

Sherwood Manor Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2023

Prepared by:



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SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 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	
ASSETS								
Cash - Operating Account	\$ 34,913	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,913
Due From Other Funds	-	4,386	-	-	69,348	-	-	73,734
Investments:								
Acq. & Construction - Amenity	-	-	-	1	-	-	-	1
Acquisition & Construction Account	-	-	-	-	2,714,989	-	-	2,714,989
Construction Fund	-	-	-	-	3,675,000	-	-	3,675,000
Reserve Fund	-	473,878	644,750	-	-	-	-	1,118,628
Revenue Fund	-	291,048	76,409	-	-	-	-	367,457
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	\$ 35,032	\$ 769,312	\$ 721,159	\$ 1	\$ 6,459,337	\$ 17,772,701	\$ 27,714,237	\$ 53,471,779
LIABILITIES								
Accounts Payable	\$ 47,889	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,889
Bonds Payable	-	-	-	-	-	-	18,334,238	18,334,238
Bonds Payable - Series 2023	-	-	-	-	-	-	9,380,000	9,380,000
Due To Other Funds	4,386	-	69,348	-	-	-	-	73,734
TOTAL LIABILITIES	52,275	-	69,348	-	-	-	27,714,238	27,835,861

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 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	
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	769,312	651,811	-	-	-	-	1,421,123
Capital Projects	-	-	-	1	6,459,337	-	-	6,459,338
Unassigned:	(17,243)	-	-	-	-	17,772,701	(1)	17,755,457
TOTAL FUND BALANCES	(17,243)	769,312	651,811	1	6,459,337	17,772,701	(1)	25,635,918
TOTAL LIABILITIES & FUND BALANCES	\$ 35,032	\$ 769,312	\$ 721,159	\$ 1	\$ 6,459,337	\$ 17,772,701	\$ 27,714,237	\$ 53,471,779

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 290,286	\$ 299,903	\$ 9,617	103.31%
Special Assmnts- CDD Collected	77,164	-	(77,164)	0.00%
Developer Contribution	-	77,018	77,018	0.00%
Other Miscellaneous Revenues	-	450	450	0.00%
TOTAL REVENUES	367,450	377,371	9,921	102.70%

EXPENDITURES

Administration

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	2,450	5,950	29.17%
District Counsel	5,000	8,482	(3,482)	169.64%
District Engineer	4,000	1,359	2,641	33.98%
District Manager	30,000	17,844	12,156	59.48%
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	359	141	71.80%
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	914	586	60.93%
Dues, Licenses, Subscriptions	500	796	(296)	159.20%
Total Administration	73,813	71,091	2,722	96.31%

Utility Services

Utility - Electric	73,000	54,177	18,823	74.22%
Total Utility Services	73,000	54,177	18,823	74.22%

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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
<u>Other Physical Environment</u>				
ProfServ-Pool Maintenance	1,000	3,554	(2,554)	355.40%
Waterway Management	7,776	7,554	222	97.15%
Field Manager	12,000	5,600	6,400	46.67%
Amenity Center Cleaning & Supplies	6,300	6,950	(650)	110.32%
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	951	549	63.40%
Utility - Water	3,000	1,870	1,130	62.33%
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	5,804	1,696	77.39%
R&M-Monument, Entrance & Wall	3,500	14,657	(11,157)	418.77%
Waterway Improvements & Repairs	1,000	822	178	82.20%
Landscape Maintenance	108,105	87,586	20,519	81.02%
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	159,850	60,787	72.45%
TOTAL EXPENDITURES	367,450	285,118	82,332	77.59%
Excess (deficiency) of revenues				
Over (under) expenditures	-	92,253	92,253	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(109,496)		
FUND BALANCE, ENDING		\$ (17,243)		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 7,528	\$ 7,528	0.00%
Special Assmnts- Tax Collector	629,163	517,487	(111,676)	82.25%
Special Assmnts- CDD Collected	-	111,138	111,138	0.00%
TOTAL REVENUES	629,163	636,153	6,990	101.11%
<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	-	8,690	8,690	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		760,622		
FUND BALANCE, ENDING		\$ 769,312		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 7,061	\$ 7,061	0.00%
TOTAL REVENUES	-	7,061	7,061	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	-	(48,475)	(48,475)	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	<u>\$ -</u>	<u>\$ 651,811</u>	<u>\$ 651,811</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		-		
FUND BALANCE, ENDING		<u><u>\$ 651,811</u></u>		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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
<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 July 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 69,348	\$ 69,348	0.00%
TOTAL REVENUES	-	69,348	69,348	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>Construction In Progress</u>				
Construction in Progress	-	1,856,128	(1,856,128)	0.00%
Total Construction In Progress	-	1,856,128	(1,856,128)	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	-	2,289,725	(2,289,725)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(2,220,377)	(2,220,377)	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	\$ -	\$ 6,459,337	\$ 6,459,337	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		-		
FUND BALANCE, ENDING		\$ 6,459,337		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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
<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 July 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
<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. 07-23
 Statement Date 7/31/2023

