

## **Approved Budget**

**Fiscal Year 2023**



## **Sweetwater Creek Community Development District**

**June 2, 2022**



# **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 2022</b>	<b>Actuals Thru 4/30/22</b>	<b>Projected Next 5 Months</b>	<b>Total Thru 9/30/22</b>	<b>Approved Budget FY 2023</b>
<b>REVENUES</b>					
Assessments	\$ 1,587,595	\$ 1,560,813	\$ 7,331	\$ 1,568,144	\$ 1,665,411
Fitness Center Revenue	\$ 13,875	\$ 670	\$ 670	\$ 1,340	\$ 1,400
Cost Sharing - Marshall Creek Revenue	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ 223	\$ 225	\$ 448	\$ -
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ 57,207	\$ -	\$ -	\$ -	\$ 133,552
<b>TOTAL REVENUES</b>	<b>\$ 1,658,677</b>	<b>\$ 1,561,706</b>	<b>\$ 8,226</b>	<b>\$ 1,569,932</b>	<b>\$ 1,800,362</b>
<b>EXPENDITURES</b>					
<b><u>General and Administrative</u></b>					
Supervisor Fees	\$ 12,000	\$ 4,600	\$ 4,000	\$ 8,600	\$ 9,600
Engineering Fees	\$ 10,000	\$ 10,060	\$ 13,983	\$ 24,043	\$ 25,000
District Counsel	\$ 35,000	\$ 16,941	\$ 18,059	\$ 35,000	\$ 35,000
Audit Fees	\$ 3,700	\$ -	\$ 3,700	\$ 3,700	\$ 3,700
Arbitrage	\$ 500	\$ -	\$ 500	\$ 500	\$ 500
Assessment Roll	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 2,500
Dissemination	\$ 5,000	\$ 2,917	\$ 2,083	\$ 5,000	\$ 5,000
Trustee Fees	\$ 3,800	\$ 2,917	\$ 855	\$ 3,771	\$ 3,800
District Management Fees	\$ 42,500	\$ 24,167	\$ 14,583	\$ 38,750	\$ 35,000
Telephone	\$ 250	\$ 451	\$ 225	\$ 676	\$ 700
Postage	\$ 3,050	\$ 671	\$ 550	\$ 1,221	\$ 1,500
Public Official Insurance	\$ 4,041	\$ 3,803	\$ -	\$ 3,803	\$ 4,564
Copies	\$ 700	\$ 297	\$ 195	\$ 492	\$ 700
Miscellaneous	\$ 1,500	\$ 380	\$ 600	\$ 980	\$ 1,500
Legal Advertising	\$ 2,700	\$ 99	\$ 1,723	\$ 1,822	\$ 2,700
Information Technology	\$ 800	\$ 467	\$ 333	\$ 800	\$ 1,050
Website Maintnenace	\$ 600	\$ 350	\$ 250	\$ 600	\$ 800
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Subtotal General and Administrative</b>	<b>\$ 131,316</b>	<b>\$ 73,292</b>	<b>\$ 61,640</b>	<b>\$ 134,932</b>	<b>\$ 133,789</b>
<b><u>Operations and Maintenance</u></b>					
<b><u>Utilities</u></b>					
Electric	\$ 64,000	\$ 37,053	\$ 27,825	\$ 64,878	\$ 75,000
<b><u>Other Physical Environment</u></b>					
Field Management Fees	\$ 80,000	\$ 46,667	\$ 33,333	\$ 80,000	\$ 84,000
General Insurance	\$ 5,445	\$ 5,123	\$ -	\$ 5,123	\$ 6,148
Landscape Maintenance	\$ 346,000	\$ 169,911	\$ 121,365	\$ 291,276	\$ 346,000
Landscape Improvements	\$ 50,000	\$ 24,553	\$ 25,447	\$ 50,000	\$ 80,000
Lake Maintenance	\$ 20,921	\$ 10,766	\$ 7,690	\$ 18,456	\$ 27,940
Fountain Maintenance	\$ 1,500	\$ 850	\$ -	\$ 850	\$ 1,500
Irrigation Repairs & Maintenance	\$ 17,000	\$ 10,089	\$ 10,000	\$ 20,089	\$ 22,000
Storm Clean-Up	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ 2,000
Field Repairs & Maintenance	\$ 20,000	\$ 19,522	\$ 11,763	\$ 31,285	\$ 31,300
Tree Removals	\$ 12,540	\$ 1,850	\$ 2,000	\$ 3,850	\$ 12,540
Streetlight Repairs	\$ 2,250	\$ -	\$ -	\$ -	\$ 2,250
Signage Repairs	\$ 1,500	\$ 687	\$ -	\$ 687	\$ 1,500
Holiday Decoration	\$ 5,000	\$ 301	\$ 4,699	\$ 5,000	\$ 5,000
Miscellaneous Field Supplies	\$ 4,250	\$ -	\$ -	\$ -	\$ 1,000
<b>Subtotal Field Operations</b>	<b>\$ 632,406</b>	<b>\$ 327,372</b>	<b>\$ 245,122</b>	<b>\$ 572,494</b>	<b>\$ 698,178</b>

