

**SWEETWATER CREEK CDD**  
**FISCAL YEAR 2025-2026 ADOPTED BUDGET**  
**GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	<b>FY 2025 ADOPTED</b>	<b>FY 2026 ADOPTED</b>	<b>VARIANCE FY25-FY26</b>
<b>REVENUES</b>			
SPECIAL ASSESSMENTS - TAX ROLL	\$ 1,857,822	\$ 1,981,623	\$ 123,801
FITNESS CENTER REVENUE	2,000	4,500	2,500
COST SHARING - MARSHALL CREEK REVENUE	-	-	-
INTEREST/MISCELLANEOUS	25,000	30,000	5,000
<b>TOTAL REVENUES</b>	<b>1,884,822</b>	<b>2,016,123</b>	<b>131,301</b>
<b>EXPENDITURES</b>			
<b>GENERAL &amp; ADMINISTRATIVE</b>			
SUPERVISOR FEES	12,000	14,000	2,000
ENGINEERING FEES	20,000	20,000	-
DISTRICT COUNSEL	63,599	65,000	1,401
ANNUAL AUDIT	3,800	3,800	-
ASSESSMENT ROLL	5,200	5,460	260
ARBITRAGE	500	500	-
DISSEMINATION AGENT	5,512	5,788	276
TRUSTEE FEES	3,800	4,139	339
MANAGEMENT FEES	44,200	46,410	2,210
INFORMATION TECHNOLOGY	1,482	1,556	74
WEBSITE MAINTENANCE	1,040	1,092	52
TELEPHONE	742	742	-
POSTAGE & DELIVERY	3,000	3,300	300
PUBLIC OFFICIAL INSURNACE	5,172	5,400	228
COPIES	2,500	4,200	1,700
LEGAL ADVERTISING	2,000	2,000	-
MISCELLANEOUS	1,500	1,500	-
DUES, LICENSES & SUBSCRIPTIONS	175	175	-
COST SHARE EXPENSE - MARSHALL CREEK CDD	100,000	100,000	-
<b>TOTAL GENERAL &amp; ADMINISTRATIVE</b>	<b>276,222</b>	<b>285,062</b>	<b>8,840</b>
<b>OPERATIONS &amp; MAINTENANCE</b>			
UTILITIES - ELECTRIC	78,000	82,500	4,500
GENERAL INSURANCE/WORKERS COMP	6,884	6,629	(255)
LANDSCAPE MAINTENANCE	291,276	300,014	8,738
LANDSCAPE IMPROVEMENTS	50,000	50,000	-
MULCH	50,000	50,000	-
LAKE MAINTENANCE	22,000	25,469	3,469
FOUNTAIN MAINTENANCE	1,500	1,500	-
IRRIGATION REPAIRS & MAINTENANCE	39,000	50,000	11,000
STORM CLEAN-UP	10,000	10,000	-
FIELD REPAIRS & MAINTENANCE	36,000	36,000	-
TREE REMOVALS	14,000	14,000	-
TREE REPLACEMENTS	-	2,000	2,000
TREE PRUNING	15,000	17,000	2,000
STREETLIGHT REPAIRS	2,250	2,250	-
SIGNAGE REPAIRS	1,000	1,000	-

