

*Sweetwater Creek
Community Development District*

Agenda

February 3, 2022

AGENDA

**Sweetwater Creek
Community Development District**

475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.SweetwaterCreekCDD.com

January 27, 2022

Board of Supervisors
Sweetwater Creek Community Development District
Call In #: 1-866-705-2554; Code 186663

Dear Board Members:

The Sweetwater Creek Community Development District Board of Supervisors Meeting is scheduled for **Thursday, February 3, 2022 at 4:00 p.m. at 624 Palencia Club Drive, St. Augustine, Florida 32095.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment (limited to three minutes)
- III. Approval of the Consent Agenda
 - A. Minutes of the December 2, 2021 Meeting
 - B. Financial Statements
 - C. Check Register
- IV. Discussion on Torcido Upland Area Drainage Repair
- V. Discussion of Phased-In Irrigation Controller (Requested by Supervisor Handler)
- VI. Consideration of Resolution 2022-05, Instructing the St. Johns County Elections Office to Conduct the District's 2022 General Election
- VII. Consideration of Revised Engineer's Report
- VIII. Discussion on Fishing in District Ponds
- IX. Discussion on Cooperation Between Marshall Creek and Sweetwater Boards (Requested by Supervisor Cervelli)
- X. Staff Reports
 - A. Landscape Maintenance Team
 - B. District Counsel

- C. District Engineer
- D. Field Manager – Memorandum
- E. District Manager
- F. Amenity Facilities Manager
- XI. Supervisor Requests / Public Comment
- XII. Next Scheduled Meeting – Thursday, March 3, 2022 at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida 32095
- XIII. Adjournment

THIRD ORDER OF BUSINESS

A.

**MINUTES OF MEETING
SWEETWATER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Sweetwater Creek Community Development District was held on Thursday, **December 2, 2021** at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida.

Present and constituting a quorum were:

Rob Lisotta	Chairman
Stephen Handler	Vice Chairman
John Williams (<i>by phone</i>)	Supervisor
Charles Usina	Supervisor

Also present were:

Ernesto Torres	District Manager
Erin Gunia	Amenity Manager
Jerry Lambert	Field Operations Manager
Jennifer Kilinski	District Counsel
Cheryl Graham	Riverside Management Services, Inc.
Mike Lucas	Architect Basham & Lucas

The following is a summary of the discussions and actions taken at the December 2, 2021 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Lisotta called the meeting to order at 4:00 p.m. Four Board members were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment

There were no public comments.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Appointing a New Supervisor to Fill the Seat 2 Vacancy (Term 2022); Candidates that have expressed interest:

- John Smith
- Ian Rankin
- Ron Cervelli
- Eric Week

Mr. Lisotta stated that four people were interested in the vacancy for Seat 2. He noted that he supported the nomination of Mr. Cervelli.

On MOTION by Mr. Williams, seconded by Mr. Usina, with all in favor, Appointing Mr. Cervelli to Fill Seat 2 Vacancy, was approved.

B. Oath of Office for Newly Appointed Supervisor

Mr. Lisotta performed the oath of office for Mr. Cervelli. District Counsel gave background on all issues pertaining to CDD Supervisors to include the Sunshine Law, Public Records, email address, Code of Ethics, financial disclosure form, and conflicts of interest.

C. Consideration of Resolution 2022-04, Designating Officers

Mr. Lisotta stated Mr. Cervelli will serve as Assistant Secretary and asked for a motion to approve.

On MOTION by Mr. Lisotta, seconded by Mr. Usina, with all in favor, the Resolution 2022-04, Designating Officers adding Mr. Cervelli as an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of the Consent Agenda

A. Minutes of the November 8, 2021 Meeting

Mr. Lisotta presented the November 8, 2021 meeting minutes and asked for any comments or corrections from the Board. The Board had no changes to the minutes.

B. Financial Statements

The financial statements were provided in the agenda and were for informational purposes.

C. Check Register

Mr. Lisotta presented the check register. The total was \$200,949.29.

On MOTION by Mr. Handler, seconded by Mr. Usina, with all in favor, the Consent Agenda, was approved.

FIFTH ORDER OF BUSINESS

**Public Comment on Board's Intent to
Terminate Child Watch Services Effective
February 1, 2022**

This topic was not discussed, the Board is waiting until February to discuss this item.

SIXTH ORDER OF BUSINESS

**Consideration of Architectural Services
Proposal (to be provided under separate
cover)**

Mr. Lisotta delayed this until Mr. Lucas joined the meeting. Once Mr. Lucas joined the meeting, the document which included Part 1 and Part 2 by Basham & Lucas was provided to the Board. Several items were discussed to include square footage, usage, and costs. Mr. Lisotta noted with the bonds, the Board needed to move forward with this project. This building would provide more needed space for the community. After discussion the Board decided to accept Part 1 & 2 of the proposal.

On MOTION by Mr. Lisotta, seconded by Mr. Usina, with all in favor, the Proposal from Basham & Lucas Part 1 & 2 for Architectural Services, was approved.

Further discussion included the make-up of the rooms, stand-alone structure, collapsible walls, and available storage. It was noted the modified Engineer's Report is needed to accommodate the new construction and justify the bond usage and costs.

SEVENTH ORDER OF BUSINESS

Consideration of Gym Equipment

Mr. Lisotta noted this was on hold due to advisement by staff until completion of stand-alone structure is decided.

EIGHTH ORDER OF BUSINESS

Discussion on Torcido Upland Area Drainage Repair

Mr. Lisotta noted this was on hold due to a request to have an on-site meeting with the Engineer.

NINTH ORDER OF BUSINESS

Discussion of Phased-In Irrigation Controller

Mr. Lisotta noted this was on hold as Duval Landscaping will be presenting options at the January meeting.

TENTH ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance Team

Duval updated the Board of the recent activities on landscaping. The Board discussed the timelines for the project. The Chairman was thanked for his support. Board discussion ensued on golf cart issue.

B. District Counsel

Ms. Kilinski noted there were no further updates. The Board had questions on the Master Agreement, and it was discussed as approving Part 1 & 2 of the ETM Agreement. Ms. Kilinski reviewed the request made of a resident to the water management district for the water management district to conduct a fire wise evaluation of the CDD which may allow modification to the conservation easement behind homes backing up to the easement. After staff, with the Chairman, investigated this option with the water management district, it was determined the CDD does not qualify for this. The Water Management District and CDD will send a letter to the HOA on this issue, along with a notice to residents that back up to the easement.

C. District Engineer – Consideration of Work Authorization for Stormwater Needs Analysis Report

Mr. Torres stated there was a request from the Engineer for a stormwater analysis needs report. He asked for a delay in Board approval.

D. Field Manager – Memorandum

There being none, the next item followed.

E. District Manager

There being none, the next item followed.

Amenity Facilities Manager – Monthly Report

Ms. Gunia gave updates on the monthly report to include status on child watch, heaters, and tarps.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests/Public Comment

Resident Comments:

- There were no resident concerns noted.

Supervisor Comments:

- Board concerns were noted on the budget and construction costs. District Counsel commented on the process of payment and bids on construction costs. Discussion ensued on how the Board would proceed with future proposals and cautioning Board on social media comments.

TWELTH ORDER OF BUSINESS

**Next Scheduled Meetings – Thursday,
January 6, 2022 at 4:00 p.m. at 625 Palencia
Club Drive, St. Augustine, Florida 32095**

Mr. Lisotta stated that the next Board of Supervisors meeting is scheduled for Thursday, January 6, 2022 at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida 32095.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Usina, seconded by Mr. Handler, with all in favor, the Board of Supervisors Meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Sweetwater Creek
Community Development District

Unaudited Financial Reporting
December 31, 2021



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Sweetwater Creek
Community Development District
Balance Sheet
December 31, 2021

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash:					
Cash - Operating Account	\$ 439,151	\$ -	\$ 154,823	\$ -	\$ 593,974
Cash - Amenity Account	\$ 42,871	\$ -	\$ -	\$ -	\$ 42,871
Cash - Debit Card Account	\$ 4,137	\$ -	\$ -	\$ -	\$ 4,137
Investments:					
Series 2019					
Reserve - A-1	\$ -	\$ 133,070	\$ -	\$ -	\$ 133,070
Reserve - A-2	\$ -	\$ 110,550	\$ -	\$ -	\$ 110,550
Revenue	\$ -	\$ 329,009	\$ -	\$ -	\$ 329,009
Construction	\$ -	\$ -	\$ -	\$ 1,249,631	\$ 1,249,631
Investment SBA GF	\$ 175,218	\$ -	\$ -	\$ -	\$ 175,218
Investment - Custody	\$ 138,553	\$ -	\$ -	\$ -	\$ 138,553
Due From Capital Reserve Fund	\$ 35,419	\$ -	\$ -	\$ -	\$ 35,419
Due from Other	\$ 667	\$ -	\$ -	\$ -	\$ 667
Total Assets	\$ 836,017	\$ 572,629	\$ 154,823	\$ 1,249,631	\$ 2,813,100
Liabilities:					
Accounts Payable	\$ 38,596	\$ -	\$ 8,756	\$ -	\$ 47,352
Due to Amenity	\$ -	\$ -	\$ 35,419	\$ -	\$ 35,419
Total Liabilities	\$ 38,596	\$ -	\$ 44,175	\$ -	\$ 82,771
Fund Balances:					
Assigned For Debt Service	\$ -	\$ 572,629	\$ -	\$ -	\$ 572,629
Assigned For Capital Reserves	\$ -	\$ -	\$ 110,648	\$ -	\$ 110,648
Assigned For Capital Projects	\$ -	\$ -	\$ -	\$ 1,249,631	\$ 1,249,631
Unassigned	\$ 797,420	\$ -	\$ -	\$ -	\$ 797,420
Total Fund Balances	\$ 797,420	\$ 572,629	\$ 110,648	\$ 1,249,631	\$ 2,730,329
Total Liabilities & Fund Equity	\$ 836,017	\$ 572,629	\$ 154,823	\$ 1,249,631	\$ 2,813,100

Sweetwater Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/21	Thru 12/31/21	Variance
Revenues:				
Assessments	\$ 1,587,595	\$ 628,552	\$ 628,552	\$ -
Fitness Center Revenue	\$ 13,875	\$ 3,469	\$ 450	\$ (3,019)
Interest	\$ -	\$ -	\$ 62	\$ 62
Total Revenues	\$ 1,601,470	\$ 632,021	\$ 629,064	\$ (2,957)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 2,400	\$ 600
Engineering Fees	\$ 10,000	\$ 2,500	\$ 9,055	\$ (6,555)
District Counsel	\$ 35,000	\$ 8,750	\$ 9,828	\$ (1,078)
Audit Fees	\$ 3,700	\$ -	\$ -	\$ -
Arbitrage	\$ 500	\$ -	\$ -	\$ -
Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Dissemination	\$ 5,000	\$ 1,250	\$ 1,250	\$ (0)
Trustee Fees	\$ 3,800	\$ 2,917	\$ 2,917	\$ -
District Management Fees	\$ 42,500	\$ 10,625	\$ 10,625	\$ (0)
Telephone	\$ 250	\$ 63	\$ 237	\$ (174)
Postage	\$ 3,050	\$ 763	\$ 514	\$ 248
Public Official Insurance	\$ 4,041	\$ 4,041	\$ 3,803	\$ 238
Copies	\$ 700	\$ 175	\$ 193	\$ (18)
Miscellaneous	\$ 1,500	\$ 375	\$ 214	\$ 161
Legal Advertising	\$ 2,700	\$ 675	\$ 99	\$ 576
Information Technology	\$ 800	\$ 200	\$ 200	\$ -
Website Maintenance	\$ 600	\$ 150	\$ 150	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 131,316	\$ 40,658	\$ 46,658	\$ (6,001)
Operation and Maintenance				
Electric	\$ 64,000	\$ 16,000	\$ 15,598	\$ 402
Field Management Fees	\$ 80,000	\$ 20,000	\$ 20,000	\$ (0)
General Insurance	\$ 5,445	\$ 5,445	\$ 5,123	\$ 322
Landscape Maintenance	\$ 346,000	\$ 86,500	\$ 72,819	\$ 13,681
Landscape Improvements	\$ 50,000	\$ 12,500	\$ 10,366	\$ 2,134
Lake Maintenance	\$ 20,921	\$ 5,230	\$ 4,614	\$ 616
Fountain Maintenance	\$ 1,500	\$ 375	\$ -	\$ 375
Irrigation Repairs & Maintenance	\$ 17,000	\$ 4,250	\$ 7,299	\$ (3,049)
Storm Clean-Up	\$ 2,000	\$ 500	\$ -	\$ 500
Field Repairs & Maintenance	\$ 20,000	\$ 5,000	\$ 15,241	\$ (10,241)
Tree Removals	\$ 12,540	\$ 3,135	\$ -	\$ 3,135
Streetlight Repairs	\$ 2,250	\$ 563	\$ -	\$ 563
Signage Repairs	\$ 1,500	\$ 375	\$ 687	\$ (312)
Holiday Decoration	\$ 5,000	\$ 1,250	\$ 269	\$ 981
Miscellaneous Field Supplies	\$ 4,250	\$ 1,063	\$ -	\$ 1,063
Total Field Operations:	\$ 632,406	\$ 162,185	\$ 152,015	\$ 10,170

