

Sherwood Manor Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2024

Prepared by:



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SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2024

(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	\$ 365,701	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 365,701
Cash in Transit	-	70,944	170,124	-	-	-	-	241,068
Due From Other Funds	229,172	-	-	-	228,513	-	-	457,685
Investments:								
Construction Fund	-	-	-	-	1,867,625	-	-	1,867,625
Prepayment Account	-	1	-	-	-	-	-	1
Reserve Fund	-	473,878	644,750	-	-	-	-	1,118,628
Revenue Fund	-	268,534	271,516	-	-	-	-	540,050
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	\$ 594,992	\$ 813,357	\$ 1,086,390	\$ -	\$ 2,096,138	\$ 17,772,701	\$ 27,714,237	\$ 50,077,815
LIABILITIES								
Accounts Payable	\$ 52,518	\$ 70,944	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123,462
Accounts Payable - Other	36,032	-	-	-	-	-	-	36,032
Bonds Payable	-	-	-	-	-	-	18,334,238	18,334,238
Bonds Payable - Series 2023	-	-	-	-	-	-	9,380,000	9,380,000
Due To Other Funds	-	314,443	143,242	-	-	-	-	457,685
TOTAL LIABILITIES	88,550	385,387	143,242	-	-	-	27,714,238	28,331,417

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2024

(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	-	427,970	943,148	-	-	-	-	1,371,118
Capital Projects	-	-	-	-	2,096,138	-	-	2,096,138
Unassigned:	506,442	-	-	-	-	17,772,701	(1)	18,279,142
TOTAL FUND BALANCES	506,442	427,970	943,148	-	2,096,138	17,772,701	(1)	21,746,398
TOTAL LIABILITIES & FUND BALANCES	\$ 594,992	\$ 813,357	\$ 1,086,390	\$ -	\$ 2,096,138	\$ 17,772,701	\$ 27,714,237	\$ 50,077,815

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
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>				
Rental Income	\$ -	\$ 100	\$ 100	0.00%
Special Assmnts- Tax Collector	294,916	298,790	3,874	101.31%
Special Assmnts- CDD Collected	411,142	615,327	204,185	149.66%
Other Miscellaneous Revenues	-	600	600	0.00%
TOTAL REVENUES	706,058	914,817	208,759	129.57%

EXPENDITURES

Administration

Supervisor Fees	12,000	8,600	3,400	71.67%
ProfServ-Trustee Fees	8,200	8,297	(97)	101.18%
Disclosure Report	8,400	6,850	1,550	81.55%
District Counsel	7,500	13,638	(6,138)	181.84%
District Engineer	4,000	2,474	1,526	61.85%
District Manager	30,000	22,500	7,500	75.00%
Accounting Services	8,200	-	8,200	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	391	109	78.20%
Public Officials Insurance	2,700	2,788	(88)	103.26%
Legal Advertising	3,000	404	2,596	13.47%
Bank Fees	250	35	215	14.00%
Website Administration	1,500	1,125	375	75.00%
Dues, Licenses, Subscriptions	500	874	(374)	174.80%
Total Administration	95,050	68,726	26,324	72.31%

Utility Services

Utility - Electric	100,000	73,205	26,795	73.21%
Total Utility Services	100,000	73,205	26,795	73.21%

Other Physical Environment

Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Pool Maintenance	2,000	11,724	(9,724)	586.20%
Waterway Management	15,000	23,325	(8,325)	155.50%
Field Manager	12,000	9,000	3,000	75.00%
Amenity Center Cleaning & Supplies	9,300	5,630	3,670	60.54%
Contracts-Pools	13,200	1,050	12,150	7.95%
Contracts - Landscape	175,000	61,445	113,555	35.11%
Amenity Center Pest Control	2,000	-	2,000	0.00%
Onsite Staff	66,708	-	66,708	0.00%

