SWI CDD

July 2026 Financial Report

July 31, 2026

PFM Management Services LLC
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Orlando, Florida 32817
Tel: 407-723-5900

SWI CDD
Statement of Financial Position
As of 7/31/2026

	General Fund	Debt Service Fund	Long Term Debt Group	Total
Assets				
Current Assets				
General Checking Account	$ 360.13			$ 360.13
Accounts Receivable - Due from Developer	3,072.80			3,072.80
Prepaid Expenses	1,088.33			1,088.33
User Fee Receivable		$ 70,461.31		70,461.31
Interest Receivable		2,926.82		2,926.82
Debt Service Reserve 2017 Bond		56,281.34		56,281.34
Revenue 2017 Bond		1,028,908.53		1,028,908.53
Interest 2017 Bond		11.91		11.91
Sinking Fund 2017 Bond		3,728.26		3,728.26
Total Current Assets	$ 4,521.26	$ 1,162,318.17	$ -	$ 1,166,839.43
Investments				
Amount Available in Debt Service Funds			$ 1,088,930.04	$ 1,088,930.04
Amount To Be Provided			11,891,069.96	11,891,069.96
Total Investments	$ -	$ -	$ 12,980,000.00	$ 12,980,000.00
Total Assets	$ 4,521.26	$ 1,162,318.17	$ 12,980,000.00	$ 14,146,839.43
Liabilities and Net Assets				
Current Liabilities				
Accounts Payable	$ 3,072.80			$ 3,072.80
Deferred Revenue	3,072.80			3,072.80
Due to Note Holders		$ 340,000.00		340,000.00
Total Current Liabilities	$ 6,145.60	$ 340,000.00	$ -	$ 346,145.60
Long Term Liabilities				
Revenue Bonds Payable - Long-Term			$ 12,980,000.00	$ 12,980,000.00
Total Long Term Liabilities	$ -	$ -	$ 12,980,000.00	$ 12,980,000.00
Total Liabilities	$ 6,145.60	$ 340,000.00	$ 12,980,000.00	$ 13,326,145.60
Net Assets				
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	(5,129.51)			(5,129.51)
Net Assets, Unrestricted		$ 454,526.23		454,526.23
Current Year Net Assets, Unrestricted		387,791.94		387,791.94
Net Assets - General Government		(20,000.00)		(20,000.00)
Total Net Assets	$ (1,624.34)	$ 822,318.17	$ -	$ 820,693.83
Total Liabilities and Net Assets	$ 4,521.26	$ 1,162,318.17	$ 12,980,000.00	$ 14,146,839.43

SWI CDD
Statement of Activities
As of 7/31/2026

	General Fund	Debt Service Fund	Long Term Debt Group	Total
Revenues				
Developer Contributions	$ 42,119.07			$ 42,119.07
User Fee Revenue		$ 1,080,973.20		1,080,973.20
Total Revenues	$ 42,119.07	$ 1,080,973.20	$ -	$ 1,123,092.27
Expenses				
Supervisor Fees	$ 600.00			$ 600.00
Travel and Per Diem	85.66			85.66
Trustee Services	3,200.00			3,200.00
Management	26,250.00			26,250.00
District Counsel	966.00			966.00
Audit	4,200.00			4,200.00
Tax Preparation	16.84			16.84
Postage & Shipping	55.70			55.70
Web Site Maintenance	2,150.00			2,150.00
Dues, Licenses, and Fees	175.00			175.00
Stormwater Management Maintenance	3,000.00			3,000.00
General Insurance	6,840.00			6,840.00
Principal Payments - 2017 bond		$ 215,000.00		215,000.00
Interest Payments - 2017 bond		503,025.00		503,025.00
Total Expenses	$ 47,539.20	$ 718,025.00	$ -	$ 765,564.20
Other Revenues (Expenses) & Gains (Losses)				
Interest Income	$ 290.62			$ 290.62
Interest Income		$ 24,843.74		24,843.74
Total Other Revenues (Expenses) & Gains (Losses)	$ 290.62	$ 24,843.74	$ -	$ 25,134.36
Change In Net Assets	$ (5,129.51)	$ 387,791.94	$ -	$ 382,662.43
Net Assets At Beginning Of Year	$ 3,505.17	$ 434,526.23	$ -	$ 438,031.40
Net Assets At End Of Year	$ (1,624.34)	$ 822,318.17	$ -	$ 820,693.83

SWI CDD
Budget to Actual
For the Month Ending 7/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
Developer Contributions	$ 42,119.07	$ 70,845.83	$ (28,726.76)	$ 85,015.00	49.54%
Net Revenues	**$ 42,119.07**	**$ 70,845.83**	**$ (28,726.76)**	**$ 85,015.00**	**49.54%**
General & Administrative Expenses					
Supervisor Fees	$ 600.00	$ 1,000.00	$ (400.00)	$ 1,200.00	50.00%
Trustee Services	3,200.00	7,083.33	(3,883.33)	8,500.00	37.65%
Management	26,250.00	26,250.00	-	31,500.00	83.33%
Engineering	-	2,916.67	(2,916.67)	3,500.00	0.00%
District Counsel	966.00	16,666.67	(15,700.67)	20,000.00	4.83%
Audit	4,200.00	5,000.00	(800.00)	6,000.00	70.00%
Tax Preparation	16.84	-	16.84	-	
Travel and Per Diem	85.66	166.67	(81.01)	200.00	42.83%
Postage & Shipping	55.70	83.33	(27.63)	100.00	55.70%
Legal Advertising	-	416.67	(416.67)	500.00	0.00%
Contingency	-	333.33	(333.33)	400.00	0.00%
Web Site Maintenance	2,150.00	2,450.00	(300.00)	2,940.00	73.13%
Dues, Licenses, and Fees	175.00	145.83	29.17	175.00	100.00%
Stormwater Management Maintenance	3,000.00	2,500.00	500.00	3,000.00	100.00%
General Insurance	6,840.00	5,833.33	1,006.67	7,000.00	97.71%
Total General & Administrative Expenses	**$ 47,539.20**	**$ 70,845.83**	**$ (23,306.63)**	**$ 85,015.00**	**55.92%**
Total Expenses	**$ 47,539.20**	**$ 70,845.83**	**$ (23,306.63)**	**$ 85,015.00**	**55.92%**
Income (Loss) from Operations	**$ (5,420.13)**	**$ -**	**$ (5,420.13)**	**$ -**	
Other Income (Expense)					
Interest Income	$ 290.62	$ -	$ 290.62	$ -	
Total Other Income (Expense)	**$ 290.62**	**$ -**	**$ 290.62**	**$ -**	
Net Income (Loss)	**$ (5,129.51)**	**$ -**	**$ (5,129.51)**	**$ -**	