**SWEETWATER CREEK CDD**  
**FISCAL YEAR 2025-2026 ADOPTED BUDGET**  
**GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	<b>FY 2025 ADOPTED</b>	<b>FY 2026 ADOPTED</b>	<b>VARIANCE FY25-FY26</b>
HOLIDAY DECORATION	5,000	5,000	-
MISCELLANEOUS FIELD SUPPLIES	3,500	3,500	-
<b>TOTAL GENERAL &amp; ADMINISTRATIVE</b>	<b>625,410</b>	<b>656,862</b>	<b>31,452</b>
<b>AMENITIES</b>			
<u><b>ADMINISTRATIVE</b></u>			
PROPERTY & CASUALTY INSURANCE	43,218	43,933	715
FACILITY MANAGEMENT	266,340	291,523	25,183
PRERFORMANCE INCENTIVE	10,000	10,000	-
INFO TECHNOLOGY	-	1,000	1,000
LICENSES & PERMITS	770	770	-
SUBSCRIPTIONS & MEMBERSHIPS	2,040	2,040	-
TRAINING	-	500	500
OFFICE SUPPLIES	3,000	2,500	(500)
OFFICE EQUIPMENT	2,500	2,500	-
COMMUNICATION-TELEPHONE/INTERNET/TV	12,000	9,600	(2,400)
INTERNET/TELEPHONE-GUARD HOUSE	4,500	2,000	(2,500)
<u><b>FIELD</b></u>			-
FIELD MANAGEMENT FEES	92,602	97,232	4,630
FACILITY MAINTENANCE-COST SHARE	-	20,000	20,000
GENERAL UTILITIES	78,000	90,585	12,585
REFUSE REMOVAL	6,725	9,600	2,875
SECURITY	41,137	41,857	720
JANITORIAL SERVICES	43,467	45,640	2,173
OPERATING SUPPLIES-SPA&PAPER	4,000	4,000	-
OPERATING SUPPLIES-UNIFORMS	500	500	-
CLEANING SUPPLIES	12,500	10,000	(2,500)
AMENITY LANDSCAPE MAINTENANCE & IMPROVEMENTS	22,872	50,000	27,128
GATE REPAIRS & MAINTENANCE	2,500	5,000	2,500
DOG PARK REPAIRS & MAINTENANCE	6,000	6,000	-
PARK MULCH	5,000	5,000	-
MISCELLANEOUS FIELD SUPPLIES	4,100	2,000	(2,100)
BUILDINGS REPAIRS & MAINTENANCE	30,000	36,000	6,000
PEST CONTROL	1,800	1,800	-
POOL MAINTENANCE-CONTRACT	19,469	20,442	973
POOL REPAIRS & MAINTENANCE	3,000	3,000	-
POOL CHEMICALS	30,000	30,000	-
SIGNAGE & AMENITY REPAIRS	300	300	-
SPECIAL EVENTS	2,000	2,000	-
PARK REPAIR & MAINTENANCE	10,000	10,000	-
PICKLEBALL REPAIR & MAINTENANCE	3,000	3,000	-
GUARDHOUSE MAINTENANCE	2,500	2,500	-
PLAYGROUND REPAIRS & MAINTENANCE	5,000	5,000	-
<u><b>FITNESS</b></u>			-
PROFESSIONAL SERVICES-OUTSIDE FITNESS	55,515	60,000	4,485

**SWEETWATER CREEK CDD**  
**FISCAL YEAR 2025-2026 ADOPTED BUDGET**  
**GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	<b>FY 2025 ADOPTED</b>	<b>FY 2026 ADOPTED</b>	<b>VARIANCE FY25-FY26</b>
FITNESS EQUIPMENT REPAIRS & MAINTENANCE	7,000	5,000	(2,000)
FITNESS EQUIPMENT RENTAL	36,635	30,477	(6,158)
MINIATURE GOLF COURSE MAINTENANCE	500	500	-
MISCELLANEOUS FITNESS SUPPLIES	6,300	4,000	(2,300)
CAPITAL OUTLAY - MACHINERY & EQUIPMENT	6,400	6,400	-
CAPITAL OUTLAY	-	-	-
<b>TOTAL AMENITIES</b>	<b>883,190</b>	<b>974,199</b>	<b>91,009</b>
<b>RESERVE</b>			
CAPITAL RESERVE CONTRIBUTION	100,000	100,000	-
<b>TOTAL RESERVE</b>	<b>100,000</b>	<b>100,000</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>1,884,822</b>	<b>2,016,123</b>	<b>131,301</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPEND.</b>	<b>-</b>	<b>-</b>	<b>-</b>

**SWEETWATER CREEK CDD**  
**FISCAL YEAR 2025-2026 ADOPTED BUDGET**  
**CAPITAL RESERVE FUND (CRF)**

	<b>FY 2025 ADOPTED</b>	<b>FY 2026 ADOPTED</b>	<b>VARIANCE FY25-FY26</b>
<b>REVENUES</b>			
CAPITAL RESERVE - TRANSFER IN	\$ 100,000	\$ 100,000	\$ -
INTEREST/MISCELLANEOUS	5,000	10,000	5,000
CARRY FORWARD			-
<b>TOTAL REVENUES</b>	<b>105,000</b>	<b>110,000</b>	<b>5,000</b>
<b>EXPENDITURES</b>			
CAPITAL OUTLAY	12,000	-	(12,000)
REPAIR & MAINTENANCE	20,000	93,210	73,210
OTHER CURRENT CHARGES	63,599	600	(62,999)
RESERVE CONTRIBUTION	9,401	16,190	6,789
<b>TOTAL EXPENDITURES</b>	<b>105,000</b>	<b>110,000</b>	<b>5,000</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPEND.</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>FUND BALANCE ANALYSIS</b>			
FUND BALANCE BEGINNING	486,742	496,143	9,401
NET CHANGE IN FUND BALANCE	9,401	16,190	6,789
<b>FUND BALANCE ENDING</b>	<b>496,143</b>	<b>512,333</b>	<b>16,190</b>

