

Sweetwater Creek

Community Development District

Proposed Budget FY 2026



June 5, 2025

Presented by:



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Sweetwater Creek
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
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REVENUES:

Special Assessments - Tax Roll	\$1,857,822	\$1,846,749	\$11,073	\$1,857,822	\$1,983,623
Fitness Center Revenue	2,000	4,680	2,000	6,680	4,500
Cost Sharing - Marshall Creek Revenue	-	-	-	-	-
Interest/Miscellaneous	25,000	23,679	14,821	38,500	30,000
Swim Team Revenue	-	-	3,000	3,000	-
Insurance Proceeds	-	1,820	-	1,820	-
Carry Forward Surplus	-	-	2,348	2,348	-

TOTAL REVENUES	\$1,884,822	\$1,876,928	\$33,242	\$1,910,170	\$2,018,123
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EXPENDITURES:

General and Administrative

Supervisor Fees	\$12,000	\$8,400	\$4,200	\$12,600	\$14,000
Engineering Fees	20,000	13,422	6,578	20,000	20,000
District Counsel	63,599	43,436	24,931	68,367	65,000
Annual Audit	3,800	-	3,800	3,800	3,800
Assessment Roll	5,200	5,200	-	5,200	5,460
Arbitrage	500	-	500	500	500
Dissemination Agent	5,512	3,415	2,097	5,512	5,788
Trustee Fees	3,800	3,143	657	3,800	4,139
Management Fees	44,200	25,783	18,417	44,200	46,410
Information Technology	1,482	865	618	1,482	1,556
Website Maintenance	1,040	607	433	1,040	1,092
Telephone	742	197	483	680	742
Postage & Delivery	3,000	1,561	1,653	3,214	3,300
Public Official Insurance	5,172	5,224	-	5,224	5,400
Copies	2,500	1,337	2,829	4,165	4,200
Legal Advertising	2,000	278	1,722	2,000	2,000
Miscellaneous	1,500	425	1,075	1,500	1,500
Dues, Licenses & Subscriptions	175	175	-	175	175
Cost Share Expense - Marshall Creek	100,000	-	100,000	100,000	100,000

TOTAL GENERAL AND ADMINISTRATIVE	\$276,222	\$113,468	\$169,991	\$283,459	\$285,061
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Operations & Maintenance

Utilities

Electric	\$78,000	\$43,312	\$31,938	75,250	\$82,500
General Insurance/Workers Comp	6,884	5,892	-	5,892	6,629
Landscape Maintenance	291,276	169,911	121,365	291,276	300,014
Landscape Improvements	50,000	8,232	41,768	50,000	50,000
Mulch	50,000	20,000	30,000	50,000	50,000
Lake Maintenance	22,000	14,857	10,612	25,469	25,469
Fountain Maintenance	1,500	-	1,500	1,500	1,500
Irrigation Repairs & Maintenance	39,000	27,135	11,865	39,000	50,000
Storm Clean-Up	10,000	-	5,000	5,000	10,000
Field Repairs & Maintenance	36,000	27,671	8,329	36,000	36,000
Tree Removals	14,000	6,650	7,350	14,000	14,000
Tree Replacements	-	1,820	-	1,820	2,000
Tree Pruning	15,000	5,480	9,520	15,000	17,000
Streetlight Repairs	2,250	-	1,000	1,000	2,250
Signage Repairs	1,000	1,456	-	1,456	1,000
Holiday Decoration	5,000	3,616	1,384	5,000	5,000
Miscellaneous Field Supplies	3,500	68	3,432	3,500	3,500

