

# **Sherwood Manor Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
October 31, 2023

Prepared by:



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**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of October 31, 2023

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2018 DEBT SERVICE FUND</b>	<b>SERIES 2023 DEBT SERVICE FUND</b>	<b>SERIES 2018 CAPITAL PROJECTS FUND</b>	<b>SERIES 2023 CAPITAL PROJECTS FUND</b>	<b>GENERAL FIXED ASSETS FUND</b>	<b>GENERAL LONG-TERM DEBT FUND</b>	<b>TOTAL</b>
<b>ASSETS</b>								
Cash - Operating Account	\$ 121,248	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 121,248
Due From Other Funds	-	8,536	-	-	143,877	-	-	152,413
Investments:								
Acq. & Construction - Amenity	-	-	-	1	-	-	-	1
Acquisition & Construction Account	-	-	-	-	1,512,582	-	-	1,512,582
Construction Fund	-	-	-	-	1,875,968	-	-	1,875,968
Reserve Fund	-	473,878	644,750	-	-	-	-	1,118,628
Revenue Fund	-	420,479	288,703	-	-	-	-	709,182
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>\$ 121,367</b>	<b>\$ 902,893</b>	<b>\$ 933,453</b>	<b>\$ 1</b>	<b>\$ 3,532,427</b>	<b>\$ 17,772,701</b>	<b>\$ 27,714,237</b>	<b>\$ 50,977,079</b>

**LIABILITIES**

Accounts Payable	\$ 119,362	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 119,362
Accounts Payable - Other	3,975	-	-	-	-	-	-	3,975
Bonds Payable	-	-	-	-	-	-	18,334,238	18,334,238
Bonds Payable - Series 2023	-	-	-	-	-	-	9,380,000	9,380,000
Due To Other Funds	8,536	-	143,877	-	-	-	-	152,413
<b>TOTAL LIABILITIES</b>	<b>131,873</b>	<b>-</b>	<b>143,877</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>27,714,238</b>	<b>27,989,988</b>

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of October 31, 2023

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2018 DEBT SERVICE FUND</b>	<b>SERIES 2023 DEBT SERVICE FUND</b>	<b>SERIES 2018 CAPITAL PROJECTS FUND</b>	<b>SERIES 2023 CAPITAL PROJECTS FUND</b>	<b>GENERAL FIXED ASSETS FUND</b>	<b>GENERAL LONG-TERM DEBT FUND</b>	<b>TOTAL</b>
<b>FUND BALANCES</b>								
Restricted for:								
Debt Service	-	902,893	789,576	-	-	-	-	1,692,469
Capital Projects	-	-	-	1	3,532,427	-	-	3,532,428
Unassigned:	(10,506)	-	-	-	-	17,772,701	(1)	17,762,194
<b>TOTAL FUND BALANCES</b>	<b>(10,506)</b>	<b>902,893</b>	<b>789,576</b>	<b>1</b>	<b>3,532,427</b>	<b>17,772,701</b>	<b>(1)</b>	<b>22,987,091</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 121,367</b>	<b>\$ 902,893</b>	<b>\$ 933,453</b>	<b>\$ 1</b>	<b>\$ 3,532,427</b>	<b>\$ 17,772,701</b>	<b>\$ 27,714,237</b>	<b>\$ 50,977,079</b>

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 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	\$ 294,916	\$ -	\$ (294,916)	0.00%
Special Assmnts- CDD Collected	411,142	117,676	(293,466)	28.62%
Other Miscellaneous Revenues	-	150	150	0.00%
<b>TOTAL REVENUES</b>	<b>706,058</b>	<b>117,826</b>	<b>(588,232)</b>	<b>16.69%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	-	12,000	0.00%
ProfServ-Trustee Fees	8,200	4,041	4,159	49.28%
Disclosure Report	8,400	350	8,050	4.17%
District Counsel	7,500	-	7,500	0.00%
District Engineer	4,000	-	4,000	0.00%
District Manager	30,000	2,500	27,500	8.33%
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	8	492	1.60%
Public Officials Insurance	2,700	2,788	(88)	103.26%
Legal Advertising	3,000	-	3,000	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	125	1,375	8.33%
Dues, Licenses, Subscriptions	500	175	325	35.00%
<b>Total Administration</b>	<b>95,050</b>	<b>10,737</b>	<b>84,313</b>	<b>11.30%</b>
<b><u>Utility Services</u></b>				
Utility - Electric	100,000	6,319	93,681	6.32%
<b>Total Utility Services</b>	<b>100,000</b>	<b>6,319</b>	<b>93,681</b>	<b>6.32%</b>