**Sweetwater Creek  
Community Development District**

**General Fund**

<b>Description</b>	<b>Adopted Budget FY 2022</b>	<b>Actuals Thru 4/30/22</b>	<b>Projected Next 5 Months</b>	<b>Total Thru 9/30/22</b>	<b>Approved Budget FY 2023</b>
<b>Amenities</b>					
<u>Administrative</u>					
Property & Casualty Insurance	\$ 23,481	\$ 22,100	\$ -	\$ 22,100	\$ 26,520
Payroll - Salaried	\$ 109,551	\$ 62,572	\$ 44,947	\$ 107,519	\$ 82,160
Payroll - Hourly	\$ 80,084	\$ 45,382	\$ 32,416	\$ 77,799	\$ 100,336
Payroll - Benefits	\$ 32,126	\$ 17,407	\$ 12,434	\$ 29,841	\$ 15,975
Payroll Taxes	\$ 18,551	\$ 9,488	\$ 6,777	\$ 16,266	\$ 14,028
Professional Services - Engineering	\$ 51,486	\$ 28,700	\$ 20,500	\$ 49,200	\$ 68,056
Professional Services - Information Technology	\$ 250	\$ 790	\$ 104	\$ 894	\$ 1,800
Travel & Per Diem	\$ 150	\$ -	\$ -	\$ -	\$ 150
Training	\$ 200	\$ -	\$ -	\$ -	\$ 200
Licenses & Permits	\$ 400	\$ 400	\$ -	\$ 400	\$ 400
Subscriptions & Memberships	\$ 500	\$ 189	\$ 135	\$ 323	\$ 500
Office Supplies	\$ 3,000	\$ 1,111	\$ 1,273	\$ 2,384	\$ 3,000
Office Equipment	\$ 2,000	\$ 521	\$ 479	\$ 1,000	\$ 2,000
Communication - Telephone/Internet/TV	\$ 10,000	\$ 6,677	\$ 4,780	\$ 11,457	\$ 12,000
Internet/Telephone - Guard House	\$ 3,600	\$ 2,519	\$ 2,236	\$ 4,755	\$ 5,400
Cost Share Expense - Marshall Creek	\$ 63,453	\$ -	\$ 8,360	\$ 8,360	\$ 63,453
<u>Field</u>					
General Utilities	\$ 83,000	\$ 35,976	\$ 31,282	\$ 67,258	\$ 83,000
Refuse Removal	\$ 3,000	\$ 2,090	\$ 1,600	\$ 3,690	\$ 3,885
Security	\$ 64,851	\$ 47,400	\$ 33,951	\$ 81,351	\$ 81,840
Janitorial Services	\$ 16,000	\$ 8,000	\$ 5,714	\$ 13,714	\$ 16,000
Operating Supplies - Spa & Paper	\$ 4,500	\$ 1,500	\$ 2,000	\$ 3,500	\$ 4,500
Operating Supplies - Uniforms	\$ 500	\$ -	\$ 500	\$ 500	\$ 500
Cleaning Supplies	\$ 15,000	\$ 4,547	\$ 5,000	\$ 9,547	\$ 15,000
Amenity Landscape Maintenance & Improvements	\$ 24,000	\$ 14,000	\$ 10,000	\$ 24,000	\$ 24,000
Gate Repairs & Maintenance	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Guardhouse Maintenance	\$ 2,500	\$ 132	\$ 600	\$ 732	\$ 2,500
Dog Park Repairs & Maintenance	\$ 3,650	\$ 2,323	\$ 1,327	\$ 3,650	\$ 11,650
Park Mulch	\$ 1,500	\$ -	\$ 1,500	\$ 1,500	\$ 1,500
Playground Repairs & Maintenance	\$ 2,500	\$ 788	\$ 1,000	\$ 1,788	\$ 2,500
Miscellaneous Field Supplies	\$ 1,000	\$ 3,469	\$ 2,478	\$ 5,947	\$ 6,100
Buildings Repairs & Maintenance	\$ 15,000	\$ 8,138	\$ 5,500	\$ 13,638	\$ 15,000
Pest Control	\$ 2,500	\$ 1,010	\$ 430	\$ 1,440	\$ 2,500
Pools Maintenance - Contract	\$ 15,000	\$ 9,314	\$ 7,056	\$ 16,370	\$ 20,321
Pools Repairs & Maintenance	\$ 10,000	\$ 1,855	\$ 3,000	\$ 4,855	\$ 10,000
Pools Chemicals	\$ 2,500	\$ 557	\$ 500	\$ 1,057	\$ 2,500
Signage & Amenity Repairs	\$ 300	\$ 143	\$ 100	\$ 243	\$ 300
Special Events	\$ 10,000	\$ 2,223	\$ 7,777	\$ 10,000	\$ 2,000
<u>Fitness</u>					
Professional Services - Outside Fitness	\$ 52,872	\$ 29,544	\$ 21,078	\$ 50,621	\$ 58,872
Fitness Equipment Repairs & Maintenance	\$ 5,000	\$ 4,046	\$ 2,500	\$ 6,546	\$ 7,000
Fitness Equipment Rental	\$ 35,000	\$ 3,593	\$ 2,567	\$ 6,160	\$ 35,000
Miniature Golf Course Maintenance	\$ 750	\$ -	\$ 375	\$ 375	\$ 750
Miscellaneous Fitness Supplies	\$ 6,300	\$ 493	\$ 2,782	\$ 3,275	\$ 6,300
Capital Outlay - Machinery & Equipment	\$ 6,400	\$ 353	\$ 2,047	\$ 2,400	\$ 6,400
<b>Subtotal Amenities</b>	<b>\$ 784,955</b>	<b>\$ 379,349</b>	<b>\$ 289,605</b>	<b>\$ 668,954</b>	<b>\$ 818,395</b>
<b>Reserves</b>					
Capital Reserve Transfer	\$ 110,000	\$ 110,000	\$ -	\$ 110,000	\$ 150,000
<b>Subtotal Reserves</b>	<b>\$ 110,000</b>	<b>\$ 110,000</b>	<b>\$ -</b>	<b>\$ 110,000</b>	<b>\$ 150,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,658,677</b>	<b>\$ 890,014</b>	<b>\$ 596,367</b>	<b>\$ 1,486,380</b>	<b>\$ 1,800,362</b>
<b>EXCESS REVENUES/(EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 671,693</b>	<b>\$ (588,141)</b>	<b>\$ 83,552</b>	<b>\$ -</b>