Sweetwater Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/21	Thru 12/31/21	Variance
Amenities				
Administrative:				
Property & Casualty Insurance	\$ 23,481	\$ 23,481	\$ 22,100	\$ 1,381
Payroll - Salaried	\$ 109,551	\$ 27,388	\$ 26,816	\$ 571
Payroll - Hourly	\$ 80,084	\$ 20,021	\$ 19,450	\$ 571
Payroll - Benefits	\$ 32,126	\$ 8,032	\$ 7,460	\$ 571
Payroll Taxes	\$ 18,551	\$ 4,638	\$ 4,066	\$ 571
Professional Services - Engineering	\$ 51,486	\$ 12,872	\$ 12,300	\$ 571
Professional Services - Information Technology	\$ 250	\$ 63	\$ 436	\$ (374)
Travel & Per Diem	\$ 150	\$ 38	\$ -	\$ 38
Training	\$ 200	\$ 50	\$ -	\$ 50
Licenses & Permits	\$ 400	\$ 100	\$ -	\$ 100
Subscriptions & Memberships	\$ 500	\$ 125	\$ 81	\$ 44
Office Supplies	\$ 3,000	\$ 750	\$ 497	\$ 253
Office Equipment	\$ 2,000	\$ 500	\$ 359	\$ 141
Communication - Telephone/Internet/TV	\$ 10,000	\$ 2,500	\$ 2,830	\$ (330)
Internet/Telephone - Guard House	\$ 3,600	\$ 900	\$ 1,019	\$ (119)
Cost Share Expense - Marshall Creek	\$ 63,453	\$ -	\$ -	\$ -
Field:				
General Utilities	\$ 83,000	\$ 20,750	\$ 13,883	\$ 6,867
Refuse Removal	\$ 3,000	\$ 750	\$ 855	\$ (105)
Security	\$ 64,851	\$ 16,213	\$ 20,245	\$ (4,032)
Janitorial Services	\$ 16,000	\$ 4,000	\$ 3,429	\$ 571
Operating Supplies - Spa & Paper	\$ 4,500	\$ 1,125	\$ 716	\$ 409
Operating Supplies - Uniforms	\$ 500	\$ 125	\$ -	\$ 125
Cleaning Supplies	\$ 15,000	\$ 3,750	\$ 2,984	\$ 766
Amenity Landscape Maintenance & Improvements	\$ 24,000	\$ 6,000	\$ 6,000	\$ -
Gate Repairs & Maintenance	\$ 2,500	\$ 625	\$ -	\$ 625
Guardhouse Maintenance	\$ 2,500	\$ 625	\$ -	\$ 625
Dog Park Repairs & Maintenance	\$ 3,650	\$ 913	\$ 2,323	\$ (1,411)
Park Mulch	\$ 1,500	\$ 375	\$ -	\$ 375
Playground Repairs & Maintenance	\$ 2,500	\$ 625	\$ 67	\$ 558
Miscellaneous	\$ 1,000	\$ 250	\$ 56	\$ 194
Buildings Repairs & Maintenance	\$ 15,000	\$ 3,750	\$ 1,497	\$ 2,253
Pest Control	\$ 2,500	\$ 625	\$ 327	\$ 299
Pools Maintenance - Contract	\$ 15,000	\$ 3,750	\$ 3,669	\$ 81
Pools Repairs & Maintenance	\$ 10,000	\$ 2,500	\$ 506	\$ 1,994
Pools Chemicals	\$ 2,500	\$ 625	\$ 527	\$ 98
Signage & Amenity Repairs	\$ 300	\$ 75	\$ -	\$ 75
Special Events	\$ 10,000	\$ 2,500	\$ 755	\$ 1,745
Fitness:				
Professional Services - Outside Fitness	\$ 52,872	\$ 13,218	\$ 12,647	\$ 571
Fitness Equipment Repairs & Maintenance	\$ 5,000	\$ 1,250	\$ 2,705	\$ (1,455)
Fitness Equipment Rental	\$ 35,000	\$ 8,750	\$ 1,540	\$ 7,210
Miniature Golf Course Maintenance	\$ 750	\$ 188	\$ -	\$ 188
Miscellaneous Fitness Supplies	\$ 6,300	\$ 1,575	\$ 320	\$ 1,255
Capital Outlay - Machinery & Equipment	\$ 6,400	\$ 1,600	\$ 353	\$ 1,247
Total Amenities	\$ 784,955	\$ 197,986	\$ 172,817	\$ 25,170
Reserves				
Capital Reserve Transfer	\$ 110,000	\$ -	\$ -	\$ -
Total Reserves	\$ 110,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,658,677	\$ 400,829	\$ 371,490	\$ 29,339
Excess Revenues (Expenditures)	\$ (57,207)		\$ 257,574	
Fund Balance - Beginning	\$ 57,207		\$ 539,847	
Fund Balance - Ending	\$ -		\$ 797,420	

Sweetwater Creek

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/21	Thru 12/31/21	Variance
Revenues:				
Special Assessments	\$ 746,019	\$ 297,454	\$ 297,454	\$ -
Prepayments	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 5	\$ 5
Total Revenues	\$ 746,019	\$ 297,454	\$ 297,459	\$ 5
Expenditures:				
Series 2019 - A1				
Interest - 11/01	\$ 92,578	\$ 92,578	\$ 92,578	\$ -
Special Call - 11/01	\$ -	\$ -	\$ 15,000	\$ (15,000)
Interest - 05/01	\$ 92,578	\$ -	\$ -	\$ -
Principal - 05/01	\$ 340,000	\$ -	\$ -	\$ -
Special Call - 05/01	\$ -	\$ -	\$ -	\$ -
Series 2019 - A2				
Interest - 11/01	\$ 51,650	\$ 51,650	\$ 51,650	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Interest - 05/01	\$ 51,650	\$ -	\$ -	\$ -
Principal - 05/01	\$ 115,000	\$ -	\$ -	\$ -
Special Call - 05/01	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 743,456	\$ 144,228	\$ 164,228	\$ (20,000)
Other Sources/(Uses)				
Transfer In	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 2,562		\$ 133,231	
Fund Balance - Beginning	\$ 171,450		\$ 439,398	
Fund Balance - Ending	\$ 174,013		\$ 572,629	

Sweetwater Creek

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/21	Thru 12/31/21	Variance
Revenues:				
Cost Share - Marshal Creek	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ 20,000	\$ 5,000	\$ 44,175	\$ (39,175)
Repair and Maintenance	\$ 20,000	\$ 5,000	\$ 4,342	\$ 658
Other Current Charges	\$ 1,470	\$ 368	\$ 101	\$ 267
Total Expenditures	\$ 41,470	\$ 10,368	\$ 48,618	\$ (38,250)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 110,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 110,000	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 68,530		\$ (48,618)	
Fund Balance - Beginning	\$ 160,961		\$ 159,266	
Fund Balance - Ending	\$ 229,491		\$ 110,648	

Sweetwater Creek

Community Development District Capital Projects Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending December 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/21	Thru 12/31/21	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 16	\$ 16
Total Revenues	\$ -	\$ -	\$ 16	\$ 16
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 16	
Fund Balance - Beginning	\$ -		\$ 1,249,616	
Fund Balance - Ending	\$ -		\$ 1,249,631	

Sweetwater Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total	
Revenues:														
Assessments	\$ -	\$ 269,678	\$ 358,875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	628,552	
Fitness Center Revenue	\$ -	\$ 325	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	450	
Cost Sharing - Marshall Creek Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	
Interest	\$ 24	\$ 18	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	62	
Miscellaneous Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	
													\$ -	
Total Revenues	\$ 24	\$ 270,021	\$ 359,019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 629,064	
Expenditures:														
General & Administrative:														
Supervisor Fees	\$ 800	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,400	
Engineering Fees	\$ 8,012	\$ 322	\$ 721	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,055	
District Counsel	\$ 3,490	\$ 2,609	\$ 3,730	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,828	
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	
Assessment Roll	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000	
Dissemination	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,250	
Trustee Fees	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,917	
District Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,625	
Telephone	\$ 166	\$ -	\$ 71	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	237	
Postage	\$ 215	\$ -	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	514	
Public Official Insurance	\$ 3,803	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,803	
Copies	\$ 117	\$ -	\$ 76	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	193	
Miscellaneous	\$ 205	\$ -	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	214	
Legal Advertising	\$ 99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	99	
Information Technology	\$ 67	\$ 67	\$ 67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	200	
Website Maintenance	\$ 50	\$ 50	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	150	
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175	
Total General & Administrative:	\$ 29,073	\$ 7,806	\$ 9,780	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,658	
Operation and Maintenance														
Electric	\$ 5,204	\$ 5,168	\$ 5,226	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,598	
Field Management Fees	\$ 6,667	\$ 6,667	\$ 6,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,000	
General Insurance	\$ 5,123	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,123	
Landscape Maintenance	\$ 24,273	\$ 24,273	\$ 24,273	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	72,819	
Landscape Improvements	\$ 529	\$ 9,838	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,366	
Lake Maintenance	\$ 1,538	\$ 1,538	\$ 1,538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,614	
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	
Irrigation Repairs & Maintenance	\$ 4,024	\$ 3,275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,299	
Storm Clean-Up	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	
Field Repairs & Maintenance	\$ 2,901	\$ 6,148	\$ 6,192	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,241	
Tree Removals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	
Streetlight Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	
Signage Repairs	\$ -	\$ 687	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	687	
Holiday Decoration	\$ -	\$ -	\$ 269	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	269	
Miscellaneous Field Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	
Total Field Operations:	\$ 50,257	\$ 57,594	\$ 44,164	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	152,011	