TOTAL OPERATIONS & MAINTENANCE	\$625,410	\$336,100	\$285,063	\$621,163	\$656,863
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Sweetwater Creek
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<u>Amenities</u>					
<u>Administrative</u>					
Property & Casualty Insurance	\$43,218	\$40,216	\$0	\$40,216	\$43,933
Facility Management	266,340	165,170	101,170	266,340	291,523
Performance Incentive	10,000	8,492	-	8,492	10,000
Info Technology	-	795	-	795	1,000
Licenses & Permits	770	-	350	350	770
Subscriptions & Memberships	2,040	875	625	1,500	2,040
Training	-	219	-	219	500
Office Supplies	3,000	1,314	1,086	2,400	2,500
Office Equipment	2,500	756	1,744	2,500	2,500
Communication - Telephone/Internet/TV	12,000	5,099	4,432	9,531	9,600
Internet/Telephone - Guard House	4,500	1,952	750	2,702	2,000
<u>Field</u>					
Field Management Fees	92,602	54,018	38,584	92,602	97,232
Facility Maintenance - Cost Share	-	897	-	897	20,000
General Utilities	78,000	48,299	34,051	82,350	90,585
Refuse Removal	6,725	4,446	3,500	7,946	9,600
Security	41,137	22,701	17,440	40,141	41,857
Janitorial Services	43,467	23,545	18,111	41,656	45,640
Operating Supplies - Spa & Paper	4,000	1,917	2,083	4,000	4,000
Operating Supplies - Uniforms	500	535	-	535	500
Cleaning Supplies	12,500	6,864	5,636	12,500	10,000
Amenity Landscape Maintenance & Improvements	22,872	31,026	9,815	40,841	52,000
Gate Repairs & Maintenance	2,500	868	1,632	2,500	5,000
Dog Park Repairs & Maintenance	6,000	1,167	2,699	3,866	6,000
Park Mulch	5,000	-	5,000	5,000	5,000
Miscellaneous Field Supplies	4,100	188	1,092	1,280	2,000
Buildings Repairs & Maintenance	30,000	34,469	1,088	35,557	36,000
Pest Control	1,800	894	418	1,313	1,800
Pool Maintenance - Contract	19,469	11,357	8,112	19,469	20,442
Pool Repairs & Maintenance	3,000	523	2,478	3,000	3,000
Pool Chemicals	30,000	16,011	12,000	28,011	30,000
Signage & Amenity Repairs	300	101	-	101	300
Special Events	2,000	1,027	973	2,000	2,000
Park Repair & Maintenance	10,000	8,585	-	8,585	10,000
Pickleball Repair & Maintenance	3,000	9,009	-	9,009	3,000
Guardhouse Maintenance	2,500	-	500	500	2,500
Playground Repairs & Maintenance	5,000	7,139	-	7,139	5,000
<u>Fitness</u>					
Professional Services - Outside Fitness	55,515	25,715	23,285	49,000	60,000
Fitness Equipment Repairs & Maintenance	7,000	1,958	1,242	3,200	5,000
Fitness Equipment Rental	36,635	20,549	12,699	33,248	30,477
Miniature Golf Course Maintenance	500	355	-	355	500
Miscellaneous Fitness Supplies	6,300	515	3,285	3,800	4,000
Capital Outlay - Machinery & Equipment	6,400	1,177	5,223	6,400	6,400
Capital Outlay	-	23,702	-	23,702	-
TOTAL AMENITIES	\$883,190	\$584,444	\$321,104	\$905,548	\$976,199
TOTAL EXPENDITURES	\$1,784,822	\$1,034,012	\$776,158	\$1,810,170	\$1,918,123
<u>Other Sources/Uses</u>					
Capital Reserve	(\$100,000)	\$0	(\$100,000)	(\$100,000)	(\$100,000)
TOTAL OTHER SOURCES/(USES)	\$(100,000)	\$-	\$(100,000)	\$(100,000)	\$(100,000)
EXCESS REVENUES (EXPENDITURES)	\$(0)	\$842,916	\$(842,916)	\$-	\$-

Sweetwater Creek
Community Development District
Budget Narrative

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 14 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.

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.

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

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
Contingency	\$375	\$4,500
Total	\$6,875	\$82,500

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	\$2,122	\$25,469

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.

New Trees/Replacement Trees

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

Sweetwater Creek

Community Development District

Budget Narrative

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.

Info 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.

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

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.

Office Supplies

This line item is for office supplies purchased for the amenity office.

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	\$756	\$9,077
Contingency	\$24	\$283
Total	\$800	\$9,600

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
AT&T	\$150	\$1,798
Contingency	\$17	\$202
Total	\$167	\$2,000

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

Expenditures – Amenities (Continued)

Facility Maintenance - Cost Share

Represents general maintenance completed on property represented in the Cost Share Agreement such as parks, fitness center, security, etc.

General Utilities

County Utility Department for amenity purposes.

