Sherwood Manor Community Development District

Financial Statements (Unaudited)

Period Ending Sep 30, 2024

Prepared by:



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Balance Sheet

As of September 30, 2024 (In Whole Numbers)

ACCOUNT DESCRIPTION	 SENERAL FUND	ERIES 2018 BT SERVICE FUND	ERIES 2023 BT SERVICE FUND	C	RIES 2018 CAPITAL ROJECTS FUND	ERIES 2023 CAPITAL PROJECTS FUND	F	GENERAL IXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>										
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
<u>LIABILITIES</u>										
Accounts Payable	\$ 69,596	\$ -	\$ -	\$	-	\$ -	\$	-	\$ - 9	\$ 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

Balance Sheet

As of September 30, 2024 (In Whole Numbers)

				SERIES 2018	SERIES 2023			
		SERIES 2018	SERIES 2023	CAPITAL	CAPITAL	GENERAL	GENERAL	
	GENERAL	DEBT SERVICE	DEBT SERVICE	PROJECTS	PROJECTS	FIXED ASSETS	LONG-TERM	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	FUND	FUND	FUND	DEBT FUND	TOTAL
FUND BALANCES								
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

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2024 General Fund (001) (In Whole Numbers)

Rental Income	ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
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% TAR EVENUES 706,058 915,070 209,012 129,60% EXPENDITURES Administration Supervisor Fees 12,000 11,600 400 96,67% Prof Serv-Trustee Fees 8,200 8,297 (97) 101.8% Piotic Counsel 7,500 20,160 (12,660) 268.80% District Counsel 7,500 20,160 (12,660) 268.80% District Engineer 4,000 2,674 1,326 66.85% District Manager 3,000 36,250 (6,250) 120.83% Accounting Services 8,200 5 5,00 66.250 12,70 5,00 66.250 <t< td=""><td>REVENUES</td><td></td><td></td><td></td><td></td></t<>	REVENUES				
Special Assmrits- Tax Collector 294,916 299,018 4,102 101.39% Special Assmrits- CDD Collected 411,142 615,327 204,185 149,66% Other Miscellaneous Revenues - 625 625 0.00% TOTAL REVENUES 706,058 915,070 209,012 129,66% 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) 36.55 66.250 120.83% District Engineer 4,000 2,674 1,326 66.85% 105.55% 105.55% 10.05% 106.55% 106.55% 106.55% 105.55% 10.05% 106.00 2,674 1,326 66.85% 105.55% 105.55% 105.55% 105.55% 105.55% 105.55% 105.55% 105.55% 105.55% 105.55% </td <td>· · · · · · · · · · · · · · · · · · ·</td> <td>\$ -</td> <td>\$ 100</td> <td>\$ 100</td> <td>0.00%</td>	· · · · · · · · · · · · · · · · · · ·	\$ -	\$ 100	\$ 100	0.00%
Special Assmrits- CDD Collected			•	·	
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 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 8,86 103,26% Legal Advertising 3,000 4,448 <	•	·	•		
TOTAL REVENUES 706,058 915,070 209,012 129,60%	·	-	,	•	
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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%	Website Administration				
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% Prof Serv-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%	Dues, Licenses, Subscriptions	•	•	, ,	
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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% Prof Serv-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%	Utility - Water	-	5,176	(5,176)	0.00%
Other Physical Environment Payroll-Pool Monitors 12,000 - 12,000 0.00% Prof Serv-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%	Utility - Electric	100,000	97,947		97.95%
Payroll-Pool Monitors 12,000 - 12,000 0.00% Prof Serv-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%	Total Utility Services	100,000	103,123	(3,123)	103.12%
Payroll-Pool Monitors 12,000 - 12,000 0.00% Prof Serv-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%	Other Physical Environment				
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Contracts - Landscape 175,000 83,196 91,804 47.54%		•			
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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	\$ -	\$ 416,065	\$ 416,065	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		34,579		
FUND BALANCE, ENDING		\$ 450,644		

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	YE	AR TO DATE ACTUAL	RIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
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%
EXPENDITURES Debt Service					
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	<u>-</u>		(341,378)	(341,378)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			779,734	(- ,5: -)	
FUND BALANCE, ENDING		\$	438,356		

