

# **Adopted Budget**

**Fiscal Year 2024**



## **Sweetwater Creek Community Development District**

**August 3, 2023**



# **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 2023	Actuals Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/23	Adopted Budget FY 2024
<b>REVENUES</b>					
Assessments	\$ 1,665,410	\$ 1,650,619	\$ 14,791	\$ 1,665,410	\$ 1,724,315
Fitness Center Revenue	\$ 1,400	\$ 1,825	\$ 435	\$ 2,260	\$ 2,000
Cost Sharing - Marshall Creek Revenue	\$ -	\$ 29,405	\$ -	\$ 29,405	\$ -
Interest	\$ -	\$ 9,532	\$ 1,761	\$ 11,293	\$ 5,000
Carry Forward Surplus	\$ 110,759	\$ -	\$ -	\$ -	\$ 51,387
<b>TOTAL REVENUES</b>	<b>\$ 1,777,569</b>	<b>\$ 1,691,381</b>	<b>\$ 16,987</b>	<b>\$ 1,708,369</b>	<b>\$ 1,782,702</b>
<b>EXPENDITURES</b>					
<b><u>General and Administrative</u></b>					
Supervisor Fees	\$ 9,600	\$ 5,400	\$ 2,400	\$ 7,800	\$ 9,600
Engineering Fees	\$ 25,000	\$ 15,672	\$ 4,710	\$ 20,382	\$ 20,000
District Counsel	\$ 35,000	\$ 57,363	\$ 28,681	\$ 86,044	\$ 55,000
Audit Fees	\$ 3,700	\$ 3,700	\$ -	\$ 3,700	\$ 3,800
Arbitrage	\$ 500	\$ 500	\$ -	\$ 500	\$ 500
Assessment Roll	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ 5,000
Dissemination	\$ 5,000	\$ 3,750	\$ 1,250	\$ 5,000	\$ 5,300
Trustee Fees	\$ 3,800	\$ 3,143	\$ 657	\$ 3,800	\$ 3,800
District Management Fees	\$ 35,000	\$ 26,250	\$ 8,750	\$ 35,000	\$ 42,500
Telephone	\$ 700	\$ 334	\$ 177	\$ 511	\$ 742
Postage	\$ 1,500	\$ 2,222	\$ 827	\$ 3,049	\$ 3,000
Public Official Insurance	\$ 4,564	\$ 4,088	\$ -	\$ 4,088	\$ 4,497
Copies	\$ 1,000	\$ 2,723	\$ 1,066	\$ 3,789	\$ 4,100
Miscellaneous	\$ 1,500	\$ 548	\$ 45	\$ 593	\$ 1,500
Legal Advertising	\$ 2,700	\$ 340	\$ 1,500	\$ 1,840	\$ 2,000
Information Technology	\$ 1,050	\$ 788	\$ 263	\$ 1,050	\$ 1,425
Website Maintenance	\$ 800	\$ 600	\$ 200	\$ 800	\$ 1,000
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Cost Share Expense - Marshall Creek	\$ 40,000	\$ -	\$ -	\$ -	\$ 20,000
<b>Subtotal General and Administrative</b>	<b>\$ 174,089</b>	<b>\$ 130,095</b>	<b>\$ 50,526</b>	<b>\$ 180,621</b>	<b>\$ 183,939</b>
<b><u>Operations and Maintenance</u></b>					
<b><u>Utilities</u></b>					
Electric	\$ 75,000	\$ 52,731	\$ 18,693	\$ 71,424	\$ 75,000
<b><u>Other Physical Environment</u></b>					
General Insurance	\$ 6,148	\$ 5,507	\$ -	\$ 5,507	\$ 6,058
Landscape Maintenance	\$ 346,000	\$ 243,457	\$ 72,819	\$ 316,276	\$ 291,276
Landscape Improvements	\$ 80,000	\$ 48,776	\$ 31,224	\$ 80,000	\$ 50,000
Mulch	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Lake Maintenance	\$ 27,940	\$ 13,842	\$ 4,614	\$ 18,456	\$ 22,000
Fountain Maintenance	\$ 1,500	\$ 1,206	\$ -	\$ 1,206	\$ 1,500
Irrigation Repairs & Maintenance	\$ 22,000	\$ 24,407	\$ 9,000	\$ 33,407	\$ 39,000
Storm Clean-Up	\$ 2,000	\$ -	\$ -	\$ -	\$ 2,000
Field Repairs & Maintenance	\$ 31,300	\$ 7,317	\$ 17,043	\$ 24,360	\$ 26,000
Tree Removals	\$ 12,540	\$ 14,809	\$ -	\$ 14,809	\$ 14,000
Palm Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -
Crepe Myrtle Trimming	\$ -	\$ -	\$ -	\$ -	\$ -
New Trees/Replacement Trees	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Flower Replacement (add'l to contract rotation)	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlight Repairs	\$ 2,250	\$ -	\$ -	\$ -	\$ 2,250
Signage Repairs	\$ 1,500	\$ -	\$ 700	\$ 700	\$ 1,000
Holiday Decoration	\$ 5,000	\$ 362	\$ 4,638	\$ 5,000	\$ 5,000
Miscellaneous Field Supplies	\$ 1,000	\$ 1,130	\$ 2,120	\$ 3,250	\$ 3,500
Guardhouse Maintenance	\$ 2,500	\$ -	\$ 500	\$ 500	\$ 2,500
Playground Repairs & Maintenance	\$ 2,500	\$ -	\$ 500	\$ 500	\$ 2,500
<b>Subtotal Field Operations</b>	<b>\$ 619,178</b>	<b>\$ 413,545</b>	<b>\$ 160,850</b>	<b>\$ 574,395</b>	<b>\$ 593,584</b>

