

*Sweetwater Creek
Community Development District*

Agenda

May 9, 2022

AGENDA

**Sweetwater Creek
Community Development District**

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

May 2, 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 **Monday, May 9, 2022 at 4:00 p.m. at 625 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 April 7, 2022 Meeting
 - B. Financial Statements
 - C. Check Register
- IV. Organizational Matters
 - A. Acceptance of Resignation of John Williams
 - B. Consideration of Appointing a New Supervisor to Fill the Vacancy (Seat 4, Term 11/2024)
 - C. Oath of Office for Newly Appointed Supervisor
 - D. Consideration of Resolution 2022-08, Designating Officers
- V. Fitness Center Expansion Project
 - A. Update Regarding Architectural Planning
 - B. Discussion on Survey Results and Data
- VI. Discussion on Child Watch
- VII. Consideration of Additional Rates/Fees for Gate Strikes

- VIII. Discussion of CDD Approval Process for Resident Landscape Improvements on CDD Property
- IX. Discussion of Fiscal Year 2023 Budget Process
- 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, June 2, 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, **April 7, 2022** 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	Supervisor
Charles Usina	Supervisor
Ron Cervelli	Supervisor

Also present were:

Jim Oliver	District Manager, GMS
Jerry Lambert	Field Operations Manager
Cheryl Graham	Riverside Management Services, Inc.
Jennifer Kilinski	District Counsel, KE Law Group
Erin Gunia	Amenity Facilities Manager
Ryan Sparrell	Invision Construction
Chris Hall	

*The following is a summary of the minutes and actions taken at the April 7, 2022 meeting.
A 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. Five Board members were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment

Resident (Patrick) at 222 Otero Pointe asked that the Board consider putting in pickle courts.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

A. Minutes of the March 3, 2022 Meeting

Mr. Lisotta presented the March 3, 2022 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. The Board had no questions.

C. Check Register

Mr. Oliver presented the check register.

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

FOURTH ORDER OF BUSINESS

Fitness Center Expansion Project

A. Review of Cost Estimate

Ms. Kilinski explained the parameters of the contract from the contractor, noting that the price would be stipulated. Mr. Sparrell of Invision Construction reviewed the plans for the fitness center expansion.

B. Discussion with Architect Regarding Plans and Process

Mr. Lucas discussed the plans and process of the fitness center, and the Board agreed that they would send him a list of items they would like in certain places.

C. Consideration of Basham Lucas Work Authorization for Parts 3-7

Mr. Lisotta asked for a motion for Basham & Lucas to complete the Work Authorization Parts 3-7. Mr. Lucas noted that the timeframe to complete the Work Authorization would be approximately 3 to 4 months.

On MOTION by Mr. Lisotta, seconded by Mr. Williams, with all in favor, the Basham Lucas Work Authorization for Parts 3-7, was approved.

D. Consideration of Construction RFP

The Board decided to proceed with the next step in construction RFP process. The Board delegated the Chairman to work with the amenity manager, architect, and other staff to work through details needed for preparation of construction documents. Mr. Lucas noted he would bring back the RFP at a later meeting after the work authorization was completed.

FIFTH ORDER OF BUSINESS**Discussion on Child Watch**

This item was tabled to a later meeting.

SIXTH ORDER OF BUSINESS**Consideration of Irrigation System Repairs / Improvements (Requested by Dr. Handler)**

Mr. Handler stated that the proposal was for upgrading the irrigation controller system for Sweetwater due to high budget costs from repairs in the past. After further discussion the Board decided that it would be wiser to wait until the current system broke to replace it. The item was tabled until they could bring back a stronger proposal.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2022-07 Designating Officers**

Mr. Lisotta presented Resolution 2022-07, noting it was a procedural matter and that a few people needed to be moved around with the change of the District Manager's office. He noted that Mr. Ernesto Torres needed to be removed as an officer of the District, and they needed to add Mr. Oliver as Secretary and Treasurer.

On MOTION by Mr. Usina, seconded by Mr. Handler, with all in favor, Resolution 2022-07 Designating Officers as slated above, was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Amended Agreement with GMS**

Mr. Oliver presented the amended agreement, noting that at the prior meeting it was discussed that they would lower two of the fixed fees that GMS charged, with those charges being Management Fees lowered from \$42,500 to \$35,000 and the other was the Assessment Roll Administration Fee from \$5,000 to \$2,500.

Ms. Kilinski also noted that there would be additional operational changes included in the amended agreement as well.

Mr. Lisotta noted that even though Mr. Oliver is new to the District, the company he works for is not and that he would be happy to find out any answers needed, as well as find out the historical data needed to better understand the District.

On MOTION by Mr. Usina, seconded by Mr. Cervelli, with all in favor, the Amended Agreement with GMS, was approved.

NINTH ORDER OF BUSINESS**Continued Discussion of RFP for District Management**

Mr. Williams made a motion to issue an RFP for district management services. No Supervisors seconded the motion, the motion failed for lack of a second. There being no further discussion, the next item followed.

TENTH ORDER OF BUSINESS**Consideration of Request to Amend District Policies and Rules and Consideration of Additional Rates/Fees**

Ms. Kilinski presented the request, noting she was contacted after there was a reoccurring issue with people hitting the gate, and therefore the updates to the rules would include penalties and suspensions from use of the amenity facility as well as a fine. Mr. Lisotta asked for a motion to approve the policies that were being recommended by Ms. Kilinski. Ms. Kilinski noted that Marshall Creek had already approved the amended policy.

Ms. Kilinski also noted that the rate change portion would be advertised for May 18th at 4:00 p.m. The Board decided to add this as a discussion item on the May 9th meeting agenda.

On MOTION by Mr. Usina, seconded by Mr. Williams, with all in favor, Amending the District Policies and Rules, was approved.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. Landscape Maintenance Team**

Mr. Lambert stated he had nothing further to report.

B. District Counsel

Ms. Kilinski had nothing further to report.

C. District Engineer – Ratification of Requisitions 38 and 39

Mr. Oliver reviewed requisitions #38 for \$2,000 to Invision and #39 for \$5,200 for BLDG Part 1 that was approved previously. He asked for a motion to ratify the requisitions.

On MOTION by Mr. Lisotta, seconded by Mr. Usina, with all in favor, Requisitions No. 38-39, were ratified.

D. Field Manager

1. Memorandum

Mr. Lambert introduced the Board to Chris Hall, who was the new Field Manager in replacement of Mr. Lambert. Mr. Lambert noted he would be still available to the Board whenever they needed him.

Mr. Lambert stated that there were trees between the pond bank that needed to be evaluated to be stabilized, and Mr. Lisotta noted they had already completed that evaluation.

2. Proposals for Fencing between Pond 6 and Playground (to be provided under separate cover)

Ms. Graham presented the proposals from three fence contractors for the 4-foot black aluminum fence with one gate that would need to be installed. The first quote was from Creek Rock Fence for \$4,542, another at \$5,246, and Old City Fence for \$3,546. The Board agreed to approve the proposal from Old City Fence. Mr. Lisotta asked for a motion to approve.

On MOTION by Mr. Usina, seconded by Mr. Cervelli, with Mr. Williams, Mr. Usina, and Mr. Cervelli in favor and Mr. Lisotta and Mr. Handler opposed, the Proposal for Fencing between Pond 6 and Playground, with Old City Fence being the Chosen Quote for \$3,546, was approved 3-2.

E. District Manager – Update on Lennar True-Up

Mr. Oliver noted that Lennar owed the District approximately \$52,000 (26 lots at \$2,000 each) and that conversations would be escalated.

Mr. Lisotta also asked if they could have an update on the Torsido Boulevard swell, and Ms. Kilinski responded that it had been determined that it had not been a construction issue, but instead that it had most likely come from resident use per the District engineer.

F. Amenity Facilities Manager

Ms. Gunia noted that there were 765 out of 2,200 responses to the survey that was sent out and noted that the rest of her report was included in the agenda.

TWELTH ORDER OF BUSINESS

Supervisor Requests/Public Comment

Resident Comments:

- Resident Tony from 319 Dossel Lane commented that bushes around his property that were bordering CDD property, and ARP was worried that the bushes would grow onto CDD property, and he asked if the CDD could send an email to the ARP letting them know that they didn't think it was a big deal. Mr. Lisotta responded that he would work with him on the issue.
- Another resident asked where he could get information on the Fitness Center addition, and Mr. Lisotta noted that the majority of the information was contained in the meeting minutes on the District website.
- Another resident asked again about the pickleball courts, and Mr. Lisotta responded that the request for those courts came in late as the plans for the Fitness Center have gone on, but that it could be a project that the Board ends up initiating.
- Another resident asked if they had a headcount of how many people used the Fitness Center, and Ms. Gunia responded that it was approximately 200 people a day.
- Another resident asked if they had the results from the most recent survey to which Mr. Lisotta responded that they were still reviewing the results.

Supervisor Comments:

- Mr. Lisotta noted that they should take caution when making motions on items during this portion of the agenda, especially if it would later be reference material.
- Mr. Williams asked if they could move the next meeting from May 5th to a different date due to him having family obligations. The Board decided to move the meeting to May 9th.

- Mr. Usina added that they would need to add “Discussion of CDD Approval Process for Resident Landscape Improvements to CDD Property.” Ms. Kilinski noted that it would be a variance package that would allow a resident with a list of pre-approved plants to go to the Engineer. However, one resident wanted to be able to plant plants within the District’s easement areas at their expense with District approval. The Board decided to add the item to the next meeting agenda.

THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting – Monday, May 9, 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 Monday, May 9, 2022 at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida 32095.

FOURTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Usina, seconded by Mr. Cervelli, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Sweetwater Creek
Community Development District

Unaudited Financial Reporting
March 31, 2022



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Sweetwater Creek
Community Development District
Balance Sheet
March 31, 2022

	<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	\$ 449,879	\$ -	\$ 92,687	\$ -	\$ 542,566
Cash - Amenity Account	\$ 128,391	\$ -	\$ -	\$ -	\$ 128,391
Cash - Debit Card Account	\$ 2,547	\$ -	\$ -	\$ -	\$ 2,547
Investments:					
Series 2019					
Reserve - A-1	\$ -	\$ 133,070	\$ -	\$ -	\$ 133,070
Reserve - A-2	\$ -	\$ 110,550	\$ -	\$ -	\$ 110,550
Revenue	\$ -	\$ 731,018	\$ -	\$ -	\$ 731,018
Prepayment	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenue	\$ -	\$ 24,453	\$ -	\$ -	\$ 24,453
Construction	\$ -	\$ -	\$ -	\$ 1,247,147	\$ 1,247,147
Prepaid Expenses	\$ 6,790	\$ -	\$ -	\$ -	\$ 6,790
Investment SBA GF	\$ 175,304	\$ -	\$ -	\$ -	\$ 175,304
Investment - Custody	\$ 639,700	\$ -	\$ -	\$ -	\$ 639,700
Due From General Fund	\$ 35,419	\$ -	\$ -	\$ -	\$ 35,419
Due From Capital	\$ -	\$ -	\$ 10,375	\$ -	\$ 10,375
Due from Other	\$ 889	\$ -	\$ -	\$ -	\$ 889
Total Assets	\$ 1,438,919	\$ 999,091	\$ 103,062	\$ 1,247,147	\$ 3,788,218
Liabilities:					
Accounts Payable	\$ 16,524	\$ -	\$ 19,346	\$ -	\$ 35,871
Accrued Expenses	\$ 3,538	\$ -	\$ -	\$ -	\$ 3,538
Due to Amenity	\$ 35,419	\$ -	\$ -	\$ -	\$ 35,419
Total Liabilities	\$ 55,482	\$ -	\$ 19,346	\$ -	\$ 74,828
Fund Balances:					
Assigned For Debt Service	\$ -	\$ 999,091	\$ -	\$ -	\$ 999,091
Assigned For Capital Reserves	\$ -	\$ -	\$ 83,716	\$ -	\$ 83,716
Assigned For Capital Projects	\$ -	\$ -	\$ -	\$ 1,247,147	\$ 1,247,147
Unassigned	\$ 1,383,437	\$ -	\$ -	\$ -	\$ 1,383,437
Total Fund Balances	\$ 1,383,437	\$ 999,091	\$ 83,716	\$ 1,247,147	\$ 3,713,391
Total Liabilities & Fund Equity	\$ 1,438,919	\$ 999,091	\$ 103,062	\$ 1,247,147	\$ 3,788,218

Sweetwater Creek
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/22	Thru 03/31/22	Variance
<u>Revenues:</u>				
Assessments	\$ 1,587,595	\$ 1,529,692	\$ 1,529,692	\$ -
Fitness Center Revenue	\$ 13,875	\$ 6,938	\$ 670	\$ (6,268)
Interest	\$ -	\$ -	\$ 155	\$ 155
Total Revenues	\$ 1,601,470	\$ 1,536,629	\$ 1,530,517	\$ (6,113)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 3,800	\$ 2,200
Engineering Fees	\$ 10,000	\$ 5,000	\$ 10,060	\$ (5,060)
District Counsel	\$ 35,000	\$ 17,500	\$ 16,941	\$ 559
Audit Fees	\$ 3,700	\$ -	\$ -	\$ -
Arbitrage	\$ 500	\$ -	\$ -	\$ -
Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Dissemination	\$ 5,000	\$ 2,500	\$ 2,500	\$ (0)
Trustee Fees	\$ 3,800	\$ 2,917	\$ 2,917	\$ -
District Management Fees	\$ 42,500	\$ 21,250	\$ 21,250	\$ (0)
Telephone	\$ 250	\$ 125	\$ 394	\$ (269)
Postage	\$ 3,050	\$ 1,525	\$ 629	\$ 896
Public Official Insurance	\$ 4,041	\$ 4,041	\$ 3,803	\$ 238
Copies	\$ 700	\$ 350	\$ 223	\$ 127
Miscellaneous	\$ 1,500	\$ 750	\$ 216	\$ 534
Legal Advertising	\$ 2,700	\$ 1,350	\$ 99	\$ 1,251
Information Technology	\$ 800	\$ 400	\$ 400	\$ -
Website Maintenance	\$ 600	\$ 300	\$ 300	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 131,316	\$ 69,183	\$ 68,705	\$ 477
<u>Operation and Maintenance</u>				
Electric	\$ 64,000	\$ 32,000	\$ 31,517	\$ 483
Field Management Fees	\$ 80,000	\$ 40,000	\$ 40,000	\$ (0)
General Insurance	\$ 5,445	\$ 5,445	\$ 5,123	\$ 322
Landscape Maintenance	\$ 346,000	\$ 173,000	\$ 145,638	\$ 27,362
Landscape Improvements	\$ 50,000	\$ 25,000	\$ 24,553	\$ 447
Lake Maintenance	\$ 20,921	\$ 10,461	\$ 9,228	\$ 1,233
Fountain Maintenance	\$ 1,500	\$ 750	\$ 850	\$ (100)
Irrigation Repairs & Maintenance	\$ 17,000	\$ 8,500	\$ 9,264	\$ (764)
Storm Clean-Up	\$ 2,000	\$ 1,000	\$ -	\$ 1,000
Field Repairs & Maintenance	\$ 20,000	\$ 10,000	\$ 19,522	\$ (9,522)
Tree Removals	\$ 12,540	\$ 6,270	\$ 1,850	\$ 4,420
Streetlight Repairs	\$ 2,250	\$ 1,125	\$ -	\$ 1,125
Signage Repairs	\$ 1,500	\$ 750	\$ 687	\$ 64
Holiday Decoration	\$ 5,000	\$ 2,500	\$ 301	\$ 2,199
Miscellaneous Field Supplies	\$ 4,250	\$ 2,125	\$ -	\$ 2,125
Total Field Operations:	\$ 632,406	\$ 318,926	\$ 288,534	\$ 30,392

Sweetwater Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/22	Thru 03/31/22	Variance
Amenities				
Administrative:				
Property & Casualty Insurance	\$ 23,481	\$ 23,481	\$ 22,100	\$ 1,381
Payroll - Salaried	\$ 109,551	\$ 54,776	\$ 53,633	\$ 1,143
Payroll - Hourly	\$ 80,084	\$ 40,042	\$ 38,899	\$ 1,143
Payroll - Benefits	\$ 32,126	\$ 16,063	\$ 14,920	\$ 1,143
Payroll Taxes	\$ 18,551	\$ 9,276	\$ 8,133	\$ 1,143
Professional Services - Engineering	\$ 51,486	\$ 25,743	\$ 24,600	\$ 1,143
Professional Services - Information Technology	\$ 250	\$ 125	\$ 669	\$ (544)
Travel & Per Diem	\$ 150	\$ 75	\$ -	\$ 75
Training	\$ 200	\$ 100	\$ -	\$ 100
Licenses & Permits	\$ 400	\$ 200	\$ 400	\$ (200)
Subscriptions & Memberships	\$ 500	\$ 250	\$ 162	\$ 88
Office Supplies	\$ 3,000	\$ 1,500	\$ 969	\$ 531
Office Equipment	\$ 2,000	\$ 1,000	\$ 521	\$ 479
Communication - Telephone/Internet/TV	\$ 10,000	\$ 5,000	\$ 5,562	\$ (562)
Internet/Telephone - Guard House	\$ 3,600	\$ 1,800	\$ 1,969	\$ (169)
Cost Share Expense - Marshall Creek	\$ 63,453	\$ -	\$ -	\$ -
Field:				
General Utilities	\$ 83,000	\$ 41,500	\$ 30,404	\$ 11,096
Refuse Removal	\$ 3,000	\$ 1,500	\$ 1,779	\$ (279)
Security	\$ 64,851	\$ 32,426	\$ 40,610	\$ (8,184)
Janitorial Services	\$ 16,000	\$ 8,000	\$ 6,857	\$ 1,143
Operating Supplies - Spa & Paper	\$ 4,500	\$ 2,250	\$ 1,317	\$ 933
Operating Supplies - Uniforms	\$ 500	\$ 250	\$ -	\$ 250
Cleaning Supplies	\$ 15,000	\$ 7,500	\$ 4,501	\$ 2,999
Amenity Landscape Maintenance & Improvements	\$ 24,000	\$ 12,000	\$ 12,000	\$ -
Gate Repairs & Maintenance	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Guardhouse Maintenance	\$ 2,500	\$ 1,250	\$ 132	\$ 1,118
Dog Park Repairs & Maintenance	\$ 3,650	\$ 1,825	\$ 2,323	\$ (498)
Park Mulch	\$ 1,500	\$ 750	\$ -	\$ 750
Playground Repairs & Maintenance	\$ 2,500	\$ 1,250	\$ 536	\$ 714
Miscellaneous Field Supplies	\$ 1,000	\$ 500	\$ 3,097	\$ (2,597)
Buildings Repairs & Maintenance	\$ 15,000	\$ 7,500	\$ 3,881	\$ 3,619
Pest Control	\$ 2,500	\$ 1,250	\$ 1,010	\$ 240
Pools Maintenance - Contract	\$ 15,000	\$ 7,500	\$ 7,903	\$ (403)
Pools Repairs & Maintenance	\$ 10,000	\$ 5,000	\$ 932	\$ 4,068
Pools Chemicals	\$ 2,500	\$ 1,250	\$ 557	\$ 693
Signage & Amenity Repairs	\$ 300	\$ 150	\$ 143	\$ 7
Special Events	\$ 10,000	\$ 5,000	\$ 2,223	\$ 2,777
Fitness:				
Professional Services - Outside Fitness	\$ 52,872	\$ 26,436	\$ 25,328	\$ 1,108
Fitness Equipment Repairs & Maintenance	\$ 5,000	\$ 2,500	\$ 3,363	\$ (863)
Fitness Equipment Rental	\$ 35,000	\$ 17,500	\$ 3,080	\$ 14,420
Miniature Golf Course Maintenance	\$ 750	\$ 375	\$ -	\$ 375
Miscellaneous Fitness Supplies	\$ 6,300	\$ 3,150	\$ 493	\$ 2,657
Capital Outlay - Machinery & Equipment	\$ 6,400	\$ 3,200	\$ 353	\$ 2,847
Total Amenities	\$ 784,955	\$ 372,492	\$ 325,356	\$ 47,135
Reserves				
Capital Reserve Transfer	\$ 110,000	\$ -	\$ -	\$ -
Total Reserves	\$ 110,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,658,677	\$ 760,600	\$ 682,596	\$ 78,004
Excess Revenues (Expenditures)	\$ (57,207)		\$ 847,921	
Fund Balance - Beginning	\$ 57,207		\$ 535,517	
Fund Balance - Ending	\$ -		\$ 1,383,437	

