



**Sweetwater Creek
Community Development District**

**Adopted Budget
FY 2020**



Sweetwater Creek Community Development District

Table of Contents

General Fund	Page 1-2
General Fund Narrative	Page 3-11
Capital Reserve Fund	Page 12
Series 2019 Debt Service Fund	Page 13
Series 2019A-1 Amortization Schedule	Page 14
Series 2019A-2 Amortization Schedule	Page 15
Assessment Schedule	Page 16

**Sweetwater Creek
Community Development District**

General Fund

Description	Adopted Budget FY 2019	Actuals Thru 7/31/19	Projected Next 2 Months	Total Thru 9/30/19	Adopted Budget FY 2020
REVENUES					
Assessments	\$ 1,188,599	\$ 1,192,073	\$ -	\$ 1,192,073	\$ 1,329,176
Fitness Center Revenue	\$ 27,750	\$ 27,218	\$ 532	\$ 27,750	\$ 27,750
Cost Sharing - Marshall Creek Revenue	\$ 55,399	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ 55,000	\$ 356,339	\$ -	\$ 356,339	\$ -
TOTAL REVENUES	\$ 1,326,748	\$ 1,575,629	\$ 532	\$ 1,576,161	\$ 1,356,926
EXPENDITURES					
<u>Administrative</u>					
Supervisor Fees	\$ 9,600	\$ 11,800	\$ 2,000	\$ 13,800	\$ 12,000
Engineering Fees	\$ 9,000	\$ 12,087	\$ 2,417	\$ 14,504	\$ 10,000
District Counsel	\$ 20,000	\$ 19,493	\$ 3,899	\$ 23,392	\$ 28,000
Audit Fees	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 500	\$ 500	\$ -	\$ 500	\$ 500
Assessment Roll	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Dissemination	\$ 5,000	\$ 4,167	\$ 833	\$ 5,000	\$ 5,000
Trustee Fees	\$ 5,000	\$ 3,500	\$ -	\$ 3,500	\$ 5,000
District Management Fees	\$ 40,000	\$ 33,333	\$ 6,667	\$ 40,000	\$ 40,000
Telephone	\$ 300	\$ 159	\$ 32	\$ 191	\$ 300
Postage	\$ 500	\$ 784	\$ 1,098	\$ 1,882	\$ 1,000
Public Official Insurance	\$ 3,755	\$ 3,414	\$ -	\$ 3,414	\$ 3,600
Printing & Binding	\$ 500	\$ 1,060	\$ 535	\$ 1,596	\$ 1,000
Miscellaneous	\$ -	\$ 1,467	\$ 293	\$ 1,761	\$ 1,500
Legal Advertising	\$ 1,500	\$ 3,267	\$ 8,636	\$ 11,903	\$ 2,500
Information Technology	\$ 1,000	\$ 833	\$ 167	\$ 1,000	\$ 2,200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Subtotal Administrative	\$ 106,830	\$ 106,040	\$ 26,578	\$ 132,617	\$ 122,775
<u>Field Operations</u>					
<u>Utilities</u>					
Electric	\$ 45,000	\$ 37,270	\$ 7,454	\$ 44,724	\$ 45,000
<u>Other Physical Environment</u>					
Field Management Fees - Hines Property Mgmt	\$ 21,500	\$ -	\$ -	\$ -	\$ -
Field Management Fees	\$ 20,000	\$ 16,667	\$ 3,333	\$ 20,000	\$ 20,000
General Insurance	\$ 5,059	\$ 4,599	\$ -	\$ 4,599	\$ 5,000
Landscape Maintenance	\$ 215,000	\$ 94,993	\$ 46,854	\$ 141,847	\$ 215,000
Landscape Improvements	\$ 80,000	\$ 68,758	\$ 11,242	\$ 80,000	\$ 80,000
Lake Maintenance	\$ 17,500	\$ 12,860	\$ 2,572	\$ 15,431	\$ 18,456
Fountain Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 1,500
Irrigation Repairs & Maintenance	\$ 15,000	\$ 3,669	\$ 7,500	\$ 11,169	\$ 15,000
Storm Clean-Up	\$ 5,000	\$ -	\$ -	\$ -	\$ 2,000
Field Repairs & Maintenance	\$ -	\$ 5,650	\$ 1,130	\$ 6,780	\$ 12,000
Tree Removals	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 7,500
Streetlight Repairs	\$ 2,500	\$ 2,790	\$ 558	\$ 3,348	\$ 4,500
Signage Repairs	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Miscellaneous Field Supplies	\$ 10,000	\$ 23	\$ 5	\$ 27	\$ 2,500
Subtotal Field Operations	\$ 444,059	\$ 247,278	\$ 89,398	\$ 336,675	\$ 430,956

