

Sweetwater Creek

Community Development District

Adopted Budget FY 2025



August 8, 2024

Presented by:



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Sweetwater Creek
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
REVENUES:					
Special Assessments - Tax Roll	\$1,724,315	\$1,679,712	\$44,604	\$1,724,315	\$1,857,822
Fitness Center Revenue	2,000	2,995	-	2,995	2,000
Cost Sharing - Marshall Creek Revenue	-	-	-	-	-
Interest	5,000	28,589	7,548	36,137	25,000
Carry Forward Surplus	51,387	-	177,581	177,581	-
TOTAL REVENUES	\$1,782,702	\$1,711,296	\$229,732	\$1,941,028	\$1,884,822

EXPENDITURES:

General and Administrative

Supervisor Fees	\$9,600	\$7,400	\$2,400	\$9,800	\$12,000
Engineering Fees	20,000	12,744	7,256	20,000	20,000
District Counsel	55,000	47,052	24,476	71,528	63,599
Annual Audit	3,800	3,800	-	3,800	3,800
Assessment Roll	5,000	5,000	-	5,000	5,200
Arbitrage	500	-	500	500	500
Dissemination Agent	5,300	3,975	1,325	5,300	5,512
Trustee Fees	3,800	3,143	657	3,800	3,800
Management Fees	42,500	31,875	10,625	42,500	44,200
Information Technology	1,425	1,069	356	1,425	1,482
Website Maintenance	1,000	750	250	1,000	1,040
Telephone	742	232	165	397	742
Postage & Delivery	3,000	1,759	1,241	3,000	3,000
Public Official Insurance	4,497	4,938	-	4,938	5,172
Copies	4,100	1,373	1,196	2,569	2,500
Legal Advertising	2,000	712	1,288	2,000	2,000
Miscellaneous	1,500	343	75	418	1,500
Dues, Licenses & Subscriptions	175	175	-	175	175
Cost Share Expense - Marshall Creek	20,000	-	74,496	74,496	100,000
TOTAL GENERAL AND ADMINISTRATIVE	\$183,939	\$126,340	\$126,306	\$252,646	\$276,222

Operations & Maintenance

Utilities

Electric	\$75,000	\$56,512	\$19,057	\$75,569	\$78,000
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Other Physical Environment

General Insurance/Workers Comp	6,058	5,507	-	5,507	6,884
Landscape Maintenance	291,276	218,457	72,819	291,276	291,276
Landscape Improvements	50,000	33,544	16,456	50,000	50,000
Mulch	50,000	25,000	25,000	50,000	50,000
Lake Maintenance	22,000	14,097	4,614	18,711	22,000
Fountain Maintenance	1,500	180	320	500	1,500
Irrigation Repairs & Maintenance	39,000	22,156	16,524	38,680	39,000
Storm Clean-Up	2,000	-	-	-	10,000
Field Repairs & Maintenance	26,000	32,768	7,200	39,968	36,000
Tree Removals	14,000	6,236	7,764	14,000	14,000
Tree Pruning	-	-	-	-	15,000
Streetlight Repairs	2,250	-	1,000	1,000	2,250
Signage Repairs	1,000	-	500	500	1,000
Holiday Decoration	5,000	-	5,000	5,000	5,000
Miscellaneous Field Supplies	3,500	567	2,933	3,500	3,500

TOTAL OPERATIONS & MAINTENANCE	\$588,584	\$415,023	\$179,188	\$594,211	\$625,410
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Sweetwater Creek Community Development District

