



# **Sweetwater Creek Community Development District**

## **Adopted Budget FY 2021**



# 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**

<b>Description</b>	<b>Adopted Budget FY 2020</b>	<b>Actuals Thru 7/31/20</b>	<b>Projected Next 2 Months</b>	<b>Total Thru 9/30/20</b>	<b>Adopted Budget FY 2021</b>
<b>REVENUES</b>					
Assessments	\$ 1,329,176	\$ 1,334,959	\$ -	\$ 1,334,959	\$ 1,423,886
Fitness Center Revenue	\$ 27,750	\$ 26,362	\$ -	\$ 26,362	\$ 13,875
Cost Sharing - Marshall Creek Revenue	\$ -	\$ 39,620	\$ -	\$ 39,620	\$ -
Carry Forward Surplus	\$ -	\$ 331,188	\$ -	\$ 331,188	\$ 35,400
<b>TOTAL REVENUES</b>	<b>\$ 1,356,926</b>	<b>\$ 1,732,129</b>	<b>\$ -</b>	<b>\$ 1,732,129</b>	<b>\$ 1,473,161</b>
<b>EXPENDITURES</b>					
<b><u>Administrative</u></b>					
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 2,000	\$ 10,000	\$ 12,000
Engineering Fees	\$ 10,000	\$ 2,441	\$ 488	\$ 2,929	\$ 10,000
District Counsel	\$ 28,000	\$ 21,055	\$ 7,018	\$ 28,074	\$ 30,000
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	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
District Management Fees	\$ 40,000	\$ 33,333	\$ 6,667	\$ 40,000	\$ 40,000
Telephone	\$ 300	\$ 36	\$ 25	\$ 61	\$ 250
Postage	\$ 1,000	\$ 1,625	\$ 108	\$ 1,733	\$ 3,050
Public Official Insurance	\$ 3,600	\$ 4,371	\$ -	\$ 4,371	\$ 3,849
Copies	\$ 1,000	\$ 351	\$ 67	\$ 418	\$ 1,000
Miscellaneous	\$ 1,500	\$ 296	\$ 59	\$ 356	\$ 1,500
Legal Advertising	\$ 2,500	\$ 1,642	\$ 328	\$ 1,971	\$ 2,700
Information Technology	\$ 2,200	\$ 833	\$ 1,917	\$ 2,750	\$ 1,000
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Subtotal Administrative</b>	<b>\$ 122,775</b>	<b>\$ 88,827</b>	<b>\$ 24,511</b>	<b>\$ 113,338</b>	<b>\$ 126,024</b>
<b><u>Field Operations</u></b>					
<b><u>Utilities</u></b>					
Electric	\$ 45,000	\$ 46,415	\$ 9,283	\$ 55,697	\$ 55,000
<b><u>Other Physical Environment</u></b>					
Field Management Fees	\$ 20,000	\$ 16,667	\$ 3,333	\$ 20,000	\$ 20,000
General Insurance	\$ 5,000	\$ 4,714	\$ -	\$ 4,714	\$ 5,185
Landscape Maintenance	\$ 215,000	\$ 172,047	\$ 33,532	\$ 205,578	\$ 205,000
Landscape Improvements	\$ 80,000	\$ 69,034	\$ 10,966	\$ 80,000	\$ 125,000
Lake Maintenance	\$ 18,456	\$ 15,483	\$ 3,076	\$ 18,559	\$ 20,921
Fountain Maintenance	\$ 1,500	\$ 2,465	\$ -	\$ 2,465	\$ 1,500
Irrigation Repairs & Maintenance	\$ 15,000	\$ 16,122	\$ 3,942	\$ 20,063	\$ 17,045
Storm Clean-Up	\$ 2,000	\$ 1,066	\$ 934	\$ 2,000	\$ 2,000
Field Repairs & Maintenance	\$ 12,000	\$ 11,511	\$ 2,302	\$ 13,814	\$ 23,500
Tree Removals	\$ 7,500	\$ 10,305	\$ 700	\$ 11,005	\$ 10,000
Streetlight Repairs	\$ 4,500	\$ 5,811	\$ 1,162	\$ 6,973	\$ 2,250
Signage Repairs	\$ 2,500	\$ 595	\$ -	\$ 595	\$ 1,500
Holiday Decoration	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Miscellaneous Field Supplies	\$ 2,500	\$ 2,137	\$ 1,200	\$ 3,337	\$ 4,250
<b>Subtotal Field Operations</b>	<b>\$ 430,956</b>	<b>\$ 374,371</b>	<b>\$ 70,431</b>	<b>\$ 444,801</b>	<b>\$ 498,151</b>