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
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
Security Monitoring Services	1,500	4,358	(2,858)	290.53%
Telephone, Cable & Internet Service	1,800	190	1,610	10.56%
Utility - Water	4,500	10,965	(6,465)	243.67%
Insurance - General Liability	30,000	18,792	11,208	62.64%
Insurance Deductible	2,500	-	2,500	0.00%
R&M-Other Reserves	50,000	-	50,000	0.00%
R&M-Wetland Monitoring	20,000	-	20,000	0.00%
R&M-Wetland	16,000	5,092	10,908	31.83%
Amenity Maintenance & Repairs	40,000	3,867	36,133	9.67%
R&M-Monument, Entrance & Wall	7,500	4,301	3,199	57.35%
Waterway Improvements & Repairs	-	1,306	(1,306)	0.00%
Landscape Maintenance	-	18,820	(18,820)	0.00%
Plant Replacement Program	5,000	-	5,000	0.00%
Mulch & Tree Trimming	14,000	-	14,000	0.00%
Garbage Collection	5,000	1,435	3,565	28.70%
Irrigation Maintenance	3,500	7,050	(3,550)	201.43%
Entry System-Key Fob	2,500	-	2,500	0.00%
Total Other Physical Environment	511,008	188,350	322,658	36.86%
TOTAL EXPENDITURES	706,058	330,281	375,777	46.78%
Excess (deficiency) of revenues				
Over (under) expenditures	-	584,536	584,536	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	1	1	0.00%
TOTAL FINANCING SOURCES (USES)	-	1	1	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 584,537</u>	<u>\$ 584,537</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2023)		(78,095)		
FUND BALANCE, ENDING		<u>\$ 506,442</u>		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
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	\$ -	\$ 34,297	\$ 34,297	0.00%
Special Assmnts- Tax Collector	507,390	511,250	3,860	100.76%
Special Assmnts- CDD Collected	123,373	119,770	(3,603)	97.08%
TOTAL REVENUES	630,763	665,317	34,554	105.48%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	175,000	305,000	(130,000)	174.29%
Interest Expense	455,763	712,081	(256,318)	156.24%
Total Debt Service	630,763	1,017,081	(386,318)	161.25%
TOTAL EXPENDITURES	630,763	1,017,081	(386,318)	161.25%
Excess (deficiency) of revenues Over (under) expenditures	-	(351,764)	(351,764)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		779,734		
FUND BALANCE, ENDING		\$ 427,970		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
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	\$ -	\$ 32,411	\$ 32,411	0.00%
Special Assmnts- Tax Collector	-	1,485	1,485	0.00%
Special Assmnts- CDD Collected	647,638	507,750	(139,888)	78.40%
TOTAL REVENUES	647,638	541,646	(105,992)	83.63%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	135,000	-	135,000	0.00%
Interest Expense	512,638	256,319	256,319	50.00%
Total Debt Service	647,638	256,319	391,319	39.58%
TOTAL EXPENDITURES	647,638	256,319	391,319	39.58%
Excess (deficiency) of revenues Over (under) expenditures	-	285,327	285,327	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		657,821		
FUND BALANCE, ENDING		\$ 943,148		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
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%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(1)	(1)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(1)	(1)	0.00%
Net change in fund balance	\$ -	\$ (1)	\$ (1)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1		
FUND BALANCE, ENDING		\$ -		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
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	\$ -	\$ 97,684	\$ 97,684	0.00%
Developer Contribution	-	3,435	3,435	0.00%
TOTAL REVENUES	-	101,119	101,119	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	2,024,459	(2,024,459)	0.00%
Total Construction In Progress	-	2,024,459	(2,024,459)	0.00%
TOTAL EXPENDITURES	-	2,024,459	(2,024,459)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(1,923,340)	(1,923,340)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		4,019,478		
FUND BALANCE, ENDING		\$ 2,096,138		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
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, 2023)		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, 2024
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, 2023)		(1)		
FUND BALANCE, ENDING		<u>\$ (1)</u>		

