

Sherwood Manor Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2025

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 April 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2018 CAPITAL PROJECTS FUND	SERIES 2023 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>								
Cash - Operating Account	\$ 373,860	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 373,860
Due From Other Funds	-	-	-	-	144,795	-	-	144,795
Investments:								
Construction Fund	-	-	-	-	5,292	-	-	5,292
Prepayment Account	-	1	-	-	-	-	-	1
Reserve Fund	-	473,878	644,750	-	-	-	-	1,118,628
Revenue Fund	-	627,900	747,892	-	-	-	-	1,375,792
Deposits	39	-	-	-	-	-	-	39
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
TOTAL ASSETS	\$ 373,899	\$ 1,101,779	\$ 1,392,642	\$ -	\$ 150,087	\$ 17,772,701	\$ 17,984,999	\$ 38,776,107
<u>LIABILITIES</u>								
Accounts Payable	\$ 69,642	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,642
Bonds Payable	-	-	-	-	-	-	8,740,000	8,740,000
Bonds Payable - Series 2023	-	-	-	-	-	-	9,245,000	9,245,000
Due To Other Funds	3,899	115,618	23,793	-	-	-	-	143,310
TOTAL LIABILITIES	73,541	115,618	23,793	-	-	-	17,985,000	18,197,952
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	986,161	1,368,849	-	-	-	-	2,355,010
Capital Projects	-	-	-	-	150,087	-	-	150,087
Unassigned:	300,358	-	-	-	-	17,772,701	(1)	18,073,058
TOTAL FUND BALANCES	300,358	986,161	1,368,849	-	150,087	17,772,701	(1)	20,578,155
TOTAL LIABILITIES & FUND BALANCES	\$ 373,899	\$ 1,101,779	\$ 1,392,642	\$ -	\$ 150,087	\$ 17,772,701	\$ 17,984,999	\$ 38,776,107

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 2,259	\$ 2,259	0.00%
Rental Income	-	550	550	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%
TOTAL REVENUES	740,058	680,973	(59,085)	92.02%

EXPENDITURES

Administration

Supervisor Fees	12,000	7,000	5,000	58.33%
ProfServ-Trustee Fees	8,200	4,041	4,159	49.28%
Disclosure Report	8,400	4,900	3,500	58.33%
District Counsel	7,500	13,725	(6,225)	183.00%
District Engineer	4,000	6,270	(2,270)	156.75%
District Manager	30,000	18,500	11,500	61.67%
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	875	625	58.33%
Dues, Licenses, Subscriptions	500	197	303	39.40%
Total Administration	98,850	65,787	33,063	66.55%

Utility Services

Utility - Electric	100,000	69,701	30,299	69.70%
Total Utility Services	100,000	69,701	30,299	69.70%

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<u>Other Physical Environment</u>				
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Pool Maintenance	2,000	5,850	(3,850)	292.50%
Waterway Management	16,000	19,730	(3,730)	123.31%
Field Manager	12,000	11,833	167	98.61%
Amenity Center Cleaning & Supplies	8,000	5,896	2,104	73.70%
Contracts-Aquatic Control	17,000	5,224	11,776	30.73%
Contracts-Pools	13,200	3,150	10,050	23.86%
Contracts - Landscape	235,000	156,349	78,651	66.53%
Amenity Center Pest Control	2,000	-	2,000	0.00%
Onsite Staff	70,000	35,000	35,000	50.00%
Security Monitoring Services	1,500	1,208	292	80.53%
Telephone, Cable & Internet Service	1,800	1,428	372	79.33%
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	18,454	(9,454)	205.04%
R&M-Wetland Monitoring	20,000	1,793	18,207	8.97%
Amenity Maintenance & Repairs	27,208	23,799	3,409	87.47%
R&M-Monument, Entrance & Wall	7,500	20,983	(13,483)	279.77%
Plant Replacement Program	5,000	2,852	2,148	57.04%
Mulch & Tree Trimming	14,000	-	14,000	0.00%
Garbage Collection	5,000	2,619	2,381	52.38%
Irrigation Maintenance	3,500	2,303	1,197	65.80%
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%
Total Other Physical Environment	541,208	351,874	189,334	65.02%
TOTAL EXPENDITURES	740,058	487,362	252,696	65.85%
Excess (deficiency) of revenues				
Over (under) expenditures	-	193,611	193,611	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		106,747		
FUND BALANCE, ENDING		\$ 300,358		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 21,004	\$ 21,004	0.00%
Special Assmnts- Tax Collector	629,269	538,444	(90,825)	85.57%
Special Assmnts- CDD Collected	-	119,770	119,770	0.00%
TOTAL REVENUES	629,269	679,218	49,949	107.94%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	185,000	175,000	10,000	94.59%
Interest Expense	444,269	226,181	218,088	50.91%
Total Debt Service	629,269	401,181	228,088	63.75%
TOTAL EXPENDITURES	629,269	401,181	228,088	63.75%
Excess (deficiency) of revenues				
Over (under) expenditures	-	278,037	278,037	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		708,124		
FUND BALANCE, ENDING		\$ 986,161		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 26,299	\$ 26,299	0.00%
Special Assmnts- Tax Collector	-	336,221	336,221	0.00%
Special Assmnts- CDD Collected	643,156	173,862	(469,294)	27.03%
TOTAL REVENUES	643,156	536,382	(106,774)	83.40%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	253,197	-	253,197	0.00%
Interest Expense	389,959	253,197	136,762	64.93%
Total Debt Service	643,156	253,197	389,959	39.37%
TOTAL EXPENDITURES	643,156	253,197	389,959	39.37%
Excess (deficiency) of revenues				
Over (under) expenditures	-	283,185	283,185	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,085,664		
FUND BALANCE, ENDING		\$ 1,368,849		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 41,368	\$ 41,368	0.00%
TOTAL REVENUES	-	41,368	41,368	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	1,889,736	(1,889,736)	0.00%
Total Construction In Progress	-	1,889,736	(1,889,736)	0.00%
TOTAL EXPENDITURES	-	1,889,736	(1,889,736)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,848,368)	(1,848,368)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,998,455		
FUND BALANCE, ENDING		\$ 150,087		