**Sweetwater Creek  
Community Development District**

**General Fund**

Description	Adopted Budget FY 2023	Actuals Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/23	Adopted Budget FY 2024
<b>Amenities</b>					
<u>Administrative</u>					
Property & Casualty Insurance	\$ 26,520	\$ 24,779	\$ -	\$ 24,779	\$ 37,581
Payroll - Salaried	\$ 82,160	\$ 61,620	\$ 20,540	\$ 82,160	\$ 86,268
Payroll - Hourly	\$ 100,336	\$ 65,268	\$ 21,756	\$ 87,024	\$ 91,375
Payroll - Benefits	\$ 15,975	\$ 11,981	\$ 3,994	\$ 15,975	\$ 16,775
Payroll Taxes	\$ 14,028	\$ 10,522	\$ 3,507	\$ 14,029	\$ 14,730
Professional Services - Engineering	\$ 68,056	\$ 51,041	\$ 17,014	\$ 68,055	\$ 71,457
Professional Services - Information Technology	\$ 1,800	\$ 1,588	\$ 450	\$ 2,038	\$ 1,890
Travel & Per Diem	\$ 150	\$ -	\$ -	\$ -	\$ 200
Training	\$ 200	\$ -	\$ -	\$ -	\$ 400
Licenses & Permits	\$ 400	\$ 375	\$ -	\$ 375	\$ 400
Subscriptions & Memberships	\$ 500	\$ 243	\$ 81	\$ 323	\$ 500
Office Supplies	\$ 3,000	\$ 1,947	\$ 1,053	\$ 3,000	\$ 3,000
Office Equipment	\$ 2,000	\$ 1,183	\$ 817	\$ 2,000	\$ 2,500
Communication - Telephone/Internet/TV	\$ 12,000	\$ 7,463	\$ 4,165	\$ 11,627	\$ 12,000
Internet/Telephone - Guard House	\$ 5,400	\$ 3,979	\$ 1,385	\$ 5,363	\$ 5,821
<u>Field</u>					
Field Management Fees	\$ 84,000	\$ 63,000	\$ 21,000	\$ 84,000	\$ 89,040
General Utilities	\$ 83,000	\$ 47,774	\$ 16,949	\$ 64,723	\$ 75,000
Refuse Removal	\$ 3,885	\$ 3,674	\$ 1,269	\$ 4,943	\$ 5,200
Security	\$ 82,200	\$ 56,108	\$ 18,309	\$ 74,417	\$ 60,000
Janitorial Services	\$ 16,000	\$ 9,984	\$ 3,328	\$ 13,312	\$ 13,978
Operating Supplies - Spa & Paper	\$ 4,500	\$ 1,969	\$ 1,500	\$ 3,469	\$ 4,000
Operating Supplies - Uniforms	\$ 500	\$ 419	\$ -	\$ 419	\$ 500
Cleaning Supplies	\$ 15,000	\$ 6,631	\$ 4,369	\$ 11,000	\$ 12,500
Amenity Landscape Maintenance & Improvements	\$ 24,000	\$ 17,839	\$ 5,718	\$ 23,557	\$ 29,500
Gate Repairs & Maintenance	\$ 2,500	\$ 1,563	\$ 937	\$ 2,500	\$ 2,500