Sweetwater Creek

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/22	Thru 03/31/22	Variance
Revenues:				
Special Assessments	\$ 746,019	\$ 723,907	\$ 723,907	\$ -
Prepayments	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 14	\$ 14
Total Revenues	\$ 746,019	\$ 723,907	\$ 723,921	\$ 14
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		\$ 559,693	
Fund Balance - Beginning	\$ 171,450		\$ 439,398	
Fund Balance - Ending	\$ 174,013		\$ 999,091	

Sweetwater Creek

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/22	Thru 03/31/22	Variance
Revenues:				
Cost Share - Marshal Creek	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ 20,000	\$ 10,000	\$ 63,521	\$ (53,521)
Repair and Maintenance	\$ 20,000	\$ 10,000	\$ 11,822	\$ (1,822)
Other Current Charges	\$ 1,470	\$ 735	\$ 207	\$ 528
Total Expenditures	\$ 41,470	\$ 20,735	\$ 75,550	\$ (54,815)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 110,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 110,000	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 68,530		\$ (75,550)	
Fund Balance - Beginning	\$ 160,961		\$ 159,266	
Fund Balance - Ending	\$ 229,491		\$ 83,716	

Sweetwater Creek

Community Development District Capital Projects Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2022

	Adopted Budget	Prorated Budget Thru 03/31/22	Actual Thru 03/31/22	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 31	\$ 31
Total Revenues	\$ -	\$ -	\$ 31	\$ 31
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 2,500	\$ (2,500)
Total Expenditures	\$ -	\$ -	\$ 2,500	\$ (2,500)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ (2,469)	
Fund Balance - Beginning	\$ -		\$ 1,249,616	
Fund Balance - Ending	\$ -		\$ 1,247,147	

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	\$ 860,097	\$ 30,161	\$ 10,882	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,529,692
Fitness Center Revenue	\$ -	\$ 325	\$ 125	\$ -	\$ -	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 670
Cost Sharing - Marshall Creek Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ 24	\$ 18	\$ 20	\$ 23	\$ 23	\$ 47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 155
Miscellaneous Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
													\$ -
Total Revenues	\$ 24	\$ 270,021	\$ 359,019	\$ 860,120	\$ 30,184	\$ 11,149	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,530,517
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 800	\$ 800	\$ 800	\$ -	\$ 600	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800
Engineering Fees	\$ 8,012	\$ 322	\$ 721	\$ 332	\$ 673	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,060
District Counsel	\$ 3,490	\$ 2,609	\$ 3,730	\$ 507	\$ 3,451	\$ 3,155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,941
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Trustee Fees	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,917
District Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,250
Telephone	\$ 166	\$ -	\$ 71	\$ 132	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 394
Postage	\$ 215	\$ -	\$ 300	\$ 69	\$ 45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 629
Public Official Insurance	\$ 3,803	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,803
Copies	\$ 117	\$ -	\$ 76	\$ -	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 223
Miscellaneous	\$ 205	\$ -	\$ 9	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 216
Legal Advertising	\$ 99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99
Information Technology	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
Website Maintenance	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 29,073	\$ 7,806	\$ 9,780	\$ 5,116	\$ 8,901	\$ 8,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,705
<u>Operation and Maintenance</u>													
Electric	\$ 5,204	\$ 5,168	\$ 5,226	\$ 5,565	\$ 5,116	\$ 5,239	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,517
Field Management Fees	\$ 6,667	\$ 6,667	\$ 6,667	\$ 6,667	\$ 6,667	\$ 6,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000
General Insurance	\$ 5,123	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,123
Landscape Maintenance	\$ 24,273	\$ 24,273	\$ 24,273	\$ 24,273	\$ 24,273	\$ 24,273	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145,638
Landscape Improvements	\$ 529	\$ 9,838	\$ -	\$ 6,751	\$ 7,436	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,553
Lake Maintenance	\$ 1,538	\$ 1,538	\$ 1,538	\$ 1,538	\$ 1,538	\$ 1,538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,228
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 850
Irrigation Repairs & Maintenance	\$ 4,024	\$ 3,275	\$ -	\$ 180	\$ 625	\$ 1,160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,264
Storm Clean-Up	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Repairs & Maintenance	\$ 1,652	\$ 6,106	\$ 5,744	\$ 1,808	\$ 1,238	\$ 2,974	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,522
Tree Removals	\$ -	\$ -	\$ -	\$ -	\$ 1,850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,850
Streetlight Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage Repairs	\$ -	\$ 687	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 687
Holiday Decoration	\$ -	\$ -	\$ 269	\$ -	\$ 32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 301
Miscellaneous Field Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Field Operations:	\$ 49,009	\$ 57,551	\$ 43,717	\$ 46,782	\$ 48,774	\$ 42,701	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 288,534

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	\$ 8,939	\$ 8,939	\$ 8,939	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,633
Payroll - Hourly	\$ 6,483	\$ 6,483	\$ 6,483	\$ 6,483	\$ 6,483	\$ 6,483	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,899
Payroll - Benefits	\$ 2,487	\$ 2,487	\$ 2,487	\$ 2,487	\$ 2,487	\$ 2,487	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,920
Payroll Taxes	\$ 1,355	\$ 1,355	\$ 1,355	\$ 1,355	\$ 1,355	\$ 1,355	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,133
Professional Services - Engineering	\$ 4,100	\$ 4,100	\$ 4,100	\$ 4,100	\$ 4,100	\$ 4,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,600
Professional Services - Information Technology	\$ 150	\$ 266	\$ 21	\$ 151	\$ 21	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 669
Travel & Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Training	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Licenses & Permits	\$ -	\$ 375	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
Subscriptions & Memberships	\$ 27	\$ 27	\$ 27	\$ 27	\$ 27	\$ 27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 162
Office Supplies	\$ 65	\$ 59	\$ 388	\$ -	\$ 458	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 969
Office Equipment	\$ -	\$ 13	\$ 350	\$ 8	\$ 129	\$ 21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 521
Communication - Telephone/Internet/TV	\$ 897	\$ 937	\$ 997	\$ 944	\$ 943	\$ 845	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,562
Internet/Telephone - Guard House	\$ 406	\$ 306	\$ 306	\$ 306	\$ 311	\$ 334	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,969
Cost Share Expense - Marshall Creek	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field:													
General Utilities	\$ 3,438	\$ 4,601	\$ 5,844	\$ 5,392	\$ 5,832	\$ 5,297	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,404
Refuse Removal	\$ 250	\$ 302	\$ 302	\$ 302	\$ 302	\$ 319	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,779
Security	\$ 6,736	\$ 6,718	\$ 6,790	\$ 6,766	\$ 6,820	\$ 6,778	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,610
Janitorial Services	\$ 1,143	\$ 1,143	\$ 1,143	\$ 1,143	\$ 1,143	\$ 1,143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,857
Operating Supplies - Spa & Paper	\$ 244	\$ 200	\$ 272	\$ 202	\$ 200	\$ 198	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,317
Operating Supplies - Uniforms	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cleaning Supplies	\$ 38	\$ 1,071	\$ 1,875	\$ 110	\$ 157	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,501
Amenity Landscape Maintenance & Improvements	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000
Gate Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Guardhouse Maintenance	\$ -	\$ -	\$ 132	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132
Dog Park Repairs & Maintenance	\$ -	\$ 1,850	\$ 473	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,323
Park Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Repairs & Maintenance	\$ (30)	\$ 79	\$ 17	\$ -	\$ 211	\$ 258	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 536
Miscellaneous Field Supplies	\$ 1,304	\$ 42	\$ 447	\$ 286	\$ 91	\$ 925	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,097
Buildings Repairs & Maintenance	\$ 989	\$ 1,565	\$ -	\$ 347	\$ 614	\$ 366	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,881
Pest Control	\$ 258	\$ 68	\$ 68	\$ 72	\$ 472	\$ 72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,010
Pools Maintenance - Contract	\$ 1,129	\$ 1,129	\$ 1,411	\$ 1,411	\$ 1,411	\$ 1,411	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,903
Pools Repairs & Maintenance	\$ 330	\$ 176	\$ -	\$ 308	\$ -	\$ 118	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 932
Pools Chemicals	\$ 229	\$ -	\$ 298	\$ -	\$ -	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 557
Signage & Amenity Repairs	\$ -	\$ -	\$ -	\$ 143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 143
Special Events	\$ 755	\$ -	\$ -	\$ -	\$ 1,394	\$ 73	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,223
Fitness:													
Professional Services - Outside Fitness	\$ 4,216	\$ 4,216	\$ 4,216	\$ 4,216	\$ 4,216	\$ 4,251	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,328
Fitness Equipment Repairs & Maintenance	\$ 685	\$ -	\$ 2,020	\$ 41	\$ 45	\$ 571	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,363
Fitness Equipment Rental	\$ 513	\$ 513	\$ 513	\$ 513	\$ 513	\$ 513	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,080
Miniature Golf Course Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Fitness Supplies	\$ 181	\$ 139	\$ -	\$ 173	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 493
Capital Outlay - Machinery & Equipment	\$ -	\$ -	\$ 353	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 353
Total Amenities	\$ 71,418	\$ 51,161	\$ 53,652	\$ 48,225	\$ 50,675	\$ 50,224	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 325,356
Reserves													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 149,499	\$ 116,519	\$ 107,149	\$ 100,124	\$ 108,350	\$ 100,955	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 682,596
Excess Revenues (Expenditures)	\$ (149,475)	\$ 153,502	\$ 251,870	\$ 759,996	\$ (78,166)	\$ (89,806)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 847,921