Adopted Budget General Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted Budget FY2025
<u>Amenities</u>					
<u>Administrative</u>					
Property & Casualty Insurance	\$37,581	\$36,496	\$0	\$36,496	\$43,218
Payroll - Salaried	86,268	685	-	685	-
Payroll - Hourly	91,375	1,638	-	1,638	-
Payroll - Benefits	16,775	301	-	301	-
Payroll Taxes	14,730	264	-	264	-
Professional Services - Engineering	71,457	1,281	-	1,281	-
Professional Services - Information Technology	1,890	34	-	34	-
Travel & Per Diem	200	69	-	69	-
Training	400	477	-	477	-
Facility Management	-	201,374	54,722	256,096	266,340
Performance Incentive	-	-	-	-	10,000
Licenses & Permits	400	764	-	764	770
Subscriptions & Memberships	500	1,086	420	1,506	2,040
Office Supplies	3,000	1,836	400	2,236	3,000
Office Equipment	2,500	2,146	354	2,500	2,500
Communication - Telephone/Internet/TV	12,000	5,283	1,990	7,273	12,000
Internet/Telephone - Guard House	5,821	3,095	1,029	4,124	4,500
<u>Field</u>					
Field Management Fees	89,040	66,780	22,260	89,040	92,602
General Utilities	75,000	49,518	17,189	66,707	78,000
Refuse Removal	5,200	5,439	1,993	7,432	6,725
Security	60,000	43,143	10,464	53,607	41,137
Janitorial Services	13,978	31,597	10,449	42,046	43,467
Operating Supplies - Spa & Paper	4,000	3,055	716	3,771	4,000
Operating Supplies - Uniforms	500	-	500	500	500
Cleaning Supplies	12,500	6,760	2,934	9,694	12,500
Amenity Landscape Maintenance & Improvements	29,500	22,797	5,889	28,686	22,872
Gate Repairs & Maintenance	2,500	799	1,701	2,500	2,500
Dog Park Repairs & Maintenance	6,000	864	500	1,364	6,000
Park Mulch	5,000	2,200	2,800	5,000	5,000
Miscellaneous Field Supplies	4,100	485	3,615	4,100	4,100
Buildings Repairs & Maintenance	15,000	87,520	1,500	89,020	30,000
Pest Control	1,800	2,474	244	2,717	1,800
Pool Maintenance - Contract	25,349	12,480	4,680	17,160	19,469
Pool Repairs & Maintenance	3,000	2,738	262	3,000	3,000
Pool Chemicals	3,800	19,485	6,164	25,650	30,000
Signage & Amenity Repairs	300	500	-	500	300
Special Events	2,000	461	1,539	2,000	2,000
Park Repair & Maintenance	-	19,776	-	19,776	10,000
Pickleball Repair & Maintenance	-	2,296	1,000	3,296	3,000
Guardhouse Maintenance	2,500	-	1,000	1,000	2,500
Playground Repairs & Maintenance	2,500	79	2,421	2,500	5,000
<u>Fitness</u>					
Professional Services - Outside Fitness	55,515	36,118	16,754	52,872	55,515
Fitness Equipment Repairs & Maintenance	7,000	3,010	2,871	5,880	7,000
Fitness Equipment Rental	35,000	26,974	9,159	36,132	36,635
Miniature Golf Course Maintenance	500	-	-	-	500
Miscellaneous Fitness Supplies	6,300	1,326	2,474	3,800	6,300
Capital Outlay - Machinery & Equipment	6,400	7,680	-	7,680	6,400
TOTAL AMENITIES	\$819,179	\$713,178	\$189,993	\$903,171	\$883,190
TOTAL EXPENDITURES	\$1,591,702	\$1,254,541	\$495,488	\$1,750,028	\$1,784,822
<u>Other Sources/Uses</u>					
Capital Reserve	(\$191,000)	(\$191,000)	\$0	(\$191,000)	(\$100,000)
TOTAL OTHER SOURCES/(USES)	\$(191,000)	\$(191,000)	\$-	\$(191,000)	\$(100,000)
EXCESS REVENUES (EXPENDITURES)	\$-	\$265,755	\$(265,755)	\$-	\$-

Sweetwater Creek
Community Development District
Budget Narrative
Fiscal Year 2025

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures 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 earns interest on the monthly average collected balance for each of their investment accounts. The amount is based upon the estimated average balance of funds available during the fiscal year.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

Engineering

The District's engineer, Matthews Design Group LLC, will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

District Counsel

The District's Attorney, Kilinski Van Wyk PLLC, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

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 Agent

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.