Dog Park Repairs & Maintenance	\$ 11,650	\$ 165	\$ 11,485	\$ 11,650	\$ 6,000
Park Mulch	\$ 1,500	\$ 5,201	\$ -	\$ 5,201	\$ 5,000
Miscellaneous Field Supplies	\$ 6,100	\$ 1,665	\$ 2,335	\$ 4,000	\$ 4,100
Buildings Repairs & Maintenance	\$ 15,000	\$ 4,169	\$ 5,000	\$ 9,169	\$ 15,000
Pest Control	\$ 2,500	\$ 609	\$ 1,015	\$ 1,624	\$ 1,800
Pool Maintenance - Contract	\$ 20,321	\$ 16,095	\$ 5,761	\$ 21,856	\$ 25,349
Pool Repairs & Maintenance	\$ 10,000	\$ 4,014	\$ 250	\$ 4,264	\$ 3,000
Pool Chemicals	\$ 2,500	\$ 2,817	\$ 1,920	\$ 4,737	\$ 3,800
Signage & Amenity Repairs	\$ 300	\$ -	\$ 150	\$ 150	\$ 300
Special Events	\$ 2,000	\$ 1,603	\$ 397	\$ 2,000	\$ 2,000
<u>Fitness</u>					
Professional Services - Outside Fitness	\$ 58,872	\$ 39,654	\$ 13,218	\$ 52,872	\$ 55,515
Fitness Equipment Repairs & Maintenance	\$ 7,000	\$ 4,959	\$ 2,041	\$ 7,000	\$ 7,000
Fitness Equipment Rental	\$ 35,000	\$ 16,702	\$ 9,295	\$ 25,997	\$ 35,000
Miniature Golf Course Maintenance	\$ 750	\$ -	\$ -	\$ -	\$ 500
Miscellaneous Fitness Supplies	\$ 6,300	\$ 3,435	\$ 400	\$ 3,835	\$ 6,300
Capital Outlay - Machinery & Equipment	\$ 6,400	\$ 1,570	\$ 3,730	\$ 5,300	\$ 6,400
<b>Subtotal Amenities</b>	<b>\$ 834,302</b>	<b>\$ 553,608</b>	<b>\$ 205,137</b>	<b>\$ 758,745</b>	<b>\$ 814,179</b>
<b>Reserves</b>					
Capital Reserve Transfer	\$ 150,000	\$ 150,000	\$ -	\$ 150,000	\$ 191,000
<b>Subtotal Reserves</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ 150,000</b>	<b>\$ 191,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,777,569</b>	<b>\$ 1,247,248</b>	<b>\$ 416,513</b>	<b>\$ 1,663,761</b>	<b>\$ 1,782,702</b>
<b>EXCESS REVENUES/(EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 444,133</b>	<b>\$ (399,526)</b>	<b>\$ 44,608</b>	<b>\$ -</b>

# *Sweetwater Creek Community Development District*

GENERAL FUND BUDGET  
FISCAL YEAR 2024

## **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. Trainer will provide \$5 fee for each session to the district.