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%

<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
01/21/22	INTEREST		\$0.00	\$0.00	\$29.30	\$29.30	\$19.89	\$9.41	\$29.30
02/16/22	7	\$46,678.50	(\$906.82)	(\$1,337.65)	\$0.00	\$44,434.03	\$30,160.81	\$14,273.22	\$44,434.03
03/07/22	8	\$16,553.81	(\$327.17)	(\$195.54)	\$0.00	\$16,031.10	\$10,881.55	\$5,149.55	\$16,031.10
04/07/22	9	\$46,784.50	(\$935.69)	\$0.00	\$0.00	\$45,848.81	\$31,121.13	\$14,727.68	\$45,848.81
			\$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		\$ 2,441,338.13	\$ (46,926.91)	\$ (94,992.87)	\$ 29.30	\$ 2,299,447.65	\$ 1,560,812.85	\$ 738,634.80	\$ 2,299,447.65

100%	Net Percent Collected
\$ 10,800.35	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: SWCrfnl220 - 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
3/8/22	37	England Thims & Miller	Invoice 0201371 - Engineer's Report	\$ 2,500.00
TOTAL				\$ 379,923.68
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
1/1/22		Interest		\$ 5.31
2/1/22		Interest		\$ 5.31
3/1/22		Interest		\$ 4.79
TOTAL				\$ 86,009.42
Project (Construction) Fund at 07/30/19				\$ 1,540,777.96
Interest Earned and Transfer thru 03/31/22				\$ 86,292.25
Requisitions Paid thru 03/31/22				\$ (379,923.68)
Remaining Project (Construction) Fund				\$ 1,247,146.53
Approved Projects (not yet funded)				
Contractor TBD				\$ 1,000,000.00
5/7/20	Yellowstone			\$ 81,642.75
Amenity Expansion				\$ 1,000,000.00
Irrigation System Replacement				\$ 81,642.75
Total				\$ 1,081,642.75
Unassigned				\$ 165,503.75

C.

Sweetwater Creek

Community Development District

Summary of Invoices

March 01, 2022 - March 31, 2022

Fund	Date	Check No.'s	Amount
General Fund	3/3/22	3652-3654	\$ 25,843.20
	3/10/22	3656-3660	\$ 11,541.68
	3/15/22	3661-3662	\$ 8,101.31
	3/23/22	3663	\$ 1,500.00
	3/30/22	3664-3665	\$ 1,928.80
			<hr/> \$ 48,914.99
Amenity Fund	3/3/22	2087-2090	\$ 31,187.23
	3/10/22	2091-2093	\$ 29,189.93
	3/15/22	2094-2096	\$ 1,652.17
	3/23/22	2097-2098	\$ 6,849.28
	3/30/22	2099-2103	\$ 2,315.96
			<hr/> \$ 71,194.57
TOTAL			<hr/> \$ 120,109.56

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/03/22	00088	2/24/22 02242022	202202 320-53800-49300	SMALL HOLIDAY WREATHS-5	*	32.20	
				CHERYL GRAHAM			32.20 003652
3/03/22	00086	3/01/22 15460	202203 320-53800-46200	MAR LANDSCAPE MAINT	*	24,273.00	
				DUVAL LANDSCAPE MAINTENANCE			24,273.00 003653
3/03/22	00063	2/28/22 72004	202202 320-53800-47000	FEB LAKE MAINTENANCE	*	1,538.00	
				FUTURE HORIZONS			1,538.00 003654
3/09/22	00029	3/01/22 61	202203 310-51300-34000	MANAGEMENT FEES MAR22	*	3,541.67	
		3/01/22 61	202203 310-51300-35200	WEBSITE ADMIN MAR22	*	50.00	
		3/01/22 61	202203 310-51300-35100	INFORMATION TECH MAR22	*	66.67	
		3/01/22 61	202203 310-51300-31300	DISSEMINATION FEE MAR22	*	416.67	
				GOVERNMENTAL MANAGEMENT SERVICES			4,075.01 003655
3/10/22	00075	3/03/22 03032022	202203 310-51300-11000	MEETING 3/03/22	*	200.00	
				CHARLES USINA III			200.00 003656
3/10/22	00049	3/03/22 03032022	202203 310-51300-11000	MEETING 3/03/22	*	200.00	
				JOHN V WILLIAMS			200.00 003657
3/10/22	00051	3/03/22 03032022	202203 310-51300-11000	3/3/22 MEETING	*	200.00	
				ROBERT LISOTTA			200.00 003658
3/10/22	00071	3/01/22 28	202203 320-53800-12100	MAR CONTRACT ADMIN	*	6,666.67	
				RIVERSIDE MANAGEMENT SERVICES			6,666.67 003659
3/10/22	00040	3/03/22 03032022	202203 310-51300-11000	MEETING 3/3/22	*	200.00	
				STEPHEN J HANDLER			200.00 003660
3/15/22	00086	2/28/22 15505	202202 320-53800-46400	PALM PRUNUNG@TRAFFIC CRCL	*	1,650.00	
		2/28/22 15506	202202 320-53800-46400	PLM PRUNING AT GUARD SHCK	*	1,150.00	

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		2/28/22 15507	202202 320-53800-47302	TREE REMOVAL & ADD SHRUBS	*	950.49	
		2/28/22 15508	202202 320-53800-47302	RMV TREE@MARSH CREEK FITN	*	900.00	
DUVAL LANDSCAPE MAINTENANCE							4,650.49 003661
3/15/22 00084	3/09/22 1531	202202 310-51300-31500	FEB GENERAL COUNSEL	KE LAW GROUP PLLC	*	3,450.82	3,450.82 003662
3/23/22 00085	3/07/22 997540	202203 320-53800-47301	MAR PRESSURE WASH	JAMES M TETER DBA MY CLEAN ROOF LLC	*	1,500.00	1,500.00 003663
3/30/22 00011	3/08/22 201994	202202 310-51300-31100	FEB H2O USE/METER READING		*	331.38	
	3/08/22 201996	202202 310-51300-31100	FEB PROFESSIONAL SERVICES	ENGLAND-THIMS & MILLER, INC	*	341.25	672.63 003664
3/30/22 00071	3/21/22 29	202202 320-53800-47301	FEB FIELD RPRS & MAINT		*	1,237.64	
	3/21/22 29	202202 320-53800-47303	FEB PROFESSIONAL SERVICES	RIVERSIDE MANAGEMENT SERVICES	*	18.53	1,256.17 003665
TOTAL FOR BANK A						48,914.99	
TOTAL FOR REGISTER						48,914.99	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/03/22	00016	2/03/22 02032022	202202 330-53800-12000	PAYROLL SALARIED	*	8,938.79	
		2/03/22 02032022	202202 330-53800-13000	PAYROLL HOURLY	*	6,483.21	
		2/03/22 02032022	202202 340-53800-34500	PROFSERV-OUTSIDE FITNESS	*	4,215.54	
		2/03/22 02032022	202202 330-53800-23000	PAYROLL-BENEFITS	*	2,486.71	
		2/03/22 02032022	202202 330-53800-21000	PAYROLL TAXES	*	1,355.46	
		2/03/22 02032022	202202 330-53800-31100	PROFSERV-ENGINEERING	*	4,100.04	
		2/03/22 02032022	202202 330-53800-35200	PROFSERV-INFO TECHNOLOGY	*	20.80	
		2/03/22 02032022	202202 330-53800-46500	PAYROLL JANITORIAL	*	1,142.87	
MARSHALL CREEK CDD							28,743.42 002087
3/03/22	00019	3/01/22 13129560	202203 330-53800-52000	MAR POOL CHEMICALS	*	1,411.20	
POOLSURE							1,411.20 002088
3/03/22	00038	2/14/22 17414A	202202 340-53800-48200	RPR & MAINT- EQUIP	*	45.00	
SOUTHEAST FITNESS REPAIR							45.00 002089
3/03/22	00040	1/11/22 31232148	202111 330-53800-47800	FOUND BURNT WIRES-REPAIRD	*	987.61	
TRANE							987.61 002090
3/10/22	00005	2/24/22 41-23623	202202 330-53800-52200	MULTIFOLD HAND TOWELS	*	43.21	
DOWNEY'S JANITORIAL SUPPLIES							43.21 002091
3/10/22	00016	2/24/22 BB-13862	202201 330-53800-41000	JAN FITNESS CTR-VOICE EDG	*	99.25	
		2/24/22 BB-13862	202201 330-53800-41100	JAN LAS CALINAS GUARDHOUS	*	102.40	
		2/28/22 BB-14064	202202 330-53800-41000	FEB FITNESS CTR-VOICE EDG	*	99.25	
		2/28/22 BB-14064	202202 330-53800-41100	FEB LAS CALINAS GUARDHOUS	*	102.40	
MARSHALL CREEK CDD							403.30 002092
3/10/22	00016	3/01/22 03012022	202203 330-53800-12000	PAYROLL-SALARIED MARCH	*	8,938.79	