**Sweetwater Creek
Community Development District**

General Fund

Description	Adopted Budget FY 2019	Actuals Thru 7/31/19	Projected Next 2 Months	Total Thru 9/30/19	Adopted Budget FY 2020
Amenities					
<i>Administrative</i>					
Property & Casualty Insurance	\$ 16,369	\$ 14,881	\$ -	\$ 14,881	\$ 18,000
Payroll - Salaried	\$ 76,370	\$ 63,642	\$ 12,728	\$ 76,370	\$ 76,370
Payroll - Hourly	\$ 119,535	\$ 99,613	\$ 19,923	\$ 119,535	\$ 119,535
Payroll - Benefits	\$ 31,631	\$ 26,359	\$ 5,272	\$ 31,631	\$ 31,631
Payroll Taxes	\$ 20,709	\$ 17,257	\$ 3,451	\$ 20,708	\$ 20,709
Professional Services - Engineering	\$ 31,252	\$ 26,043	\$ 5,209	\$ 31,252	\$ 31,252
Professional Services - Information Technology	\$ 1,800	\$ 2,851	\$ 570	\$ 3,421	\$ 3,500
Professional Services - Pool/Fitness Commission	\$ 17,000	\$ 14,167	\$ 2,833	\$ 17,000	\$ 17,000
Travel & Per Diem	\$ 250	\$ 14	\$ 100	\$ 114	\$ 250
Training	\$ 400	\$ -	\$ 200	\$ 200	\$ 400
Licenses & Permits	\$ 400	\$ -	\$ 400	\$ 400	\$ 400
Subscriptions & Memberships	\$ 250	\$ -	\$ 450	\$ 450	\$ 500
Office Supplies	\$ 3,500	\$ 2,062	\$ 412	\$ 2,474	\$ 3,500
Office Equipment	\$ 5,000	\$ 3,373	\$ 675	\$ 4,048	\$ 2,000
Communication - Telephone/Internet/TV	\$ 10,000	\$ 11,120	\$ 2,224	\$ 13,344	\$ 10,000
Internet/Telephone - Guard House	\$ 2,400	\$ 2,121	\$ 424	\$ 2,545	\$ 3,000
Cost Share Expense - Marshall Creek	\$ -	\$ -	\$ 90,000	\$ 90,000	\$ 63,498
<i>Field</i>					
General Utilities	\$ 83,000	\$ 61,360	\$ 12,272	\$ 73,632	\$ 83,000
Refuse Removal	\$ 1,718	\$ 1,780	\$ 356	\$ 2,137	\$ 2,000
Security	\$ 64,000	\$ 56,568	\$ 11,314	\$ 67,882	\$ 64,000
Janitorial Services	\$ 8,000	\$ 6,500	\$ 1,300	\$ 7,800	\$ 8,000
Operating Supplies - Spa & Paper	\$ 3,500	\$ 3,187	\$ 637	\$ 3,824	\$ 4,000
Operating Supplies - Uniforms	\$ 300	\$ 414	\$ -	\$ 414	\$ 500
Cleaning Supplies	\$ 7,000	\$ 9,376	\$ 1,875	\$ 11,251	\$ 12,000
Amenity Landscape Maintenance & Improvements	\$ 20,000	\$ 12,230	\$ 2,446	\$ 14,675	\$ 20,000
Gate Repairs & Maintenance	\$ 10,000	\$ 9,103	\$ 1,821	\$ 10,924	\$ 7,000
Gate Improvements - Las Calinas	\$ 27,325	\$ 22,604	\$ 4,521	\$ 27,125	\$ -
Guardhouse Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Dog Park Repairs & Maintenance	\$ 2,500	\$ 6,417	\$ 1,283	\$ 7,700	\$ 3,650
Park Mulch	\$ 1,500	\$ -	\$ 1,500	\$ 1,500	\$ 1,500
Playground Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Miscellaneous	\$ 750	\$ 2,879	\$ 273	\$ 3,152	\$ 5,000
Buildings Repairs & Maintenance	\$ 8,500	\$ 11,091	\$ 2,218	\$ 13,309	\$ 10,000
Pest Control	\$ 3,800	\$ 650	\$ 130	\$ 780	\$ 2,500
Pools Maintenance - Contract	\$ 36,000	\$ 16,758	\$ 3,352	\$ 20,110	\$ 12,500
Pools Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 6,250
Pools Chemicals	\$ -	\$ -	\$ -	\$ -	\$ 6,250
Signage & Amenity Repairs	\$ -	\$ 224	\$ -	\$ 224	\$ -
Special Events	\$ 15,000	\$ 14,645	\$ 355	\$ 15,000	\$ 15,000
Capital Outlay - Machinery & Equipment	\$ 10,000	\$ -	\$ -	\$ -	\$ -
Capital Reserve Transfer	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	\$ 40,000
<i>Fitness</i>					
Professional Services - Outside Fitness	\$ 50,000	\$ 41,667	\$ 8,333	\$ 50,000	\$ 50,000
Fitness Equipment Repairs & Maintenance	\$ 1,500	\$ 1,035	\$ 207	\$ 1,242	\$ 3,000
Buildings Repairs & Maintenance	\$ 10,000	\$ -	\$ -	\$ -	\$ -
Fitness Equipment Rental	\$ 30,600	\$ 25,479	\$ 5,096	\$ 30,574	\$ 32,000
Miniature Golf Course Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 500
Miscellaneous Fitness Supplies	\$ 1,000	\$ 1,223	\$ 245	\$ 1,468	\$ 1,000
Capital Outlay - Machinery & Equipment	\$ 3,000	\$ 2,756	\$ 551	\$ 3,307	\$ 2,000
Subtotal Amenities	\$ 775,859	\$ 591,449	\$ 244,956	\$ 836,405	\$ 803,195
TOTAL EXPENDITURES	\$ 1,326,748	\$ 944,766	\$ 360,932	\$ 1,305,698	\$ 1,356,926
EXCESS REVENUES/(EXPENDITURES)	\$ -	\$ 630,863	\$ (360,400)	\$ 270,463	\$ -