# *Sweetwater Creek*

## *Community Development District*

GENERAL FUND BUDGET  
FISCAL YEAR 2023

### **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, KE Law Group PLLC, 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 2023

## *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 – North 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.

## *Copies*

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 2023

### 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.

### Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

### 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
661 Ensenada Drive # IRR	\$111	\$1,332
Street Lights # PALENCIA	\$4,455	\$53,463
166 Torcido Blvd # IRR	\$42	\$504
166 Pantano Vista Way # FOUNTAIN	\$313	\$3,756
1504 Las Calinas Blvd # IRR	\$154	\$1,848
43 Privado Court # LITE	\$32	\$384
537 Ensenada Drive # IRR	\$38	\$456
2036 Las Calinas Blvd # IRR	\$65	\$780
97 Onda Ln #IRR	\$74	\$888
1329 Las Calinas Blvd # IRR	\$88	\$1,056
1802 N Loop Parkway # LGT	\$12	\$144
499 Ensenada Drive # IRR	\$12	\$144
633 Glorieta Dr # IRR	\$18	\$216
2064 Las Calinas Blvd # IRR	\$22	\$264
336 Rio Del Norte Road # IRR	\$40	\$480
Contingency	\$774	\$9,285
<b>Total</b>	<b>\$6,250</b>	<b>\$75,000</b>

# *Sweetwater Creek Community Development District*

GENERAL FUND BUDGET  
FISCAL YEAR 2023

## **Other Physical Environment:**

### Field Management

The District has contracted with Riverside Management Services 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.