**SWEETWATER CREEK CDD**  
**FISCAL YEAR 2025-2026 ADOPTED BUDGET**  
**DEBT SERVICE REQUIREMENTS**

	<b>SERIES 2019A-1 DEBT SERVICE</b>	<b>SERIES 2019A-2 DEBT SERVICE</b>	<b>TOTAL DEBT SERVICE</b>
<b>REVENUE</b>			
SPECIAL ASSESSMENTS (MADS)	519,766	215,200	734,966
<b>TOTAL REVENUE</b>	<b>519,766</b>	<b>215,200</b>	<b>734,966</b>
<b>EXPENDITURES</b>			
INTEREST EXPENSE			
5/1/2026	77,766	41,825	119,591
11/1/2026	73,888	39,550	113,438
PRINCIPAL RETIREMENT			
5/1/2026	365,000	130,000	495,000
<b>TOTAL EXPENDITURES</b>	<b>516,653</b>	<b>211,375</b>	<b>728,028</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>3,113</b>	<b>3,825</b>	<b>6,938</b>

NET DEBT SERVICE	\$ 734,965.63
COLLECTION COST & EARLY PMT. DISCOUNT	\$ 46,912.70
<b>GROSS DEBT SERVICE ASSESSMENTS</b>	<b>\$ 781,878.32</b>

**SWEETWATER CREEK CDD**  
**FISCAL YEAR 2025-2026 ADOPTED BUDGET**  
**SERIES 2019A-1 AMORTIZATION SCHEDULE**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
11/1/2025		2.125%	77,766	77,766	77,766	5,600,000
5/1/2026	365,000	2.125%	77,766	442,766		5,235,000
11/1/2026		2.250%	73,888	73,888	516,653	5,235,000
5/1/2027	375,000	2.250%	73,888	448,888		4,860,000
11/1/2027		2.375%	69,669	69,669	518,556	4,860,000
5/1/2028	385,000	2.375%	69,669	454,669		4,475,000
11/1/2028		2.500%	65,097	65,097	519,766	4,475,000
5/1/2029	390,000	2.500%	65,097	455,097		4,085,000
11/1/2029		2.875%	60,222	60,222	515,319	4,085,000
5/1/2030	405,000	2.875%	60,222	465,222		3,680,000
11/1/2030		2.875%	54,400	54,400	519,622	3,680,000
5/1/2031	415,000	2.875%	54,400	469,400		3,265,000
11/1/2031		2.875%	48,434	48,434	517,834	3,265,000
5/1/2032	425,000	2.875%	48,434	473,434		2,840,000
11/1/2032		2.875%	42,325	42,325	515,759	2,840,000
5/1/2033	440,000	2.875%	42,325	482,325		2,400,000
11/1/2033		3.000%	36,000	36,000	518,325	2,400,000
5/1/2034	450,000	3.000%	36,000	486,000		1,950,000
11/1/2034		3.000%	29,250	29,250	515,250	1,950,000
5/1/2035	465,000	3.000%	29,250	494,250		1,485,000
11/1/2035		3.000%	22,275	22,275	516,525	1,485,000
5/1/2036	480,000	3.000%	22,275	502,275		1,005,000
11/1/2036		3.000%	15,075	15,075	517,350	1,005,000
5/1/2037	495,000	3.000%	15,075	510,075		510,000
11/1/2037		3.000%	7,650	7,650	517,725	510,000
5/1/2038	510,000	3.000%	7,650	517,650		-
<b>Total</b>	<b>\$ 5,600,000</b>		<b>\$ 1,204,100</b>	<b>\$ 6,804,100</b>	<b>\$ 6,286,450</b>	

**Footnote:** Maximum Annual Debt Service (MADS): \$ 519,766

(a) Data herein for the CDD's budgetary process purposes only.

**SWEETWATER CREEK CDD**  
**FISCAL YEAR 2025-2026 ADOPTED BUDGET**  
**SERIES 2019A-2 AMORTIZATION SCHEDULE**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
11/1/2025		3.5%	41,825	41,825	41,825	2,160,000
5/1/2026	130,000	3.5%	41,825	171,825		2,030,000
11/1/2026		3.5%	39,550	39,550	211,375	2,030,000
5/1/2027	135,000	3.5%	39,550	174,550		1,895,000
11/1/2027		3.5%	37,188	37,188	211,738	1,895,000
5/1/2028	140,000	3.5%	37,188	177,188		1,755,000
11/1/2028		3.5%	34,738	34,738	211,925	1,755,000
5/1/2029	145,000	3.5%	34,738	179,738		1,610,000
11/1/2029		4.0%	32,200	32,200	211,938	1,610,000
5/1/2030	150,000	4.0%	32,200	182,200		1,460,000
11/1/2030		4.0%	29,200	29,200	211,400	1,460,000
5/1/2031	160,000	4.0%	29,200	189,200		1,300,000
11/1/2031		4.0%	26,000	26,000	215,200	1,300,000
5/1/2032	165,000	4.0%	26,000	191,000		1,135,000
11/1/2032		4.0%	22,700	22,700	213,700	1,135,000
5/1/2033	170,000	4.0%	22,700	192,700		965,000
11/1/2033		4.0%	19,300	19,300	212,000	965,000
5/1/2034	180,000	4.0%	19,300	199,300		785,000
11/1/2034		4.0%	15,700	15,700	215,000	785,000
5/1/2035	185,000	4.0%	15,700	200,700		600,000
11/1/2035		4.0%	12,000	12,000	212,700	600,000
5/1/2036	190,000	4.0%	12,000	202,000		410,000
11/1/2036		4.0%	8,200	8,200	210,200	410,000
5/1/2037	200,000	4.0%	8,200	208,200		210,000
11/1/2037		4.0%	4,200	4,200	212,400	210,000
5/1/2038	210,000	4.0%	4,200	214,200		-
<b>Total</b>	<b>\$ 2,160,000</b>		<b>\$ 645,600</b>	<b>\$ 2,805,600</b>	<b>\$ 2,591,400</b>	

