

Sherwood Manor Community Development District

Financial Statements
(Unaudited)

Period Ending
Sep 30, 2024

Prepared by:



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SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2018	SERIES 2023	SERIES 2018	SERIES 2023	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	PROJECTS	PROJECTS	FUND	DEBT FUND	
ASSETS								
Cash - Operating Account	\$ 143,366	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 143,366
Cash in Transit	-	-	170,124	-	-	-	-	170,124
Due From Developer	68,462	-	-	-	-	-	-	68,462
Due From Other Funds	300,116	-	-	-	253,265	-	-	553,381
Investments:								
Construction Fund	-	-	-	-	1,875,968	-	-	1,875,968
Prepayment Account	-	1	-	-	-	-	-	1
Reserve Fund	-	473,878	644,750	-	-	-	-	1,118,628
Revenue Fund	-	349,864	308,509	-	-	-	-	658,373
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	-	-	-	-	-	-	25,583,440	25,583,440
TOTAL ASSETS	\$ 511,983	\$ 823,743	\$ 1,123,383	\$ -	\$ 2,129,233	\$ 17,772,701	\$ 27,714,237	\$ 50,075,280
LIABILITIES								
Accounts Payable	\$ 69,596	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,596
Accounts Payable - Other	(8,257)	-	-	-	-	-	-	(8,257)
Bonds Payable	-	-	-	-	-	-	18,334,238	18,334,238
Bonds Payable - Series 2023	-	-	-	-	-	-	9,380,000	9,380,000
Due To Other Funds	-	385,387	167,994	-	-	-	-	553,381
TOTAL LIABILITIES	61,339	385,387	167,994	-	-	-	27,714,238	28,328,958

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 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	-	438,356	955,389	-	-	-	-	1,393,745
Capital Projects	-	-	-	-	2,129,233	-	-	2,129,233
Unassigned:	450,644	-	-	-	-	17,772,701	(1)	18,223,344
TOTAL FUND BALANCES	450,644	438,356	955,389	-	2,129,233	17,772,701	(1)	21,746,322
TOTAL LIABILITIES & FUND BALANCES	\$ 511,983	\$ 823,743	\$ 1,123,383	\$ -	\$ 2,129,233	\$ 17,772,701	\$ 27,714,237	\$ 50,075,280

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

EXPENDITURES

Administration

Supervisor Fees	12,000	11,600	400	96.67%
ProfServ-Trustee Fees	8,200	8,297	(97)	101.18%
Disclosure Report	8,400	8,950	(550)	106.55%
District Counsel	7,500	20,160	(12,660)	268.80%
District Engineer	4,000	2,674	1,326	66.85%
District Manager	30,000	36,250	(6,250)	120.83%
Accounting Services	8,200	-	8,200	0.00%
Auditing Services	6,200	3,500	2,700	56.45%
Website Compliance	1,500	750	750	50.00%
Email Hosting Vendor	600	-	600	0.00%
Postage, Phone, Faxes, Copies	500	426	74	85.20%
Public Officials Insurance	2,700	2,788	(88)	103.26%
Legal Advertising	3,000	4,448	(1,448)	148.27%
Bank Fees	250	35	215	14.00%
Website Administration	1,500	1,979	(479)	131.93%
Dues, Licenses, Subscriptions	500	874	(374)	174.80%
Total Administration	95,050	102,731	(7,681)	108.08%

Utility Services

Utility - Water	-	5,176	(5,176)	0.00%
Utility - Electric	100,000	97,947	2,053	97.95%
Total Utility Services	100,000	103,123	(3,123)	103.12%

Other Physical Environment

Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Pool Maintenance	2,000	17,364	(15,364)	868.20%
Waterway Management	15,000	31,943	(16,943)	212.95%
Field Manager	12,000	37,000	(25,000)	308.33%
Amenity Center Cleaning & Supplies	9,300	8,181	1,119	87.97%
Contracts-Pools	13,200	1,050	12,150	7.95%
Contracts - Landscape	175,000	83,196	91,804	47.54%
Amenity Center Pest Control	2,000	-	2,000	0.00%

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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
Onsite Staff	66,708	-	66,708	0.00%
Security Monitoring Services	1,500	9,570	(8,070)	638.00%
Telephone, Cable & Internet Service	1,800	1,228	572	68.22%
Utility - Water	4,500	16,096	(11,596)	357.69%
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	6,274	33,726	15.69%
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	13,382	(9,882)	382.34%
Entry System-Key Fob	2,500	-	2,500	0.00%
Total Other Physical Environment	511,008	293,152	217,856	57.37%
TOTAL EXPENDITURES	706,058	499,006	207,052	70.67%
Excess (deficiency) of revenues Over (under) expenditures	-	416,064	416,064	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>\$ 416,065</u>	<u>\$ 416,065</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2023)		34,579		
FUND BALANCE, ENDING		<u>\$ 450,644</u>		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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	\$ -	\$ 44,683	\$ 44,683	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	675,703	44,940	107.12%
<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	-	(341,378)	(341,378)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		779,734		
FUND BALANCE, ENDING		\$ 438,356		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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	\$ -	\$ 41,877	\$ 41,877	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	553,887	(93,751)	85.52%
<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	-	297,568	297,568	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		657,821		
FUND BALANCE, ENDING		\$ 955,389		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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 September 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	\$ -	\$ 130,779	\$ 130,779	0.00%
Developer Contribution	-	3,435	3,435	0.00%
TOTAL REVENUES	-	134,214	134,214	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	-	(1,890,245)	(1,890,245)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		4,019,478		
FUND BALANCE, ENDING		<u>\$ 2,129,233</u>		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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 September 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, October 30, 2024

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Bank Account No.	9155			
Statement No.	09_24			
Statement Date	09/30/2024			
08/09/2024	Payment	946	Check for Vendor V00052	-200.00
09/13/2024	Payment	957	Check for Vendor V00052	-200.00
09/27/2024	Payment	100013	Inv: 132404	-8,491.66
Total Outstanding Checks				-12,902.68

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