**Sweetwater Creek  
Community Development District**

**General Fund**

<b>Description</b>	<b>Adopted Budget FY 2020</b>	<b>Actuals Thru 7/31/20</b>	<b>Projected Next 2 Months</b>	<b>Total Thru 9/30/20</b>	<b>Adopted Budget FY 2021</b>
<b>Amenities</b>					
<i>Administrative</i>					
Property & Casualty Insurance	\$ 18,000	\$ 15,717	\$ -	\$ 15,717	\$ 18,000
Payroll - Salaried	\$ 76,370	\$ 62,302	\$ 12,728	\$ 75,031	\$ 109,543
Payroll - Hourly	\$ 119,535	\$ 67,299	\$ 16,938	\$ 84,237	\$ 77,214
Payroll - Benefits	\$ 31,631	\$ 26,359	\$ 5,272	\$ 31,631	\$ 30,807
Payroll Taxes	\$ 20,709	\$ 14,080	\$ 3,452	\$ 17,531	\$ 17,853
Professional Services - Engineering	\$ 31,252	\$ 27,368	\$ 5,209	\$ 32,577	\$ 49,001
Professional Services - Information Technology	\$ 3,500	\$ 2,500	\$ 500	\$ 3,000	\$ 1,800
Professional Services - Pool/Fitness Commission	\$ 17,000	\$ 9,505	\$ 2,833	\$ 12,339	\$ -
Travel & Per Diem	\$ 250	\$ -	\$ 250	\$ 250	\$ 250
Training	\$ 400	\$ -	\$ 200	\$ 200	\$ 200
Licenses & Permits	\$ 400	\$ 493	\$ -	\$ 493	\$ 400
Subscriptions & Memberships	\$ 500	\$ 54	\$ -	\$ 54	\$ 500
Office Supplies	\$ 3,500	\$ 2,293	\$ 459	\$ 2,751	\$ 3,500
Office Equipment	\$ 2,000	\$ 1,007	\$ 201	\$ 1,208	\$ 2,000
Communication - Telephone/Internet/TV	\$ 10,000	\$ 7,350	\$ 1,456	\$ 8,806	\$ 10,000
Internet/Telephone - Guard House	\$ 3,000	\$ 2,997	\$ 610	\$ 3,607	\$ 3,600
Cost Share Expense - Marshall Creek	\$ 63,498	\$ -	\$ 63,498	\$ 63,498	\$ 63,453
<i>Field</i>					
General Utilities	\$ 83,000	\$ 46,088	\$ 9,218	\$ 55,305	\$ 83,000
Refuse Removal	\$ 2,000	\$ 2,507	\$ 501	\$ 3,009	\$ 3,000
Security	\$ 64,000	\$ 54,988	\$ 10,809	\$ 65,796	\$ 64,848
Janitorial Services	\$ 8,000	\$ 12,258	\$ 2,667	\$ 14,924	\$ 16,000
Operating Supplies - Spa & Paper	\$ 4,000	\$ 3,086	\$ 617	\$ 3,703	\$ 4,500
Operating Supplies - Uniforms	\$ 500	\$ -	\$ 500	\$ 500	\$ 500
Cleaning Supplies	\$ 12,000	\$ 6,103	\$ 1,221	\$ 7,323	\$ 10,000
Amenity Landscape Maintenance & Improvements	\$ 20,000	\$ 14,417	\$ 4,000	\$ 18,417	\$ 24,000
Gate Repairs & Maintenance	\$ 7,000	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Guardhouse Maintenance	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Dog Park Repairs & Maintenance	\$ 3,650	\$ 324	\$ 500	\$ 824	\$ 3,650
Park Mulch	\$ 1,500	\$ 1,500	\$ -	\$ 1,500	\$ 1,500
Playground Repairs & Maintenance	\$ 7,500	\$ 142	\$ 4,290	\$ 4,432	\$ 2,500
Miscellaneous	\$ 5,000	\$ 368	\$ 74	\$ 441	\$ 1,000
Buildings Repairs & Maintenance	\$ 10,000	\$ 7,475	\$ 1,495	\$ 8,970	\$ 10,000
Pest Control	\$ 2,500	\$ 1,075	\$ 195	\$ 1,270	\$ 2,500
Pools Maintenance - Contract	\$ 12,500	\$ 10,724	\$ 2,145	\$ 12,869	\$ 12,500
Pools Repairs & Maintenance	\$ 6,250	\$ 2,572	\$ 514	\$ 3,086	\$ 44,495
Pools Chemicals	\$ 6,250	\$ 1,279	\$ 256	\$ 1,535	\$ 6,250
Signage & Amenity Repairs	\$ -	\$ 1,184	\$ -	\$ 1,184	\$ -
Special Events	\$ 15,000	\$ 10,780	\$ 600	\$ 11,380	\$ 20,000
<i>Fitness</i>					
Professional Services - Outside Fitness	\$ 50,000	\$ 27,802	\$ 8,333	\$ 36,135	\$ 52,872
Fitness Equipment Repairs & Maintenance	\$ 3,000	\$ 4,768	\$ 954	\$ 5,721	\$ 5,000
Fitness Equipment Rental	\$ 32,000	\$ 22,985	\$ 4,597	\$ 27,582	\$ 32,000
Miniature Golf Course Maintenance	\$ 500	\$ 650	\$ -	\$ 650	\$ 750
Miscellaneous Fitness Supplies	\$ 1,000	\$ 4,161	\$ 832	\$ 4,993	\$ 4,500
Capital Outlay - Machinery & Equipment	\$ 2,000	\$ 6,165	\$ 1,233	\$ 7,398	\$ 5,500
<b>Subtotal Amenities</b>	<b>\$ 763,195</b>	<b>\$ 482,722</b>	<b>\$ 174,155</b>	<b>\$ 656,878</b>	<b>\$ 803,986</b>
<b>Reserves</b>					
Capital Reserve Transfer	\$ 40,000	\$ 119,720	\$ -	\$ 119,720	\$ 45,000
<b>Subtotal Reserves</b>	<b>\$ 40,000</b>	<b>\$ 119,720</b>	<b>\$ -</b>	<b>\$ 119,720</b>	<b>\$ 45,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,356,926</b>	<b>\$ 1,065,640</b>	<b>\$ 269,097</b>	<b>\$ 1,334,737</b>	<b>\$ 1,473,161</b>
<b>EXCESS REVENUES/(EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 666,488</b>	<b>\$ (269,097)</b>	<b>\$ 397,392</b>	<b>\$ -</b>