### Landscape Maintenance

The District has a contract with Duval Landscape Maintenance 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 monthly maintenance and includes miscellaneous expenses.

Description	Monthly	Annually
Future Horizons	\$1,995	\$23,940
Contingency	\$333	\$4,000
	<b>\$2,328</b>	<b>\$27,940</b>

### 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.



# *Sweetwater Creek*

## *Community Development District*

GENERAL FUND BUDGET  
FISCAL YEAR 2023

### *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.

### *Miscellaneous Field Supplies*

The District may incur costs for field maintenance supplies purchased on debit card for operations.

## **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.

# *Sweetwater Creek*

## *Community Development District*

GENERAL FUND BUDGET  
FISCAL YEAR 2023

### *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) and repairs.

### *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/Internet/TV*

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.

### *Internet/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.

# *Sweetwater Creek Community Development District*

GENERAL FUND BUDGET  
FISCAL YEAR 2023

## Internet/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.

## **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	\$160	\$1,920
FP&L – 1865 N Loop Parkway	\$4,500	\$54,000
FP&L – 491 Ensenada Drive #PARK	\$35	\$420
TECO – 1865 N Loop Parkway	\$300	\$3,600
Florida Natural Gas – 1865 N Loop Parkway	\$500	\$6,000
St John's Utility Dept – 1187 Las Calinas Blvd	\$32	\$384
St John's Utility Dept – 1865 N Loop Parkway	\$876	\$10,512
St John's Utility Dept – 491 Ensenada Park	\$16	\$192
Contingency	\$498	\$5,972
<b>Total</b>	<b>\$6,917</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 \$64,851 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.

*Sweetwater Creek*  
*Community Development District*

GENERAL FUND BUDGET  
FISCAL YEAR 2023

*Cleaning Supplies*

Represents expenses for cleaning supplies.

*Amenity Landscape Maintenance & Improvements*

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

*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.

*Pool Maintenance – Contract*

Represents monthly water management costs for pool maintenance services contracted with Poolsure.

*Pools Repairs & Maintenance*

Represents any costs for pool maintenance services and repairs.

*Pool Chemicals*

Represents any cost for pool chemicals for amenity pool.

# *Sweetwater Creek*

## *Community Development District*

GENERAL FUND BUDGET  
FISCAL YEAR 2023

### *Signage & Amenity Repairs*

Cost for sign purchases and replacements.

### *Special Events*

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

### ***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 companies for rental of fitness equipment for the Fitness facility. Currently rent cardio equipment with Frank A Flori at a cost of \$513 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.

#### *Capital Reserve Transfer*

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

**Sweetwater Creek  
Community Development District**

**Capital Reserve Fund**

<b>Adopted Budget FY 2022</b>	<b>Actuals Thru 4/30/22</b>	<b>Projected Next 5 Months</b>	<b>Total Thru 9/30/22</b>	<b>Approved Budget FY 2023</b>
---------------------------------------	-------------------------------------	--	-----------------------------------	--

**Revenues**

Transfer In	\$ 110,000	\$ -	\$ 110,000	\$ 110,000	\$ 150,000
Carry Forward Surplus	\$ 160,961	\$ 159,266	\$ -	\$ 159,266	\$ 189,937
<b>Total Revenues</b>	<b>\$ 270,961</b>	<b>\$ 159,266</b>	<b>\$ 110,000</b>	<b>\$ 269,266</b>	<b>\$ 339,937</b>

**Expenditures**

Capital Outlay	\$ 20,000	\$ 67,067	\$ -	\$ 67,067	\$ 50,000
Repair & Maintenance	\$ 20,000	\$ 11,822	\$ -	\$ 11,822	\$ 50,000
Other Current Charges	\$ 1,470	\$ 245	\$ 195	\$ 440	\$ 1,000
<b>Total Expenses</b>	<b>\$ 41,470</b>	<b>\$ 79,134</b>	<b>\$ 195</b>	<b>\$ 79,329</b>	<b>\$ 101,000</b>