Sweetwater Creek
Community Development District
Month to Month

		Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenities														
Administrative:														
Property & Casualty Insurance	\$	22,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22,100
Payroll - Salaried	\$	8,939	\$ 8,939	\$ 8,939	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	26,816
Payroll - Hourly	\$	6,483	\$ 6,483	\$ 6,483	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	19,450
Payroll - Benefits	\$	2,487	\$ 2,487	\$ 2,487	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,460
Payroll Taxes	\$	1,355	\$ 1,355	\$ 1,355	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,066
Professional Services - Engineering	\$	4,100	\$ 4,100	\$ 4,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,300
Professional Services - Information Technology	\$	150	\$ 266	\$ 21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	436
Travel & Per Diem	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Training	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Licenses & Permits	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subscriptions & Memberships	\$	27	\$ 27	\$ 27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	81
Office Supplies	\$	65	\$ 44	\$ 388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	497
Office Equipment	\$	-	\$ 9	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	359
Communication - Telephone/Internet/TV	\$	897	\$ 937	\$ 997	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,830
Internet/Telephone - Guard House	\$	406	\$ 306	\$ 306	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,019
Cost Share Expense - Marshall Creek	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field:														
General Utilities	\$	3,438	\$ 4,601	\$ 5,844	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,883
Refuse Removal	\$	250	\$ 302	\$ 302	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	855
Security	\$	6,736	\$ 6,718	\$ 6,790	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,245
Janitorial Services	\$	1,143	\$ 1,143	\$ 1,143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,429
Operating Supplies - Spa & Paper	\$	244	\$ 200	\$ 272	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	716
Operating Supplies - Uniforms	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Cleaning Supplies	\$	38	\$ 1,071	\$ 1,875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,984
Amenity Landscape Maintenance & Improvements	\$	2,000	\$ 2,000	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,000
Gate Repairs & Maintenance	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Guardhouse Maintenance	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dog Park Repairs & Maintenance	\$	-	\$ 1,850	\$ 473	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,323
Park Mulch	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Playground Repairs & Maintenance	\$	(30)	\$ 79	\$ 17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	67
Miscellaneous	\$	56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	56
Buildings Repairs & Maintenance	\$	989	\$ 508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,497
Pest Control	\$	190	\$ 68	\$ 68	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	327
Pools Maintenance - Contract	\$	1,129	\$ 1,129	\$ 1,411	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,669
Pools Repairs & Maintenance	\$	330	\$ 176	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	506
Pools Chemicals	\$	229	\$ -	\$ 298	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	527
Signage & Amenity Repairs	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Special Events	\$	755	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	755
Fitness:														
Professional Services - Outside Fitness	\$	4,216	\$ 4,216	\$ 4,216	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,647
Fitness Equipment Repairs & Maintenance	\$	685	\$ -	\$ 2,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,705
Fitness Equipment Rental	\$	513	\$ 513	\$ 513	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,540
Miniature Golf Course Maintenance	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Miscellaneous Fitness Supplies	\$	181	\$ 139	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	320
Capital Outlay - Machinery & Equipment	\$	-	\$ -	\$ 353	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	353
Total Amenities	\$	70,101	\$ 49,667	\$ 53,048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	172,817
Reserves														
Capital Reserve Transfer	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Reserves	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$	149,431	\$ 115,067	\$ 106,992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	371,490
Excess Revenues (Expenditures)	\$	(149,407)	\$ 154,954	\$ 252,027	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	257,574

Sweetwater Creek

Community Development District

Long Term Debt Report

SERIES 2019A-1, SPECIAL ASSESSMENT REVENUE BONDS	
INTEREST RATES:	2.000%, 2.125%, 2.250%, 2.375%, 2.500%, 2.950%, 3.170%
MATURITY DATE:	5/1/2038
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$133,070
RESERVE FUND BALANCE	\$133,070
BONDS OUTSTANDING - 07/30/19	\$7,825,000
LESS: MAY 1, 2020	(\$330,000)
LESS: MAY 1, 2020 (SPECIAL CALL)	(\$15,000)
LESS: NOV 1, 2020 (SPECIAL CALL)	(\$40,000)
LESS: MAY 1, 2021	(\$340,000)
LESS: MAY 1, 2021 (SPECIAL CALL)	(\$40,000)
LESS: NOV 1, 2021 (SPECIAL CALL)	(\$15,000)
CURRENT BONDS OUTSTANDING	\$7,045,000

SERIES 2019A-2, SPECIAL ASSESSMENT REVENUE BONDS	
INTEREST RATES:	3.560%, 4.020%
MATURITY DATE:	5/1/2038
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$110,550
RESERVE FUND BALANCE	\$110,550
BONDS OUTSTANDING - 07/30/19	\$2,980,000
LESS: MAY 1, 2020	(\$110,000)
LESS: MAY 1, 2020 (SPECIAL CALL)	(\$10,000)
LESS: NOV 1, 2020 (SPECIAL CALL)	(\$15,000)
LESS: MAY 1, 2021	(\$115,000)
LESS: MAY 1, 2021 (SPECIAL CALL)	(\$15,000)
LESS: NOV 1, 2021 (SPECIAL CALL)	(\$5,000)
CURRENT BONDS OUTSTANDING	\$2,710,000

Sweetwater Creek
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2022

Gross Assessments	\$ 1,668,238.19	\$ 789,472.45	\$ 2,457,710.64
Net Assessments	\$ 1,568,143.90	\$ 742,104.10	\$ 2,310,248.00

ON ROLL ASSESSMENTS

67.88%	32.12%	100.00%
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<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2019 Debt Service Asmt</i>	<i>Total</i>
11/4/21	1	\$28,737.55	(\$544.47)	(\$1,514.16)	\$0.00	\$26,678.92	\$18,109.05	\$8,569.87	\$26,678.92
11/17/21	2	\$86,374.57	(\$1,659.17)	(\$3,416.12)	\$0.00	\$81,299.28	\$55,184.11	\$26,115.17	\$81,299.28
11/23/21	3	\$307,526.98	(\$5,904.52)	(\$12,301.09)	\$0.00	\$289,321.37	\$196,384.78	\$92,936.59	\$289,321.37
12/09/22	4	\$345,788.25	(\$6,639.13)	(\$13,831.55)	\$0.00	\$325,317.57	\$220,818.18	\$104,499.39	\$325,317.57
12/21/22	5	\$216,063.99	(\$4,150.81)	(\$8,523.43)	\$0.00	\$203,389.75	\$138,056.35	\$65,333.40	\$203,389.75
01/14/22	6	\$1,346,829.98	(\$25,859.13)	(\$53,873.33)	\$0.00	\$1,267,097.52	\$860,077.03	\$407,020.49	\$1,267,097.52
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ 2,331,321.32	\$ (44,757.23)	\$ (93,459.68)	\$ -	\$ 2,193,104.41	\$ 1,488,629.50	\$ 704,474.91	\$ 2,193,104.41

95%	Net Percent Collected
\$ 117,143.59	Balance Remaining to Collect

SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Revenue Bonds, Series 2019

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2020				
11/15/19	1	England Thims & Miller	Invoices: 191327, 191598, 191935 - Traffic Study & Certification Package	\$ 8,032.00
11/15/19	2	East Coast Wells & Pump Service	Invoice: 34301 - Replaced Irrigation Pump	\$ 4,293.70
1/3/20	3	Performance Painting Contractors, Inc.	Invoice: 9579 - Mobilization	\$ 8,090.00
1/3/20	4	AC Concrete Enterprise, Inc.	Invoice: AB - Sidewalk Addition	\$ 6,250.00
1/3/20	5	Reflections	Invoice: 191036 - Roof Clean	\$ 4,495.00
1/6/20	6	Rick Arsenaault Certified Pool Consultant, Inc.	Invoice: SWCrefC120 - 40% Deposit to start services	\$ 46,000.00
1/6/20	7	Rick Arsenaault Certified Pool Consultant, Inc.	Invoice: SWCrefD120 - 10% upon execution of the Agreement	\$ 11,500.00
2/6/20	8	East Coast Wells & Pump Service	Invoices: 34271 & 34167 - Fixed Pump Motor & Replaced Bad Motor	\$ 2,137.00
2/6/20	9	Rick Arsenaault Certified Pool Consultant, Inc.	Invoice: SWCrffnl220 - 10% Balance Upon Final Sign Off	\$ 11,500.00
2/24/20	10	JLC Construction Inc.	Invoice: 1/20/2020 - Deposit for Perogola Replacement	\$ 6,790.80
2/26/20	11	Performance Painting Contractors, Inc.	Invoice: 9578 - Power Wash and Paint	\$ 35,240.00
2/24/20	12	Rick Arsenaault Certified Pool Consultant, Inc.	Invoice: SWCrefF220 - 40% Commencement of Filling	\$ 46,000.00
2/26/20	13	Rick Arsenaault Certified Pool Consultant, Inc.	Invoice: SWCgtr220 - Gutter Grating Supports repaired	\$ 500.00
3/17/20	14	Walter Carucci AE	Invoice: 1 - Services for Palencia Fitness Center from 11/11/19 thru 3/2/19	\$ 5,034.68
3/17/20	15	Bob's Backflow & Plumbing Services, Inc.	Invoice: 65745 - Back Flow Testing	\$ 265.00
3/23/20	16	JLC Construction Inc.	Invoice: 3/20/2020 - Final payment for Perogola Replacement	\$ 6,790.80
4/8/20	17	England Thims & Miller	Invoice: 0193131 Traffic Study & Certification Package	\$ 3,000.02
4/16/20	18	England Thims & Miller	Invoice: 0193703 Traffic Study & Certification Package	\$ 1,062.00
5/20/20	19	Fitness International Associates Corp	Invoice: 2904 Flooring	\$ 4,000.44
6/9/20	20	Beacon Electrical Contractors Inc	Invoice: 200503 - Electrical work	\$ 16,357.00
6/15/20	21	Sundancer Sign Graphics	Invoice: 2564 - Street Sign	\$ 12,310.00
6/22/20	22	Yellowstone Landscape	Invoice: JAX120765 & JAX 120768 - Onda Field Full Irrigation & Sod	\$ 25,583.33
7/14/20	23	Hopping Green & Sams	Invoice: 113207, 113803, 114427, 115066 - Project Construction	\$ 1,053.50
7/31/20	24	Duval Asphalt	Invoice: 21750 - Stripping - Layout Stripe Crosswalks	\$ 1,458.00
8/7/20	25	Yellowstone Landscape	Invoice: AJAX120768 - Onda Field Irrigation & Sod	\$ 24,722.16
9/10/20	26	Radarsign	Invoice: 10761 - Solar Powered	\$ 7,888.00
9/10/20	27	Hopping Green & Sams	Invoice: 116998 - Legal Services	\$ 559.00
9/14/20	28	Sweetwater Creek CDD	Invoice: 2940 & 2904 Deposit paid via credit card for flooring	\$ 2,644.28
10/21/20	29	Hopping Green & Sams	Invoice: 114427 - Legal services	\$ 258.00
10/29/20	30	Hopping Green & Sams	Invoice #117953 - Project Construction Legal Services	\$ 1,075.00
11/16/20	31	Clark Advisory Services, LLC	Services Rendered June 2020-October 2020	\$ 5,034.00
2/17/21	32	Yellowstone Landscape	Invoice #173437 - Irrigation Repairs	\$ 58,703.67
2/17/21	33	Armstrong Fence Company	Invoice #20210221 - Deposit for Vinyl Coated chain-link Ensenda Park	\$ 2,570.79
5/13/21	34	Armstrong Fence Company	Invoice #20210547 Remaining balance for Vinyl Coated chain-link	\$ 2,570.78
5/13/21	35	Riverside Management Services	Invoice #13 Soccer Goals & Lacrosse Equipment	\$ 3,444.73
5/13/21	36	Hopping Green & Sams	Invoice: 121275 - Legal Services	\$ 210.00
TOTAL				\$ 377,423.68
10/1/19		Interest		\$ 227.99
11/1/19		Interest		\$ 196.36
12/1/19		Interest		\$ 189.23
12/31/19		Transfer from COI		\$ 4,581.32
1/1/20		Interest		\$ 195.38
2/1/20		Interest		\$ 186.54
3/1/20		Interest		\$ 150.41
3/10/20		Transfer from Lennar Homes		\$ 79,820.57
4/1/20		Interest		\$ 65.90
5/1/20		Interest		\$ 11.65
6/1/20		Interest		\$ 12.01
7/1/20		Interest		\$ 6.89
8/1/20		Interest		\$ 6.32
9/1/20		Interest		\$ 5.71
10/1/20		Interest		\$ 5.44
11/1/20		Interest		\$ 5.60
11/24/20		Check returned from Hopping Green & Sams req # 29		\$ 258.00
12/1/20		Interest		\$ 5.41
1/1/21		Interest		\$ 5.58
2/1/21		Interest		\$ 5.59
3/1/21		Interest		\$ 4.95
4/1/21		Interest		\$ 5.33
5/1/21		Interest		\$ 5.16
6/1/21		Interest		\$ 5.32
7/1/21		Interest		\$ 5.14
8/1/21		Interest		\$ 5.31
9/1/21		Interest		\$ 5.31
10/1/21		Interest		\$ 5.14
11/1/21		Interest		\$ 5.31
12/1/21		Interest		\$ 5.14
TOTAL				\$ 85,994.01
Project (Construction) Fund at 07/30/19				\$ 1,540,777.96
Interest Earned and Transfer thru 10/31/21				\$ 86,276.84
Requisitions Paid thru 12/31/21				\$ (377,423.68)
Remaining Project (Construction) Fund				\$ 1,249,631.12
Approved Projects (not yet funded)				
Contractor TBD		Amenity Expansion		\$ 1,000,000.00
5/7/20	Yellowstone	Irrigation System Replacement		\$ 81,642.75
Total				\$ 1,081,642.75
Unassigned				\$ 167,988.37

C.