### Interest

The District will have excess funds invested in custody accounts with US Bank and State Board of Administration. The amount is based upon the estimated average balance of funds available during the fiscal year.

### 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, Kilinski Van Wyk 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 2024

### Assessment Roll

The District has contracted with Governmental Management Services 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, 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 2024

### Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

### 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. contracted with Governmental Management Services, LLC.

### 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.

### 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 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>

### Other Physical Environment:

#### 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 2024

### 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.

### Mulch

The District will incur expenses related to providing ground covering.

### 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	\$1,538	\$18,456
Contingency	\$295	\$3,544
	<b>\$1,833</b>	<b>\$22,000</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.

### Tree Removals

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

### Palm Tree Trimming

This item represents the estimated costs of trimming Palm trees within the district.

### Crepe Myrtle Trimming

This item represents the estimated costs of trimming Crepe Myrtle trees within the district.



*Sweetwater Creek*  
*Community Development District*

GENERAL FUND BUDGET  
FISCAL YEAR 2024

New Trees/Replacement Trees

This item represents the estimated costs of installing and replacing damaged trees throughout the fiscal year.

Annual Flower Replacement

This item represents the estimated costs of annual flower replacement in addition to contract rotation.

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.

Guardhouse Maintenance

Represents the cost of maintenance for the guardhouse.

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.

**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.

# *Sweetwater Creek*

## *Community Development District*

GENERAL FUND BUDGET  
FISCAL YEAR 2024

### 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's 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 and Pandora Music Subscription.

### Office Supplies

The cost allocation for amenity office supplies.

### Office Equipment

This cost 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. Additional monies budgeted for Marshall Creek Fitness Center Business Voice Edge and Village Key for quarterly monitoring with phone line.

Description	Monthly	Annually
Village Key (Quarterly)	\$20	\$240
Comcast - 8495 74 310 1274272	\$659	\$7,908
Marshall Creek Comcast	\$111	\$1,330
Contingency	\$210	\$2,522
<b>Total</b>	<b>\$1,000</b>	<b>\$12,000</b>

# *Sweetwater Creek*

## *Community Development District*

GENERAL FUND BUDGET  
FISCAL YEAR 2024

### 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 \$333.83 per month. Additional monies were budgeted for the Las Calinas Guardhouse at \$113.39 per month.

Description	Monthly	Annually
Comcast - 8495 74 140 1391168	\$341	\$4,097
Marshall Creek Las Calinas Guardhouse	\$114	\$1,368
Contingency	\$30	\$356
<b>Total</b>	<b>\$485</b>	<b>\$5,821</b>

### Field

#### 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 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	\$184	\$2,208
FP&L – 1865 N Loop Parkway	\$4,500	\$54,000
FP&L – 491 Ensenada Drive #PARK	\$38	\$456
TECO – 1865 N Loop Parkway	\$80	\$960
Florida Natural Gas – 1865 N Loop Parkway	\$50	\$600
St John's Utility Dept – 1187 Las Calinas Blvd	\$34	\$408
St John's Utility Dept – 1865 N Loop Parkway	\$879	\$10,548
St John's Utility Dept – 491 Ensenada Park	\$16	\$192
Contingency	\$469	\$5,628
<b>Total</b>	<b>\$6,250</b>	<b>\$75,000</b>

#### Refuse Removal

The District has contracted with Republic Services for trash removal.

#### Security

The District has contracted with Hidden Eyes DBA Envera Services for security gate monitoring

Description	Monthly	Annually
Hidden Eyes DBA Envera	\$5,000	\$60,000

#### Janitorial Services

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

*Sweetwater Creek*  
*Community Development District*

GENERAL FUND BUDGET  
FISCAL YEAR 2024

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.

Gate Repairs & Maintenance

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

Dog Park Repairs & Maintenance

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

Park Mulch

Cost for mulch used in the park.

