

**EXHIBIT A**  
 Sweetwater Creek Community Development District  
 Adopted Fiscal Year 2017 Operations & Maintenance Budget

	Adopted FY 2016 Budget	Actual Through 6/30/16	Projected FY 2016 Total	Adopted FY 2017 Budget
<b>Revenues</b>				
Assessments - Tax Collector & Direct	\$739,765.79	\$622,475.10	\$739,765.79	\$895,394.91
Fitness Center Revenue	\$25,000.00	\$31,510.45	\$35,000.00	\$27,750.00
Carry Forward Surplus	\$46,758.21	\$46,758.21	\$46,758.21	0.00
Cost Sharing - Marshall Creek Revenue	\$130,021.00	\$59,901.61	\$59,901.61	\$159,085.09
<b>Net Revenues</b>	<b>\$941,545.00</b>	<b>\$760,645.37</b>	<b>\$881,425.61</b>	<b>\$1,082,230.00</b>
<b>Expenditures</b>				
Supervisor Fees	\$0.00	\$0.00	\$0.00	\$4,800.00
Engineering Fees	\$9,000.00	\$3,307.50	\$8,000.00	\$9,000.00
District Counsel	\$15,000.00	\$7,618.00	\$15,000.00	\$15,000.00
Audit Fees	\$5,500.00	\$4,500.00	\$5,250.00	\$5,500.00
Arbitrage	\$500.00	\$0.00	\$500.00	\$500.00
Assessment Roll	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
Dissemination	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
Trustee Fees	\$5,000.00	\$0.00	\$3,500.00	\$4,000.00
District Management Fees	\$40,000.00	\$29,999.97	\$40,000.00	\$40,000.00
Filed Management Fees - Hines Property Mgmt	\$21,500.00	\$12,541.69	\$21,500.00	\$21,500.00
Travel & Per Diem	\$1,000.00	\$322.24	\$650.00	\$700.00
Telephone	\$500.00	\$55.13	\$250.00	\$300.00
Postage	\$500.00	\$347.50	\$500.00	\$500.00
Public Official Insurance - District	\$3,700.00	\$3,347.00	\$3,347.00	\$3,800.00
General Insurance - District	\$4,900.00	\$4,509.00	\$4,509.00	\$5,100.00
Property & Casualty Insurance - Amenities	\$15,100.00	\$14,260.00	\$14,260.00	\$15,100.00
Copies	\$50.00	\$35.00	\$50.00	\$50.00
Legal Advertising	\$2,000.00	\$512.67	\$1,200.00	\$1,500.00
Website	\$750.00	\$540.00	\$720.00	\$750.00
Other Current Charges (MISC)	\$10,000.00	\$4,006.48	\$10,000.00	\$10,000.00
Dues, Licenses & Fees	\$175.00	\$175.00	\$175.00	\$175.00
Security	\$45,550.00	\$30,525.00	\$50,000.00	\$53,000.00
Bank Fees	\$800.00	\$507.60	\$507.60	\$250.00
Landscape Maintenance	\$154,680.00	\$119,988.00	\$160,000.00	\$195,000.00
Lake Maintenance	\$10,000.00	\$7,907.00	\$9,240.00	\$20,000.00
Electric	\$30,000.00	\$21,061.04	\$36,000.00	\$36,000.00
Water	\$1,000.00	\$192.03	\$500.00	\$500.00
Water - Sewer	\$2,000.00	\$119.99	\$500.00	\$500.00
Irrigation Repair & Maintenance	\$11,000.00	\$4,187.15	\$10,000.00	\$11,000.00
Landscape Improvement	\$20,000.00	\$34,635.00	\$40,000.00	\$75,000.00
Streetslights	\$3,000.00	\$2,982.12	\$3,500.00	\$3,500.00