Sweetwater Creek

Community Development District

Summary of Invoices

November 01, 2021 - December 31, 2021

Fund	Date	Check No.'s	Amount
General Fund			
	11/1/2021 - 11/30/2021	3597-3612	\$ 61,248.97
	12/1/2021 - 12/31/2021	3613-3630	\$ 114,190.56
			<hr/>
			\$ 175,439.53
Amenity Fund			
	11/1/2021 - 11/30/2021	2041-2045	\$ 35,084.31
	12/1/2021 - 12/31/2021	2046-2055	\$ 60,951.89
			<hr/>
			\$ 96,036.20
Capital Reserve			
	12/22/21	4	\$ 4,342.00
TOTAL			\$ 275,817.73

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/09/21	00086	11/01/21 13818	202111 320-53800-46200	NOV LANDSCAPE MAINT	*	24,273.00	
				DUVAL LANDSCAPE MAINTENANCE			24,273.00 003597
11/09/21	00011	5/07/21 197894	202104 310-51300-31100	APR PROFESSIONAL SERVICES	*	291.00	
				ENGLAND-THIMS & MILLER, INC			291.00 003598
11/09/21	00064	9/21/21 40466	202109 320-53800-47300	TORCIDO POND PUMP RESET	*	267.50	
				EAST COAST WELLS & PUMP SERVICE			267.50 003599
11/09/21	00063	10/28/21 70290	202110 320-53800-47000	OCT LAKE MAINTENANCE	*	1,538.00	
				FUTURE HORIZONS			1,538.00 003600
11/09/21	00084	9/01/21 493	202108 310-51300-31500	AUG GENERAL COUNSEL	*	2,187.50	
				KE LAW GROUP PLLC			2,187.50 003601
11/09/21	00071	10/15/21 19	202109 320-53800-47301	SEPT FIELD REPAIRS	*	1,526.23	
		10/15/21 19	202109 320-53800-49100	SEPT SIGNAGE REPAIR	*	265.66	
		10/15/21 19	202109 320-53800-43100	SEPT STREETLIGHT REPAIR	*	465.67	
				RIVERSIDE MANAGEMENT SERVICES			2,257.56 003602
11/09/21	00067	8/25/21 6239592	202108 300-15500-10000	FY22 TRUSTEE FEES	*	2,916.70	
		8/25/21 6239592	202108 310-51300-32300	FY21 TRUSTEE FEES	*	583.30	
		8/25/21 6239592	202108 310-51300-32300	INCIDENTAL EXPENSES	*	271.25	
				US BANK			3,771.25 003603
11/09/21	00035	10/22/21 JAX27978	202110 320-53800-47300	IRRIG REPAIR ON METER	*	3,553.81	
		10/22/21 JAX27979	202109 320-53800-47300	SEPT IRRIGATION REPAIRS	*	2,913.00	
				YELLOWSTONE LANDSCAPE			6,466.81 003604
11/10/21	00029	11/01/21 57	202111 310-51300-34000	MANAGEMENT FEES NOV21	*	3,541.67	
		11/01/21 57	202111 310-51300-35200	WEBSITE ADMIN NOV21	*	50.00	

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/22/21	00071	11/11/21 21	202110 320-53800-47301		*	1,652.01	
			OCT FIELD RPRS & MAINT				
		12/13/21 23	202111 320-53800-47301		*	2,405.85	
			NOV FIELD RPRS & MAINT				
		12/13/21 23	202111 320-53800-49100		*	686.50	
			NOV SIGNAGE & RPRS				
RIVERSIDE MANAGEMENT SERVICES							4,744.36 003629
12/22/21	00022	12/21/21 12212021	202112 310-51300-42000		*	233.23	
			2021 REAL ESTATE				
ST JOHNS COUNTY TAX COLLECTOR							233.23 003630
TOTAL FOR BANK A						175,439.53	
TOTAL FOR REGISTER						175,439.53	

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/09/21	00005	10/11/21 41-22862	202110 330-53800-52200	SPA SUPPLIES	*	47.70	
		10/14/21 41-22890	202110 330-53800-52100	AIR FRESHNER	*	37.56	
				DOWNEY'S JANITORIAL SUPPLIES			85.26 002041
11/09/21	00010	10/07/21 90781721	202110 330-53800-47800	COOLER FOR DRINKING FTN	*	989.33	
				GRAINGER			989.33 002042
11/09/21	00016	10/18/21 BB-02721	202110 330-53800-49000	CROTONS,PENTAS, ANGELONIA	*	55.76	
				MARSHALL CREEK CDD			55.76 002043
11/09/21	00019	11/01/21 13129560	202111 330-53800-52000	NOV POOL CHEMICALS	*	1,128.96	
				POOLSURE			1,128.96 002044
11/19/21	00018	10/29/21 10995	202110 330-53800-52001	NEW POOL HEATERS	*	32,825.00	
				PINCH A PENNY 038			32,825.00 002045
12/10/21	00110	11/17/21 131454	202111 330-53800-47800	POOL HEATER INSPEC. NOV21	*	120.00	
				CLIMATE MASTERS HEATING + AIR COND.			120.00 002046
12/10/21	00005	11/12/21 41-23070	202111 330-53800-52200	TOILET TISSUE NOV21	*	200.49	
		11/12/21 41-23070	202111 330-53800-52100	CLEANING SUPPLIES NOV21	*	34.21	
				DOWNEY'S JANITORIAL SUPPLIES			234.70 002047
12/10/21	00014	11/18/21 Z480-77	202111 330-53800-52100	DISINFECTANT WIPES NOV21	*	1,000.00	
				LLOYD'S EXERCISE EQUIPMENT LLC			1,000.00 002048
12/10/21	99999	12/10/21 VOID	202112 000-00000-00000	VOID CHECK	C	.00	
				*****INVALID VENDOR NUMBER*****			.00 002049
12/10/21	00016	11/01/21 110121	202111 330-53800-12000	PAYROLL-SALARIED NOV21	*	8,938.79	
		11/01/21 110121	202111 330-53800-13000	PAYROLL-HOURLY NOV21	*	6,483.21	
		11/01/21 110121	202111 340-53800-34500	PRO SVC-OUT FITNESS NOV21	*	4,215.54	

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/01/21		110121	202111 330-53800-23000		*	2,486.71	
			PAYROLL-BENEFITS NOV21				
11/01/21		110121	202111 330-53800-21000		*	1,355.46	
			PAYROLL TAXES NOV21				
11/01/21		110121	202111 330-53800-31100		*	4,100.04	
			PRO SVC-ENGINEERING NOV21				
11/01/21		110121	202111 330-53800-35200		*	108.29-	
			PRO SVC- INFO TECH NOV21				
11/01/21		110121	202111 330-53800-46500		*	1,142.87	
			PAYORLL JANITORIAL				
11/23/21		BB-00001	202111 330-53800-35200		*	173.89	
			CRN JAX 0000150 SVC CALL				
11/23/21		BB-00001	202111 330-53800-35200		*	100.00	
			CRN JAX 0000153 SVC CALL				
11/30/21		BB-13459	202111 330-53800-41000		*	99.81	
			BUSINESS VOICE EDGE NOV21				
11/30/21		BB-13459	202111 330-53800-41100		*	102.96	
			LAS CAL GUARD HOUSE NOV21				
12/01/21		120121	202112 330-53800-12000		*	8,938.79	
			PAYROLL-SALARIED DEC21				
12/01/21		120121	202112 330-53800-13000		*	6,483.21	
			PAYROLL-HOURLY DEC21				
12/01/21		120121	202112 340-53800-34500		*	4,215.54	
			PRO SVC-OUTSIDE FIT DEC21				
12/01/21		120121	202112 330-53800-23000		*	2,486.71	
			PAYROLL-BENEFITS DEC21				
12/01/21		120121	202112 330-53800-21000		*	1,355.46	
			PAYROL TAXES DEC21				
12/01/21		120121	202112 330-53800-31100		*	4,100.04	
			PRO SVC-ENGINEERING DEC21				
12/01/21		120121	202112 330-53800-35200		*	20.80	
			PRO SVC- INFO TECH DEC21				
12/01/21		120121	202112 330-53800-46500		*	1,142.87	
			PAYROLL JANITORIAL DEC21				
MARSHALL CREEK CDD						57,834.41	002050
12/10/21	00019	12/01/21	13129560 202112 330-53800-52000		*	1,411.20	
			POOL CHEMICALS DEC21				
POOLSURE						1,411.20	002051
12/10/21	00020	12/07/21	12072021 202110 330-53800-51000		*	8.98	
			OFFICE SUPPLIES OCT21				
		12/07/21	12072021 202110 330-53800-51000		*	7.70-	
			PREVIOUS CREDIT BALANCE				
		12/07/21	12072021 202111 330-53800-51100		*	8.59	
			LOCK FOR GATE NOV21				

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		12/07/21	12072021 202112 330-53800-51000		*	23.46	
			OFFICE SUPPLIES DEC21				
				PUBLIX SUPER MARKETS INC			33.33 002052
12/10/21	00041	11/15/21	8011427 202111 340-53800-34400		*	68.25	
			PEST CONTROL NOV21				
				TURNER PEST CONTROL,LLC			68.25 002053
12/10/21	00042	1/01/21	338804 202112 330-53800-41000		*	60.00	
			MONITORING 01/01-03/31				
				VILLAGE KEY & ALARM INC			60.00 002054
12/16/21	00108	10/08/21	21775 202110 340-53800-34400		*	190.00	
			HOG REMOVAL OCT				
				QUICK CATCH INC			190.00 002055
TOTAL FOR BANK B						96,036.20	
TOTAL FOR REGISTER						96,036.20	

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/22/21	00002	12/16/21 41187	202112 600-58400-61000		*	4,342.00	
		INSTALLED TORCIDO PUMP					
				EAST COAST WELLS & PUMP SERVICE			4,342.00 000004

