



SWI CDD

July 2025 Financial Report

July 31, 2025

PFM Group Consulting LLC

3501 Quadrangle Blvd., Suite 270

Orlando, Florida 32817

Tel: 407-723-5900



SWI CDD
Statement of Financial Position
As of 7/31/2025

	General Fund	Debt Service Fund	General Fixed Asset Group	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 164.60				\$ 164.60
Accounts Receivable - Due from Developer	15,263.69				15,263.69
Prepaid Expenses	1,023.33				1,023.33
Debt Service Reserve 2017 Bond		\$ 60,524.52			60,524.52
Revenue 2017 Bond		267,721.76			267,721.76
Interest 2017 Bond		257,344.74			257,344.74
Sinking Fund 2017 Bond		215,787.99			215,787.99
Capital Improvement Bond		1,540.87			1,540.87
Total Current Assets	\$ 16,451.62	\$ 802,919.88	\$ -	\$ -	\$ 819,371.50
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 802,919.88	\$ 802,919.88
Amount To Be Provided				12,692,080.12	12,692,080.12
Total Investments	\$ -	\$ -	\$ -	\$ 13,495,000.00	\$ 13,495,000.00
<u>Property, Plant & Equipment</u>					
Other Fixed Assets (2008)			\$ 6,791,097.00		\$ 6,791,097.00
Other Fixed Assets (2010)			6,400.00		6,400.00
Total Property, Plant & Equipment	\$ -	\$ -	\$ 6,797,497.00	\$ -	\$ 6,797,497.00
Total Assets	\$ 16,451.62	\$ 802,919.88	\$ 6,797,497.00	\$ 13,495,000.00	\$ 21,111,868.50
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 15,575.36				\$ 15,575.36
Deferred Revenue	15,263.69				15,263.69
Due to Note Holders		\$ 640,000.00			640,000.00
Total Current Liabilities	\$ 30,839.05	\$ 640,000.00	\$ -	\$ -	\$ 670,839.05
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 13,495,000.00	\$ 13,495,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ -	\$ 13,495,000.00	\$ 13,495,000.00
Total Liabilities	\$ 30,839.05	\$ 640,000.00	\$ -	\$ 13,495,000.00	\$ 14,165,839.05
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ 15,013.28				\$ 15,013.28
Net Assets - General Government	(12,235.95)				(12,235.95)
Current Year Net Assets - General Government	(17,164.76)				(17,164.76)
Net Assets, Unrestricted		\$ 117,023.05			117,023.05
Current Year Net Assets, Unrestricted		65,896.83			65,896.83
Net Assets - General Government		(20,000.00)			(20,000.00)
Net Assets, Invd in Capital, Net of Debt			\$ 6,797,497.00		6,797,497.00
Total Net Assets	\$ (14,387.43)	\$ 162,919.88	\$ 6,797,497.00	\$ -	\$ 6,946,029.45
Total Liabilities and Net Assets	\$ 16,451.62	\$ 802,919.88	\$ 6,797,497.00	\$ 13,495,000.00	\$ 21,111,868.50



SWI CDD
Statement of Activities
As of 7/31/2025

	General Fund	Debt Service Fund	General Fixed Asset Group	Long Term Debt Group	Total
<u>Revenues</u>					
Developer Contributions	\$ 27,867.86				\$ 27,867.86
User Fee Revenue		\$ 769,577.21			769,577.21
Total Revenues	\$ 27,867.86	\$ 769,577.21	\$ -	\$ -	\$ 797,445.07
<u>Expenses</u>					
Supervisor Fees	\$ 600.00				\$ 600.00
Trustee Services	2,046.67				2,046.67
Management	23,625.00				23,625.00
District Counsel	1,736.00				1,736.00
Audit	5,500.00				5,500.00
Travel and Per Diem	92.49				92.49
Postage & Shipping	9.77				9.77
Legal Advertising	289.02				289.02
Web Site Maintenance	2,000.00				2,000.00
Dues, Licenses, and Fees	175.00				175.00
Stormwater Management Maintenance	3,000.00				3,000.00
General Insurance	6,503.00				6,503.00
Miscellaneous	20.00				20.00
Principal Payments - 2017 bond		\$ 205,000.00			205,000.00
Interest Payments - 2017 bond		514,805.00			514,805.00
Total Expenses	\$ 45,596.95	\$ 719,805.00	\$ -	\$ -	\$ 765,401.95
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 564.33				\$ 564.33
Interest Income		\$ 16,124.62			16,124.62
Total Other Revenues (Expenses) & Gains (Losses)	\$ 564.33	\$ 16,124.62	\$ -	\$ -	\$ 16,688.95
Change In Net Assets	\$ (17,164.76)	\$ 65,896.83	\$ -	\$ -	\$ 48,732.07
Net Assets At Beginning Of Year	\$ 2,777.33	\$ 97,023.05	\$ 6,797,497.00	\$ -	\$ 6,897,297.38
Net Assets At End Of Year	\$ (14,387.43)	\$ 162,919.88	\$ 6,797,497.00	\$ -	\$ 6,946,029.45



SWI CDD
Budget to Actual
For the Month Ending 7/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
<u>Revenues</u>					
Developer Contributions	\$ 27,867.86	\$ 70,845.80	\$ (42,977.94)	\$ 85,015.00	32.78%
Net Revenues	\$ 27,867.86	\$ 70,845.80	\$ (42,977.94)	\$ 85,015.00	32.78%
<u>General & Administrative Expenses</u>					
Supervisor Fees	\$ 600.00	\$ 1,000.00	\$ (400.00)	\$ 1,200.00	50.00%
Trustee Services	2,046.67	3,333.30	(1,286.63)	4,000.00	51.17%
Management	23,625.00	26,250.00	(2,625.00)	31,500.00	75.00%
Engineering	-	5,000.00	(5,000.00)	6,000.00	0.00%
District Counsel	1,736.00	16,666.70	(14,930.70)	20,000.00	8.68%
Audit	5,500.00	4,583.30	916.70	5,500.00	100.00%
Travel and Per Diem	92.49	166.70	(74.21)	200.00	46.25%
Postage & Shipping	9.77	83.30	(73.53)	100.00	9.77%
Legal Advertising	289.02	1,066.70	(777.68)	1,280.00	22.58%
Miscellaneous/Contingency	20.00	1,283.40	(1,263.40)	1,540.00	1.30%
Web Site Maintenance	2,000.00	2,100.00	(100.00)	2,520.00	79.37%
Dues, Licenses, and Fees	175.00	145.80	29.20	175.00	100.00%
Stormwater Management Maintenance	3,000.00	3,333.30	(333.30)	4,000.00	75.00%
General Insurance	6,503.00	5,833.30	669.70	7,000.00	92.90%
Total General & Administrative Expenses	\$ 45,596.95	\$ 70,845.80	\$ (25,248.85)	\$ 85,015.00	53.63%
Total Expenses	\$ 45,596.95	\$ 70,845.80	\$ (25,248.85)	\$ 85,015.00	53.63%
Income (Loss) from Operations	\$ (17,729.09)	\$ -	\$ (17,729.09)	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ 564.33	\$ -	\$ 564.33	\$ -	
Total Other Income (Expense)	\$ 564.33	\$ -	\$ 564.33	\$ -	
Net Income (Loss)	\$ (17,164.76)	\$ -	\$ (17,164.76)	\$ -	