

# **Sherwood Manor Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
August 31, 2023

Prepared by:



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**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of August 31, 2023

*(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	\$ 12,344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,344
Due From Other Funds	-	4,386	-	-	93,609	-	-	97,995
Investments:								
Acq. & Construction - Amenity	-	-	-	1	-	-	-	1
Acquisition & Construction Account	-	-	-	-	2,445,006	-	-	2,445,006
Construction Fund	-	-	-	-	3,675,000	-	-	3,675,000
Reserve Fund	-	473,878	644,750	-	-	-	-	1,118,628
Revenue Fund	-	293,832	103,286	-	-	-	-	397,118
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>\$ 12,463</b>	<b>\$ 772,096</b>	<b>\$ 748,036</b>	<b>\$ 1</b>	<b>\$ 6,213,615</b>	<b>\$ 17,772,701</b>	<b>\$ 27,714,237</b>	<b>\$ 53,233,149</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 52,406	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,406
Bonds Payable	-	-	-	-	-	-	18,334,238	18,334,238
Bonds Payable - Series 2023	-	-	-	-	-	-	9,380,000	9,380,000
Due To Other Funds	4,386	-	93,609	-	-	-	-	97,995
<b>TOTAL LIABILITIES</b>	<b>56,792</b>	<b>-</b>	<b>93,609</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>27,714,238</b>	<b>27,864,639</b>

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of August 31, 2023

*(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	-	772,096	654,427	-	-	-	-	1,426,523
Capital Projects	-	-	-	1	6,213,615	-	-	6,213,616
Unassigned:	(44,329)	-	-	-	-	17,772,701	(1)	17,728,371
<b>TOTAL FUND BALANCES</b>	<b>(44,329)</b>	<b>772,096</b>	<b>654,427</b>	<b>1</b>	<b>6,213,615</b>	<b>17,772,701</b>	<b>(1)</b>	<b>25,368,510</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 12,463</b>	<b>\$ 772,096</b>	<b>\$ 748,036</b>	<b>\$ 1</b>	<b>\$ 6,213,615</b>	<b>\$ 17,772,701</b>	<b>\$ 27,714,237</b>	<b>\$ 53,233,149</b>

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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	\$ 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	-	625	625	0.00%
<b>TOTAL REVENUES</b>	<b>367,450</b>	<b>377,546</b>	<b>10,096</b>	<b>102.75%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	2,000	6,800	(4,800)	340.00%
ProfServ-Trustee Fees	8,200	4,041	4,159	49.28%
Disclosure Report	8,400	2,800	5,600	33.33%
District Counsel	5,000	11,457	(6,457)	229.14%
District Engineer	4,000	1,359	2,641	33.98%
District Manager	30,000	20,344	9,656	67.81%
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	368	132	73.60%
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	1,039	461	69.27%
Dues, Licenses, Subscriptions	500	796	(296)	159.20%
<b>Total Administration</b>	<b>73,813</b>	<b>78,650</b>	<b>(4,837)</b>	<b>106.55%</b>
<b><u>Utility Services</u></b>				
Utility - Electric	73,000	60,607	12,393	83.02%
<b>Total Utility Services</b>	<b>73,000</b>	<b>60,607</b>	<b>12,393</b>	<b>83.02%</b>

