

Sherwood Manor Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2024

Prepared by:



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SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2024

(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
ASSETS								
Cash - Operating Account	\$ 166,356	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 166,356
Cash in Transit	-	-	170,124	-	-	-	-	170,124
Due From Other Funds	300,115	-	-	-	244,929	-	-	545,044
Investments:								
Construction Fund	-	-	-	-	1,875,968	-	-	1,875,968
Prepayment Account	-	1	-	-	-	-	-	1
Reserve Fund	-	473,878	644,750	-	-	-	-	1,118,628
Revenue Fund	-	346,220	295,994	-	-	-	-	642,214
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	\$ 466,590	\$ 820,099	\$ 1,110,868	\$ -	\$ 2,120,897	\$ 17,772,701	\$ 27,714,237	\$ 50,005,392
LIABILITIES								
Accounts Payable	\$ 32,805	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,805
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	-	385,387	159,657	-	-	-	-	545,044
TOTAL LIABILITIES	68,837	385,387	159,657	-	-	-	27,714,238	28,328,119

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2024

(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	
FUND BALANCES								
Restricted for:								
Debt Service	-	434,712	951,211	-	-	-	-	1,385,923
Capital Projects	-	-	-	-	2,120,897	-	-	2,120,897
Unassigned:	397,753	-	-	-	-	17,772,701	(1)	18,170,453
TOTAL FUND BALANCES	397,753	434,712	951,211	-	2,120,897	17,772,701	(1)	21,677,273
TOTAL LIABILITIES & FUND BALANCES	\$ 466,590	\$ 820,099	\$ 1,110,868	\$ -	\$ 2,120,897	\$ 17,772,701	\$ 27,714,237	\$ 50,005,392

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 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	299,018	4,102	101.39%
Special Assmnts- CDD Collected	411,142	615,327	204,185	149.66%
Other Miscellaneous Revenues	-	625	625	0.00%
TOTAL REVENUES	706,058	915,070	209,012	129.60%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	10,600	1,400	88.33%
ProfServ-Trustee Fees	8,200	8,297	(97)	101.18%
Disclosure Report	8,400	8,250	150	98.21%
District Counsel	7,500	19,177	(11,677)	255.69%
District Engineer	4,000	2,474	1,526	61.85%
District Manager	30,000	31,667	(1,667)	105.56%
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	414	86	82.80%
Public Officials Insurance	2,700	2,788	(88)	103.26%
Legal Advertising	3,000	3,530	(530)	117.67%
Bank Fees	250	35	215	14.00%
Website Administration	1,500	1,471	29	98.07%
Dues, Licenses, Subscriptions	500	874	(374)	174.80%
Total Administration	95,050	90,327	4,723	95.03%
<u>Utility Services</u>				
Utility - Water	-	5,176	(5,176)	0.00%
Utility - Electric	100,000	89,618	10,382	89.62%
Total Utility Services	100,000	94,794	5,206	94.79%

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 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>Other Physical Environment</u>				
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Pool Maintenance	2,000	15,164	(13,164)	758.20%
Waterway Management	15,000	28,287	(13,287)	188.58%
Field Manager	12,000	33,917	(21,917)	282.64%
Amenity Center Cleaning & Supplies	9,300	7,170	2,130	77.10%
Contracts-Pools	13,200	1,050	12,150	7.95%
Contracts - Landscape	175,000	64,248	110,752	36.71%
Amenity Center Pest Control	2,000	-	2,000	0.00%
Onsite Staff	66,708	-	66,708	0.00%
Security Monitoring Services	1,500	9,445	(7,945)	629.67%
Telephone, Cable & Internet Service	1,800	1,023	777	56.83%
Utility - Water	4,500	14,162	(9,662)	314.71%
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	4,719	35,281	11.80%
R&M-Monument, Entrance & Wall	7,500	4,301	3,199	57.35%
Waterway Improvements & Repairs	-	1,306	(1,306)	0.00%
Landscape Maintenance	-	36,942	(36,942)	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	254,103	256,905	49.73%
TOTAL EXPENDITURES	706,058	439,224	266,834	62.21%
Excess (deficiency) of revenues				
Over (under) expenditures	-	475,846	475,846	0.00%