Description	Monthly	Annual
FP&L – 1187 Las Calinas Blvd #LITE	\$165	\$1,978
FP&L – 1865 N Loop Parkway	\$3,465	\$41,576
FP&L – 491 Ensenada Drive #PARK	\$34	\$408
TECO – 1865 N Loop Parkway	\$457	\$5,487
Florida Natural Gas – 1865 N Loop Parkway	\$661	\$7,928
St John's Utility Dept – 1187 Las Calinas Blvd	\$43	\$519
St John's Utility Dept – 1865 N Loop Parkway	\$2,022	\$24,263
St John's Utility Dept – 491 Ensenada Park	\$16	\$189
Contingency	\$686	\$8,237
Total	\$7,549	\$90,585

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	\$3,488	41,857

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 maintenance services contracted with Riverside Management Services.

Description	Monthly	Annual
Riverside Management Services	\$1,704	\$20,442

Pools Repairs & Maintenance

Represents any costs for pool maintenance services and repairs needed by Amenity Manager.

Pool Chemicals

Represents pool chemicals provided by Poolsure for amenity pool and any extra cost for pool chemicals/supplies purchased 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

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.

Description	Monthly	Annual
Geneva Capital	\$2,540	\$30,477

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 Outlay

Represents any expenses for the property represented in the Cost Share Agreement such as parks, fitness center, security, etc..

Capital Reserve Transfer

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

Sweetwater Creek

Community Development District

Proposed Budget Debt Service Series 2019 Special Assessment Revenue Bonds

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
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REVENUES:

Special Assessments - Tax Roll	\$741,440	\$734,210	\$5,966	\$740,176	\$740,977
Special Assessments - Prepayments	-	10,926	-	10,926	-
Interest Income	30,000	16,173	9,150	25,323	25,000
Carry Forward Surplus ⁽¹⁾	187,616	190,940	-	190,940	201,137
TOTAL REVENUES	\$959,056	\$952,249	\$15,116	\$967,365	\$967,114

EXPENDITURES:

Series 2019 - A1

Interest - 11/1	\$81,650	\$81,650	\$-	\$81,650	\$77,766
Special Call -11/1	-	10,000	-	10,000	-
Interest - 5/1	81,650	-	81,366	81,366	77,766
Principal - 5/1	360,000	-	360,000	360,000	365,000
Special Call - 5/1	-	-	10,000	10,000	-

Series 2019 - A2

Interest - 11/1	44,200	44,200	-	44,200	41,825
Special Call -11/1	-	5,000	-	\$5,000	-
Interest - 5/1	44,200	-	44,013	44,013	41,825
Principal - 5/1	130,000	-	125,000	125,000	130,000
Special Call - 5/1	-	-	5,000	5,000	-

TOTAL EXPENDITURES	\$741,700	\$140,850	\$625,378	\$766,228	\$734,181
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Other Sources/(Uses)

Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
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TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
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TOTAL EXPENDITURES	\$741,700	\$140,850	\$625,378	\$766,228	\$734,181
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EXCESS REVENUES (EXPENDITURES)	\$217,356	\$811,399	\$(610,262)	\$201,137	\$232,933
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⁽¹⁾ Carry Forward is Net of Reserve Requirement