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 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>				
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Pool Maintenance	2,000	-	2,000	0.00%
Waterway Management	15,000	748	14,252	4.99%
Field Manager	12,000	1,000	11,000	8.33%
Amenity Center Cleaning & Supplies	9,300	815	8,485	8.76%
Contracts-Pools	13,200	1,050	12,150	7.95%
Contracts - Landscape	175,000	8,635	166,365	4.93%
Amenity Center Pest Control	2,000	-	2,000	0.00%
Onsite Staff	66,708	-	66,708	0.00%
Security Monitoring Services	1,500	192	1,308	12.80%
Telephone, Cable & Internet Service	1,800	-	1,800	0.00%
Utility - Water	4,500	1,585	2,915	35.22%
Insurance - General Liability	30,000	10,783	19,217	35.94%
Insurance Deductible	2,500	3,294	(794)	131.76%
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	-	16,000	0.00%
Amenity Maintenance & Repairs	40,000	-	40,000	0.00%
R&M-Monument, Entrance & Wall	7,500	366	7,134	4.88%
Plant Replacement Program	5,000	-	5,000	0.00%
Mulch & Tree Trimming	14,000	-	14,000	0.00%
Garbage Collection	5,000	-	5,000	0.00%
Irrigation Maintenance	3,500	-	3,500	0.00%
Entry System-Key Fob	2,500	-	2,500	0.00%
<b>Total Other Physical Environment</b>	<b>511,008</b>	<b>28,468</b>	<b>482,540</b>	<b>5.57%</b>
<b>TOTAL EXPENDITURES</b>	<b>706,058</b>	<b>45,524</b>	<b>660,534</b>	<b>6.45%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	72,302	72,302	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(82,808)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (10,506)</b>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 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	\$ -	\$ 3,389	\$ 3,389	0.00%
Special Assmnts- CDD Collected	630,763	119,770	(510,993)	18.99%
<b>TOTAL REVENUES</b>	<b>630,763</b>	<b>123,159</b>	<b>(507,604)</b>	<b>19.53%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	175,000	-	175,000	0.00%
Interest Expense	455,763	-	455,763	0.00%
<b>Total Debt Service</b>	<b>630,763</b>	<b>-</b>	<b>630,763</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>630,763</b>	<b>-</b>	<b>630,763</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	123,159	123,159	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>779,734</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 902,893</b>		

**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 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	\$ -	\$ 3,413	\$ 3,413	0.00%
Special Assmnts- CDD Collected	647,638	128,342	(519,296)	19.82%
<b>TOTAL REVENUES</b>	<b>647,638</b>	<b>131,755</b>	<b>(515,883)</b>	<b>20.34%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	135,000	-	135,000	0.00%
Interest Expense	512,638	-	512,638	0.00%
<b>Total Debt Service</b>	<b>647,638</b>	<b>-</b>	<b>647,638</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>647,638</b>	<b>-</b>	<b>647,638</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	131,755	131,755	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>657,821</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 789,576</b>		

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



**SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 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	\$ -	\$ 21,392	\$ 21,392	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>21,392</b>	<b>21,392</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	508,443	(508,443)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>508,443</b>	<b>(508,443)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>508,443</b>	<b>(508,443)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(487,051)	(487,051)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>4,019,478</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 3,532,427</u></b>		

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

# SHERWOOD MANOR CDD

## Bank Reconciliation

Bank Account No. 9155 TRUIST - GF Operating  
 Statement No. 10-23  
 Statement Date 10/31/2023

<b>G/L Balance (LCY)</b>	121,247.69	<b>Statement Balance</b>	121,247.69
<b>G/L Balance</b>	121,247.69	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	121,247.69
<b>Subtotal</b>	121,247.69	<b>Outstanding Checks</b>	0.00
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
	<hr/>		
<b>Ending G/L Balance</b>	121,247.69	<b>Ending Balance</b>	121,247.69
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
10/5/2023	Payment	728	BOCC	670.07	670.07	0.00
10/12/2023	Payment	729	CHARTER COMMUNICATIONS	182.96	182.96	0.00
10/12/2023	Payment	730	TIMES PUBLISHING COM	505.50	505.50	0.00
10/20/2023		JE000191	CK#1337### - DS and O&M	365,788.39	365,788.39	0.00
10/23/2023	Payment	DD120	Payment of Invoice 000686	6,318.58	6,318.58	0.00
10/24/2023	Payment	DD118	Payment of Invoice 000691	128,341.96	128,341.96	0.00
10/24/2023	Payment	DD119	Payment of Invoice 000692	119,770.10	119,770.10	0.00
Total Checks				621,577.56	621,577.56	0.00
<b>Deposits</b>						
10/20/2023		JE000191	CK#1337### - DS and O&M	G/L Ac 365,788.39	365,788.39	0.00
10/20/2023		JE000212	CK#1337##### - DS and O&M	G/L Ac 365,788.39	365,788.39	0.00
10/27/2023		JE000213	CK#129## - Clubhouse	G/L Ac 100.00	100.00	0.00
10/27/2023		JE000214	MO##### - Clubhouse	G/L Ac 50.00	50.00	0.00
10/31/2023		JE000216	FY23 Excess Fees	G/L Ac 6,563.41	6,563.41	0.00
Total Deposits				738,290.19	738,290.19	0.00