*Sweetwater Creek  
Community Development District*

GENERAL FUND BUDGET  
FISCAL YEAR 2021

**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.

*Arbitrage*

The District is required to annually have an arbitrage rebate calculation on the District's Series 2019 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 2021

*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 US Bank as Trustee for the District Series 2019A 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 2021

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	\$11	\$132
537 Ensenada Drive # IRR	\$53	\$636
661 Ensenada Drive # IRR	\$95	\$1,140
166 Torcido Blvd # IRR	\$40	\$480
1329 Las Calinas Blvd # IRR	\$56	\$672
1504 Las Calinas Blvd # IRR	\$235	\$2,820
2036 Las Calinas Blvd # IRR	\$48	\$576
2064 Las Calinas Blvd # IRR	\$21	\$252
1802 N Loop Parkway # LGT	\$11	\$132
336 Rio Del Norte Road # IRR	\$42	\$504
Street Lights # PALENCIA	\$3647	\$43,764
Contingency		\$3,280
<b>Total</b>		<b>\$55,000</b>

**Other Physical Environment:**

Field Management

The District has contracted with Governmental Management Services-Central Florida, LLC to provide onsite field 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 2021

## *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 Future Horizons Inc for the 24 ponds that require maintenance. The maintenance cost is \$1,538.00 per month totaling \$18,456 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.

## *Storm Clean-Up*

Represents the estimated costs of Storm Clean-Up throughout the fiscal year.