A-1 Interest Due 11/1/26 \$73,888

A-2 Interest Due 11/1/26 39,550

\$113,438

Sweetwater Creek Community Development District

SERIES 2019A-1 AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/25	\$ 5,600,000.00	\$ -	\$ 77,765.63	\$ 77,765.63
5/1/26	\$ 5,600,000.00	\$ 365,000.00	\$ 77,765.63	
11/1/26	\$ 5,235,000.00	\$ -	\$ 73,887.50	\$ 516,653.14
5/1/27	\$ 5,235,000.00	\$ 375,000.00	\$ 73,887.50	
11/1/27	\$ 4,860,000.00	\$ -	\$ 69,668.75	\$ 518,556.26
5/1/28	\$ 4,860,000.00	\$ 385,000.00	\$ 69,668.75	
11/1/28	\$ 4,475,000.00	\$ -	\$ 65,096.88	\$ 519,765.63
5/1/29	\$ 4,475,000.00	\$ 390,000.00	\$ 65,096.88	
11/1/29	\$ 4,085,000.00	\$ -	\$ 60,221.88	\$ 515,318.75
5/1/30	\$ 4,085,000.00	\$ 405,000.00	\$ 60,221.88	
11/1/30	\$ 3,680,000.00	\$ -	\$ 54,400.00	\$ 519,621.88
5/1/31	\$ 3,680,000.00	\$ 415,000.00	\$ 54,400.00	
11/1/31	\$ 3,655,000.00	\$ -	\$ 48,434.38	\$ 517,834.38
5/1/32	\$ 3,265,000.00	\$ 425,000.00	\$ 48,434.38	
11/1/32	\$ 2,840,000.00	\$ -	\$ 42,325.00	\$ 515,759.38
5/1/33	\$ 2,840,000.00	\$ 440,000.00	\$ 42,325.00	
11/1/33	\$ 2,400,000.00	\$ -	\$ 36,000.00	\$ 518,325.00
5/1/34	\$ 2,400,000.00	\$ 450,000.00	\$ 36,000.00	
11/1/34	\$ 1,950,000.00	\$ -	\$ 29,250.00	\$ 515,250.00
5/1/35	\$ 1,950,000.00	\$ 465,000.00	\$ 29,250.00	
11/1/35	\$ 1,485,000.00	\$ -	\$ 22,275.00	\$ 516,525.00
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
		\$ 5,600,000.00	\$ 1,204,100.00	\$ 6,804,100.02

Sweetwater Creek Community Development District

SERIES 2019A-2 AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/25	\$ 2,160,000.00	\$ -	\$ 41,825.00	\$ 41,825.00
5/1/26	\$ 2,160,000.00	\$ 130,000.00	\$ 41,825.00	\$ -
11/1/26	\$ 2,030,000.00	\$ -	\$ 39,550.00	\$ 211,375.00
5/1/27	\$ 2,030,000.00	\$ 135,000.00	\$ 39,550.00	\$ -
11/1/27	\$ 1,895,000.00	\$ -	\$ 37,187.50	\$ 211,737.50
5/1/28	\$ 1,895,000.00	\$ 140,000.00	\$ 37,187.50	\$ -
11/1/28	\$ 1,755,000.00	\$ -	\$ 34,737.50	\$ 211,925.00
5/1/29	\$ 1,755,000.00	\$ 145,000.00	\$ 34,737.50	\$ -
11/1/29	\$ 1,610,000.00	\$ -	\$ 32,200.00	\$ 211,937.50
5/1/30	\$ 1,610,000.00	\$ 150,000.00	\$ 32,200.00	\$ -
11/1/30	\$ 1,460,000.00	\$ -	\$ 29,200.00	\$ 211,400.00
5/1/31	\$ 1,460,000.00	\$ 160,000.00	\$ 29,200.00	\$ -
11/1/31	\$ 1,300,000.00	\$ -	\$ 26,000.00	\$ 215,200.00
5/1/32	\$ 1,300,000.00	\$ 165,000.00	\$ 26,000.00	\$ -
11/1/32	\$ 1,135,000.00	\$ -	\$ 22,700.00	\$ 213,700.00
5/1/33	\$ 1,135,000.00	\$ 170,000.00	\$ 22,700.00	\$ -
11/1/33	\$ 965,000.00	\$ -	\$ 19,300.00	\$ 212,000.00
5/1/34	\$ 965,000.00	\$ 180,000.00	\$ 19,300.00	\$ -
11/1/34	\$ 785,000.00	\$ -	\$ 15,700.00	\$ 215,000.00
5/1/35	\$ 785,000.00	\$ 185,000.00	\$ 15,700.00	\$ -
11/1/35	\$ 600,000.00	\$ -	\$ 12,000.00	\$ 212,700.00
5/1/36	\$ 600,000.00	\$ 190,000.00	\$ 12,000.00	\$ -
11/1/36	\$ 410,000.00	\$ -	\$ 8,200.00	\$ 210,200.00
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
		\$ 2,160,000.00	\$ 645,600.00	\$ 2,805,600.00

Sweetwater Creek
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
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REVENUES:

Capital Reserve - Transfer In	\$100,000	\$-	\$100,000	\$100,000	\$100,000
Interest Income	5,000	7,442	5,110	12,552	10,000
Carry Forward Balance	444,309	405,337	-	405,337	496,068

TOTAL REVENUES	\$549,309	\$412,779	\$105,110	\$517,889	\$606,068
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EXPENDITURES:

Capital Outlay	\$30,000	\$-	\$-	\$-	\$-
Repair & Maintenance (1)	21,317	-	21,317	21,317	93,210
Other Current Charges	600	289	215	504	600

TOTAL EXPENDITURES	\$51,917	\$289	\$21,532	\$21,821	\$93,810
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Other Sources/(Uses)

Transfer in/(Out)	\$-	\$-	\$-	\$-	\$0
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TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
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EXCESS REVENUES (EXPENDITURES)	\$497,392	\$412,490	\$83,578	\$496,068	\$512,258
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(1) Pavement Repairs/Pool Furniture including Chair Lift

Capital Reserve Study

General

Decsription	FY 2026- Reserve Study
Reserves Beginning of Year	\$720,131
Contributions	\$315,000
Interest Income	\$16,621
Expenditures	(\$93,210)
Anticipated Balance	\$958,542

Budget Fiscal Year 2026

Decsription	Budget FY 2026
Reserves Beginning of Year	\$497,392
Contributions	\$100,000
Interest Income	\$10,000
Expenditures	(\$93,810)
Anticipated Balance	\$513,582

Variance Reserve Study Vs Actual	(\$444,960)
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**Sweetwater Creek
Community Development District
Assessment Schedule - O&M**

FY2025

Net O&M Assessments	\$1,857,821.60
Collection fees (6%)	\$118,584.36
Gross Assessments	\$1,976,405.96

Product	Assessable		ERU's	% ERUs	Total Net		
	Units	ERU/Unit			Assessments	Net O&M	Gross O&M
Up to 63' Lot	469	1.00	469.00	58.17%	\$ 1,080,704.91	\$ 2,304.27	\$ 2,451.36
64-73' Lot	166	1.16	192.56	23.88%	\$ 443,711.17	\$ 2,672.96	\$ 2,843.57
80-88' Lot	42	1.40	58.80	7.29%	\$ 135,491.36	\$ 3,225.98	\$ 3,431.90
90' Lot	4	1.43	5.72	0.71%	\$ 13,180.45	\$ 3,295.11	\$ 3,505.44
Marsh (less than 15K sq ft)	6	1.40	8.40	1.04%	\$ 19,355.91	\$ 3,225.98	\$ 3,431.90
Marsh (15K-30K sq ft)	35	1.43	50.05	6.21%	\$ 115,328.96	\$ 3,295.11	\$ 3,505.44
Marsh (30K and greater)	6	1.50	9.00	1.12%	\$ 20,738.47	\$ 3,456.41	\$ 3,677.03
McCann Lots	8	1.59	12.72	1.58%	\$ 29,310.38	\$ 3,663.80	\$ 3,897.66
Total ERU's	736		806.25		\$ 1,857,821.60		

FY2026

Net O&M Assessments	\$1,983,622.71
Collection fees (6%)	\$126,614.22
Gross Assessments	\$2,110,236.92

Product	Assessable		ERU's	% ERUs	Total Net			Increase
	Units	ERU/Unit			Assessments	Net O&M	Gross O&M	
Up to 63' Lot	469	1.00	469.00	58.17%	\$ 1,153,884.09	\$ 2,460.31	\$ 2,617.35	\$ 165.99
64-73' Lot	166	1.16	192.56	23.88%	\$ 473,756.76	\$ 2,853.96	\$ 3,036.12	\$ 192.55
80-88' Lot	42	1.40	58.80	7.29%	\$ 144,666.07	\$ 3,444.43	\$ 3,664.29	\$ 232.39
90' Lot	4	1.43	5.72	0.71%	\$ 14,072.96	\$ 3,518.24	\$ 3,742.81	\$ 237.37
Marsh (less than 15K sq ft)	6	1.40	8.40	1.04%	\$ 20,666.58	\$ 3,444.43	\$ 3,664.29	\$ 232.39
Marsh (15K-30K sq ft)	35	1.43	50.05	6.21%	\$ 123,138.38	\$ 3,518.24	\$ 3,742.81	\$ 237.37
Marsh (30K and greater)	6	1.50	9.00	1.12%	\$ 22,142.77	\$ 3,690.46	\$ 3,926.02	\$ 248.99
McCann Lots	8	1.59	12.72	1.58%	\$ 31,295.11	\$ 3,911.89	\$ 4,161.58	\$ 263.93
Total ERU's	736		806.25		\$ 1,983,622.71			