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.

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.

Telephone

New internet and Wi-Fi service for Office. Represents expense for telephone internet and Wi-Fi Service and conference calls for the office that are reimbursable by the district.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon estimated premium.

Copies

Copies used in the preparation of agenda packages, required mailings, and other special projects.

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
Budget Narrative
Fiscal Year 2025

Miscellaneous

This includes monthly bank charges, amortization schedules, office supplies and any other miscellaneous expenses that incur during the year.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

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.

Expenditures – 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	Annual
661 ENSENADA DR #IRR	\$111	\$1,332
STREET LIGHTS # PALENCIA N PH	\$5,100	\$61,200
166 TORCIDO BLVD #IRR	\$42	\$504
166 PANTANO VISTA WAY # FOUNTAIN	\$313	\$3,756
1504 LAS CALINAS BLVD #IRR	\$154	\$1,848
43 PRIVADO CT #LITE	\$32	\$384
537 ENSENADA DR #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 PKWY #LGT	\$12	\$144
499 ENSENADA DR #IRR	\$12	\$144
633 GLORIETA DR #IRR	\$18	\$216
2064 LAS CALINAS BLVD #IRR	\$22	\$264
336 RIO DEL NORTE RD # IRR	\$40	\$480
711 ENREDE LN	\$379	\$4,548
Total	\$6,500	\$78,000

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.

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	Annual
Future Horizons	\$1,538	\$18,456
Contingency	\$295	\$3,544
Total	\$1,833	\$22,000

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.

Sweetwater Creek
Community Development District
Budget Narrative
Fiscal Year 2025

Tree Pruning

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

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.

Expenditures – 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.

Facility Management

The District has contracted with Riverside Management Services to provide onsite amenity management and oversee the daily safety and enjoyment of residents by providing newsletters, communication, and email blasts. Management and staff will plan and execute special events throughout the year and monitor use and condition of Fitness Center and assist with budget process.

Performance Incentive

Bonus pool available for the Board to award performance incentive bonus to on-site staff as designated by Board policy.

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 Amazon for the district, Pandora music for amenity center and, Court reserve \$125.

Description	Monthly	Annual
Amazon Membership	\$15	\$180
Pandora Music	\$29	\$348
Court Reserve	\$125	\$1,500
Contingency	\$1	\$12
Total	\$170	\$2,040

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	Annual
Village Key (Quarterly)	\$20	\$240
Comcast	\$659	\$7,908
Marshall Creek Comcast	\$111	\$1,332
Contingency	\$210	\$2,520
Total	\$1,000	\$12,000

Internet/Telephone - Guard House

This line item is for the Comcast service agreement for internet and telephone for the guard house location.

Description	Monthly	Annual
Comcast	\$343	\$4,116
Contingency	\$32	\$384
Total	\$375	\$4,500

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.

Sweetwater Creek
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures – Amenities (Continued)

General Utilities

County Utility Department for amenity purposes.

Description	Monthly	Annual
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	\$719	\$8,628
Total	\$6,500	\$78,000

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	Annual
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.

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	Annual
PoolSure	\$1,920	\$23,044
Contingency	\$192	\$2,305
Total	\$2,112	\$25,349

Pools Repairs & Maintenance

Represents any costs for pool maintenance services and repairs.

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.

Sweetwater Creek
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures - Amenities (Continued)

Park Repair and Maintenance

Represents estimated cost for Onda Park maintenance services and repairs.

Pickleball Repair and Maintenance

Represents the estimated expenses for Pickball courts.

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.