						TOTAL FOR BANK A	4,342.00
						TOTAL FOR REGISTER	4,342.00

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		11/01/21 57	202111 310-51300-35100		*	66.67	
			INFORMATION TECH NOV21				
		11/01/21 57	202111 310-51300-31300		*	416.67	
			DISSEMINATION FEE NOV21				
				GOVERNMENTAL MANAGEMENT SERVICES			4,075.01 003605
11/16/21 00075		11/08/21 11082021	202111 310-51300-11000		*	200.00	
			11/08/21 MEETING				
				CHARLES USINA III			200.00 003606
11/16/21 00011		4/09/21 197576	202103 310-51300-31100		*	646.80	
			CUP PERMIT-H20 USE/MTR RD				
		5/07/21 197893	202104 310-51300-31100		*	907.04	
			CUP PERMIT-H20 USE/MTR RD				
				ENGLAND-THIMS & MILLER, INC			1,553.84 003607
11/16/21 00049		11/08/21 11082021	202111 310-51300-11000		*	200.00	
			11/08/21 MEETING				
				JOHN V WILLIAMS			200.00 003608
11/16/21 00051		11/08/21 11082021	202111 310-51300-11000		*	200.00	
			11/08/21 MEETING				
				ROBERT LISOTTA			200.00 003609
11/16/21 00071		11/01/21 20	202111 320-53800-12100		*	6,666.67	
			NOV CONTRACT ADMIN				
				RIVERSIDE MANAGEMENT SERVICES			6,666.67 003610
11/16/21 00040		11/08/21 11082021	202111 310-51300-11000		*	200.00	
			11/08/21 MEETING				
				STEPHEN J HANDLER			200.00 003611
11/16/21 00067		11/10/21 11102021	202110 300-20700-10100		*	7,100.83	
			10/28/21 STJ CTY TAX DIST				
				US BANK			7,100.83 003612
12/10/21 00075		12/02/21 120221	202112 310-51300-11000		*	200.00	
			BOS MEETING 12/02/21				
				CHARLES USINA III			200.00 003613
12/10/21 00086		11/08/21 14048	202111 320-53800-47300		*	350.00	
			DOUBLER REPAIR NOV21				
		11/08/21 14052	202111 320-53800-46400		*	1,344.48	
			PRIV PARK TREE REPL NOV21				
		11/24/21 14168	202111 320-53800-47300		*	475.00	
			MAINLINE REPAIRS NOV21				

SWCC SWEETWATER CRK BPEREGRINO

FOURTH ORDER OF BUSINESS

**Sweetwater Creek CDD
Comparison Worksheet for Swale behind Torcido Blvd.**

<u>Vendor</u>	<u>Cost</u>
Duval Landscape	\$19,346.22 Swale - No underground pipe
Brightview Landscape	
YellowStone Landscape	\$33,665.31 Swale w/ underground pipe



Duval Landscape Maintenance
7011 Business Park Blvd N
Jacksonville, FL 32256
www.duvallandscape.com

PROPOSAL

Date	Proposal No.
12/09/21	17363

CUSTOMER

Sweetwater CDD
475 West Town Place, Suite 114
St. Augustine, FL 32095

PROPERTY

Sweetwater CDD
605 Palencia Club Dr
St. Augustine, FL 32095

To install a new swale per engineers plan, this includes tree and debris removal, equipment, disposal, and man hours to complete.

DESCRIPTION	QTY	EXT PRICE
Default Group		
Enhancement/Extra Services		
Clean & Prepare Area for Installation		\$6,407.95
Tree Removal	2.00	\$1,800.00
Disposal Fee	33.00	\$2,475.00
Equipment Rental	3.28	\$2,845.50
Weed mat 4'x100' (roll)	4.00	\$1,000.00
Debris Removal		\$2,500.31
Bahia Sod - Sod installed - pallet	4.00	\$2,317.46

Total:	\$19,346.22
---------------	--------------------

By

Daniel Todd

By

Date 12/9/2021

Date

Duval Landscape Maintenance

Sweetwater CDD



Proposal #179722

Date: 01/25/2022

From: Michael Scuncio

Proposal For

Sweetwater Creek CDD

c/o GMS-NF, LLC
1408 Hamlin Ave, Unit E
Saint Cloud, FL 34771

main: 904-239-5309
mobile:
bperegrino@gmsnf.com

Location

1879 N Loop Pkwy
St. Augustine, FL 32095

Property Name: Sweetwater Creek CDD

Regrade for drainage behind two homes off Medio Court

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Excavator rental	2.00	\$7,000.00
Pipe	4.00	\$1,165.70
18 in Drain Box	4.00	\$2,285.68
pipe tape	2.00	\$57.14
pop up	4.00	\$342.85
General Labor	100.00	\$7,385.60
Tree and brush removal	180.00	\$15,428.34

Client Notes

Yellowstone will regrade area behind the two homes with drainage issues. We will add 18in drain boxes and pipe to divert water to DOT drain. Our Arbor team will remove all Pine trees and brush behind the two homes where the roots will be destroyed from excavating. They will grind all stumps. We will also build up behind the two homes to promote water to slope towards drain. We can add a tree buffer after job is complete on a different proposal.

Signature

X

SUBTOTAL	\$33,665.31
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SALES TAX	\$0.00
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TOTAL	\$33,665.31
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Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

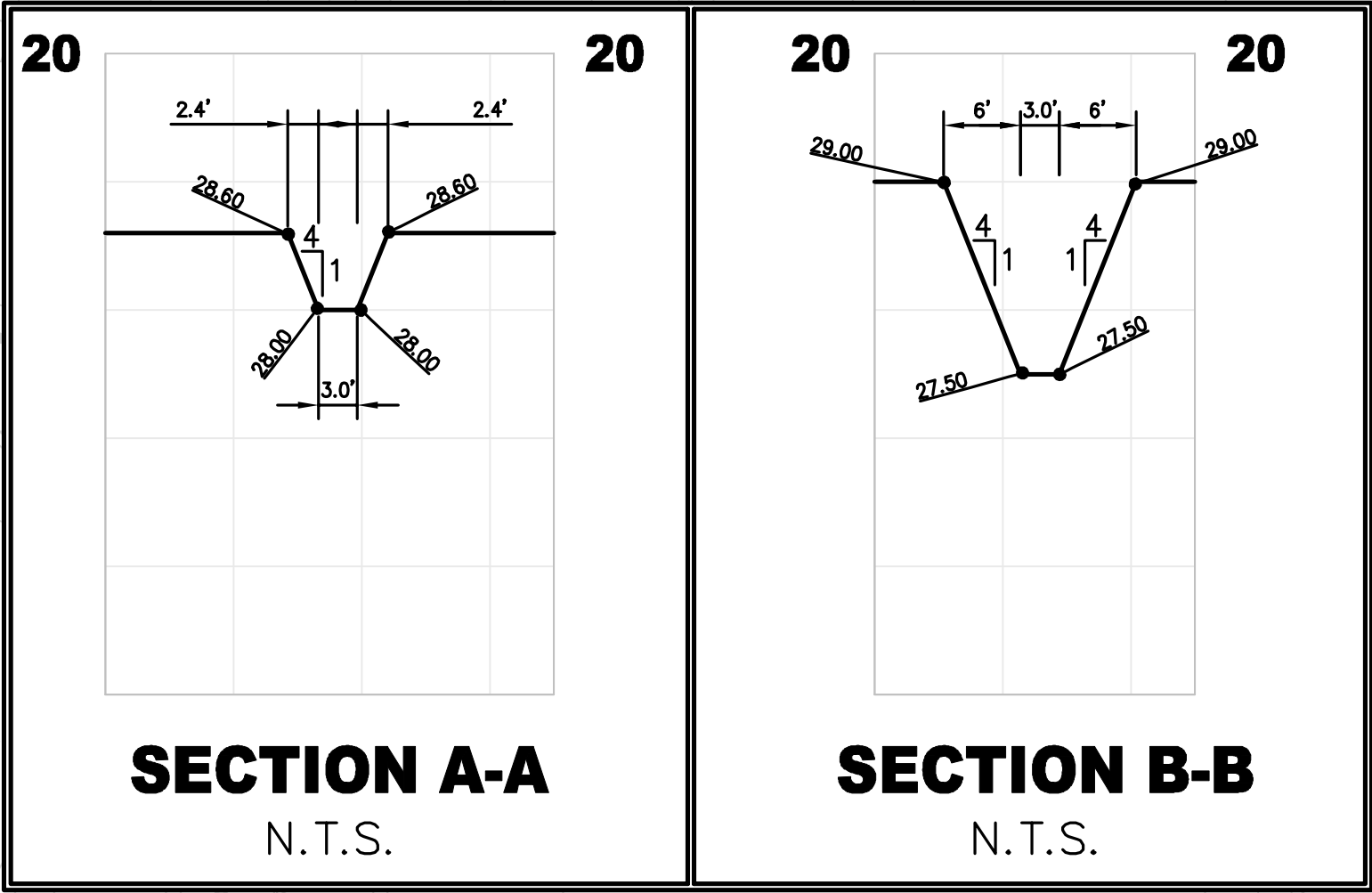
Title: _____

Date: _____

Assigned To

Michael Scuncio

Office:
mscuncio@yellowstonelandscape.com



ETM England-Thins & Miller, Inc. 1000 S. Highway 100 Jacksonville, FL 32218 TEL: (904) 642-8890 FAX: (904) 646-3485 REG. 2584 LC 0000316		REVISIONS: <table border="1"> <tr> <td>ETM NO. 05-010-17</td> <td>PPH</td> </tr> <tr> <td>DRAWN BY: PPH</td> <td>PPH</td> </tr> <tr> <td>DESIGNED BY: PPH</td> <td>PPH</td> </tr> <tr> <td>CHECKED BY: PPH</td> <td>PPH</td> </tr> <tr> <td>DATE: 10/22/2021</td> <td></td> </tr> </table>	ETM NO. 05-010-17	PPH	DRAWN BY: PPH	PPH	DESIGNED BY: PPH	PPH	CHECKED BY: PPH	PPH	DATE: 10/22/2021	
ETM NO. 05-010-17	PPH											
DRAWN BY: PPH	PPH											
DESIGNED BY: PPH	PPH											
CHECKED BY: PPH	PPH											
DATE: 10/22/2021												
GRADING EXHIBIT PALENCIA NORTH PHASE 1 FOR SWEETWATER CREEK CDD		PLANS PREPARED UNDER THE DIRECTION OF: PAUL P. HUTCHINSON P.E. NUMBER: 59366 PLOTTED: October 23, 2021 - 11:44 AM. BY: Paul Hutchinson										
DRAWING NUMBER 1												

SIXTH ORDER OF BUSINESS

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(a)2.c., FLORIDA STATUTES AND INSTRUCTING THE ST. JOHNS COUNTY SUPERVISOR OF ELECTIONS TO BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTION.

WHEREAS, the Sweetwater Creek Community Development District (hereinafter the **"District"**) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in St. Johns County, Florida;

WHEREAS, the Board of Supervisors of Sweetwater Creek Community Development District (hereinafter the **"Board"**) seeks to implement Section 190.006(3)(a)2.c., Florida Statutes and to instruct the Supervisor of Elections for St. Johns County, Florida (the **"Supervisor"**), to conduct the District's General Election.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The Board is currently made up of the following individuals:

Rob Lisotta – 357 Medio Drive, St. Augustine, Florida 32095;
Stephen Handler – 379 Rio Del Norte Road, St. Augustine, Florida 32095;
John Williams – 557 Enrede Lane, St. Augustine, Florida 32095;
Charles Usina – 78 Brasilla Avenue, St. Augustine, Florida 32095;
Ron Cervelli – 647 Rio Del Norte Road, St. Augustine, Florida 32095

Section 2. The term of office for each member of the Board is as follows:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Rob Lisotta	11/2022
2	Ron Cervelli	11/2022
3	Charles Usina	11/2024
4	John Williams	11/2024
5	Stephen Handler	11/2024

Section 3. Seat 1, currently held by Rob Lisotta, and Seat 2, currently held by Ron Cervelli, are scheduled for the General Election in November 2022.