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		3/01/22	03012022 202203 330-53800-13000	PAYROLL-HOURLY MARCH	*	6,483.21	
		3/01/22	03012022 202203 340-53800-34500	PROFSERV-OTSD FITNESS MAR	*	4,215.54	
		3/01/22	03012022 202203 330-53800-23000	PAYROLL-BENEFITS MARCH	*	2,486.71	
		3/01/22	03012022 202203 330-53800-21000	PAYROLL TAXES MARCH	*	1,355.46	
		3/01/22	03012022 202203 330-53800-31100	PROFSERV-ENGINEERING MAR	*	4,100.04	
		3/01/22	03012022 202203 330-53800-35200	PROFSERV-INFO TECH MARCH	*	20.80	
		3/01/22	03012022 202203 330-53800-46500	PAYROLL JANITORIAL MARCH	*	1,142.87	
				MARSHALL CREEK CDD			28,743.42 002093
3/15/22	00005	2/10/22	41-23537 202202 330-53800-52200	PAPER PRODUCTS-JANI SUPPL	*	157.28	
				DOWNEY'S JANITORIAL SUPPLIES			157.28 002094
3/15/22	00096	2/01/22	1095 202202 330-53800-44000	FEB LEMOND PRO BIKE LEASE	*	513.32	
		3/01/22	1099 202203 330-53800-44000	MAR LEMOND PRO BIKES LEAS	*	513.32	
				FRANK A. FLORI DBA CHARIMAN'S ENT			1,026.64 002095
3/15/22	00041	2/25/22	17458265 202202 340-53800-34400	RETREAT 7 YEARS-WARRANTY	*	400.00	
		2/25/22	17458265 202110 340-53800-34400	OCT MONTHLY SERVICE	*	68.25	
				TURNER PEST CONTROL,LLC			468.25 002096
3/23/22	00080	2/25/22	712183 202202 330-53800-48400	ADD RESIDENT	*	24.00	
		3/01/22	712585 202203 300-15500-10000	4/1/22-4/30/22 MONITORING	*	6,790.28	
				ENVERA			6,814.28 002097
3/23/22	00111	3/21/22	03212022 202203 340-53800-34500	ZUMBA CLASS INSTRUCTOR	*	35.00	
				SHANA MCDOWELL			35.00 002098
3/30/22	00005	3/03/22	41-23674 202203 330-53800-52200	PAPERTOWELS	*	86.42	
				DOWNEY'S JANITORIAL SUPPLIES			86.42 002099
				SWCC SWEETWATER CRK BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/30/22	00010	2/22/22 92218613	202202 330-53800-52100	DIAPHRAGM ASSEMBLY URINAL	*	69.54	
				GRAINGER			69.54 002100
3/30/22	00112	3/14/22 911	202203 330-53800-47800	RPR STEREO SYSTEM&SPEAKER	*	120.00	
				INTEGRATED ACCESS SOLUTIONS			120.00 002101
3/30/22	00016	3/18/22 BB-EXP03	202203 330-53800-35200	MICROSOFT LICENSE RENEWAL	*	40.00	
				MARSHALL CREEK CDD			40.00 002102
3/30/22	00016	3/18/22 LANDSCAP	202202 330-53800-46200	FEB LANDSCAPE	*	2,000.00	
				MARSHALL CREEK CDD			2,000.00 002103
TOTAL FOR BANK B						71,194.57	
TOTAL FOR REGISTER						71,194.57	

SWCC SWEETWATER CRK BPEREGRINO

FOURTH ORDER OF BUSINESS

D.

RESOLUTION 2022-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
SWEETWATER CREEK COMMUNITY DEVELOPMENT
DISTRICT DESIGNATING THE OFFICERS OF THE
DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Sweetwater Creek Community Development District:

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 9TH DAY OF MAY, 2022.

ATTEST

**SWEETWATER CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

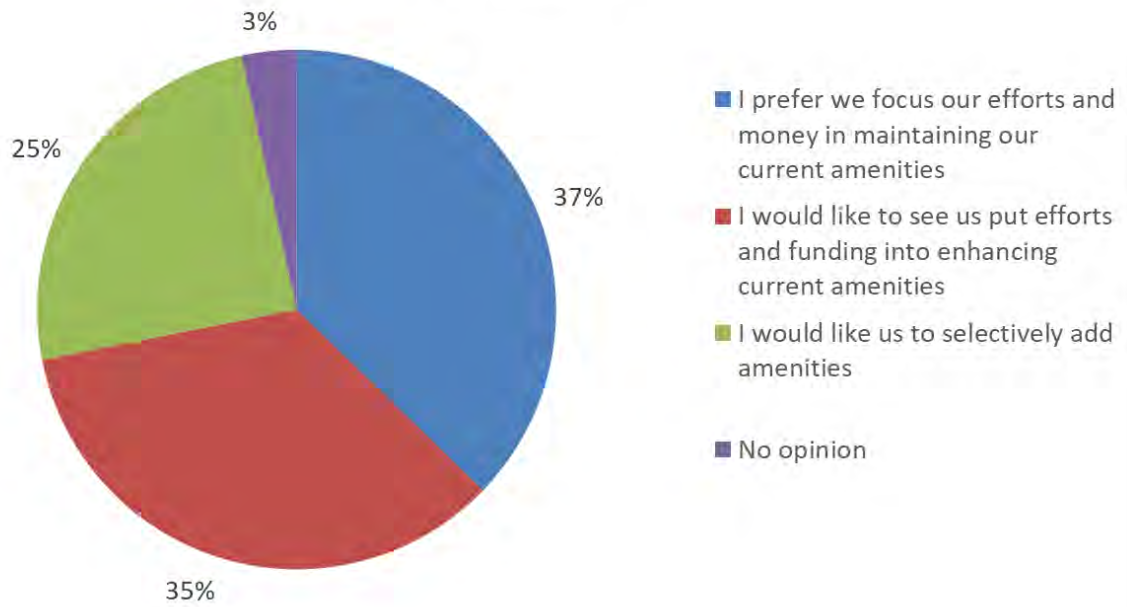
Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

B.

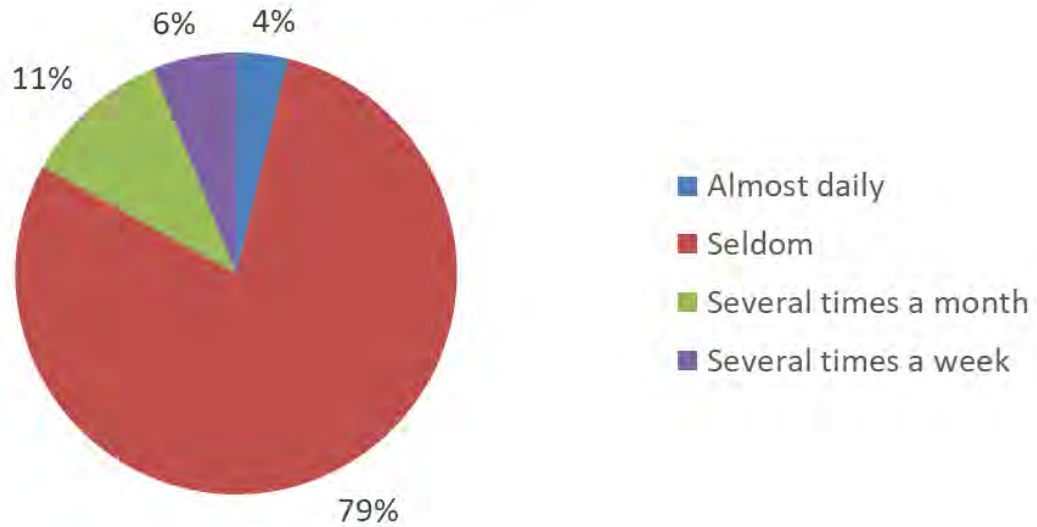
Amenities

Which best describes your overall assessment of the Palencia Amenities:

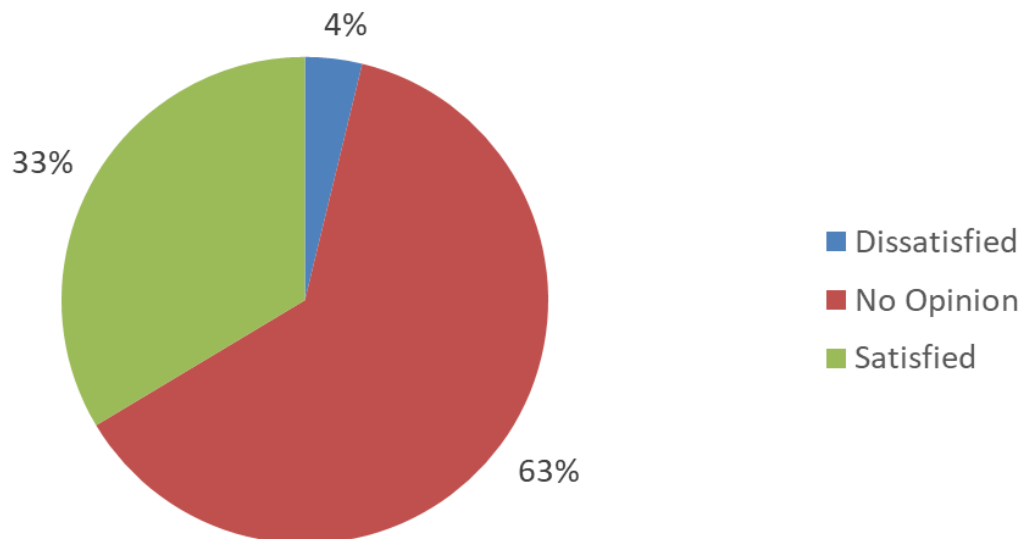


Fitness Center Competition Pool

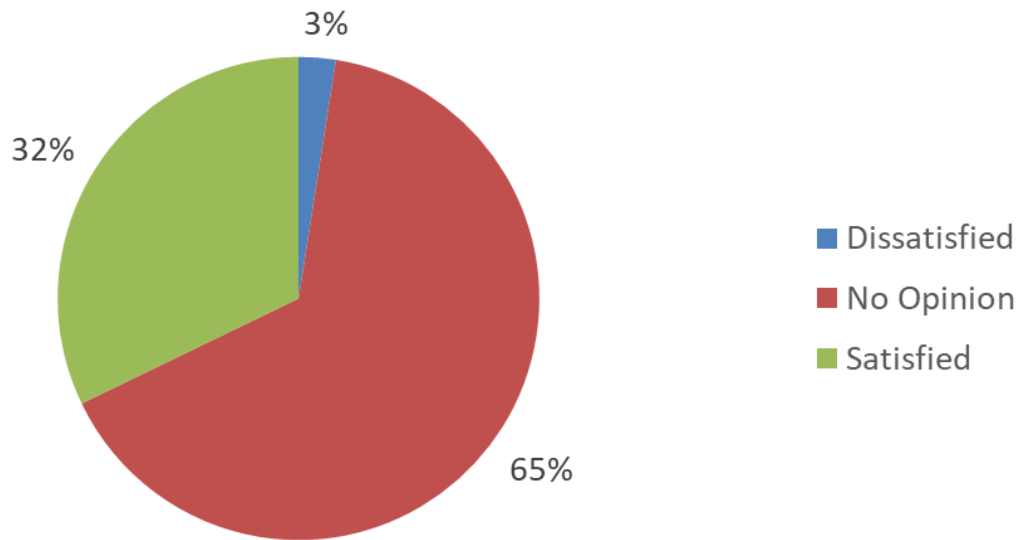
How often do you or someone from your household use the Fitness Center Competition Pool during the swim season?



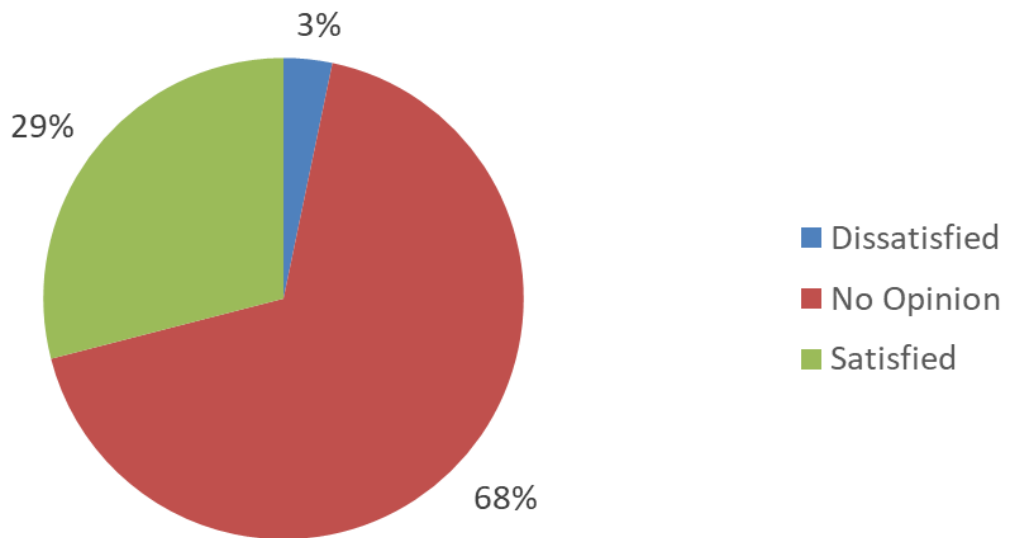
Please provide feedback on the following related to the Fitness Center Competition Pool - Hours of operation



Please provide feedback on the following related to
the Fitness Center Competition Pool -Seating

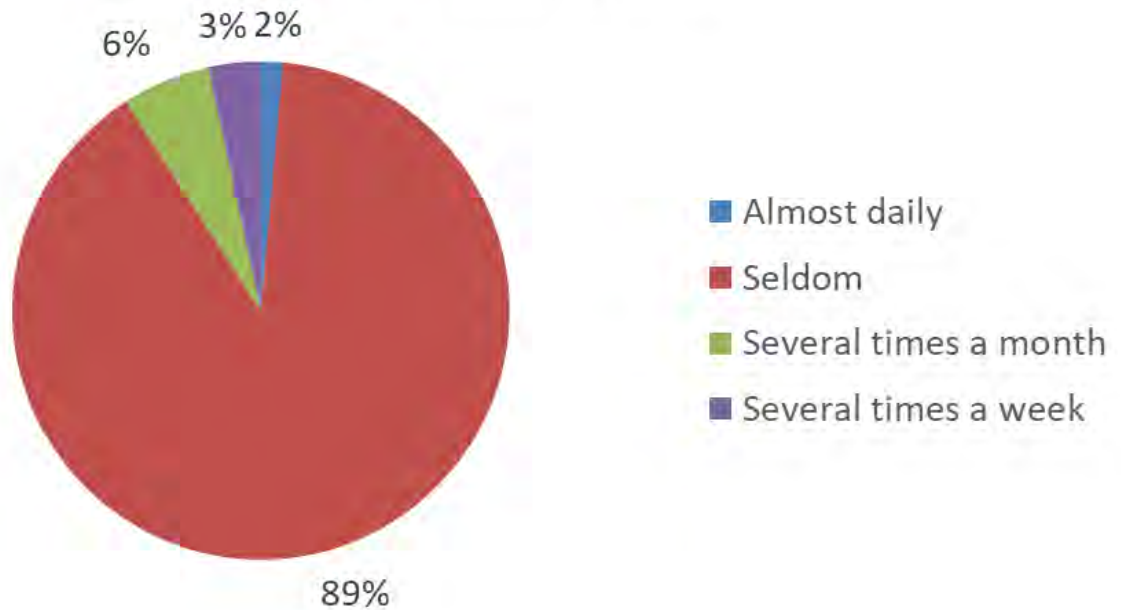


Please provide feedback on the following related to
the Fitness Center Competition Pool -Guest Policy