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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	3,654	(2,654)	365.40%
Waterway Management	7,776	7,554	222	97.15%
Field Manager	12,000	6,600	5,400	55.00%
Amenity Center Cleaning & Supplies	6,300	7,585	(1,285)	120.40%
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	1,134	366	75.60%
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	7,420	80	98.93%
R&M-Monument, Entrance & Wall	3,500	14,807	(11,307)	423.06%
Waterway Improvements & Repairs	1,000	822	178	82.20%
Landscape Maintenance	108,105	97,171	10,934	89.89%
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%
Mileage Reimbursement	-	3	(3)	0.00%
<b>Total Other Physical Environment</b>	<u>220,637</u>	<u>173,122</u>	<u>47,515</u>	<u>78.46%</u>
<b>TOTAL EXPENDITURES</b>	<b>367,450</b>	<b>312,379</b>	<b>55,071</b>	<b>85.01%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	65,167	65,167	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>(109,496)</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ (44,329)</u></b>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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	\$ -	\$ 10,312	\$ 10,312	0.00%
Special Assmnts- Tax Collector	629,163	517,487	(111,676)	82.25%
Special Assmnts- CDD Collected	-	111,138	111,138	0.00%
<b>TOTAL REVENUES</b>	<b>629,163</b>	<b>638,937</b>	<b>9,774</b>	<b>101.55%</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	-	11,474	11,474	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>760,622</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 772,096</b>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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	\$ -	\$ 9,677	\$ 9,677	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>9,677</b>	<b>9,677</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	-	(45,859)	(45,859)	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>\$ 654,427</u>	<u>\$ 654,427</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		-		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 654,427</b></u>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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 August 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	\$ -	\$ 93,609	\$ 93,609	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>93,609</b>	<b>93,609</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
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%
<b>Total Administration</b>	<b>-</b>	<b>191,200</b>	<b>(191,200)</b>	<b>0.00%</b>
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	2,126,111	(2,126,111)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>2,126,111</b>	<b>(2,126,111)</b>	<b>0.00%</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>2,559,708</b>	<b>(2,559,708)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(2,466,099)	(2,466,099)	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	\$ -	\$ 6,213,615	\$ 6,213,615	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>-</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 6,213,615</b>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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>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>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 August 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. 08-23  
 Statement Date 8/31/2023

<b>G/L Balance (LCY)</b>	12,343.73	<b>Statement Balance</b>	12,543.73
<b>G/L Balance</b>	12,343.73	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	12,543.73
<b>Subtotal</b>	12,343.73	<b>Outstanding Checks</b>	200.00
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
	<hr/>		
<b>Ending G/L Balance</b>	12,343.73	<b>Ending Balance</b>	12,343.73
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
7/27/2023	Payment	704	FIRST CHOICE AQUATIC	822.00	822.00	0.00
7/27/2023	Payment	705	SPEAREM ENTERPRISES	635.00	635.00	0.00
7/27/2023	Payment	706	STRALEY ROBIN VERICKER	1,395.00	1,395.00	0.00
8/3/2023	Payment	707	CARSON'S LAWN &	8,585.00	8,585.00	0.00
8/3/2023	Payment	708	OPTIMAL OUTSOURCE	296.76	296.76	0.00
8/10/2023	Payment	709	ACTION SECURITY, INC	125.00	125.00	0.00
8/10/2023	Payment	710	ALBERTO VIERA	200.00	200.00	0.00
8/10/2023	Payment	711	BOCC	287.08	287.08	0.00
8/10/2023	Payment	712	CARLOS DE LA OSSA	200.00	200.00	0.00
8/10/2023	Payment	713	INFRAMARK LLC	3,988.14	3,988.14	0.00
8/10/2023	Payment	714	NICHOLAS J. DISTER	200.00	200.00	0.00
8/10/2023	Payment	716	ZEBRA CLEANING TEAM	1,050.00	1,050.00	0.00
8/17/2023	Payment	717	CARSON'S LAWN &	1,000.00	1,000.00	0.00
8/17/2023	Payment	718	CHARTER COMMUNICATIONS	182.96	182.96	0.00
8/22/2023	Payment	DD114	Payment of Invoice 000599	6,429.78	6,429.78	0.00
Total Checks				25,396.72	25,396.72	0.00
<b>Deposits</b>						
8/16/2023		JE000152	CK#127## - Clubhouse	G/L Ac 75.00	75.00	0.00
8/16/2023		JE000153	CK#2017### - Clubhouse	G/L Ac 50.00	50.00	0.00
8/16/2023		JE000154	CK#711## - Clubhouse	G/L Ac 50.00	50.00	0.00
Total Deposits				175.00	175.00	0.00
<b>Outstanding Checks</b>						
8/10/2023	Payment	715	RYAN MOTKO	200.00	0.00	200.00
<b>Total Outstanding Checks</b> .....				<b>200.00</b>		<b>200.00</b>