G/L Balance (LCY)	34,913.45	Statement Balance	37,765.45
G/L Balance	34,913.45	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	34,913.45	Subtotal	37,765.45
Negative Adjustments	0.00	Outstanding Checks	2,852.00
	<hr/>	Differences	0.00
Ending G/L Balance	34,913.45	Ending Balance	34,913.45
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
6/1/2023	Payment	671	RYAN MOTKO	200.00	200.00	0.00
6/15/2023	Payment	683	NICHOLAS J. DISTER	200.00	200.00	0.00
6/15/2023	Payment	684	RYAN MOTKO	200.00	200.00	0.00
6/29/2023	Payment	687	CORLIN SERVICES LLC	687.15	687.15	0.00
6/29/2023	Payment	688	FIRST CHOICE AQUATIC	822.00	822.00	0.00
6/29/2023	Payment	689	SPEAREM ENTERPRISES	660.00	660.00	0.00
6/29/2023	Payment	690	TECO	6,311.56	6,311.56	0.00
6/29/2023	Payment	691	ZEBRA CLEANING TEAM	365.00	365.00	0.00
7/13/2023	Payment	692	ACTION SECURITY, INC	125.00	125.00	0.00
7/13/2023	Payment	693	BOCC	179.27	179.27	0.00
7/13/2023	Payment	694	CARSON'S LAWN &	8,585.00	8,585.00	0.00
7/13/2023	Payment	695	CHARTER COMMUNICATIONS	182.96	182.96	0.00
7/13/2023	Payment	696	CORLIN SERVICES LLC	100.00	100.00	0.00
7/13/2023	Payment	697	FIRST CHOICE AQUATIC	748.00	748.00	0.00
7/13/2023	Payment	698	INFRAMARK LLC	3,981.15	3,981.15	0.00
7/13/2023	Payment	699	STANTEC CONSULTING SERVICES	547.50	547.50	0.00
7/13/2023	Payment	700	STRALEY ROBIN VERICKER	2,002.50	2,002.50	0.00
7/13/2023	Payment	701	TIMES PUBLISHING COM	1,972.00	1,972.00	0.00
7/13/2023	Payment	702	ZEBRA CLEANING TEAM	1,050.00	1,050.00	0.00
7/21/2023	Payment	DD113	Payment of Invoice 000560	6,322.99	6,322.99	0.00
7/27/2023	Payment	703	ACTION SECURITY, INC	365.00	365.00	0.00
Total Checks				35,607.08	35,607.08	0.00
Deposits						
7/14/2023		JE000120	CK#1073### - Keys	G/L Ac 50.00	50.00	0.00
7/14/2023		JE000121	MO##### - Keys	G/L Ac 25.00	25.00	0.00
7/14/2023		JE000122	CK#1730713##### - Clubhouse	G/L Ac 50.00	50.00	0.00
7/25/2023		JE000155	Tax Revenue/ Debt Service	G/L Ac 62.74	62.74	0.00
Total Deposits				187.74	187.74	0.00

SHERWOOD MANOR CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
7/27/2023	Payment	704	FIRST CHOICE AQUATIC	822.00	0.00	822.00
7/27/2023	Payment	705	SPEAREM ENTERPRISES	635.00	0.00	635.00
7/27/2023	Payment	706	STRALEY ROBIN VERICKER	1,395.00	0.00	1,395.00
Total Outstanding Checks.....				2,852.00		2,852.00