<b>Excess Revenues/(Expenditures)</b>	<b>\$ 229,491</b>	<b>\$ 80,132</b>	<b>\$ 109,805</b>	<b>\$ 189,937</b>	<b>\$ 238,937</b>
---------------------------------------	-------------------	------------------	-------------------	-------------------	-------------------

**Sweetwater Creek  
Community Development District**

**Debt Service Fund - Series 2019**

<b>Adopted Budget FY 2022</b>	<b>Actuals Thru 4/30/22</b>	<b>Projected Next 5 Months</b>	<b>Total Thru 9/30/22</b>	<b>Approved Budget FY 2023</b>
---------------------------------------	-------------------------------------	--	-----------------------------------	--

**Revenues**

Special Assessments	\$ 746,019	\$ 738,635	\$ 3,469	\$ 742,104	\$ 742,104
Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ 18	\$ 11	\$ 29	\$ -
Carry Forward Surplus <sup>(1)</sup>	\$ 171,450	\$ 195,778	\$ -	\$ 195,778	\$ 149,733

**Total Revenues**

<b>\$ 917,469</b>	<b>\$ 934,431</b>	<b>\$ 3,480</b>	<b>\$ 937,912</b>	<b>\$ 891,838</b>
-------------------	-------------------	-----------------	-------------------	-------------------

**Expenditures**

**Series 2019 - A1**

Interest - 11/01	\$ 92,578	\$ 92,578	\$ -	\$ 92,578	\$ 89,000
Special Call - 11/1	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ -
Interest - 05/01	\$ 92,578	\$ -	\$ 92,400	\$ 92,400	\$ 89,000
Principal - 05/01	\$ 340,000	\$ -	\$ 340,000	\$ 340,000	\$ 345,000

**Series 2019 - A2**

Interest - 11/01	\$ 51,650	\$ 51,650	\$ -	\$ 51,650	\$ 49,050
Special Call - 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Interest - 05/01	\$ 51,650	\$ -	\$ 51,550	\$ 51,550	\$ 49,050
Principal - 05/01	\$ 115,000	\$ -	\$ 115,000	\$ 115,000	\$ 120,000
Special Call - 05/1	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ -

**Total Expenses**

<b>\$ 743,456</b>	<b>\$ 164,228</b>	<b>\$ 623,950</b>	<b>\$ 788,178</b>	<b>\$ 741,100</b>
-------------------	-------------------	-------------------	-------------------	-------------------

**Excess Revenues/(Expenditures)**

<b>\$ 174,013</b>	<b>\$ 770,203</b>	<b>\$ (620,470)</b>	<b>\$ 149,733</b>	<b>\$ 150,738</b>
-------------------	-------------------	---------------------	-------------------	-------------------

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

A-1 Interest - 11/1/23	\$ 85,550
A-2 Interest - 11/1/23	\$ 46,950
	<u>\$ 132,500</u>