Sweetwater Creek Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2020

REVENUES:

Assessments

The District levies Non-Ad Valorem Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year.

Fitness Center Revenue

The onsite fitness center provides various services that are fee based.

Carry Forward Surplus

Funding remaining from the previous year that will be applied to expenses in the current year.

EXPENDITURES:

Administrative:

Supervisors Fees

Chapter 190, Florida Statutes, allows each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The amount for the fiscal year is based upon five supervisors attending 12 monthly meetings.

Engineering Fees

The District's Engineer, England-Thims & Miller, will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

District Counsel

The District's Legal Counsel, Hopping Green & Sams, provides general legal services to the District. Among these services are attendance at and preparation for monthly Board meetings, review of operating and maintenance contracts, review of agreements and resolutions, etc.

Audit Fees

The District is required by Florida Statutes to have an independent certified public accounting firm to conduct an annual audit of its financial records. The District's current auditing firm is Carr, Riggs & Ingram, CPA.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2007 Special Assessment Revenue Bonds. The District has contracted with GNP Services, Inc. to calculate the arbitrage rebate liability and submit a report to the District.

Sweetwater Creek Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2020

Assessment Roll

The District has contracted with Governmental Management Services-CF, LLC to maintain the assessment roll and annually certify for collection a Non-Ad Valorem assessment for operating and debt service expenses, calculate, collect, record and transmit prepaid assessments, maintain the District's lien book along with various other responsibilities.

Dissemination

The District is required to prepare an annual disclosure report in accordance with the Continuing Disclosure Agreement and Rule 15(c)(2)-12(b)(5) promulgated by Securities and Exchange Commission. The annual report is filed on the Municipal Securities Rulemaking Board (EMMA) website.

Trustee Fees

The District pays monthly fees plus reimbursable expenses to Regions Bank as Trustee for the District Series 2007A Special Assessment Revenue Bonds.

District Management Fees

The District has contracted with Governmental Management Services – Central Florida, LLC to provide management, accounting and recording secretary services. These services include, but not limited to, advertising, recording and transcribing of Board meetings, administrative services, budget preparation, financial reporting, and assisting with annual audits.

Telephone

Represents expense for telephone and conference calls that are reimbursable by the district.

Postage

Represents the expense of mailing of correspondence, payables and overnight deliveries, that are considered reimbursable by the district.