## *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.

## *Holiday Decoration*

Represents an estimated cost for seasonal holiday decorations.



*Sweetwater Creek*  
*Community Development District*

GENERAL FUND BUDGET  
FISCAL YEAR 2021

*Miscellaneous Field Supplies*

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

**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.

*Sweetwater Creek  
Community Development District*

GENERAL FUND BUDGET  
FISCAL YEAR 2021

*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.

*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 2021

**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
<b>Total</b>		<b>\$83,000</b>

Refuse Removal

The District has contracted with Republic Services for trash removal.

Security

The District has contracted with Envera Services for security at a cost of \$1,247 per week or \$64,848 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 2021

*Gate Repairs & Maintenance*

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

*Guardhouse Maintenance*

Represents the cost of maintenance 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 and repairs that have been contracted with Poolsure.

*Pool Chemicals*

Represents any cost for pool chemical services that have been contracted with Poolsure.

*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 2021

## ***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. Life Fitness at a cost of \$2,108 monthly and Flori's Cardio at a cost of \$515 monthly. This also includes miscellaneous contingencies.

### *Miniature Golf Course Maintenance*

The District will incur costs related to the maintenance of the miniature golf course within the District.

### *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**

	<b>Adopted Budget FY 2020</b>	<b>Actuals Thru 7/31/20</b>	<b>Projected Next 2 Months</b>	<b>Total Thru 9/30/20</b>	<b>Adopted Budget FY 2021</b>
<b><u>Revenues</u></b>					
Transfer In	\$ 40,000	\$ 119,720	\$ -	\$ 119,720	\$ 45,000
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 119,720
<b>Total Revenues</b>	<b>\$ 40,000</b>	<b>\$ 119,720</b>	<b>\$ -</b>	<b>\$ 119,720</b>	<b>\$ 164,720</b>
<b><u>Expenditures</u></b>					
Capital Outlay	\$ 40,000	\$ -	\$ -	\$ -	\$ 40,000
<b>Total Expenses</b>	<b>\$ 40,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 40,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 119,720</b>	<b>\$ -</b>	<b>\$ 119,720</b>	<b>\$ 124,720</b>

**Sweetwater Creek  
Community Development District**

**Debt Service Fund - Series 2019**

	<b>Adopted Budget FY 2020</b>	<b>Actuals Thru 7/31/20</b>	<b>Projected Next 2 Months</b>	<b>Total Thru 9/30/20</b>	<b>Adopted Budget FY 2021</b>
<b>Revenues</b>					
Special Assessments	\$ 756,278	\$ 759,570	\$ -	\$ 759,570	\$ 755,838
Prepayments	\$ -	\$ 63,263	\$ -	\$ 63,263	\$ -
Interest	\$ -	\$ 361	\$ -	\$ 361	\$ -
Carry Forward Surplus <sup>(1)</sup>	\$ 835,616	\$ 85,196	\$ -	\$ 85,196	\$ 224,257
<b>Total Revenues</b>	<b>\$ 1,591,894</b>	<b>\$ 908,389</b>	<b>\$ -</b>	<b>\$ 908,389</b>	<b>\$ 980,094</b>
<b>Expenditures</b>					
<u>Series 2019 - A1</u>					
Interest - 11/01	\$ 50,818	\$ 50,818	\$ -	\$ 50,818	\$ 97,219
Principal - 05/01	\$ 330,000	\$ 330,000	\$ -	\$ 330,000	\$ 340,000
Interest - 05/01	\$ 100,519	\$ 100,519	\$ -	\$ 100,519	\$ 97,219
Special Call - 05/01	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ -
<u>Series 2019 - A2</u>					
Interest - 05/01	\$ 28,488	\$ 28,488	\$ -	\$ 28,488	\$ 54,425
Principal - 05/01	\$ 110,000	\$ 110,000	\$ -	\$ 110,000	\$ 115,000
Interest - 05/01	\$ 56,350	\$ 56,350	\$ -	\$ 56,350	\$ 54,425
Special Call - 05/1	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -
<b>Total Expenses</b>	<b>\$ 676,175</b>	<b>\$ 701,175</b>	<b>\$ -</b>	<b>\$ 701,175</b>	<b>\$ 758,288</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer to In	\$ -	\$ 17,043	\$ -	\$ 17,043	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ 17,043</b>	<b>\$ -</b>	<b>\$ 17,043</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 915,719</b>	<b>\$ 224,257</b>	<b>\$ -</b>	<b>\$ 224,257</b>	<b>\$ 221,807</b>