# Sweetwater Creek Community Development District

## SERIES 2019A-1 AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/22	\$ 6,705,000.00		\$ 89,000.00	\$ 521,400.00
5/1/23	\$ 6,705,000.00	\$ 345,000.00	\$ 89,000.00	
11/1/23	\$ 6,360,000.00	\$ -	\$ 85,550.00	\$ 519,550.00
5/1/24	\$ 6,360,000.00	\$ 355,000.00	\$ 85,550.00	
11/1/24	\$ 6,005,000.00	\$ -	\$ 82,000.00	\$ 522,550.00
5/1/25	\$ 6,005,000.00	\$ 360,000.00	\$ 82,000.00	
11/1/25	\$ 5,645,000.00	\$ -	\$ 78,400.00	\$ 520,400.00
5/1/26	\$ 5,645,000.00	\$ 370,000.00	\$ 78,400.00	
11/1/26	\$ 5,275,000.00	\$ -	\$ 74,468.75	\$ 522,868.75
5/1/27	\$ 5,275,000.00	\$ 375,000.00	\$ 74,468.75	
11/1/27	\$ 4,900,000.00	\$ -	\$ 70,250.00	\$ 519,718.75
5/1/28	\$ 4,900,000.00	\$ 385,000.00	\$ 70,250.00	
11/1/28	\$ 4,515,000.00	\$ -	\$ 65,678.13	\$ 520,928.13
5/1/29	\$ 4,515,000.00	\$ 395,000.00	\$ 65,678.13	
11/1/29	\$ 4,120,000.00	\$ -	\$ 60,740.63	\$ 521,418.75
5/1/30	\$ 4,120,000.00	\$ 405,000.00	\$ 60,740.63	
11/1/30	\$ 3,715,000.00	\$ -	\$ 54,918.75	\$ 520,659.38
5/1/31	\$ 3,715,000.00	\$ 420,000.00	\$ 54,918.75	
11/1/31	\$ 3,690,000.00	\$ -	\$ 48,881.25	\$ 523,800.00
5/1/32	\$ 3,295,000.00	\$ 430,000.00	\$ 48,881.25	
11/1/32	\$ 2,865,000.00	\$ -	\$ 42,700.00	\$ 521,581.25
5/1/33	\$ 2,865,000.00	\$ 440,000.00	\$ 42,700.00	
11/1/33	\$ 2,425,000.00	\$ -	\$ 36,375.00	\$ 519,075.00
5/1/34	\$ 2,425,000.00	\$ 455,000.00	\$ 36,375.00	
11/1/34	\$ 1,970,000.00	\$ -	\$ 29,550.00	\$ 520,925.00
5/1/35	\$ 1,970,000.00	\$ 470,000.00	\$ 29,550.00	
11/1/35	\$ 1,500,000.00	\$ -	\$ 22,500.00	\$ 522,050.00
5/1/36	\$ 1,500,000.00	\$ 485,000.00	\$ 22,500.00	
11/1/36	\$ 1,015,000.00	\$ -	\$ 15,225.00	\$ 522,725.00
5/1/37	\$ 1,015,000.00	\$ 500,000.00	\$ 15,225.00	
11/1/37	\$ 515,000.00	\$ -	\$ 7,725.00	\$ 522,950.00
5/1/38	\$ 515,000.00	\$ 515,000.00	\$ 7,725.00	
			\$	\$ 522,725.00
		\$ 6,705,000.00	\$ 1,727,925.00	\$ 8,865,325.00



# Sweetwater Creek Community Development District

## SERIES 2019A-2 AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/22	\$ 2,570,000.00	\$ -	\$ 49,050.00	\$ 49,050.00
5/1/23	\$ 2,570,000.00	\$ 120,000.00	\$ 49,050.00	\$ -
11/1/23	\$ 2,450,000.00	\$ -	\$ 46,950.00	\$ 216,000.00
5/1/24	\$ 2,450,000.00	\$ 125,000.00	\$ 46,950.00	\$ -
11/1/24	\$ 2,325,000.00	\$ -	\$ 44,762.50	\$ 216,712.50
5/1/25	\$ 2,325,000.00	\$ 130,000.00	\$ 44,762.50	\$ -
11/1/25	\$ 2,195,000.00	\$ -	\$ 42,487.50	\$ 217,250.00
5/1/26	\$ 2,195,000.00	\$ 135,000.00	\$ 42,487.50	\$ -
11/1/26	\$ 2,060,000.00	\$ -	\$ 40,125.00	\$ 217,612.50
5/1/27	\$ 2,060,000.00	\$ 140,000.00	\$ 40,125.00	\$ -
11/1/27	\$ 1,920,000.00	\$ -	\$ 37,675.00	\$ 217,800.00
5/1/28	\$ 1,920,000.00	\$ 145,000.00	\$ 37,675.00	\$ -
11/1/28	\$ 1,775,000.00	\$ -	\$ 35,137.50	\$ 217,812.50
5/1/29	\$ 1,775,000.00	\$ 145,000.00	\$ 35,137.50	\$ -
11/1/29	\$ 1,630,000.00	\$ -	\$ 32,600.00	\$ 212,737.50
5/1/30	\$ 1,630,000.00	\$ 155,000.00	\$ 32,600.00	\$ -
11/1/30	\$ 1,475,000.00	\$ -	\$ 29,500.00	\$ 217,100.00
5/1/31	\$ 1,475,000.00	\$ 160,000.00	\$ 29,500.00	\$ -
11/1/31	\$ 1,315,000.00	\$ -	\$ 26,300.00	\$ 215,800.00
5/1/32	\$ 1,315,000.00	\$ 165,000.00	\$ 26,300.00	\$ -
11/1/32	\$ 1,150,000.00	\$ -	\$ 23,000.00	\$ 214,300.00
5/1/33	\$ 1,150,000.00	\$ 175,000.00	\$ 23,000.00	\$ -
11/1/33	\$ 975,000.00	\$ -	\$ 19,500.00	\$ 217,500.00
5/1/34	\$ 975,000.00	\$ 180,000.00	\$ 19,500.00	\$ -
11/1/34	\$ 795,000.00	\$ -	\$ 15,900.00	\$ 215,400.00
5/1/35	\$ 795,000.00	\$ 185,000.00	\$ 15,900.00	\$ -
11/1/35	\$ 610,000.00	\$ -	\$ 12,200.00	\$ 213,100.00
5/1/36	\$ 610,000.00	\$ 195,000.00	\$ 12,200.00	\$ -
11/1/36	\$ 415,000.00	\$ -	\$ 8,300.00	\$ 215,500.00
5/1/37	\$ 415,000.00	\$ 205,000.00	\$ 8,300.00	\$ -
11/1/37	\$ 210,000.00	\$ -	\$ 4,200.00	\$ 217,500.00
5/1/38	\$ 210,000.00	\$ 210,000.00	\$ 4,200.00	\$ -
			\$	\$ 214,200.00
		\$ 2,570,000.00	\$ 935,375.00	\$ 3,505,375.00