Miscellaneous Field Supplies

This represents any Field Supplies expense that is purchased with Debit card 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 chemical services contracted with Poolsure.

Description	Monthly	Annually
Poolsure	\$1,920	\$23,044
Contingency	\$192	\$2,305
<b>Total</b>	<b>\$2,112</b>	<b>\$25,349</b>

Pools Repairs & Maintenance

Represents any costs for pool maintenance services and repairs.

*Sweetwater Creek  
Community Development District*

GENERAL FUND BUDGET  
FISCAL YEAR 2024

Pool Chemicals

Represents extra cost for pool chemicals purchased for amenity pool by amenity manager.

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 a lease agreement with Geneva Capital for rental of fitness equipment for the Fitness facility. Currently renting spin bikes from Frank A Flori.

Description	Monthly	Annually
Geneva Capital	\$2,414	\$28,968
Frank A Flori DBA Chariman's Enterprise	\$513	\$6,032
<b>Total</b>	<b>\$2,927</b>	<b>\$35,000</b>

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**

Description	Adopted Budget FY 2023	Actuals Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/23	Adopted Budget FY 2024
<b>Revenues</b>					
Transfer In	\$ 150,000	\$ 150,000	\$ -	\$ 150,000	\$ 191,000
Interest	\$ -	\$ 2,832	\$ 900	\$ 3,732	\$ 1,866
Insurance Proceeds	\$ -	\$ 6,435	\$ -	\$ 6,435	\$ -
Carry Forward Surplus	\$ 183,587	\$ 156,813	\$ -	\$ 156,813	\$ 263,780
<b>Total Revenues</b>	<b>\$ 333,587</b>	<b>\$ 316,080</b>	<b>\$ 900</b>	<b>\$ 316,980</b>	<b>\$ 456,646</b>
<b>Expenditures</b>					
Capital Outlay	\$ 50,000	\$ 35,575	\$ -	\$ 35,575	\$ -
Repair & Maintenance	\$ 50,000	\$ 8,560	\$ 8,560	\$ 17,120	\$ 79,024
Other Current Charges	\$ 1,000	\$ 388	\$ 117	\$ 505	\$ 525
<b>Total Expenses</b>	<b>\$ 101,000</b>	<b>\$ 44,523</b>	<b>\$ 8,677</b>	<b>\$ 53,200</b>	<b>\$ 79,549</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 232,587</b>	<b>\$ 271,557</b>	<b>\$ (7,777)</b>	<b>\$ 263,780</b>	<b>\$ 377,097</b>

**Capital Reserve Study**

<b>Reserve Study Recommended Contributions for FY 2024</b>			
	\$191,100	\$64,400	\$255,500
	<b>General</b>	<b>Amenities</b>	<b>Combined</b>
<b>Description</b>	<b>FY 2023-Study (Pg. 17)</b>	<b>FY 2023-Study (Pg. 20)</b>	<b>Total - Study</b>
Reserves Beginning of Year	\$377,970	\$92,795	\$470,765
Contributions	\$186,100	\$61,700	\$247,800
Interest Income	\$7,302	\$ 1,927	\$9,229
Expenditures	(\$83,013)	\$ (20,565)	(\$103,578)
Anticipated Balance	\$488,359	\$135,857	\$624,216

**Capital Reserve Fund - Actuals**

<b>Description</b>	<b>Actual</b>
Reserves Beginning of Year	\$ 156,813
Contributions	\$ 150,000
Interest Income	\$ 2,832
Expenditures	\$ (44,523)
Anticipated Balance	\$265,122
<b>Variance Reserve Study Vs Actual</b>	<b>(\$359,094)</b>