Public Officials Insurance

The District's public officials' liability insurance coverage is provided by Florida Insurance Alliance who specializes in providing insurance coverage to governmental agencies.

Printing & Binding

Represents the expense of printing of agenda packages and copying correspondence, that are considered reimbursable by the district.

Miscellaneous

This represents any administrative expense that cannot be otherwise categorized.

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices and public hearings, bidding etc. for the District based on statutory guidelines.

Sweetwater Creek Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2020

Information Technology

The District incurs costs related to the District’s accounting and information systems, District’s website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Field Operations:

Utilities:

Electric Services

The District has the following electric accounts with Florida Power & Light Company for general purposes. Additional streetlights may be added as phases are initiated.

Description	Monthly	Annually
43 Privado Court # LITE	\$39	\$468
166 Pantano Vista Way # FOUNTAIN	\$12	\$144
499 Ensenada Drive # IRR	\$10	\$120
537 Ensenada Drive # IRR	\$53	\$636
661 Ensenada Drive # IRR	\$95	\$1,140
166 Torcido Blvd # IRR	\$37	\$444
1329 Las Calinas Blvd # IRR	\$56	\$672
1504 Las Calinas Blvd # IRR	\$235	\$2,820
2036 Las Calinas Blvd # IRR	\$35	\$420
2064 Las Calinas Blvd # IRR	\$21	\$252
1802 N Loop Parkway # LGT	\$10	\$120
336 Rio Del Norte Road # IRR	\$37	\$444
Street Lights # PALENCIA	\$2,981	\$35,772
Contingency		\$1,548
Total		\$45,000

Other Physical Environment:

Field Management

The District has contracted with Governmental Management Services-Central Florida, LLC to provide onsite filed management of contracts for the District Services such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors and monitoring of utility accounts.

General Insurance

Represents the cost of annual coverage of general liability insurance. Coverage is provided by Egis Insurance who specializes in providing insurance coverage to governmental agencies.

Sweetwater Creek
Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2020

Landscape Maintenance

The District has a contract with Yellowstone Landscape to maintain the landscaping located within the District. These services include monthly landscape maintenance such as mowing, weeding, edging, blowing debris and shrubs and groundcover pruning, as well as: fertilization, insect control, weed control, and irrigation inspections.

Landscape Improvements

Represents the cost of improving or replacing any landscaping located within the common areas of the District.

Lake Maintenance

The District has contracted with Estate Maintenance Services for the 24 ponds that require maintenance. The maintenance cost is \$1,418.49 per month totaling \$17,022 annually and includes miscellaneous expenses.

Fountain Maintenance

The District will incur expenses related to fountain maintenance.

Irrigation Repairs & Maintenance

The District will incur expenditures related to the maintenance of the irrigation systems.

Field Repairs & Maintenance

Represents estimated costs for the general repairs and maintenance of various facilities throughout the District.

Tree Removals

This item represents the estimated costs of removing any trees throughout the fiscal year.

Streetlight Repairs

The District will incur costs related to the repair and maintenance of streetlights not maintained by FPL within the District.

Signage Repair

The District will incur costs related to the repair and maintenance of the signage within the District.

Other Current Charges

The District may incur costs for items that may not fit into any standard category.

Sweetwater Creek Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2020

Amenities:

Administrative:

Property & Casualty Insurance

The District's property and casualty insurance coverage is provided by EGIS Insurance who specializes in providing insurance coverage to governmental agencies.

Payroll - Salaried

This item encompasses compensation for the Amenity Center Director, Front Desk Manager, and full-time staff. Compensation for the Amenity Center Director is shared evenly with Sweetwater Creek CDD and Marshall Creek CDD.

Payroll - Hourly

This allocation encompasses compensation for Front Desk, Child Watch, and Part time Maintenance Personnel.

Payroll - Benefits

This category provides funds for employee benefits to include workers' comp, medical, and dental, short-term and long-term disability. ADP payroll processing is also included.

Payroll Taxes

Represents payroll taxes incurred for salaries paid throughout the fiscal year.

Professional Services - Engineering

The District's building engineering department has a staff of three (3) who are allocated throughout this budget. The engineering department's maintenance allocation for the District's swimming pools and fitness center buildings repairs is 20% (the remaining 80% is included in the MCCDD budget).

Professional Services - Information Technology

The District incurs the expense for IT support for the computer systems. This also includes any license renewal/software updates to the District computer systems (i.e. McAfee Antivirus, MS Office).