**Footnote:** Maximum Annual Debt Service (MADS): \$ 215,200

(a) Data herein for the CDD's budgetary process purposes only.

**SWEETWATER CREEK CDD  
FISCAL YEAR 2025-2026 ADOPTED BUDGET  
ASSESSMENT ALLOCATION**

**OPERATIONS & MAINTENANCE (O&M) BUDGET**

NET O&M BUDGET	\$1,981,623.00
COUNTY COLLECTION COSTS (2%)	\$42,162.19
EARLY PAYMENT DISCOUNT (4%)	\$84,324.38
<b>GROSS O&amp;M ASSESSMENT</b>	<b><u>\$2,108,109.57</u></b>

UNIT TYPE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				
	O&M	SERIES 2019 DEBT SERVICE <sup>(1)</sup>	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M PER LOT
UP TO 63' LOT	469		1.00	469.00	58.17%	\$1,226,298.78	\$2,614.71
64-73' LOT	166		1.16	192.56	23.88%	\$503,488.47	\$3,033.06
80-88' LOT	42		1.40	58.80	7.29%	\$153,744.92	\$3,660.59
90' LOT	4		1.43	5.72	0.71%	\$14,956.14	\$3,739.03
MARSH (LESS THAN 15K SQ.FT.)	6		1.40	8.40	1.04%	\$21,963.56	\$3,660.59
MARSH (15K-30K SQ.FT.)	35		1.43	50.05	6.21%	\$130,866.21	\$3,739.03
MARSH (30K AND GREATER)	6		1.50	9.00	1.12%	\$23,532.39	\$3,922.06
McCANN LOTS	8		1.59	12.72	1.58%	\$33,259.11	\$4,157.39
	<b>736</b>			<b>806.25</b>	<b>100.00%</b>	<b>\$2,108,109.57</b>	

UNIT TYPE	PER UNIT ANNUAL ASSESSMENT <sup>(2)</sup>			VARIANCE		
	TOTAL O&M PER LOT	SERIES 2019 DEBT SERVICE <sup>(2)</sup>	TOTAL PER UNIT <sup>(3)</sup>	FY 2025 PER UNIT	FY25 TO FY26 PER UNIT	% VARIANCE
UP TO 63' LOT	\$2,614.71		<b>\$2,614.71</b>	\$2,451.36	\$163.35	6.66%
64-73' LOT	\$3,033.06		<b>\$3,033.06</b>	\$2,843.57	\$189.49	6.66%
80-88' LOT	\$3,660.59		<b>\$3,660.59</b>	\$3,431.90	\$228.69	6.66%
90' LOT	\$3,739.03		<b>\$3,739.03</b>	\$3,505.44	\$233.60	6.66%
MARSH (LESS THAN 15K SQ.FT.)	\$3,660.59		<b>\$3,660.59</b>	\$3,431.90	\$228.69	6.66%
MARSH (15K-30K SQ.FT.)	\$3,739.03		<b>\$3,739.03</b>	\$3,505.44	\$233.60	6.66%
MARSH (30K AND GREATER)	\$3,922.06		<b>\$3,922.06</b>	\$3,677.03	\$245.03	6.66%
McCANN LOTS	\$4,157.39		<b>\$4,157.39</b>	\$3,897.66	\$259.73	6.66%

<sup>(1)</sup> Reflects the total number of lots with Series 2019 debt outstanding.

<sup>(2)</sup> Annual debt service assessments per unit adopted in connection with the Series 2019 bond issuances. Annual Debt Service Assessments includes principal, interest, St. Johns County collection costs and early payment discount.

<sup>(3)</sup> Annual assessments that will appear on the November, 2025 St. Johns County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).