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	Annual
Geneva Capital	\$2,540	\$30,477
Frank A Flori DBA Chariman's Enterprise	\$513	\$6,158
Total	\$3,053	\$36,635

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

Adopted Budget Debt Service Series 2019 Special Assessment Revenue Bonds

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
REVENUES:					
Special Assessments - Tax Roll	\$741,613	\$721,624	\$18,552	\$740,176	\$741,440
Special Assessments - Prepayments	-	10,898.09	-	10,898.09	-
Interest Income	6,300	24,611	5,178	29,789	30,000
Carry Forward Surplus ⁽¹⁾	155,434	\$165,359	-	165,359	187,616
TOTAL REVENUES	\$903,347	\$922,492	\$23,730	\$946,222	\$959,056
EXPENDITURES:					
<i>Series 2019 - A1</i>					
Interest - 11/1	\$85,328	\$85,328	\$-	\$85,328	\$81,650
Interest - 5/1	85,328	85,328	-	85,328	81,650
Principal - 5/1	355,000	355,000	-	355,000	360,000
Special Call - 5/1	-	10,000	-	10,000	-
<i>Series 2019 - A2</i>					
Interest - 11/1	46,475	46,475	\$-	\$46,475	44,200
Interest - 5/1	46,475	46,475	-	46,475	44,200
Principal - 5/1	125,000	125,000	-	125,000	130,000
Special Call - 5/1	-	5,000	-	5,000	-
TOTAL EXPENDITURES	\$743,606	\$758,606	\$-	\$758,606	\$741,700
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$743,606	\$758,606	\$-	\$758,606	\$741,700
EXCESS REVENUES (EXPENDITURES)	\$159,741	\$163,886	\$23,730	\$187,616	\$217,356

⁽¹⁾ Carry Forward is Net of Reserve Requirement

A-1 Interest Due 11/1/25	\$78,050
A-2 Interest Due 11/1/25	41,925
	\$119,975

Sweetwater Creek Community Development District

SERIES 2019A-1 AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/24	\$ 5,980,000.00	\$ -	\$ 81,650.00	\$ 81,650.00
5/1/25	\$ 5,980,000.00	\$ 360,000.00	\$ 81,650.00	
11/1/25	\$ 5,620,000.00	\$ -	\$ 78,050.00	\$ 519,700.01
5/1/26	\$ 5,620,000.00	\$ 365,000.00	\$ 78,050.00	
11/1/26	\$ 5,255,000.00	\$ -	\$ 74,171.88	\$ 517,221.89
5/1/27	\$ 5,255,000.00	\$ 375,000.00	\$ 74,171.88	
11/1/27	\$ 4,880,000.00	\$ -	\$ 69,953.13	\$ 519,125.01
5/1/28	\$ 4,880,000.00	\$ 385,000.00	\$ 69,953.13	
11/1/28	\$ 4,495,000.00	\$ -	\$ 65,381.25	\$ 520,334.38
5/1/29	\$ 4,495,000.00	\$ 395,000.00	\$ 65,381.25	
11/1/29	\$ 4,100,000.00	\$ -	\$ 60,443.75	\$ 520,825.00
5/1/30	\$ 4,100,000.00	\$ 405,000.00	\$ 60,443.75	
11/1/30	\$ 3,695,000.00	\$ -	\$ 54,621.88	\$ 520,065.63
5/1/31	\$ 3,695,000.00	\$ 415,000.00	\$ 54,621.88	
11/1/31	\$ 3,675,000.00	\$ -	\$ 48,656.25	\$ 518,278.13
5/1/32	\$ 3,280,000.00	\$ 430,000.00	\$ 48,656.25	
11/1/32	\$ 2,850,000.00	\$ -	\$ 42,475.00	\$ 521,131.25
5/1/33	\$ 2,850,000.00	\$ 440,000.00	\$ 42,475.00	
11/1/33	\$ 2,410,000.00	\$ -	\$ 36,150.00	\$ 518,625.00
5/1/34	\$ 2,410,000.00	\$ 455,000.00	\$ 36,150.00	
11/1/34	\$ 1,955,000.00	\$ -	\$ 29,325.00	\$ 520,475.00
5/1/35	\$ 1,955,000.00	\$ 470,000.00	\$ 29,325.00	
11/1/35	\$ 1,485,000.00	\$ -	\$ 22,275.00	\$ 521,600.00
5/1/36	\$ 1,485,000.00	\$ 480,000.00	\$ 22,275.00	
11/1/36	\$ 1,005,000.00	\$ -	\$ 15,075.00	\$ 517,350.00
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
		\$ 5,980,000.00	\$ 1,371,756.25	\$ 7,351,756.28