**Sweetwater Creek  
Community Development District**

**Debt Service Fund - Series 2019**

<b>Description</b>	<b>Adopted Budget FY 2023</b>	<b>Actuals Thru 6/30/23</b>	<b>Projected Next 3 Months</b>	<b>Total Thru 9/30/23</b>	<b>Adopted Budget FY 2024</b>
<b><u>Revenues</u></b>					
Special Assessments	\$ 741,613	\$ 743,314	\$ -	\$ 743,314	\$ 741,613
Interest	\$ -	\$ 11,997	\$ 3,612	\$ 15,609	\$ 6,300
Carry Forward Surplus <sup>(1)</sup>	\$ 149,391	\$ 177,301	\$ -	\$ 177,301	\$ 155,434
<b>Total Revenues</b>	<b>\$ 891,004</b>	<b>\$ 932,613</b>	<b>\$ 3,612</b>	<b>\$ 936,225</b>	<b>\$ 903,347</b>
<b><u>Expenditures</u></b>					
<b><u>Series 2019 - A1</u></b>					
Interest - 11/01	\$ 89,000	\$ 89,000	\$ -	\$ 89,000	\$ 85,328
Special Call - 11/1	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ -
Interest - 05/01	\$ 89,000	\$ 88,778	\$ -	\$ 88,778	\$ 85,328
Principal - 05/01	\$ 345,000	\$ 345,000	\$ -	\$ 345,000	\$ 355,000
Special Call - 05/01	\$ -	\$ -	\$ -	\$ -	\$ -
<b><u>Series 2019 - A2</u></b>					
Interest - 11/01	\$ 49,050	\$ 49,050	\$ -	\$ 49,050	\$ 46,475
Special Call - 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Interest - 05/01	\$ 49,050	\$ 48,963	\$ -	\$ 48,963	\$ 46,475
Principal - 05/01	\$ 120,000	\$ 120,000	\$ -	\$ 120,000	\$ 125,000
Special Call - 05/1	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -
<b>Total Expenses</b>	<b>\$ 741,100</b>	<b>\$ 780,791</b>	<b>\$ -</b>	<b>\$ 780,791</b>	<b>\$ 743,606</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 149,904</b>	<b>\$ 151,822</b>	<b>\$ 3,612</b>	<b>\$ 155,434</b>	<b>\$ 159,741</b>

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

A-1 Interest - 11/1/24	\$ 81,778
A-2 Interest - 11/1/24	\$ 44,288
	<u>\$ 126,066</u>



# Sweetwater Creek Community Development District

## SERIES 2019A-1 AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/23	\$ 6,345,000.00	\$ -	\$ 85,328.13	\$ 85,328.13
5/1/24	\$ 6,345,000.00	\$ 355,000.00	\$ 85,328.13	.
11/1/24	\$ 5,990,000.00	\$ -	\$ 81,778.13	\$ 522,106.26
5/1/25	\$ 5,990,000.00	\$ 360,000.00	\$ 81,778.13	
11/1/25	\$ 5,630,000.00	\$ -	\$ 78,178.13	\$ 519,956.26
5/1/26	\$ 5,630,000.00	\$ 370,000.00	\$ 78,178.13	
11/1/26	\$ 5,260,000.00	\$ -	\$ 74,246.88	\$ 522,425.01
5/1/27	\$ 5,260,000.00	\$ 375,000.00	\$ 74,246.88	
11/1/27	\$ 4,885,000.00	\$ -	\$ 70,028.13	\$ 519,275.01
5/1/28	\$ 4,885,000.00	\$ 385,000.00	\$ 70,028.13	
11/1/28	\$ 4,500,000.00	\$ -	\$ 65,456.25	\$ 520,484.38
5/1/29	\$ 4,500,000.00	\$ 395,000.00	\$ 65,456.25	
11/1/29	\$ 4,105,000.00	\$ -	\$ 60,518.75	\$ 520,975.00
5/1/30	\$ 4,105,000.00	\$ 405,000.00	\$ 60,518.75	
11/1/30	\$ 3,700,000.00	\$ -	\$ 54,696.88	\$ 520,215.63
5/1/31	\$ 3,700,000.00	\$ 415,000.00	\$ 54,696.88	
11/1/31	\$ 3,680,000.00	\$ -	\$ 48,731.25	\$ 518,428.13
5/1/32	\$ 3,285,000.00	\$ 430,000.00	\$ 48,731.25	
11/1/32	\$ 2,855,000.00	\$ -	\$ 42,550.00	\$ 521,281.25
5/1/33	\$ 2,855,000.00	\$ 440,000.00	\$ 42,550.00	
11/1/33	\$ 2,415,000.00	\$ -	\$ 36,225.00	\$ 518,775.00
5/1/34	\$ 2,415,000.00	\$ 455,000.00	\$ 36,225.00	
11/1/34	\$ 1,960,000.00	\$ -	\$ 29,400.00	\$ 520,625.00
5/1/35	\$ 1,960,000.00	\$ 470,000.00	\$ 29,400.00	
11/1/35	\$ 1,490,000.00	\$ -	\$ 22,350.00	\$ 521,750.00
5/1/36	\$ 1,490,000.00	\$ 485,000.00	\$ 22,350.00	
11/1/36	\$ 1,005,000.00	\$ -	\$ 15,075.00	\$ 522,425.00
5/1/37	\$ 1,005,000.00	\$ 495,000.00	\$ 15,075.00	
11/1/37	\$ 510,000.00	\$ -	\$ 7,650.00	\$ 517,725.00
5/1/38	\$ 510,000.00	\$ 510,000.00	\$ 7,650.00	
			\$	517,650.00
		\$ 6,345,000.00	\$ 1,544,425.00	\$ 7,889,425.05