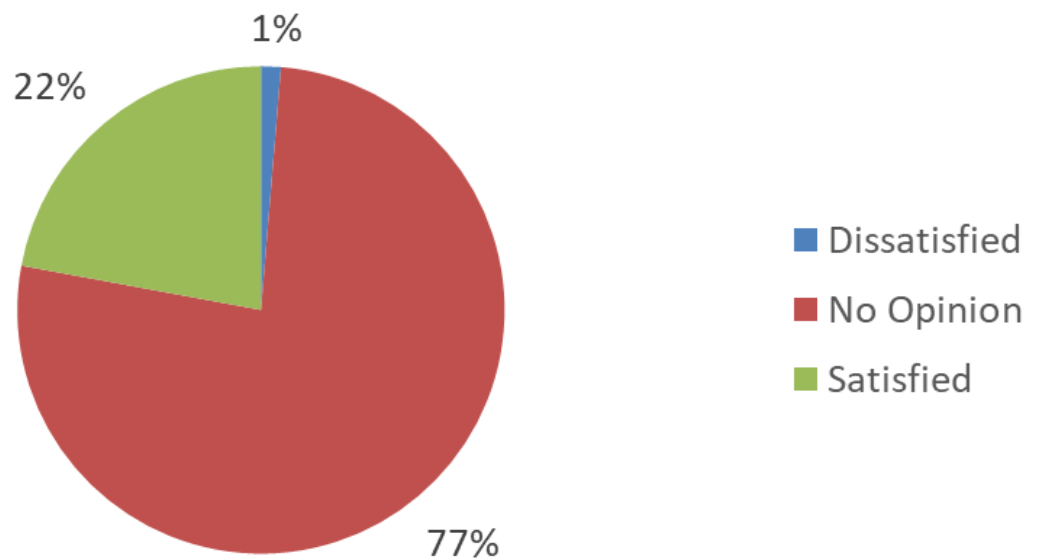


Pickleball Courts

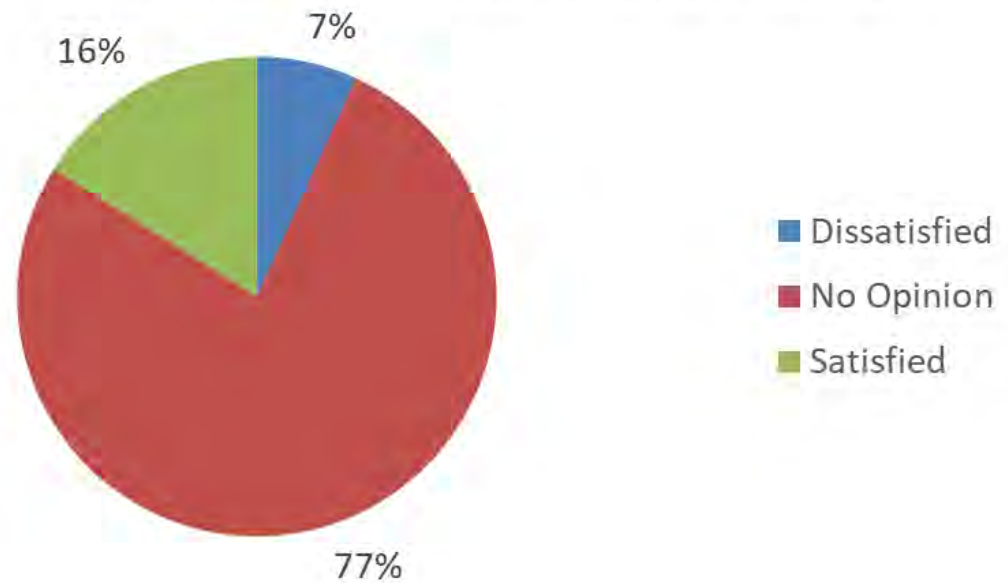
How often do you or someone from your household use the Pickleball Courts?



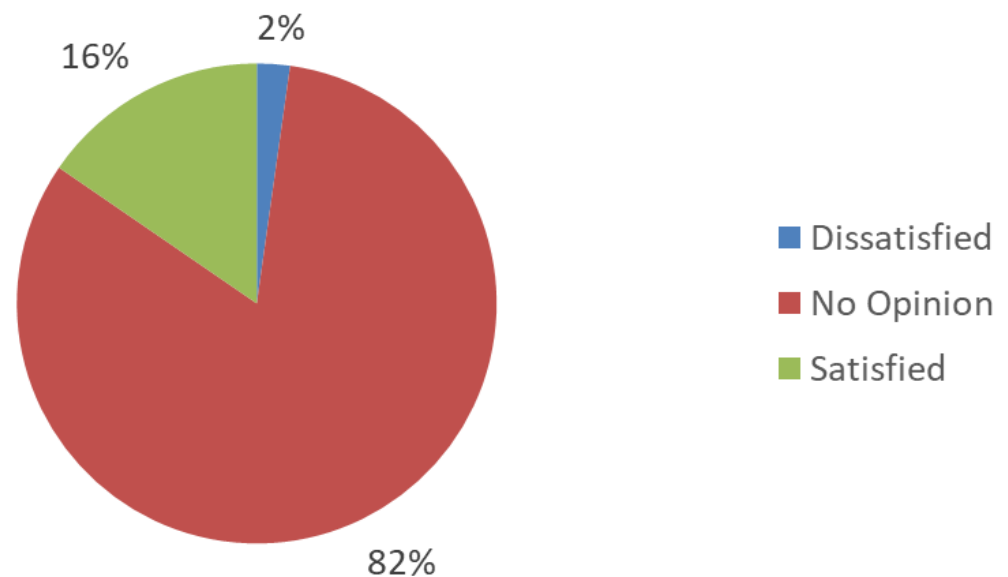
Please provide feedback on the following related to the Pickleball Courts - Hours of operation



Please provide feedback on the following related to the Pickleball Courts - Court availability

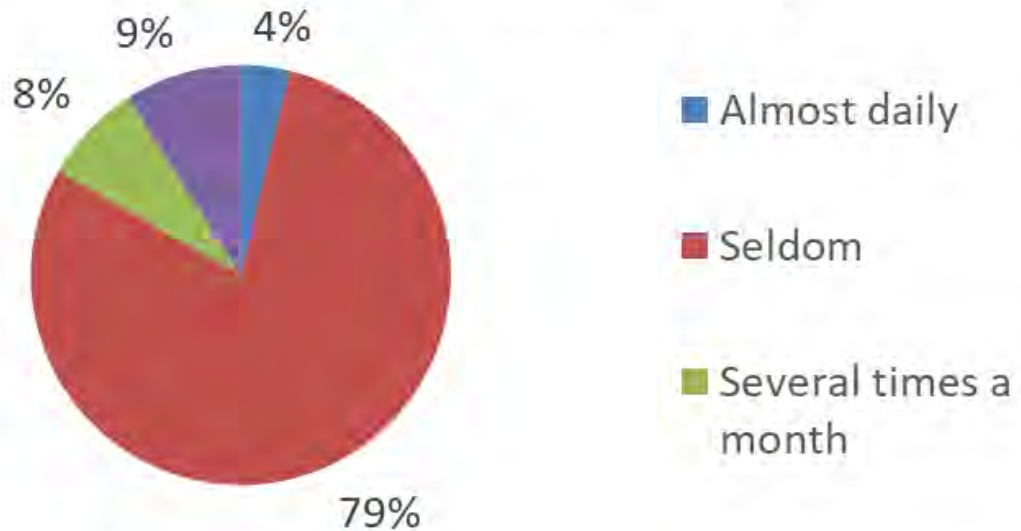


Please provide feedback on the following related to the Pickleball Courts - Guest policy

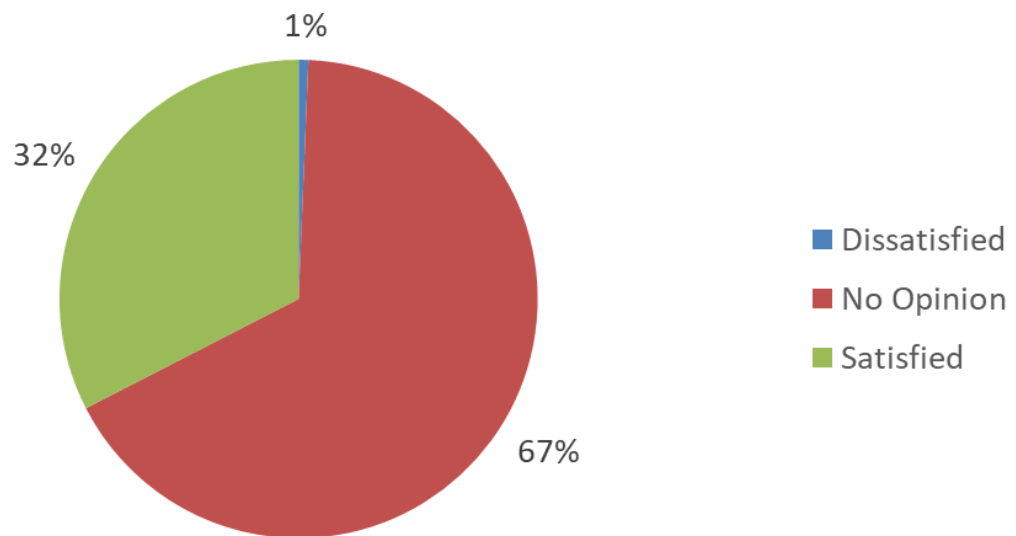


Tennis

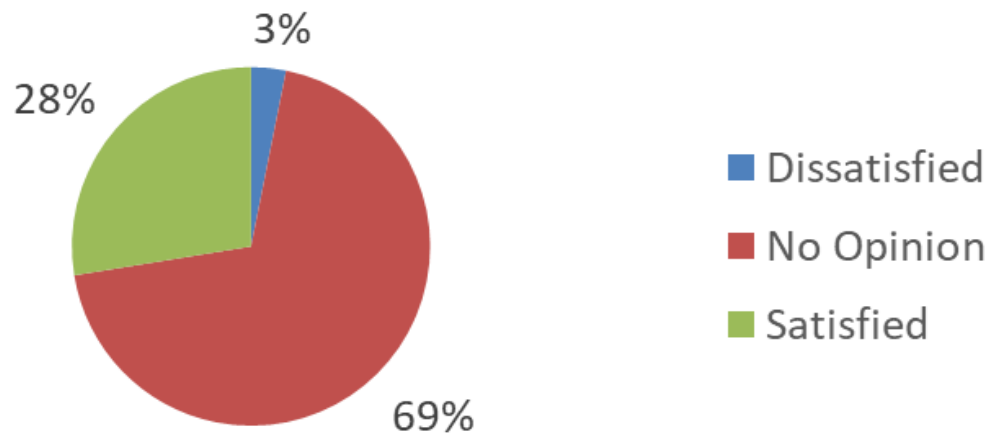
How often do you or someone from your household use the Tennis Facility?