Sweetwater Creek Community Development District

SERIES 2019A-2 AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/24	\$ 2,295,000.00	\$ -	\$ 44,200.00	\$ 44,200.00
5/1/25	\$ 2,295,000.00	\$ 130,000.00	\$ 44,200.00	\$ -
11/1/25	\$ 2,165,000.00	\$ -	\$ 41,925.00	\$ 216,125.00
5/1/26	\$ 2,165,000.00	\$ 130,000.00	\$ 41,925.00	\$ -
11/1/26	\$ 2,035,000.00	\$ -	\$ 39,650.00	\$ 211,575.00
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
		\$ 2,295,000.00	\$ 736,200.00	\$ 3,031,200.00

Sweetwater Creek
Community Development District
Adopted Budget
Capital Reserve Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
REVENUES:					
Capital Reserve - Transfer In	\$191,000	\$191,000	\$-	\$191,000	\$100,000
Interest Income	1,866	6,503	3,600	10,103	5,000
Miscellaneous Income	-	4,000	-	4,000	-
Insurance Proceeds	-	3,984	-	3,984	-
Carry Forward Balance	263,780	264,580	-	264,580	444,309
TOTAL REVENUES	\$456,646	\$470,067	\$3,600	\$473,667	\$549,309
EXPENDITURES:					
Capital Outlay	\$-	\$11,420	\$-	\$11,420	\$30,000
Repair & Maintenance	79,024	14,459	-	14,459	21,317
Other Current Charges	525	433	120	553	600
Reserve Study	-	2,925	-	2,925	-
TOTAL EXPENDITURES	\$79,549	\$29,237	\$120	\$29,357	\$51,917
Other Sources/(Uses)					
Transfer in/(Out)	\$-	\$-	\$-	\$-	\$0
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
EXCESS REVENUES (EXPENDITURES)	\$377,097	\$440,829	\$3,480	\$444,309	\$497,392

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

FY2024

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

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

FY2025

Net O&M Assessments	\$1,857,821.60
Collection fees (6%)	\$118,584.36
Gross Assessments	\$1,976,405.95

Product	Assessable				Total Net			Increase
	Units	ERU/Unit	ERU's	% ERUs	Assessments	Net O&M	Gross O&M	
Up to 63' Lot	469	1.00	469.00	58.17%	\$ 1,080,704.90	\$ 2,304.27	\$ 2,451.36	\$ 176.16
64-73' Lot	166	1.16	192.56	23.88%	\$ 443,711.17	\$ 2,672.96	\$ 2,843.57	\$ 204.34
80-88' Lot	42	1.40	58.80	7.29%	\$ 135,491.36	\$ 3,225.98	\$ 3,431.90	\$ 246.62
90' Lot	4	1.43	5.72	0.71%	\$ 13,180.45	\$ 3,295.11	\$ 3,505.44	\$ 251.91
Marsh (less than 15K sq ft)	6	1.40	8.40	1.04%	\$ 19,355.91	\$ 3,225.98	\$ 3,431.90	\$ 246.62
Marsh (15K-30K sq ft)	35	1.43	50.05	6.21%	\$ 115,328.96	\$ 3,295.11	\$ 3,505.44	\$ 251.91
Marsh (30K and greater)	6	1.50	9.00	1.12%	\$ 20,738.47	\$ 3,456.41	\$ 3,677.03	\$ 264.24
McCann Lots	8	1.59	12.72	1.58%	\$ 29,310.38	\$ 3,663.80	\$ 3,897.66	\$ 280.09
Total ERU's	736		806.25		\$ 1,857,821.60			