Professional Services - Pool/Fitness Commission

This line item is for commissions paid out to personal trainers and swim instructors.

Travel & Per Diem

Travel expenses for onsite swim and fitness staff to pick-up various operational and repair supplies from local, greater-Jacksonville vendors, such as pool supplies and training classes.

Sweetwater Creek
Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2020

Training

This line item is for material costs associated with annual CPR/First Aid/AED Training. Also included in this item are any other professional development courses.

Licenses & Permits

This line item is the cost for the licensing and permits necessary for operation of the Swim and Fitness Center (i.e. Pool Operating Permits).

Subscriptions & Memberships

The District purchases supplies from vendors, such as Costco, who require a club membership in order to shop their establishment.

Office Supplies

This line item allocation is for office supplies.

Office Equipment

This line item allocation represents the purchase of office equipment such as filing cabinets, printers, etc.

Communication - Telephone

The District has an agreement with Comcast for this service. The agreement is for telephone and internet services for \$779.50 a month. Additional monies budgeted for federal, state and local fees.

Telephone - Guard House

This line item is for the Comcast service agreement for internet and telephone for the guard house location. The charge is \$191.75 not including federal, state and local fees. Additional monies were budgeted for these charges.

Cost Share Expense – Marshall Creek

The District has an interlocal agreement with Marshall Creek Community Development District for shared facilities with certain costs, net of off-setting revenues. The net is then allocated based upon the proportionate number of platted units in each District.

Sweetwater Creek Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2020

Field

General Utilities

The District has the following accounts with Florida Power & Light; TECO; Florida Natural Gas and St. John's County Utility Department for amenity purposes.

Description	Monthly	Annually
FP&L – 1187 Las Calinas Blvd #LITE	\$287	\$3,444
FP&L – 1865 N Loop Parkway	\$3,826	\$45,912
FP&L – 491 Ensenada Drive #PARK	\$48	\$576
TECO – 1865 N Loop Parkway	\$608	\$7,296
Florida Natural Gas – 1865 N Loop Parkway	\$1,031	\$12,372
St John's Utility Dept – 1187 Las Calinas Blvd	\$37	\$444
St John's Utility Dept – 1865 N Loop Parkway	\$1,054	\$12,648
St John's Utility Dept – 491 Ensenada Park	\$12	\$144
Contingency		\$164
Total		\$83,000

Refuse Removal

The District has contracted with Republic Services for trash removal at a cost of \$144 per month or \$1,728 annually.

Security

The District has contracted with Ramco Protective Services for security at a cost of \$1,207 per week or \$62,764 annually. Also included a small amount to be used to pay for additional services for holiday and/or special events.

Janitorial Services

The District has contracted with Marshall Creek CDD staffing services to provide commercial cleaning services for the amenities.

Operating Supplies - Spa & Paper

Represents expenses for restroom paper products, trash bags and other similar items.

Operating Supplies - Uniforms

Costs that will be incurred for uniforms for employees

Cleaning Supplies

Represents expenses for cleaning supplies.

Amenity Landscape Maintenance & Improvements

Represents costs for maintaining amenity center landscaping and any improvements to the landscape.

Sweetwater Creek
Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2020

Gate Repairs & Maintenance

Represents estimated costs of repairing and/or maintaining the District's gates.

Gate Improvement - Las Calinas

The District is incurring charges to improve security at the Las Calinas gate. The improvements are to include cameras, barrier arms, and speed bumps.

Guardhouse Supplies

Represents the cost of purchasing supplies for the guardhouse.

Dog Park Repairs & Maintenance

Represents the cost for maintaining and repairing the District Dog Park.

Park Mulch

Cost for mulch used in the park.

Playground Repairs & Maintenance

This District will incur costs related to the maintenance of its playground. This line item includes the cost of resealing the playground.

Miscellaneous

This represents any amenity expense that cannot be otherwise categorized.

Buildings Repairs & Maintenance

The District may incur costs for various repairs and maintenance to the Amenity Center.

Pest Control

The District has contracted with Turner Pest Control to provide services to its buildings.

Pools Repairs & Maintenance

Represents any costs for pool maintenance services that have been contracted with Poolsure. Other expenses such as chemicals are also contained in this line item.

Special Events

Social and Promotional events for Swim & Fitness held on property, such as the Easter and the Halloween events.

Capital Reserve Transfer

Funds collected and reserved for major repairs and/or maintenance to the pool and amenity building.