<sup>(1)</sup> Carry forward surplus is net of the reserve requirement

A-1 Interest - 11/1/21	\$ 93,819
A-2 Interest - 11/1/21	\$ 52,413
	<u>\$ 146,231</u>

## Sweetwater Creek Community Development District

### SERIES 2019A-1 AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
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	\$ 350,000.00	\$ 90,368.75	
11/1/23	\$ 6,460,000.00	\$ -	\$ 86,868.75	\$ 527,237.50
5/1/24	\$ 6,460,000.00	\$ 360,000.00	\$ 86,868.75	
11/1/24	\$ 6,100,000.00	\$ -	\$ 83,268.75	\$ 530,137.50
5/1/25	\$ 6,100,000.00	\$ 365,000.00	\$ 83,268.75	
11/1/25	\$ 5,730,000.00	\$ -	\$ 79,568.75	\$ 527,837.50
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	\$ 410,000.00	\$ 61,621.88	
11/1/30	\$ 3,770,000.00	\$ -	\$ 55,728.13	\$ 527,350.00
5/1/31	\$ 3,770,000.00	\$ 425,000.00	\$ 55,728.13	
11/1/31	\$ 3,745,000.00	\$ -	\$ 49,618.75	\$ 530,346.88
5/1/32	\$ 3,345,000.00	\$ 435,000.00	\$ 49,618.75	
11/1/32	\$ 2,910,000.00	\$ -	\$ 43,365.63	\$ 527,984.38
5/1/33	\$ 2,910,000.00	\$ 450,000.00	\$ 43,365.63	
11/1/33	\$ 2,455,000.00	\$ -	\$ 36,825.00	\$ 530,190.63
5/1/34	\$ 2,455,000.00	\$ 460,000.00	\$ 36,825.00	
11/1/34	\$ 1,995,000.00	\$ -	\$ 29,925.00	\$ 526,750.00
5/1/35	\$ 1,995,000.00	\$ 475,000.00	\$ 29,925.00	
11/1/35	\$ 1,520,000.00	\$ -	\$ 22,800.00	\$ 527,725.00
5/1/36	\$ 1,520,000.00	\$ 490,000.00	\$ 22,800.00	
11/1/36	\$ 1,030,000.00	\$ -	\$ 15,450.00	\$ 528,250.00
5/1/37	\$ 1,030,000.00	\$ 505,000.00	\$ 15,450.00	
11/1/37	\$ 525,000.00	\$ -	\$ 7,875.00	\$ 528,325.00
5/1/38	\$ 525,000.00	\$ 520,000.00	\$ 7,875.00	\$ 527,875.00
		<b>\$ 7,480,000.00</b>	<b>\$ 2,135,562.50</b>	<b>\$ 10,046,081.25</b>



## Sweetwater Creek Community Development District

### SERIES 2019A-2 AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
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	\$ 155,000.00	\$ 33,600.00	\$ -
11/1/30	\$ 1,525,000.00	\$ -	\$ 30,500.00	\$ 219,100.00
5/1/31	\$ 1,525,000.00	\$ 165,000.00	\$ 30,500.00	\$ -
11/1/31	\$ 1,360,000.00	\$ -	\$ 27,200.00	\$ 222,700.00
5/1/32	\$ 1,360,000.00	\$ 170,000.00	\$ 27,200.00	\$ -
11/1/32	\$ 1,190,000.00	\$ -	\$ 23,800.00	\$ 221,000.00
5/1/33	\$ 1,190,000.00	\$ 180,000.00	\$ 23,800.00	\$ -
11/1/33	\$ 1,010,000.00	\$ -	\$ 20,200.00	\$ 224,000.00
5/1/34	\$ 1,010,000.00	\$ 185,000.00	\$ 20,200.00	\$ -
11/1/34	\$ 825,000.00	\$ -	\$ 16,500.00	\$ 221,700.00
5/1/35	\$ 825,000.00	\$ 190,000.00	\$ 16,500.00	\$ -
11/1/35	\$ 635,000.00	\$ -	\$ 12,700.00	\$ 219,200.00
5/1/36	\$ 635,000.00	\$ 200,000.00	\$ 12,700.00	\$ -
11/1/36	\$ 435,000.00	\$ -	\$ 8,700.00	\$ 221,400.00
5/1/37	\$ 435,000.00	\$ 210,000.00	\$ 8,700.00	\$ -
11/1/37	\$ 225,000.00	\$ -	\$ 4,500.00	\$ 223,200.00
5/1/38	\$ 225,000.00	\$ 215,000.00	\$ 4,500.00	\$ 219,500.00
		\$ 2,860,000.00	\$ 1,177,200.00	\$ 4,203,550.00