Section 4. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. All candidates for a seat on the Board must qualify with the Florida Department of State's Division of Elections. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal

resident of the State of Florida and of the District, and who is registered to vote in St. Johns County, Florida. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

Section 5. Members of the Board may elect to receive \$200 per meeting for their attendance, up to a maximum of \$4,800 per year.

Section 6. The term of office for the individuals to be elected to the Board in the November 2022 General Election is four years.

Section 7. The new Board members shall assume office on the second Tuesday following their election.

Section 8. The District hereby instructs the Supervisor to conduct the District's General Election. The District understands that it will be responsible to pay for its proportionate share of the general election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 3RD DAY OF FEBRUARY, 2022.

**SWEETWATER CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

SECRETARY/ASSISTANT SECRETARY

SEVENTH ORDER OF BUSINESS

**SWEETWATER CREEK
COMMUNITY DEVELOPMENT DISTRICT
2022 REVISED ENGINEERS REPORT
FOR
2019 REFUNDING BONDS IMPROVEMENTS**

Prepared for

**Board of Supervisors
Sweetwater Creek
Community Development District**

Prepared by



England, Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, Florida 32258
904-642-8990

EXECUTIVE SUMMARY

The Sweetwater Creek Community Development District (The Sweetwater Creek CDD or the “District”) is an 865± acre community development district located in St. Johns County, Florida, south of Pine Island Road and east of US-1/Philips Highway (see **Plate 1** for the general location map). The land within the District is located within the Marshall Creek DRI/PUD. The authorized land uses within the District allow for residential development as well as open space and recreational amenities.

See **Plate 2** for the map of the District boundary and **Plate 3** for a legal description of the District.

To serve the residents of the Sweetwater Creek Community Development District, the District developed and adopted an Improvement Plan on March 22, 2007, that allowed it to finance and construct certain infrastructure, transportation, and recreational facilities within and adjacent to the District.

This Supplemental Improvement Plan updates the information contained in the March 22, 2007, Improvement Plan and the July 12, 2019, Refunding Bonds Improvement Plan. Funding for the 2019 Improvements was from refinancing the outstanding principal amount of the Series 2007A bonds. Consideration was given in the 2019 Engineers Report that the 2019 Refunding Bonds Improvements may be revised in the future to include additional improvements as determined and approved by the Board of Supervisors of the Sweetwater Creek Community Development District so long as such additional improvements are allowed pursuant to Chapter 190, Florida Statutes.

To date, the Board of Supervisors of the Sweetwater Creek Community Development District have elected to complete a portion of improvements with the funds secured from the 2019 Refunding Bonds. Of the \$1,670,640.00 secured in 2019, \$421,019.00 has been spent. Below is list of the completed improvements outlined in the 2019 Engineers Report. Improvements not completed are struck through.

2019 Refunding Bonds Improvements

1. Amenity Center

- A. Outdoor Fitness Area
- B. Resurface Pool
- C. Repaint Amenity Center

2. Guard House

- ~~A. Repaint Guard House~~

3. Ensenada Park

- A. Resurface Basketball Court
- ~~B. Repaint Pavilion~~
- ~~C. Restroom Facility Addition~~

4. Onda Park

- ~~A. Playground~~
- ~~B. Outdoor Fitness Area~~
- ~~C. Restroom Facility Addition~~
- ~~D. Pavilion~~
- E. Sports Court
- ~~F. Sitework, Lighting, Landscape, Irrigation~~

5. Golf Cart Use Roadway Conversion (Study & Implementation)

6. Contract Manager – Proposed Improvements

The current Board of Supervisors of the Sweetwater Creek Community Development District have elected to utilize the remaining funds for improvements to the existing Amenity Center which includes a building addition, and interior renovations to the existing structure. The building addition is approximately 2,500 SF and will consist of new flex space and a group fitness area as shown in **Plate 4**.

Table 1 has been updated to reflect the allocation of remaining funds to the Amenity Center. The final scope of improvements is subject to change based on actual cost of the improvements at the time of construction.

The Improvement Plan contained in this report reflects the present intentions of the Sweetwater Creek Community Development District. However, the Improvement Plan may be subject to modification in the future. The implementation of any improvement outlined within the Plan requires final approval by the Sweetwater Creek Community Development District Board of Supervisors.

**TABLE 1
SUMMARY OF COSTS
SWEETWATER CREEK COMMUNITY DEVELOPMENT
DISTRICT
2019 REFUNDING BONDS IMPROVEMENTS – 1/2022
UPDATE**

IMPROVEMENT DESCRIPTION FACILITY	ESTIMATED COST
1. Amenity Center – Outdoor Fitness Area	
2. Amenity Center – Resurface Pool	
3. Amenity Center – Repaint	
4. Ensenada Park – Resurface Basketball Court	
5. Onda Park – Sports Court	
6. Onda Park – Landscape	
7. Onda Park – Irrigation	
8. Golf Cart Use Roadway Conversion (Study & Implementation)	
9. Contract Manager – Proposed Improvements	
<i>IMPROVEMENTS COST TO DATE</i>	\$421,019
10. Amenity Center – Building Addition	\$787,836
11. Amenity Center – Existing Structure Renovations	\$148,124
12. Amenity Center – Site Work/Demolition	\$178,663
13. Amenity Center – Contingency/Soft Costs	\$134,998
<i>IMPROVEMENTS TOTAL</i>	\$1,670,640

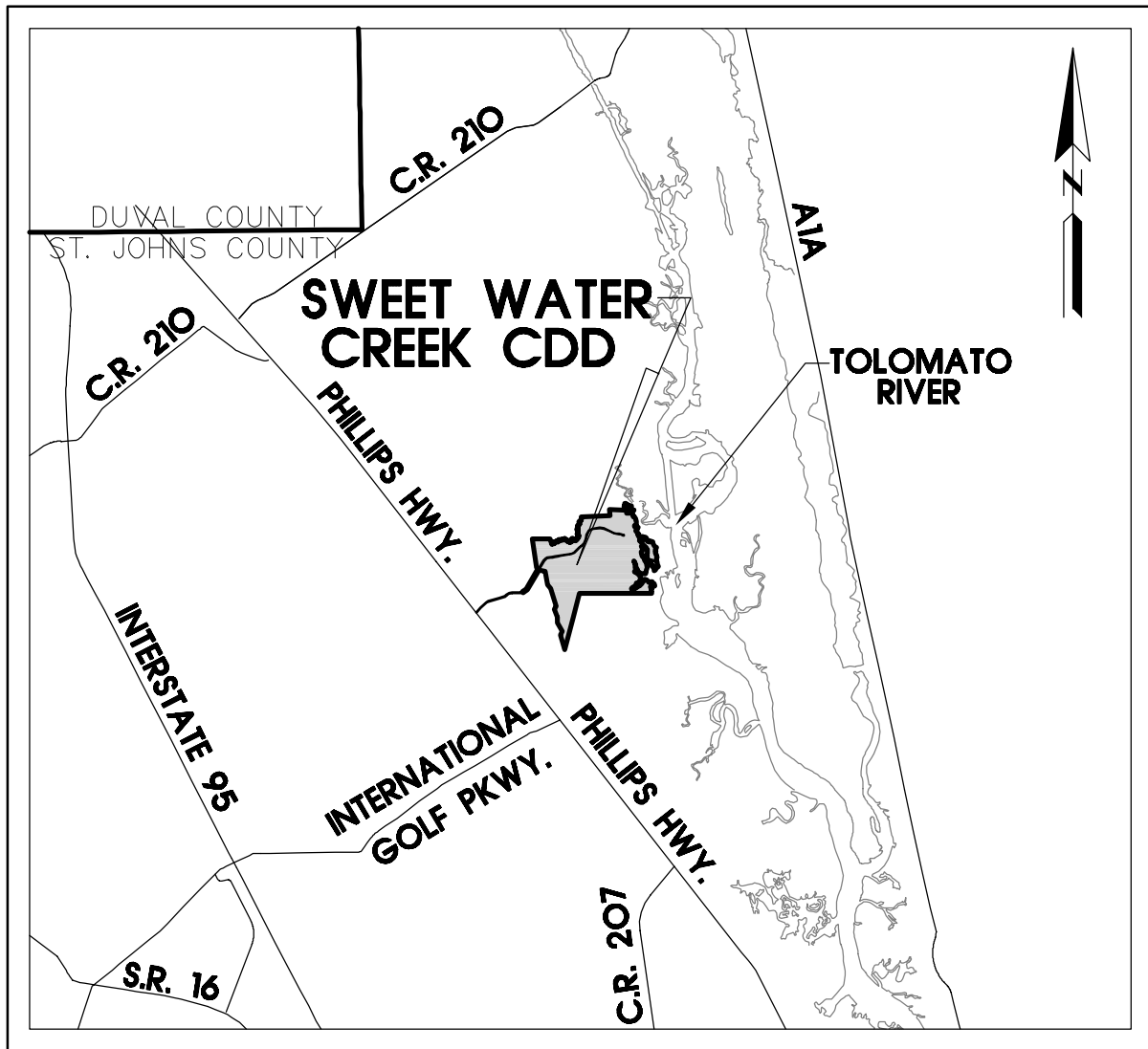
APPENDIX

Description

Plate No.

- | | |
|---|--|
| 1 | Location Map |
| 2 | District Boundary |
| 3 | Legal Description |
| 4 | Amenity Center – Proposed Improvements |

PLATE 1



PLOTTED: April 25, 2019 - 8:51 AM, BY: Beth Watkins

c:\05-010\05-010-15\LandDev\Design\Plots\District Bndy Plate 1.dwg



VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
CA - 00002584 LC - 0000316