Gate - repairs/maintenance	\$5,000.00	\$5,120.54	\$6,500.00	\$5,000.00
Janitorial (Guardhouse)	\$3,000.00	\$1,850.00	\$2,220.00	\$2,500.00
<b>Amenity - Swimming Pool:</b>				
Payroll-Salaried	\$50,644.00	\$46,423.63	\$50,644.00	\$71,872.00
Payroll-Hourly	\$94,594.00	\$86,711.13	\$94,594.00	\$82,458.00
Payroll-Benefits	\$24,355.00	\$22,325.38	\$24,355.00	\$29,794.00
Payroll Taxes	\$19,000.00	\$17,416.63	\$19,000.00	\$19,875.00
ProfServ-Engineering	\$24,591.00	\$22,541.75	\$24,591.00	\$30,472.00
ProfServ-Info Technology	\$1,500.00	\$1,419.81	\$1,500.00	\$1,500.00
ProfServ-Swimming Pool Commiss (including Fitness Commissions)	\$15,000.00	\$13,750.00	\$15,000.00	\$15,000.00
Contracts-Janitorial Services	\$8,536.00	\$7,824.83	\$8,536.00	\$9,984.00
Contracts-Landscape	\$16,000.00	\$11,991.52	\$16,000.00	\$16,000.00
Travel and Per Diem	\$400.00	\$248.12	\$400.00	\$400.00
Communication - Telephone	\$7,000.00	\$4,747.81	\$6,500.00	\$9,300.00
Utility - General	\$58,000.00	\$32,702.64	\$52,000.00	\$58,000.00
Utility - Refuse Removal	\$1,320.00	\$1,089.42	\$1,300.00	\$1,600.00
Rental - Fitness Equipment	\$6,000.00	\$3,080.00	\$4,700.00	\$29,270.00
R&M-Buildings	\$11,000.00	\$1,726.09	\$5,000.00	\$8,000.00
R&M-Pools	\$21,000.00	\$8,020.22	\$18,000.00	\$24,500.00
R&M Vehicles - New	\$0.00	\$0.00	\$0.00	\$500.00
Legal Advertising	\$2,050.00	\$0.00	\$500.00	\$2,050.00
Miscellaneous Services	\$750.00	\$255.67	\$750.00	\$750.00
Misc-Training	\$1,250.00	\$203.00	\$800.00	\$800.00
Misc-Licenses & Permits	\$1,000.00	\$350.00	\$500.00	\$500.00
Office Supplies	\$3,500.00	\$1,074.17	\$2,000.00	\$2,000.00
Cleaning Supplies	\$7,000.00	\$4,608.16	\$7,000.00	\$7,000.00
Office Equipment	\$5,800.00	\$613.05	\$3,000.00	\$5,000.00
Op Supplies - Spa & Paper	\$6,500.00	\$2,044.87	\$5,500.00	\$5,500.00
Op Supplies - Uniforms	\$650.00	\$64.00	\$600.00	\$750.00
Subscriptions and Memberships	\$500.00	\$832.47	\$1,000.00	\$500.00
Cap Outlay-Machinery and Equip	\$41,000.00	\$0.00	\$41,000.00	\$15,530.00
<b>Amenity - Fitness Center:</b>				
ProfServ-Outside Fitness	\$42,000.00	\$38,500.00	\$42,000.00	\$50,000.00
Contracts-Misc Labor	\$3,800.00	\$1,100.00	\$3,000.00	\$3,800.00
R&M Equipment	\$0.00	\$0.00	\$0.00	\$3,000.00
R&M-Buildings	\$8,000.00	\$162.90	\$6,000.00	\$8,000.00
Misc-Special Events	\$10,000.00	\$7,870.70	\$10,000.00	\$12,000.00
Cap Outlay-Machinery and Equip	\$12,600.00	\$10,665.32	\$12,600.00	\$3,000.00
Additional Park Expenses	\$5,000.00	\$0.00	\$0.00	\$3,000.00
<b>Operation &amp; Maintenance Expenditures</b>	<b>\$941,545.00</b>	<b>\$675,515.94</b>	<b>\$936,748.60</b>	<b>\$1,082,230.00</b>