*Sweetwater Creek
Community Development District*

GENERAL FUND BUDGET
FISCAL YEAR 2020

Fitness:

Professional Service - Outside Fitness

This category encompasses the Adult Fitness classes that are taught by fitness staff throughout the year.

Fitness Equipment Repairs & Maintenance

This category provides funds for any fitness equipment repair related expenses.

Fitness Equipment Rental

The District has contracted with 2 companies for cardio equipment for the Fitness facility.

Description	Monthly	Annually
Life Fitness – Cardio Equipment	\$2,108	\$25,296
Flori’s Cardio Etc., Inc.	\$440	\$5,280
Total	\$2,548	\$30,576

Miscellaneous Fitness Supplies

Represents estimated costs for non-capitalizable fitness supplies, such as therapy bands, etc.

Capital Outlay - Machinery & Equipment

Represents any expenses for any fitness machinery or equipment that may be purchased.

**Sweetwater Creek
Community Development District**

Capital Reserve Fund

	Adopted Budget FY 2019	Actuals Thru 7/31/19	Projected Next 2 Months	Total Thru 9/30/19	Adopted Budget FY 2020
<u>Revenues</u>					
Transfer In	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	\$ 40,000
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 40,000
Total Revenues	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	\$ 80,000
<u>Expenditures</u>					
Capital Outlay	\$ 40,000	\$ -	\$ -	\$ -	\$ 40,000
Total Expenses	\$ 40,000	\$ -	\$ -	\$ -	\$ 40,000
Excess Revenues/(Expenditures)	\$ -	\$ -	\$ 40,000	\$ 40,000	\$ 40,000

**Sweetwater Creek
Community Development District**

Debt Service Fund - Series 2019

	Adopted Budget FY 2019	Actuals Thru 7/31/19	Projected Next 2 Months	Total Thru 9/30/19	Adopted Budget FY 2020
Revenues					
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ 756,278
Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus ⁽¹⁾	\$ -	\$ -	\$ -	\$ -	\$ 79,338
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 835,616
Expenditures					
<u>Series 2019 - A1</u>					
Interest - 11/01	\$ -	\$ -	\$ -	\$ -	\$ 50,818
Principal - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 330,000
Interest - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 100,519
<u>Series 2019 - A2</u>					
Interest - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 28,488
Principal - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 110,000
Interest - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 56,350
Total Expenses	\$ -	\$ -	\$ -	\$ -	\$ 676,175
Other Financing Sources/(Uses)					
Transfer to In	\$ -	\$ 79,338	\$ -	\$ 79,338	\$ -
Bond Proceeds	\$ -	\$ 8,592,008	\$ -	\$ 8,592,008	\$ -
Transfer to Escrow	\$ -	\$ (8,346,939)	\$ -	\$ (8,346,939)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ 245,069	\$ -	\$ 324,407	\$ 732,525
Excess Revenues/(Expenditures)	\$ -	\$ 245,069	\$ -	\$ 324,407	\$ 159,441

⁽¹⁾ Carry forward surplus is net of the reserve requirement

A-1 Interest - 11/1/20	\$ 97,219
A-2 Interest - 11/1/20	\$ 54,425
	<u>\$ 151,644</u>