LOCATION MAP

SWEET WATER CREEK CDD

ST. JOHNS, FLORIDA

ETM NO. 05-010-15

DRAWN BY: D. BRIGHT

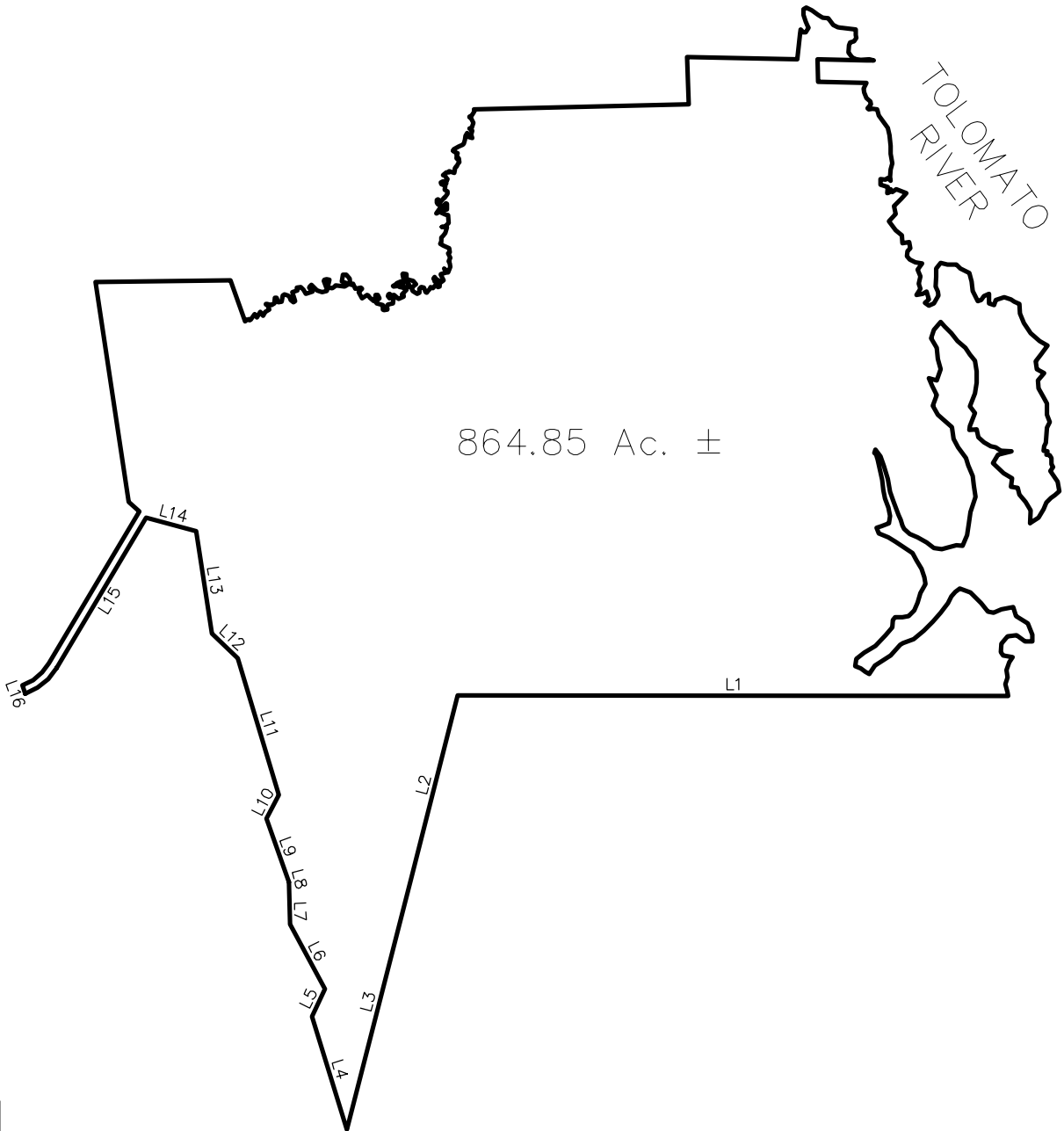
DATE: JANUARY 26, 2006

DRAWING NO. 1

PLATE 2

TOLOMATO
RIVER

864.85 Ac. ±



1500'

ETM

VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
CA - 00002584 LC - 0000316

DISTRICT BOUNDARY

SWEET WATER CREEK CDD

ST. JOHNS, FLORIDA

ETM NO. 05-010-15

DRAWN BY: D. BRIGHT

DATE: JANUARY 26, 2006

DRAWING NO. 2

PLATE 3

LEGAL DESCRIPTION:

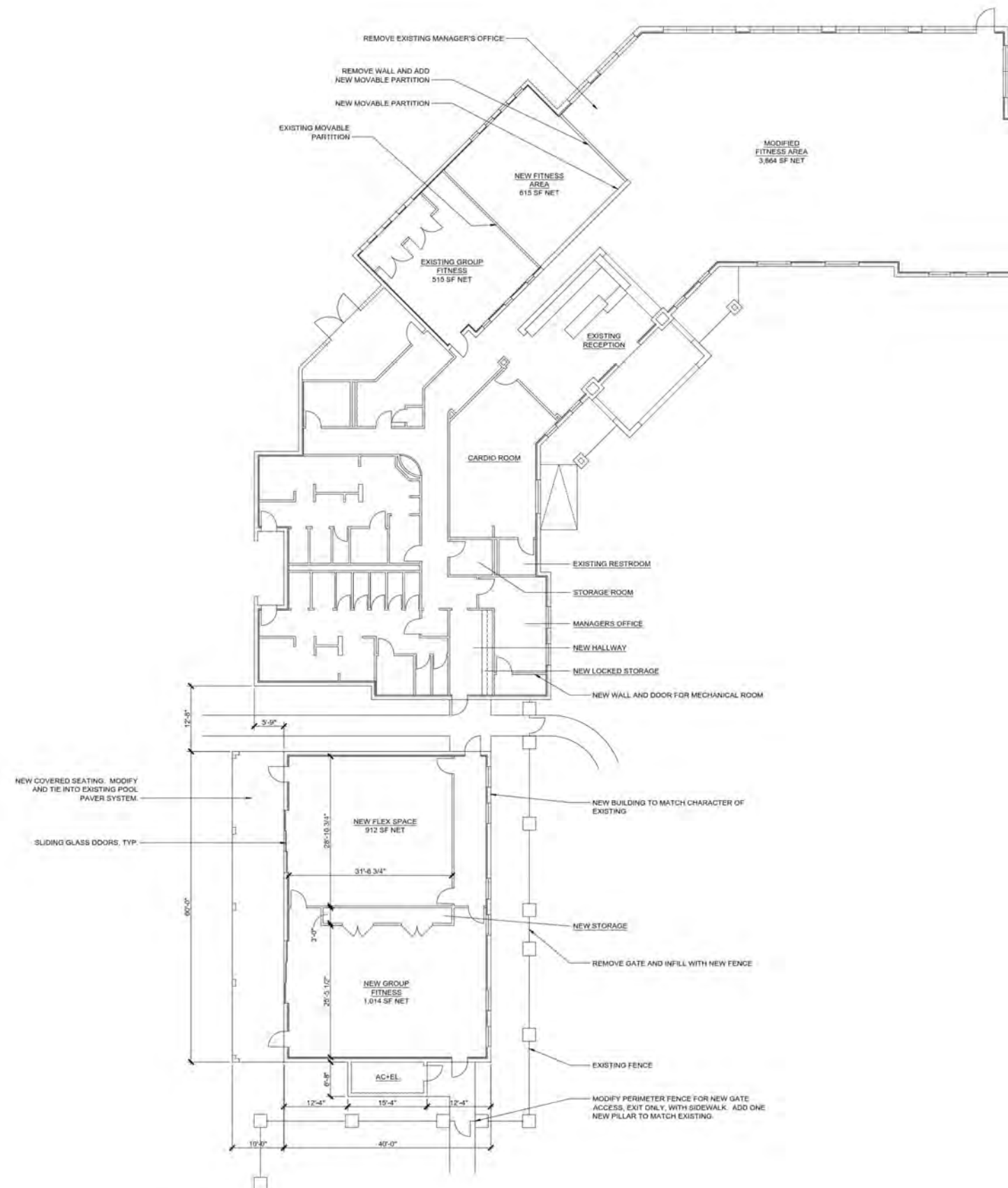
A portion of fractional Sections 28 and 33, a portion of Section 29, a portion of the Marshall or Leonardi Grant, Section 60 and a portion of the Rogue Leonardi Grant, Section 61, all lying in Township 5 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the corner common to Sections 19, 20, 29 and 30 of said Township 5 South, Range 29 East; thence North 89°09'44" East, along the Northerly line of said Section 29, a distance of 5291.00 feet to the corner common to Sections 20, 21, 28 and 29 of said Township and Range; thence continue North 89°09' 44" East, along the Northerly line of said Section 28, a distance of 519.11 feet to the Point of Beginning.

From said Point of Beginning, continue North 89° 09' 44" East, along the Northerly line of said Section 28, a distance of 1198.79 feet to its intersection with the Westerly line of said Rogue Leonardi Grant, Section 61; thence South 19°57'07" East, along said Westerly line, 367.25 feet to a point referred to as Reference Point "A"; thence continue South 19°57'07" East, along said Westerly line, 23 feet, more or less to its intersection with the Southerly Ordinary High Water Line of Sweetwater Creek; thence along the meanderings of said Southerly Ordinary High Water Line and along the meanderings of the Easterly Ordinary High Water Line of said Sweetwater Creek the following five approximate courses: East Northeasterly, 1970 feet more or less; thence Southeasterly, 750 feet more or less; thence East Northeasterly, 1430 feet more or less; thence Northeasterly, 830 feet more or less; thence Northerly, 1260 feet more or less to the convergence of said Easterly Ordinary High Water Line with the Easterly Mean High Water Line of said Sweetwater Creek; thence North Northeasterly along the meanderings of said Easterly Mean High Water Line, 1100 feet more or less to its intersection with the Southerly line of those lands described and recorded in Official Records Book 1291, page 930 of the Public Records of said county; thence North 88°36' 45" East, departing said Easterly Mean High Water Line and along said Southerly line of the lands of Official Records Book 1291, page 930, a distance of 14 feet, more or less to a point which bears North 47° 47' 39" East, 2772.58 feet from said Reference Point "A"; thence continue North 88°36'45" East, along the Southerly line of said lands and along the Southerly line of the lands described and recorded in Official Records Book 268, page 448 of said Public Records, a distance of 1900 feet to the Southeasterly corner of last said lands; thence North 02° 09' 25" West, along the Easterly line of said lands, 423.55 feet to its intersection with the Southerly line of those lands described and recorded in Deed Book 76, page 192 of said Public Records; thence South 88° 50' 53" East, along said Southerly line, 979.91 feet to its intersection with the West line of the lands described and recorded in Official Records Book 1533, page 837 of said Public Records; thence North 06° 20' 01" East, along the West line of said lands, 227.49 feet to a point referred to as Reference Point "A1"; thence continue North 06°20'01" East, along the West line of said lands, 36 feet more or less, to its intersection with the Southerly Mean High Water Line of Deep Creek; thence along the meanderings of said Southerly Mean High Water Line the following five approximate courses; Southeasterly, 61 feet more or less; thence Northeasterly, 47 feet more or less; thence North Northwesterly, 175 feet more or less; thence Northeasterly, 29 feet more or less; thence Southeasterly, 500 feet more or less to the convergence of said Southerly Mean High Water Line of Deep Creek with the Westerly Mean High Water Line of the Tolomato River; thence along the meanderings of said Westerly Mean High Water Line the following four approximate courses; Southerly, 77 feet more or less; thence Southwesterly, 75 feet more or less; thence Southerly, 90 feet more or less; thence East Southeasterly, 250 feet more or less to the intersection of said Westerly Mean High Water Line with said Southerly line of lands described and recorded in Deed Book 76, page 192; thence North 88°50'53" West, departing said Westerly Mean High Water Line, along said Southerly line, 66 feet more or less to a point which bears South 67°56'59" East, 635.22 feet from said Reference Point "A1"; thence continue North 88°50'53" West, 435.00 feet to the Northwesterly corner of the lands described and recorded in Official Records Book 858, page 821 of said Public Records; thence South 02° 10' 44" East, along the Westerly line of said lands, 200.00 feet to the Southwesterly corner thereof; thence South 88°50'53" East, along the South line of said lands, 425.00 feet to a point referred to as Reference Point "A2"; thence continue South 88°50'53" East, along the South line of said lands, 6 feet more or less to its