Bank Account Statement

Sherwood Manor CDD

Bank Account No. 9155
Statement No. 04_25

Statement Date 04/30/2025

G/L Account No. 101001 Balance	373,860.13	Statement Balance	370,466.22
		Outstanding Deposits	15,737.50
Positive Adjustments	0.00	Subtotal	386,203.72
Subtotal	373,860.13	Outstanding Checks	-12,343.59
Negative Adjustments	0.00	Ending Balance	373,860.13
Ending G/L Balance	373,860.13		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
04/04/2025		JE000664	Rental Income	Deposit-Clubhouse Rental	150.00	150.00	0.00
04/25/2025		JE000665	Interest - Tax Collector	Interest-Tax Collector	639.71	639.71	0.00
Total Deposits					789.71	789.71	0.00
Checks							
							0.00
03/20/2025	Payment	1009	SHERWOOD MANOR CDD	Check for Vendor V00035	-67,888.66	-67,888.66	0.00
03/26/2025	Payment	100097	ZEBRA CLEANING TEAM	Inv: 7662	-1,050.00	-1,050.00	0.00
03/31/2025	Payment	100098	LANDSCAPE MAINTENANCE PROFESSIONALS INC	Inv: 3222241, Inv: 322242, Inv: 322442, Inv: 322790, Inv: 322789	-9,967.10	-9,967.10	0.00
03/31/2025	Payment	100099	JNJ CLEANING SERVICES LLC	Inv: 0524	-600.00	-600.00	0.00
04/07/2025	Payment	1010	ALBERTO VIERA	Check for Vendor V00048	-200.00	-200.00	0.00
04/07/2025	Payment	1011	CARLOS DE LA OSSA	Check for Vendor V00061	-200.00	-200.00	0.00
04/07/2025	Payment	1012	KYLE SMITH	Check for Vendor V00066	-200.00	-200.00	0.00
04/07/2025	Payment	1014	RYAN MOTKO	Check for Vendor V00052	-200.00	-200.00	0.00
04/09/2025	Payment	300023	BOCC ACH	Inv: 033125 3466	-302.27	-302.27	0.00
04/10/2025	Payment	100100	LANDSCAPE MAINTENANCE PROFESSIONALS INC	Inv: 325212, Inv: 326068	-10,418.38	-10,418.38	0.00
04/10/2025	Payment	100101	ARDURRA GROUP, INC	Inv: 162321	-1,450.00	-1,450.00	0.00
04/18/2025	Payment	300024	CHARTER COMMUNICATION S - ACH	Inv: 2458267040125	-205.00	-205.00	0.00
04/21/2025	Payment	100102	STRALEY ROBIN VERICKER	Inv: 26286	-1,167.50	-1,167.50	0.00
04/21/2025	Payment	100104	INFRAMARK LLC	Inv: 146029, Inv: 147055	-13,461.16	-13,461.16	0.00

Sherwood Manor CDD

Statement No. 04_25

04/30/2025

Total Outstanding Deposits	15,737.50
-----------------------------------	-----------