



# SWI CDD

## April 2026 Financial Report

April 30, 2026

**PFM Management Services LLC**  
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Orlando, Florida 32817  
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**SWI CDD**  
Statement of Financial Position  
As of 4/30/2026

	General Fund	Debt Service Fund	Long Term Debt Group	Total
<b><u>Assets</u></b>				
<b><u>Current Assets</u></b>				
General Checking Account	\$ 3,731.80			\$ 3,731.80
Accounts Receivable - Due from Developer	2,886.50			2,886.50
Prepaid Expenses	1,088.33			1,088.33
User Fee Receivable		\$ 89,118.58		89,118.58
Interest Receivable		2,880.05		2,880.05
Debt Service Reserve 2017 Bond		55,827.28		55,827.28
Revenue 2017 Bond		1,023,662.78		1,023,662.78
Interest 2017 Bond		4,410.38		4,410.38
Sinking Fund 2017 Bond		3,698.18		3,698.18
Total Current Assets	<u>\$ 7,706.63</u>	<u>\$ 1,179,597.25</u>	<u>\$ -</u>	<u>\$ 1,187,303.88</u>
<b><u>Investments</u></b>				
Amount Available in Debt Service Funds			\$ 1,087,598.62	\$ 1,087,598.62
Amount To Be Provided			11,892,401.38	11,892,401.38
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 12,980,000.00</u>	<u>\$ 12,980,000.00</u>
<b>Total Assets</b>	<u><u>\$ 7,706.63</u></u>	<u><u>\$ 1,179,597.25</u></u>	<u><u>\$ 12,980,000.00</u></u>	<u><u>\$ 14,167,303.88</u></u>
<b><u>Liabilities and Net Assets</u></b>				
<b><u>Current Liabilities</u></b>				
Accounts Payable	\$ 2,886.50			\$ 2,886.50
Deferred Revenue	2,886.50			2,886.50
Due to Note Holders		\$ 640,000.00		640,000.00
Total Current Liabilities	<u>\$ 5,773.00</u>	<u>\$ 640,000.00</u>	<u>\$ -</u>	<u>\$ 645,773.00</u>
<b><u>Long Term Liabilities</u></b>				
Revenue Bonds Payable - Long-Term			\$ 12,980,000.00	\$ 12,980,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 12,980,000.00</u>	<u>\$ 12,980,000.00</u>
<b>Total Liabilities</b>	<u><u>\$ 5,773.00</u></u>	<u><u>\$ 640,000.00</u></u>	<u><u>\$ 12,980,000.00</u></u>	<u><u>\$ 13,625,773.00</u></u>
<b><u>Net Assets</u></b>				
Net Assets, Unrestricted	\$ 15,013.28			\$ 15,013.28
Net Assets - General Government	(11,508.11)			(11,508.11)
Current Year Net Assets - General Government	(1,571.54)			(1,571.54)
Net Assets, Unrestricted		\$ 454,526.23		454,526.23
Current Year Net Assets, Unrestricted		105,071.02		105,071.02
Net Assets - General Government		(20,000.00)		(20,000.00)
<b>Total Net Assets</b>	<u><u>\$ 1,933.63</u></u>	<u><u>\$ 539,597.25</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 541,530.88</u></u>
<b>Total Liabilities and Net Assets</b>	<u><u>\$ 7,706.63</u></u>	<u><u>\$ 1,179,597.25</u></u>	<u><u>\$ 12,980,000.00</u></u>	<u><u>\$ 14,167,303.88</u></u>