# Sweetwater Creek Community Development District

## SERIES 2019A-2 AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/23	\$ 2,425,000.00	\$ -	\$ 46,475.00	\$ 46,475.00
5/1/24	\$ 2,425,000.00	\$ 125,000.00	\$ 46,475.00	\$ -
11/1/24	\$ 2,300,000.00	\$ -	\$ 44,287.50	\$ 215,762.50
5/1/25	\$ 2,300,000.00	\$ 130,000.00	\$ 44,287.50	\$ -
11/1/25	\$ 2,170,000.00	\$ -	\$ 42,012.50	\$ 216,300.00
5/1/26	\$ 2,170,000.00	\$ 135,000.00	\$ 42,012.50	\$ -
11/1/26	\$ 2,035,000.00	\$ -	\$ 39,650.00	\$ 216,662.50
5/1/27	\$ 2,035,000.00	\$ 135,000.00	\$ 39,650.00	\$ -
11/1/27	\$ 1,900,000.00	\$ -	\$ 37,287.50	\$ 211,937.50
5/1/28	\$ 1,900,000.00	\$ 140,000.00	\$ 37,287.50	\$ -
11/1/28	\$ 1,760,000.00	\$ -	\$ 34,837.50	\$ 212,125.00
5/1/29	\$ 1,760,000.00	\$ 145,000.00	\$ 34,837.50	\$ -
11/1/29	\$ 1,615,000.00	\$ -	\$ 32,300.00	\$ 212,137.50
5/1/30	\$ 1,615,000.00	\$ 150,000.00	\$ 32,300.00	\$ -
11/1/30	\$ 1,465,000.00	\$ -	\$ 29,300.00	\$ 211,600.00
5/1/31	\$ 1,465,000.00	\$ 160,000.00	\$ 29,300.00	\$ -
11/1/31	\$ 1,305,000.00	\$ -	\$ 26,100.00	\$ 215,400.00
5/1/32	\$ 1,305,000.00	\$ 165,000.00	\$ 26,100.00	\$ -
11/1/32	\$ 1,140,000.00	\$ -	\$ 22,800.00	\$ 213,900.00
5/1/33	\$ 1,140,000.00	\$ 170,000.00	\$ 22,800.00	\$ -
11/1/33	\$ 970,000.00	\$ -	\$ 19,400.00	\$ 212,200.00
5/1/34	\$ 970,000.00	\$ 180,000.00	\$ 19,400.00	\$ -
11/1/34	\$ 790,000.00	\$ -	\$ 15,800.00	\$ 215,200.00
5/1/35	\$ 790,000.00	\$ 185,000.00	\$ 15,800.00	\$ -
11/1/35	\$ 605,000.00	\$ -	\$ 12,100.00	\$ 212,900.00
5/1/36	\$ 605,000.00	\$ 195,000.00	\$ 12,100.00	\$ -
11/1/36	\$ 410,000.00	\$ -	\$ 8,200.00	\$ 215,300.00
5/1/37	\$ 410,000.00	\$ 200,000.00	\$ 8,200.00	\$ -
11/1/37	\$ 210,000.00	\$ -	\$ 4,200.00	\$ 212,400.00
5/1/38	\$ 210,000.00	\$ 210,000.00	\$ 4,200.00	\$ -
			\$	\$ 214,200.00
		\$ 2,425,000.00	\$ 829,500.00	\$ 3,254,500.00