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

**FY2022**

Net O&M Assessments	\$1,587,595.30
Collection fees (6%)	\$101,335.87
Gross Assessments	\$1,688,931.17

Product	Assessable		ERU's	% ERUs	Total Net		
	Units	ERU/Unit			Assessments	Net O&M	Gross O&M
Up to 63' Lot	444	1.00	444	54.40%	\$ 863,574.04	\$ 1,944.99	\$ 2,069.13
64-73' Lot	166	1.16	192.56	23.59%	\$ 374,526.62	\$ 2,256.18	\$ 2,400.20
80-88' Lot	67	1.40	93.8	11.49%	\$ 182,439.74	\$ 2,722.98	\$ 2,896.79
90' Lot	4	1.43	5.72	0.70%	\$ 11,125.32	\$ 2,781.33	\$ 2,958.86
Marsh (less than 15K sq ft)	6	1.40	8.4	1.03%	\$ 16,337.89	\$ 2,722.98	\$ 2,896.79
Marsh (15K-30K sq ft)	35	1.43	50.05	6.13%	\$ 97,346.58	\$ 2,781.33	\$ 2,958.86
Marsh (30K and greater)	6	1.50	9	1.10%	\$ 17,504.88	\$ 2,917.48	\$ 3,103.70
McCann Lots	8	1.59	12.72	1.56%	\$ 24,740.23	\$ 3,092.53	\$ 3,289.92
Total ERU's	736		816.25		\$ 1,587,595.30		

**FY2023**

Net O&M Assessments	\$1,665,410.68
Collection fees (6%)	\$106,302.81
Gross Assessments	\$1,771,713.48

Product	Assessable		ERU's	% ERUs	Total Net			Increase
	Units	ERU/Unit			Assessments	Net O&M	Gross O&M	
Up to 63' Lot	444	1.00	444.00	54.40%	\$ 905,901.79	\$ 2,040.32	\$ 2,170.55	\$ 101.42
64-73' Lot	166	1.16	192.56	23.59%	\$ 392,883.90	\$ 2,366.77	\$ 2,517.84	\$ 117.64
80-88' Lot	67	1.40	93.80	11.49%	\$ 191,381.96	\$ 2,856.45	\$ 3,038.77	\$ 141.98
90' Lot	4	1.43	5.72	0.70%	\$ 11,670.63	\$ 2,917.66	\$ 3,103.89	\$ 145.03
Marsh (less than 15K sq ft)	6	1.40	8.40	1.03%	\$ 17,138.68	\$ 2,856.45	\$ 3,038.77	\$ 141.98
Marsh (15K-30K sq ft)	35	1.43	50.05	6.13%	\$ 102,117.98	\$ 2,917.66	\$ 3,103.89	\$ 145.03
Marsh (30K and greater)	6	1.50	9.00	1.10%	\$ 18,362.87	\$ 3,060.48	\$ 3,255.83	\$ 152.13
McCann Lots	8	1.59	12.72	1.56%	\$ 25,952.86	\$ 3,244.11	\$ 3,451.18	\$ 161.25
Total ERU's	736		816.25		\$ 1,665,410.68			