Sweetwater Creek Community Development District

SERIES 2019A-1 AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/19	\$ 7,825,000.00	\$ -	\$ 50,817.81	\$ 50,817.81
5/1/20	\$ 7,825,000.00	\$ 330,000.00	\$ 100,518.75	
11/1/20	\$ 7,495,000.00	\$ -	\$ 97,218.75	\$ 527,737.50
5/1/21	\$ 7,495,000.00	\$ 340,000.00	\$ 97,218.75	
11/1/21	\$ 7,155,000.00	\$ -	\$ 93,818.75	\$ 531,037.50
5/1/22	\$ 7,155,000.00	\$ 345,000.00	\$ 93,818.75	
11/1/22	\$ 6,810,000.00	\$ -	\$ 90,368.75	\$ 529,187.50
5/1/23	\$ 6,810,000.00	\$ 355,000.00	\$ 90,368.75	
11/1/23	\$ 6,455,000.00	\$ -	\$ 86,818.75	\$ 532,187.50
5/1/24	\$ 6,455,000.00	\$ 360,000.00	\$ 86,818.75	
11/1/24	\$ 6,095,000.00	\$ -	\$ 83,218.75	\$ 530,037.50
5/1/25	\$ 6,095,000.00	\$ 365,000.00	\$ 83,218.75	
11/1/25	\$ 5,730,000.00	\$ -	\$ 79,568.75	\$ 527,787.50
5/1/26	\$ 5,730,000.00	\$ 375,000.00	\$ 79,568.75	
11/1/26	\$ 5,355,000.00	\$ -	\$ 75,584.38	\$ 530,153.13
5/1/27	\$ 5,355,000.00	\$ 385,000.00	\$ 75,584.38	
11/1/27	\$ 4,970,000.00	\$ -	\$ 71,253.13	\$ 531,837.50
5/1/28	\$ 4,970,000.00	\$ 390,000.00	\$ 71,253.13	
11/1/28	\$ 4,580,000.00	\$ -	\$ 66,621.88	\$ 527,875.00
5/1/29	\$ 4,580,000.00	\$ 400,000.00	\$ 66,621.88	
11/1/29	\$ 4,180,000.00	\$ -	\$ 61,621.88	\$ 528,243.75
5/1/30	\$ 4,180,000.00	\$ 415,000.00	\$ 61,621.88	
11/1/30	\$ 3,765,000.00	\$ -	\$ 55,656.25	\$ 532,278.13
5/1/31	\$ 3,765,000.00	\$ 425,000.00	\$ 55,656.25	
11/1/31	\$ 3,340,000.00	\$ -	\$ 49,546.88	\$ 530,203.13
5/1/32	\$ 3,340,000.00	\$ 435,000.00	\$ 49,546.88	
11/1/32	\$ 2,905,000.00	\$ -	\$ 43,293.75	\$ 527,840.63
5/1/33	\$ 2,905,000.00	\$ 450,000.00	\$ 43,293.75	
11/1/33	\$ 2,455,000.00	\$ -	\$ 36,825.00	\$ 530,118.75
5/1/34	\$ 2,455,000.00	\$ 465,000.00	\$ 36,825.00	
11/1/34	\$ 1,990,000.00	\$ -	\$ 29,850.00	\$ 531,675.00
5/1/35	\$ 1,990,000.00	\$ 475,000.00	\$ 29,850.00	
11/1/35	\$ 1,515,000.00	\$ -	\$ 22,725.00	\$ 527,575.00
5/1/36	\$ 1,515,000.00	\$ 490,000.00	\$ 22,725.00	
11/1/36	\$ 1,025,000.00	\$ -	\$ 15,375.00	\$ 528,100.00
5/1/37	\$ 1,025,000.00	\$ 505,000.00	\$ 15,375.00	
11/1/37	\$ 520,000.00	\$ -	\$ 7,800.00	\$ 528,175.00
5/1/38	\$ 520,000.00	\$ 520,000.00	\$ 7,800.00	\$ 527,800.00
		\$ 7,825,000.00	\$ 2,285,667.81	\$ 10,110,667.81

