Payment	686	SHERWOOD MANOR CDD	69,367.45	69,367.45	0.00
Total Checks				92,739.17	92,739.17	0.00

Deposits

6/1/2023	JE000084	CK#1321### - Dev Funding	G/L Ac	35,342.50	35,342.50	0.00
6/6/2023	JE000123	Wire - On Roll	G/L Ac	2,492.88	2,492.88	0.00
6/16/2023	JE000124	Wire - On Roll	G/L Ac	107,193.62	107,193.62	0.00
6/23/2023	JE000085	CK#2012### - Clubhouse	G/L Ac	50.00	50.00	0.00
6/23/2023	JE000086	CK#1003### - Key	G/L Ac	25.00	25.00	0.00
6/23/2023	JE000087	CK#197## - Key	G/L Ac	25.00	25.00	0.00
6/23/2023	JE000088	CK#109## - Key	G/L Ac	25.00	25.00	0.00
6/23/2023	JE000089	CK#149## - Key	G/L Ac	25.00	25.00	0.00
6/23/2023	JE000090	MO##### - Key	G/L Ac	25.00	25.00	0.00

SHERWOOD MANOR CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Total Deposits				145,204.00	145,204.00	0.00
Outstanding Checks						
6/1/2023	Payment	671	RYAN MOTKO	200.00	0.00	200.00
6/15/2023	Payment	683	NICHOLAS J. DISTER	200.00	0.00	200.00
6/15/2023	Payment	684	RYAN MOTKO	200.00	0.00	200.00
6/29/2023	Payment	687	CORLIN SERVICES LLC	687.15	0.00	687.15
6/29/2023	Payment	688	FIRST CHOICE AQUATIC	822.00	0.00	822.00
6/29/2023	Payment	689	SPEAREM ENTERPRISES	660.00	0.00	660.00
6/29/2023	Payment	690	TECO	6,311.56	0.00	6,311.56
6/29/2023	Payment	691	ZEBRA CLEANING TEAM	365.00	0.00	365.00
Total Outstanding Checks.....				9,445.71		9,445.71