**SWI CDD**  
Statement of Activities  
As of 4/30/2026

	General Fund	Debt Service Fund	Long Term Debt Group	Total
<b><u>Revenues</u></b>				
Developer Contributions	\$ 33,102.33			\$ 33,102.33
User Fee Revenue		\$ 859,721.34		859,721.34
Total Revenues	<u>\$ 33,102.33</u>	<u>\$ 859,721.34</u>	<u>\$ -</u>	<u>\$ 892,823.67</u>
<b><u>Expenses</u></b>				
Trustee Services	\$ 3,200.00			\$ 3,200.00
Management	18,375.00			18,375.00
District Counsel	586.50			586.50
Audit	4,200.00			4,200.00
Tax Preparation	16.84			16.84
Postage & Shipping	32.16			32.16
Web Site Maintenance	1,475.00			1,475.00
Dues, Licenses, and Fees	175.00			175.00
General Insurance	6,840.00			6,840.00
Principal Payments - 2017 bond		\$ 515,000.00		515,000.00
Interest Payments - 2017 bond		256,405.00		256,405.00
Total Expenses	<u>\$ 34,900.50</u>	<u>\$ 771,405.00</u>	<u>\$ -</u>	<u>\$ 806,305.50</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>				
Interest Income	\$ 226.63			\$ 226.63
Interest Income		\$ 16,754.68		16,754.68
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 226.63</u>	<u>\$ 16,754.68</u>	<u>\$ -</u>	<u>\$ 16,981.31</u>
<b>Change In Net Assets</b>	<b>\$ (1,571.54)</b>	<b>\$ 105,071.02</b>	<b>\$ -</b>	<b>\$ 103,499.48</b>
<b>Net Assets At Beginning Of Year</b>	<b>\$ 3,505.17</b>	<b>\$ 434,526.23</b>	<b>\$ -</b>	<b>\$ 438,031.40</b>
<b>Net Assets At End Of Year</b>	<b><u>\$ 1,933.63</u></b>	<b><u>\$ 539,597.25</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 541,530.88</u></b>



**SWI CDD**  
Budget to Actual  
For the Month Ending 4/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<b>Revenues</b>					
Developer Contributions	\$ 33,102.33	\$ 49,592.08	\$ (16,489.75)	\$ 85,015.00	38.94%
<b>Net Revenues</b>	<b>\$ 33,102.33</b>	<b>\$ 49,592.08</b>	<b>\$ (16,489.75)</b>	<b>\$ 85,015.00</b>	<b>38.94%</b>
<b>General &amp; Administrative Expenses</b>					
Supervisor Fees	\$ -	\$ 700.00	\$ (700.00)	\$ 1,200.00	0.00%
Trustee Services	3,200.00	4,958.33	(1,758.33)	8,500.00	37.65%
Management	18,375.00	18,375.00	-	31,500.00	58.33%
Engineering	-	2,041.67	(2,041.67)	3,500.00	0.00%
District Counsel	586.50	11,666.67	(11,080.17)	20,000.00	2.93%
Audit	4,200.00	3,500.00	700.00	6,000.00	70.00%
Tax Preparation	16.84	-	16.84	-	
Travel and Per Diem	-	116.67	(116.67)	200.00	0.00%
Postage & Shipping	32.16	58.33	(26.17)	100.00	32.16%
Legal Advertising	-	291.67	(291.67)	500.00	0.00%
Contingency	-	233.33	(233.33)	400.00	0.00%
Web Site Maintenance	1,475.00	1,715.00	(240.00)	2,940.00	50.17%
Dues, Licenses, and Fees	175.00	102.08	72.92	175.00	100.00%
Stormwater Management Maintenance	-	1,750.00	(1,750.00)	3,000.00	0.00%
General Insurance	6,840.00	4,083.33	2,756.67	7,000.00	97.71%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 34,900.50</b>	<b>\$ 49,592.08</b>	<b>\$ (14,691.58)</b>	<b>\$ 85,015.00</b>	<b>41.05%</b>
<b>Total Expenses</b>	<b>\$ 34,900.50</b>	<b>\$ 49,592.08</b>	<b>\$ (14,691.58)</b>	<b>\$ 85,015.00</b>	<b>41.05%</b>
<b>Income (Loss) from Operations</b>	<b>\$ (1,798.17)</b>	<b>\$ -</b>	<b>\$ (1,798.17)</b>	<b>\$ -</b>	
<b>Other Income (Expense)</b>					
Interest Income	\$ 226.63	\$ -	\$ 226.63	\$ -	
<b>Total Other Income (Expense)</b>	<b>\$ 226.63</b>	<b>\$ -</b>	<b>\$ 226.63</b>	<b>\$ -</b>	
<b>Net Income (Loss)</b>	<b>\$ (1,571.54)</b>	<b>\$ -</b>	<b>\$ (1,571.54)</b>	<b>\$ -</b>	