**Sweetwater Creek  
Community Development District  
Assessment Schedule - O&M**

	<b>FY2020</b>
Net O&M Assessments	\$1,329,176.00
Collection fees (6%)	\$84,841.02
Gross Assessments	\$1,414,017.02

Product	Assessable				Total Net		
	Units	ERU/Unit	ERU's	% ERUs	Assessments	Net O&M	Gross O&M
Up to 63' Lot	444	1.00	444	54.40%	\$ 723,006.61	\$ 1,628.39	\$ 1,732.33
64-73' Lot	166	1.16	192.56	23.59%	\$ 313,563.41	\$ 1,888.94	\$ 2,009.51
80-88' Lot	67	1.40	93.8	11.49%	\$ 152,743.29	\$ 2,279.75	\$ 2,425.27
90' Lot	4	1.43	5.72	0.70%	\$ 9,314.41	\$ 2,328.60	\$ 2,477.24
Marsh (less than 15K sq ft)	6	1.40	8.4	1.03%	\$ 13,678.50	\$ 2,279.75	\$ 2,425.27
Marsh (15K-30K sq ft)	35	1.43	50.05	6.13%	\$ 81,501.08	\$ 2,328.60	\$ 2,477.24
Marsh (30K and greater)	6	1.50	9	1.10%	\$ 14,655.54	\$ 2,442.59	\$ 2,598.50
McCann Lots	8	1.59	12.72	1.56%	\$ 20,713.16	\$ 2,589.15	\$ 2,754.41
<b>Total ERU's</b>	<b>736</b>		<b>816.25</b>		<b>\$ 1,329,176.00</b>		

	<b>FY2021</b>
Net O&M Assessments	\$1,423,886.04
Collection fees (6%)	\$90,886.34
Gross Assessments	\$1,514,772.38

Product	Assessable				Total Net			Increase
	Units	ERU/Unit	ERU's	% ERUs	Assessments	Net O&M	Gross O&M	
Up to 63' Lot	444	1.00	444.00	54.40%	\$ 774,524.23	\$ 1,744.42	\$ 1,855.77	\$ 123.44
64-73' Lot	166	1.16	192.56	23.59%	\$ 335,906.27	\$ 2,023.53	\$ 2,152.69	\$ 143.19
80-88' Lot	67	1.40	93.80	11.49%	\$ 163,626.97	\$ 2,442.19	\$ 2,598.08	\$ 172.81
90' Lot	4	1.43	5.72	0.70%	\$ 9,978.10	\$ 2,494.53	\$ 2,653.75	\$ 176.51
Marsh (less than 15K sq ft)	6	1.40	8.40	1.03%	\$ 14,653.16	\$ 2,442.19	\$ 2,598.08	\$ 172.81
Marsh (15K-30K sq ft)	35	1.43	50.05	6.13%	\$ 87,308.42	\$ 2,494.53	\$ 2,653.75	\$ 176.51
Marsh (30K and greater)	6	1.50	9.00	1.10%	\$ 15,699.82	\$ 2,616.64	\$ 2,783.66	\$ 185.16
McCann Lots	8	1.59	12.72	1.56%	\$ 22,189.07	\$ 2,773.63	\$ 2,950.67	\$ 196.26
<b>Total ERU's</b>	<b>736</b>		<b>816.25</b>		<b>\$ 1,423,886.04</b>			