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	YI	EAR TO DATE ACTUAL	ARIANCE (\$)	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%
EXPENDITURES Debt Service Principal Debt Retirement	125,000			125 000	0.00%
Interest Expense	135,000 512,638		256,319	135,000 256,319	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%
Over (under) experiditures			291,300	 291,500	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)			657,821		
FUND BALANCE, ENDING		\$	955,389		

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)

	ANNUAL ADOPTED	YEAR TO DATE	VARIANCE (\$)	YTD ACTUAL AS A % OF
ACCOUNT DESCRIPTION	BUDGET	ACTUAL	FAV(UNFAV)	ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES		<u> </u>		0.00%
Excess (deficiency) of revenues Over (under) expenditures		<u>-</u>		0.00%
OTHER FINANCING SOURCES (USES)				
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		<u>\$</u>		

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	
REVENUES								
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>								
Construction In Progress								
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			\$	2,129,233				

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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
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		\$ 17,772,701		

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)

	ANNUAL ADOPTED	YEAR TO DATE	VARIANCE (\$)	YTD ACTUAL AS A % OF
ACCOUNT DESCRIPTION	BUDGET	ACTUAL	FAV(UNFAV)	ADOPTED BUD
REVENUES				
TOTAL REVENUES		-		0.00%
EXPENDITURES				
TOTAL EXPENDITURES		-		0.00%
Excess (deficiency) of revenues				
Over (under) expenditures				0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(1)		
FUND BALANCE, ENDING		\$ (1)		

Bank Account Statement

Sherwood Manor CDD

 Bank Account No.
 9155

 Statement No.
 09_24

 Statement Date
 09/30/2024

144,629.64	Statement Balance	143,366.20	GL Balance (LCY)
11,639.24	Outstanding Deposits	143,366.20	GL Balance
156,268.88	Subtotal	0.00	Positive Adjustments
-12,902.68	Outstanding Checks	112 266 20	
		143,366.20	Subtotal
143,366.20	Ending Balance	0.00	Negative Adjustments
		143,366.20	Ending G/L Balance

Documen	t			Cleared	
Posting Date Type	Document No.	Description	Amount	Amount	Difference
Deposits					
Deposits					
T . IB . '					0.00
Total Deposits					0.00
Checks					
					0.00
08/30/2024 Payment	100009	Inv: 99803, Ref: Monthly waterway service	-1,306.00	-1,306.00	0.00
08/30/2024 Payment	100010	Inv: 0000180, Ref: FURNITURE REMOVED	-270.00	-270.00	0.00
09/04/2024 Payment	100011	Inv: 7202, Ref: POOL SIGNS	-290.00	-290.00	0.00
09/04/2024 Payment	100012	Inv: 6116, Ref: CLUBHOUSE CLEANING, Inv:	-1,270.00	-1,270.00	0.00
09/13/2024 Payment	953	Check for Vendor V00048	-200.00	-200.00	0.00
09/13/2024 Payment	954	Check for Vendor V00061	-200.00	-200.00	0.00
09/13/2024 Payment	955	Check for Vendor V00066	-200.00	-200.00	0.00
09/13/2024 Payment	956	Check for Vendor V00034	-200.00	-200.00	0.00
09/13/2024 Payment	958	Check for Vendor V00020	-1,050.00	-1,050.00	0.00
09/19/2024 Payment	959	Check for Vendor V00019	-420.50	-420.50	0.00
09/20/2024 Payment	DD138	Payment of Invoice 001140	-1,933.83	-1,933.83	0.00
09/18/2024 Payment	DD143	Payment of Invoice 001181	-1,850.58	-1,850.58	0.00
09/18/2024 Payment	DD144	Payment of Invoice 001182	-521.04	-521.04	0.00
09/18/2024 Payment	DD145	Payment of Invoice 001183	-252.62	-252.62	0.00
09/18/2024 Payment	DD146	Payment of Invoice 001184	-5,704.58	-5,704.58	0.00
09/20/2024 Payment	DD147	Payment of Invoice 001185	-204.97	-204.97	0.00
Total Checks			-15,874.12	-15,874.12	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/23/2024 Payment	DD129	Payment of Invoice 001071	-257.62
06/27/2024 Payment	DD132	Payment of Invoice 001102	-3,753.40

Wednesday, October 30, 2024 Page 2

Bank Account Statement

Sherwood Manor CDD

 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

Outstanding Deposits

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