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 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>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	1	1	0.00%
TOTAL FINANCING SOURCES (USES)	-	1	1	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 475,847</u>	<u>\$ 475,847</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2023)		(78,094)		
FUND BALANCE, ENDING		<u>\$ 397,753</u>		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 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	\$ -	\$ 41,039	\$ 41,039	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	672,059	41,296	106.55%
<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	-	(345,022)	(345,022)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		779,734		
FUND BALANCE, ENDING		\$ 434,712		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 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	\$ -	\$ 37,699	\$ 37,699	0.00%
Interest - Checking	-	2,775	2,775	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	549,709	(97,929)	84.88%
<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	-	293,390	293,390	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		657,821		
FUND BALANCE, ENDING		\$ 951,211		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 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	<u>\$ -</u>	<u>\$ (1)</u>	<u>\$ (1)</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2023)		1		
FUND BALANCE, ENDING		<u><u>\$ -</u></u>		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 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	\$ -	\$ 122,443	\$ 122,443	0.00%
Developer Contribution	-	3,435	3,435	0.00%
TOTAL REVENUES	-	125,878	125,878	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	-	(1,898,581)	(1,898,581)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		4,019,478		
FUND BALANCE, ENDING		<u>\$ 2,120,897</u>		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 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 August 31, 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

Monday, September 16, 2024

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JSCIORTINO

Bank Account No. 9155
Statement No. 08-24
Statement Date 08/31/2024

GL Balance (LCY)	166,355.98	Statement Balance	160,503.76
GL Balance	166,355.98	Outstanding Deposits	11,639.24
Positive Adjustments	0.00		
	<hr/>	Subtotal	172,143.00
Subtotal	166,355.98	Outstanding Checks	-5,787.02
Negative Adjustments	0.00		
	<hr/>	Ending Balance	166,355.98
Ending G/L Balance	166,355.98		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
						0.00
Total Deposits						0.00
Checks						
07/15/2024	Payment	928	Check for Vendor V00039	-338.88	-338.88	0.00
07/15/2024	Payment	930	Check for Vendor V00049	-8,650.00	-8,650.00	0.00
07/31/2024	Payment	100001	Inv: 185401, Inv: 185726	-11,270.35	-11,270.35	0.00
07/31/2024	Payment	100002	Inv: 6103	-635.00	-635.00	0.00
07/31/2024	Payment	100003	Inv: 8030	-6,851.25	-6,851.25	0.00
07/31/2024	Payment	100004	Inv: 347703 061224, Inv: 347701 060924,	-3,126.50	-3,126.50	0.00
07/31/2024	Payment	100005	Inv: 26543	-545.00	-545.00	0.00
07/31/2024	Payment	100006	Inv: 268298227	-217.00	-217.00	0.00
08/09/2024	Payment	940	Check for Vendor V00026	-125.00	-125.00	0.00
08/09/2024	Payment	941	Check for Vendor V00048	-200.00	-200.00	0.00
08/09/2024	Payment	942	Check for Vendor V00061	-200.00	-200.00	0.00
08/09/2024	Payment	943	Check for Vendor V00066	-200.00	-200.00	0.00
08/09/2024	Payment	944	Check for Vendor V00077	-828.23	-828.23	0.00
08/09/2024	Payment	945	Check for Vendor V00034	-200.00	-200.00	0.00
08/09/2024	Payment	947	Check for Vendor V00020	-1,050.00	-1,050.00	0.00
08/15/2024	Payment	948	Check for Vendor V00005	-1,306.00	-1,306.00	0.00
08/15/2024	Payment	949	Check for Vendor V00049	-27,350.34	-27,350.34	0.00
08/15/2024	Payment	950	Check for Vendor V00077	-1,975.00	-1,975.00	0.00
08/15/2024	Payment	951	Check for Vendor V00025	-2,597.50	-2,597.50	0.00
08/19/2024	Payment	952	Check for Vendor V00049	-8,491.66	-8,491.66	0.00
08/19/2024	Payment	100007	Inv: 130368, Ref: DISTRICT INVOICE JULY	-10.35	-10.35	0.00
08/22/2024	Payment	100008	Inv: 1025, Ref: SECURITY	-2,320.00	-2,320.00	0.00
08/19/2024	Payment	DD134	Payment of Invoice 001123	-5,798.26	-5,798.26	0.00
08/19/2024	Payment	DD135	Payment of Invoice 001124	-249.87	-249.87	0.00
08/18/2024	Payment	DD136	Payment of Invoice 001125	-3,196.65	-3,196.65	0.00
08/18/2024	Payment	DD137	Payment of Invoice 001122	-204.97	-204.97	0.00
Total Checks				-87,937.81	-87,937.81	0.00

Bank Account Statement

Sherwood Manor CDD

Monday, September 16, 2024

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JSCIORTINO

Bank Account No. 9155
Statement No. 08-24
Statement Date 08/31/2024

Adjustments

Total Adjustments