Bank Account Statement

Sherwood Manor CDD

Wednesday, July 24, 2024

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JSCIORTINO

Bank Account No. 9155
Statement No. 24-06
Statement Date 06/30/2024

GL Balance (LCY)	365,700.89
GL Balance	365,700.89
Positive Adjustments	0.00
<hr/>	
Subtotal	365,700.89
Negative Adjustments	0.00
<hr/>	
Ending G/L Balance	365,700.89

Statement Balance	354,461.65
Outstanding Deposits	11,639.24
<hr/>	
Subtotal	366,100.89
Outstanding Checks	-400.00
<hr/>	
Ending Balance	365,700.89

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
06/14/2024	Payment	BD00005	Deposit No. BD00005	112,179.37	112,179.37	0.00
06/07/2024		JE000426	Truist Bank Stop Payment Charge	-35.00	-35.00	0.00
Total Deposits				112,144.37	112,144.37	0.00
Checks						
05/09/2024	Payment	884	Check for Vendor V00072	-285.00	-285.00	0.00
05/09/2024	Payment	887	Check for Vendor V00052	-200.00	-200.00	0.00
05/16/2024	Payment	891	Check for Vendor V00020	-1,050.00	-1,050.00	0.00
05/22/2024	Payment	894	Check for Vendor V00018	-455.00	-455.00	0.00
05/22/2024	Payment	897	Check for Vendor V00033	-1,614.10	-1,614.10	0.00
05/22/2024	Payment	898	Check for Vendor V00053	-4,256.13	-4,256.13	0.00
05/30/2024	Payment	900	Check for Vendor V00047	-516.66	-516.66	0.00
06/07/2024	Payment	901	Check for Vendor V00003	-275.00	-275.00	0.00
06/07/2024	Payment	902	Check for Vendor V00006	-9,685.00	-9,685.00	0.00
06/07/2024	Payment	903	Check for Vendor V00019	-403.50	-403.50	0.00
06/07/2024	Payment	904	Check for Vendor V00020	-1,050.00	-1,050.00	0.00
06/07/2024	Payment	905	Check for Vendor V00065	-304,014.02	-304,014.02	0.00
06/10/2024	Payment	906	Check for Vendor V00075	-812.00	-812.00	0.00
06/20/2024	Payment	907	Check for Vendor V00074	-712.74	-712.74	0.00
06/21/2024	Payment	909	Check for Vendor V00048	-200.00	-200.00	0.00
06/21/2024	Payment	911	Check for Vendor V00061	-200.00	-200.00	0.00
06/21/2024	Payment	912	Check for Vendor V00066	-200.00	-200.00	0.00
06/25/2024	Payment	913	Check for Vendor V00048	-200.00	-200.00	0.00
06/25/2024	Payment	914	Check for Vendor V00061	-200.00	-200.00	0.00
06/25/2024	Payment	915	Check for Vendor V00066	-200.00	-200.00	0.00
06/17/2024	Payment	DD126	Payment of Invoice 001091	-3,753.40	-3,753.40	0.00
06/17/2024	Payment	DD127	Payment of Invoice 001068	-6,025.95	-6,025.95	0.00
Total Checks				-336,308.50	-336,308.50	0.00

Bank Account Statement

Sherwood Manor CDD

Wednesday, July 24, 2024

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JSCIORTINO

Bank Account No. 9155
Statement No. 24-06
Statement Date 06/30/2024

Outstanding Checks

06/21/2024	Payment	908	Check for Vendor V00034	-200.00
06/21/2024	Payment	910	Check for Vendor V00052	-200.00
Total Outstanding Checks				-400.00

Outstanding Deposits

04/01/2024	JE000364	rev to DD ACH - TECO 6005	5,745.00
04/01/2024	JE000365	rev to DD ACH - TECO 6005	5,894.24
Total Outstanding Deposits			11,639.24