intersection with said Westerly Mean High Water Line of the Tolomato River; thence along the meanderings of said Westerly Mean High Water Line, the following fifty three approximate courses: South Southeasterly, 1020 feet more or less; thence Westerly 105 feet more or less; thence Southerly, 48 feet more or less; thence Southeasterly, 345 feet more or less; thence Southwesterly, 315 feet more or less; thence Southeasterly, 360 feet more or less; thence Southerly, 118 feet more or less; thence East Southeasterly, 117 feet more or less; thence Southerly, 310 feet more or less; thence East Northeasterly, 95 feet, more or less; thence South Southeasterly, 71 feet more or less; thence Southwesterly, 48 feet more or less; thence Easterly, 89 feet more or less; thence North Northeasterly, 390 feet more or less; thence Southeasterly, 283 feet more or less; thence South Southeasterly, 262 feet more or less; thence East Southeasterly, 532 feet more or less; thence Southeasterly, 472 feet more or less; thence Southerly, 1510 feet more or less; thence Southwesterly, 394 feet more or less; thence Northwesterly, 704 feet more or less; thence Northeasterly, 89 feet more or less; thence East Northeasterly, 127 feet more or less; thence Northwesterly, 476 feet more or less; thence Northerly, 654 feet more or less; thence Northwesterly, 461 feet more or less; thence Southwesterly, 171 feet more or less; thence Southerly, 399 feet more or less; thence West Northwesterly, 73 feet more or less; thence Southeasterly, 1190 feet more or less; thence South Southwesterly, 452 feet more or less; thence Easterly, 261 feet more or less; thence Northwesterly, 346 feet more or less; thence North Northwesterly, 722 feet more or less; thence Southwesterly, 32 feet more or less; thence South Southeasterly, 650 feet more or less; thence Southwesterly, 118 feet more or less; thence South Southeasterly, 54 feet more or less; thence Southeasterly, 349 feet more or less; thence South Southeasterly, 301 feet more or less; thence Southwesterly, 975 feet more or less; thence Southerly, 64 feet more or less; thence Southeasterly, 145 feet more or less; thence Northeasterly, 1130 feet more or less; thence Southeasterly, 330 feet more or less; thence East Northeasterly, 234 feet more or less; thence Southeasterly, 379 feet more or less; thence West Northwesterly, 240 feet more or less; thence Southwesterly, 164 feet more or less; thence Southeasterly, 122 feet more or less; thence South Southwesterly, 364 feet more or less to the intersection of said Westerly Mean High Water Line of the Tolomato River with the Northerly line of those lands described and recorded in Official Records Book 1431, page 504 of said Public Records; thence North $89^{\circ} 57' 21''$ West, departing said Westerly Mean High Water Line and along said Northerly line, 18 feet more or less to a point which bears South $13^{\circ} 10' 51''$ East, 3181.60 feet; thence South $04^{\circ} 58' 41''$ East, 1476.63 feet thence South $24^{\circ} 04' 11''$ East, 964.39 feet from said Reference Point "A2 ", 4877.49 feet to a point lying on the Westerly line of said lands of Official Records Book 1431, page 504, said point also lying on the line dividing said Sections 60 and 61 of said Township and Range; thence South $14^{\circ} 22' 35''$ West, along said Westerly line and along said dividing line and along the Westerly line of Section 53 of the Theresa Marshall Grant, of said Township and Range, a distance of 3982.09 feet; thence North $17^{\circ} 01' 55''$ West, departing said Westerly line of Section 53, a distance of 1047.70 feet; thence North $25^{\circ} 20' 13''$ East, 269.25 feet; thence North $28^{\circ} 27' 37''$ West, 656.99 feet; thence North $01^{\circ} 27' 47''$ West, 374.84 feet to a point lying on the Northerly line of said Section 33; thence North $19^{\circ} 39' 52''$ West, departing said Northerly line, 598.52 feet; thence North $28^{\circ} 19' 23''$ East, 240.68 feet; thence North $16^{\circ} 42' 41''$ West, 1270.16 feet; thence North $46^{\circ} 43' 34''$ West, 320.92 feet; thence North $08^{\circ} 41' 41''$ West, 920.26 feet; thence North $74^{\circ} 52' 04''$ West, 460.34 feet; thence South $30^{\circ} 45' 00''$ West, 1555.61 feet to a point of curvature of a curve concave Northwesterly, having a radius of 540.00 feet; thence Southwesterly along the arc of said curve through a central angle of $39^{\circ} 06' 02''$, an arc length of 368.52 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $50^{\circ} 18' 01''$ West, 361.41 feet; thence North $20^{\circ} 08' 58''$ West, 80.00 feet to a point on a curve concave Northwesterly, having a radius of 460.00 feet; thence Northeasterly along the arc of said curve through a central angle of $39^{\circ} 06' 02''$, an arc length of 313.92 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $50^{\circ} 18' 01''$ East, 307.86 feet; thence North $30^{\circ} 45' 00''$ East, 1570.67 feet; thence North $48^{\circ} 35' 01''$ West, 126.37 feet; thence North $08^{\circ} 32' 25''$ West, 1975.75 feet to the Point of Beginning.

Containing 865 acres, more or less.



TENTH ORDER OF BUSINESS

D.

2/3/2022

Sweetwater Creek

Community Development District

Field Operations Report



Jerry Lambert

FIELD OPERATIONS MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Sweetwater Creek
Community Development District

Field Operations Report
February 3, 2022

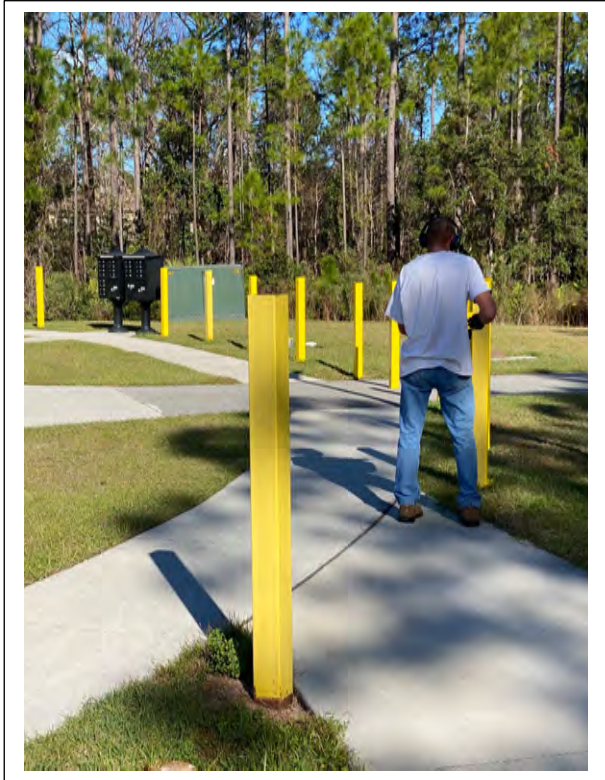
To: The Board of Supervisors

From: Jerry Lambert
Field Operations Manager

RE: Sweetwater Creek Operations Report – February 3, 2022

The following is a summary of items related to the field operations and maintenance management of Sweetwater Creek CDD.

Completed Projects



- 39 bollards at the end of Glorieta Drive were painted safety yellow on 01/12
- 1 additional bollard was installed on the side walk at the end of Glorieta Drive



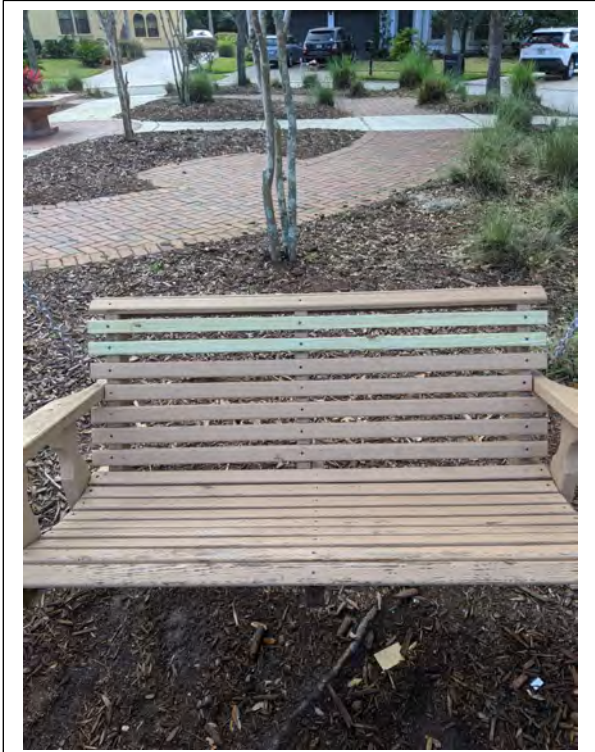
Completed Projects



- Poles, chain and a lock were installed at the maintenance trail entrance off Oletha Way on 01/17



Completed Projects

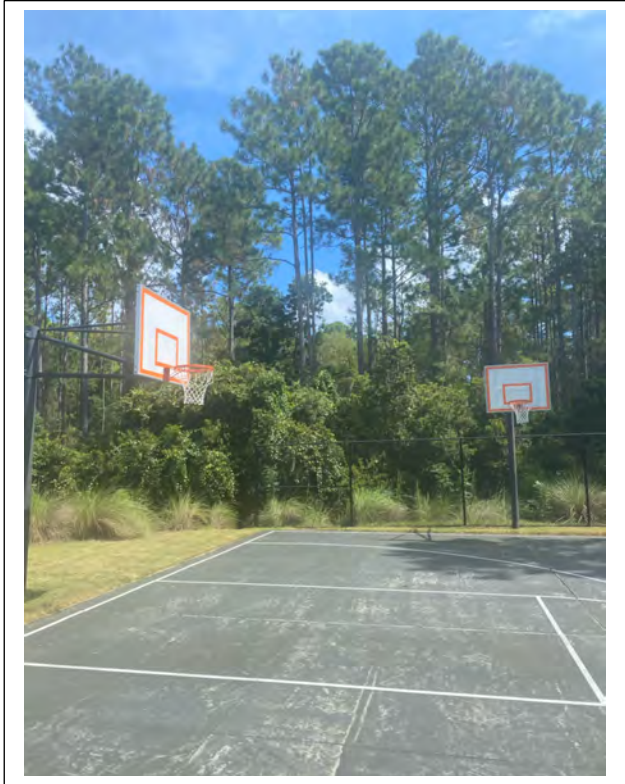


- Broken slats were replaced and repainted on a swing in Privado Court Park
- Damage is believed to be caused by children in the neighborhood

- The final bench was installed around the pond on Rincon Drive
- 4 benches total were installed around this pond



In Progress Projects



- 3 quotes were obtained to resurface the basketball court at Ensenada Park
- Board of Supervisors has approved the court resurfacing to be completed by Sport Surfaces– Scheduled for February 2022

- Multiple cracked sidewalks have been marked throughout the community for repair
- All Weather Contractors have started on the sidewalk repairs – estimated to be completed by February 11, 2022



Action Items Report

Sweetwater Creek CDD			
Action Items Reported on by:			Jerry Lambert
			Cheryl Graham
Action Items	Date Completed	Initials	Comments
Multiple Side walk concrete repairs			All Weather Contractors started the repairs, to be completed by Feb 11th
Ensenada Park - Resurface basketball court			Quote from Sport Surfaces was approved - Scheduled for February 2022
Ensenada Park - Add pull up bars at the playground			*This was an owner request - Does Board approve with obtaining cost?
Ensenada Park - Add fence between playground and pond			Concerned for small children running towards pond - Does Board approve with obtaining cost?
4 park benches for placement by pond on Rincon Drive	1/12/22	JAL	All 4 were installed
Swail behind Torcido Ct to allow drainage runoff		CG/JAL	3 proposals were obtained for review and approval by BOS
Power washing in community			Mostly completed with the exception of park area on Medio Dr / To continue in Mid February
Paint all 39 Bullards at end of Glorieta Dr (safety yellow)	1/12/22	JAL	
Install one Bollard for Glorieta Road and Vale Dr	1/12/22	JAL	Material was delivered 1/4/2022 To be installed week of Jan 10 2022 by JL
Repair broken LED lights in La Palma Park broken by kids (2)	1/26/21	JAL	

Repair broken swing in Park (wood slats were knocked out of back)	1/26/21	JAL	
Relocated the 2 radar signs	12/15/21	JAL	
Mulch Ensenada Park sidewalk corner by water fountain	1/5/22	JAL	
Obtain new Palencia Flag / Install at Park	1/19/22	JAL	
Install Chain / Poles at Field maintenance trail access (Oleta Way)	1/17/22	JAL	
Get cost to add hedges or ? By the 39 yellow poles at the end of Glorieta Dr			JAL to search minimum cost to complete

Conclusion

For any questions or comments regarding the above information or for any future maintenance requests and concerns please contact jlambert@rmsnf.com or cgraham@rmsnf.com.

Respectfully,

Jerry Lambert