**Sweetwater Creek
Community Development District**

**SERIES 2019A-2
AMORTIZATION SCHEDULE**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/19	\$ 2,980,000.00	\$ -	\$ 28,488.06	\$ 28,488.06
5/1/20	\$ 2,980,000.00	\$ 110,000.00	\$ 56,350.00	\$ -
11/1/20	\$ 2,870,000.00	\$ -	\$ 54,425.00	\$ 220,775.00
5/1/21	\$ 2,870,000.00	\$ 115,000.00	\$ 54,425.00	\$ -
11/1/21	\$ 2,755,000.00	\$ -	\$ 52,412.50	\$ 221,837.50
5/1/22	\$ 2,755,000.00	\$ 120,000.00	\$ 52,412.50	\$ -
11/1/22	\$ 2,635,000.00	\$ -	\$ 50,312.50	\$ 222,725.00
5/1/23	\$ 2,635,000.00	\$ 125,000.00	\$ 50,312.50	\$ -
11/1/23	\$ 2,510,000.00	\$ -	\$ 48,125.00	\$ 223,437.50
5/1/24	\$ 2,510,000.00	\$ 130,000.00	\$ 48,125.00	\$ -
11/1/24	\$ 2,380,000.00	\$ -	\$ 45,850.00	\$ 223,975.00
5/1/25	\$ 2,380,000.00	\$ 130,000.00	\$ 45,850.00	\$ -
11/1/25	\$ 2,250,000.00	\$ -	\$ 43,575.00	\$ 219,425.00
5/1/26	\$ 2,250,000.00	\$ 135,000.00	\$ 43,575.00	\$ -
11/1/26	\$ 2,115,000.00	\$ -	\$ 41,212.50	\$ 219,787.50
5/1/27	\$ 2,115,000.00	\$ 140,000.00	\$ 41,212.50	\$ -
11/1/27	\$ 1,975,000.00	\$ -	\$ 38,762.50	\$ 219,975.00
5/1/28	\$ 1,975,000.00	\$ 145,000.00	\$ 38,762.50	\$ -
11/1/28	\$ 1,830,000.00	\$ -	\$ 36,225.00	\$ 219,987.50
5/1/29	\$ 1,830,000.00	\$ 150,000.00	\$ 36,225.00	\$ -
11/1/29	\$ 1,680,000.00	\$ -	\$ 33,600.00	\$ 219,825.00
5/1/30	\$ 1,680,000.00	\$ 160,000.00	\$ 33,600.00	\$ -
11/1/30	\$ 1,520,000.00	\$ -	\$ 30,400.00	\$ 224,000.00
5/1/31	\$ 1,520,000.00	\$ 165,000.00	\$ 30,400.00	\$ -
11/1/31	\$ 1,355,000.00	\$ -	\$ 27,100.00	\$ 222,500.00
5/1/32	\$ 1,355,000.00	\$ 170,000.00	\$ 27,100.00	\$ -
11/1/32	\$ 1,185,000.00	\$ -	\$ 23,700.00	\$ 220,800.00
5/1/33	\$ 1,185,000.00	\$ 180,000.00	\$ 23,700.00	\$ -
11/1/33	\$ 1,005,000.00	\$ -	\$ 20,100.00	\$ 223,800.00
5/1/34	\$ 1,005,000.00	\$ 185,000.00	\$ 20,100.00	\$ -
11/1/34	\$ 820,000.00	\$ -	\$ 16,400.00	\$ 221,500.00
5/1/35	\$ 820,000.00	\$ 195,000.00	\$ 16,400.00	\$ -
11/1/35	\$ 625,000.00	\$ -	\$ 12,500.00	\$ 223,900.00
5/1/36	\$ 625,000.00	\$ 200,000.00	\$ 12,500.00	\$ -
11/1/36	\$ 425,000.00	\$ -	\$ 8,500.00	\$ 221,000.00
5/1/37	\$ 425,000.00	\$ 210,000.00	\$ 8,500.00	\$ -
11/1/37	\$ 215,000.00	\$ -	\$ 4,300.00	\$ 222,800.00
5/1/38	\$ 215,000.00	\$ 215,000.00	\$ 4,300.00	\$ 219,300.00
		\$ 2,980,000.00	\$ 1,259,838.06	\$ 4,239,838.06

**Sweetwater Creek
Community Development District**

Assessment Schedule - O&M
Fiscal Year 2020

Net O&M Assessments	\$ 1,329,176
Collection fees (6%)	84,841
Gross Assessments	<u>\$ 1,414,017</u>

Product	ERU's	Assessable			Total Net		
		Units	ERU/Unit	% ERUs	Assessments	Net O&M	Gross O&M
Up to 63' Lot	444.00	444.00	1.00	54.40%	\$ 723,006.61	\$ 1,628.39	\$ 1,732.33
64-73' Lot	192.56	166.00	1.16	23.59%	\$ 313,563.41	\$ 1,888.94	\$ 2,009.51
80-88' Lot	93.80	67.00	1.40	11.49%	\$ 152,743.29	\$ 2,279.75	\$ 2,425.27
90' Lot	5.72	4.00	1.43	0.70%	\$ 9,314.41	\$ 2,328.60	\$ 2,477.24
Marsh (less than 15K sq ft)	8.40	6.00	1.40	1.03%	\$ 13,678.50	\$ 2,279.75	\$ 2,425.27
Marsh (15K-30K sq ft)	50.05	35.00	1.43	6.13%	\$ 81,501.08	\$ 2,328.60	\$ 2,477.24
Marsh (30K and greater)	9.00	6.00	1.50	1.10%	\$ 14,655.54	\$ 2,442.59	\$ 2,598.50
McCann Lots	12.72	8.00	1.59	1.56%	\$ 20,713.16	\$ 2,589.15	\$ 2,754.41
Total ERU's	<u>816.25</u>	<u>736.00</u>			<u>\$ 1,329,176.00</u>		