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

**FY2023**

Net O&M Assessments	\$1,645,006.09
Collection fees (6%)	\$105,000.39
Gross Assessments	\$1,750,006.48

Product	Assessable Units	ERU/Unit	ERU's	% ERUs	Total Net Assessments	Net O&M	Gross O&M
Up to 63' Lot	469	1.00	469	58.17%	\$ 956,908.97	\$ 2,040.32	\$ 2,170.55
64-73' Lot	166	1.16	192.56	23.88%	\$ 392,883.56	\$ 2,366.77	\$ 2,517.84
80-88' Lot	42	1.40	58.8	7.29%	\$ 119,970.68	\$ 2,856.44	\$ 3,038.77
90' Lot	4	1.43	5.72	0.71%	\$ 11,670.62	\$ 2,917.65	\$ 3,103.89
Marsh (less than 15K sq ft)	6	1.40	8.4	1.04%	\$ 17,138.67	\$ 2,856.44	\$ 3,038.77
Marsh (15K-30K sq ft)	35	1.43	50.05	6.21%	\$ 102,117.90	\$ 2,917.65	\$ 3,103.89
Marsh (30K and greater)	6	1.50	9	1.12%	\$ 18,362.86	\$ 3,060.48	\$ 3,255.83
McCann Lots	8	1.59	12.72	1.58%	\$ 25,952.84	\$ 3,244.11	\$ 3,451.18
Total ERU's	736		806.25		\$ 1,645,006.09		

**FY2024**

Net O&M Assessments	\$1,724,315.23
Collection fees (6%)	\$110,062.67
Gross Assessments	\$1,834,377.91

Product	Assessable Units	ERU/Unit	ERU's	% ERUs	Total Net Assessments	Net O&M	Gross O&M	Increase
Up to 63' Lot	469	1.00	469.00	58.17%	\$ 1,003,043.53	\$ 2,138.69	\$ 2,275.20	\$ 104.65
64-73' Lot	166	1.16	192.56	23.88%	\$ 411,825.29	\$ 2,480.88	\$ 2,639.23	\$ 121.39
80-88' Lot	42	1.40	58.80	7.29%	\$ 125,754.71	\$ 2,994.16	\$ 3,185.28	\$ 146.51
90' Lot	4	1.43	5.72	0.71%	\$ 12,233.28	\$ 3,058.32	\$ 3,253.53	\$ 149.64
Marsh (less than 15K sq ft)	6	1.40	8.40	1.04%	\$ 17,964.96	\$ 2,994.16	\$ 3,185.28	\$ 146.51
Marsh (15K-30K sq ft)	35	1.43	50.05	6.21%	\$ 107,041.21	\$ 3,058.32	\$ 3,253.53	\$ 149.64
Marsh (30K and greater)	6	1.50	9.00	1.12%	\$ 19,248.17	\$ 3,208.03	\$ 3,412.80	\$ 156.97
McCann Lots	8	1.59	12.72	1.58%	\$ 27,204.08	\$ 3,400.51	\$ 3,617.56	\$ 166.39
Total ERU's	736		806.25		\$ 1,724,315.23			