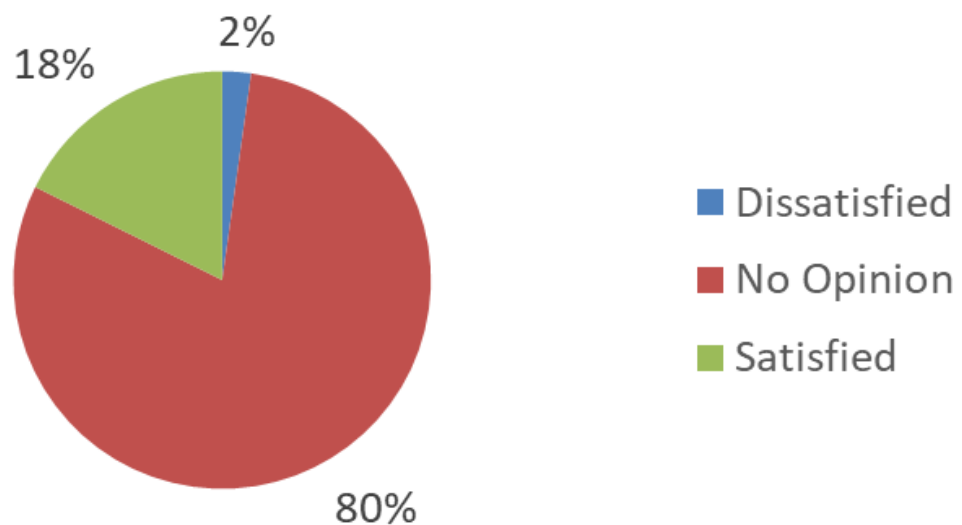
Please provide feedback on the following related to the Tennis Facility - Hours of operation



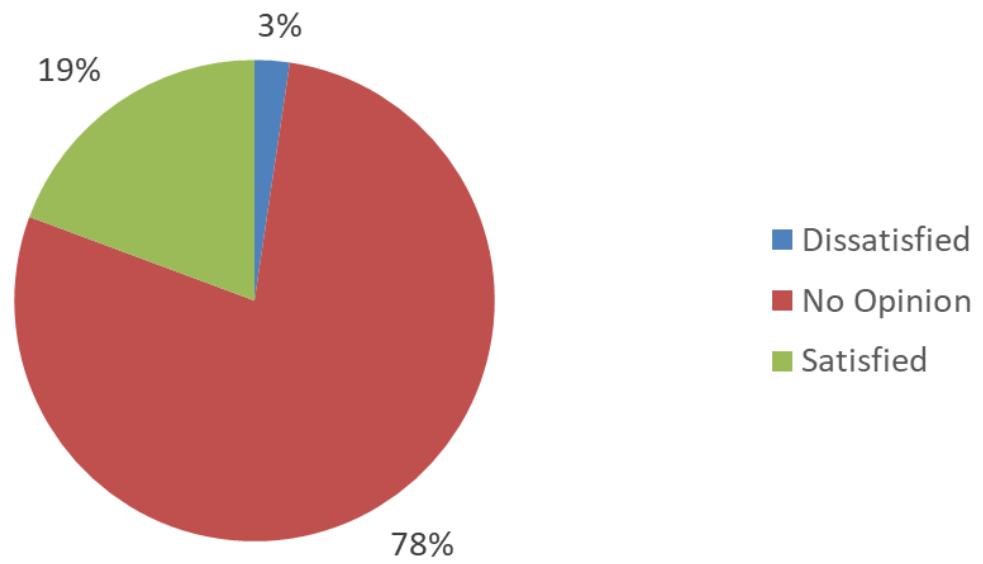
Please provide feedback on the following
related to the Tennis Facility - Court
availability



Please provide feedback on the following
related to the Tennis Facility - Leagues

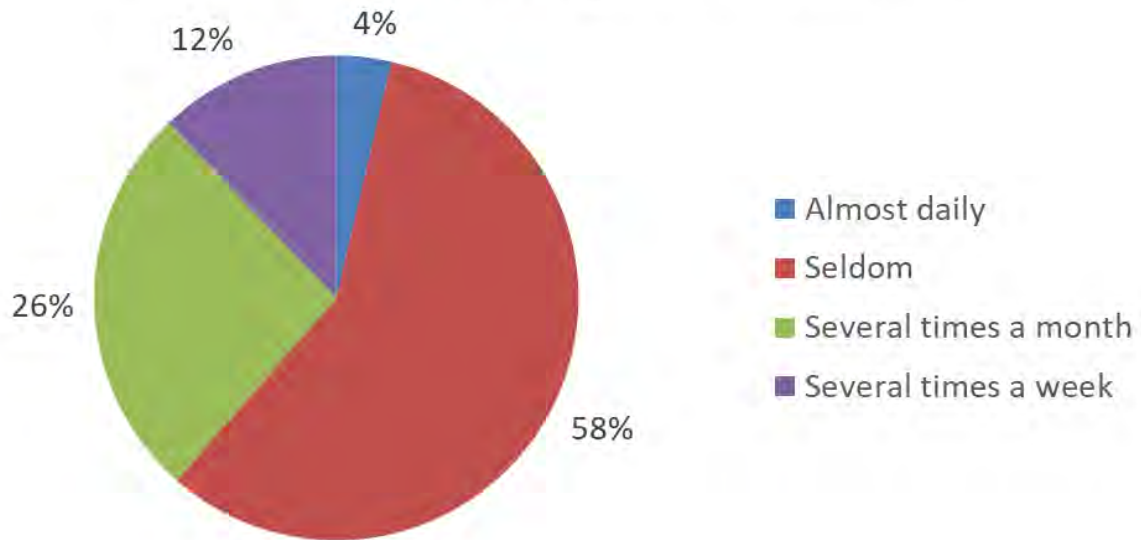


Please provide feedback on the following related to
the Tennis Facility - Guest policy

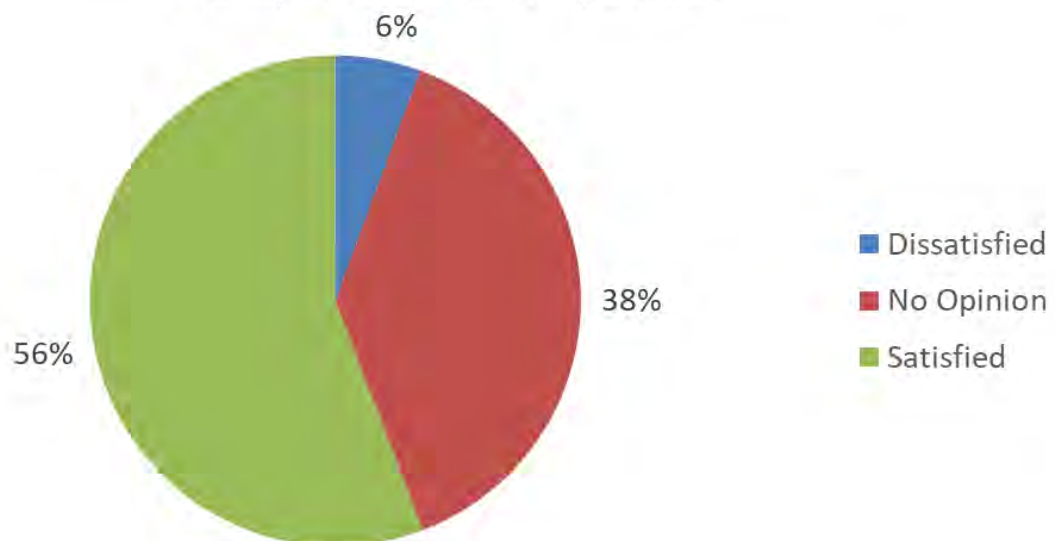


Family Pool

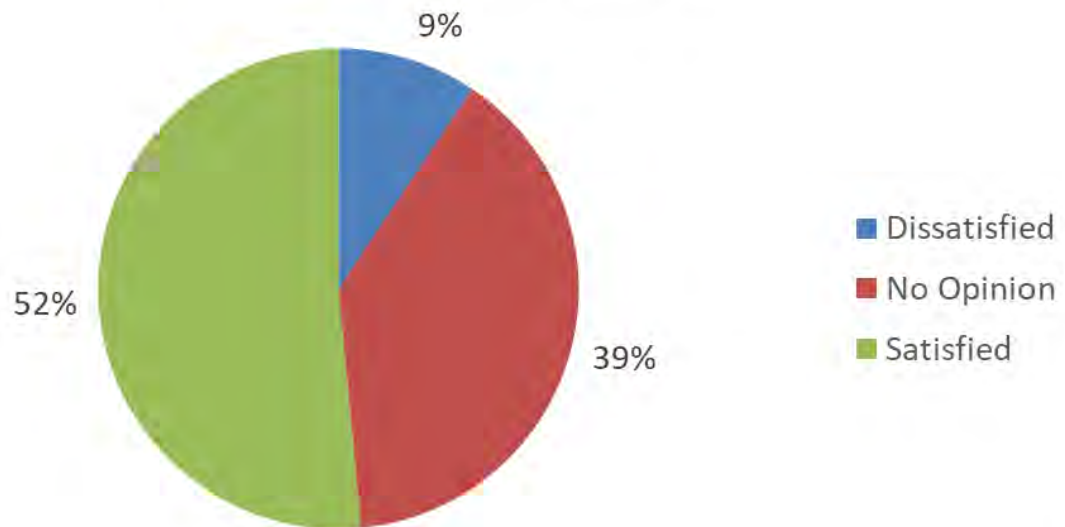
How often do you or someone from your household use the Family Pool during the swim season?



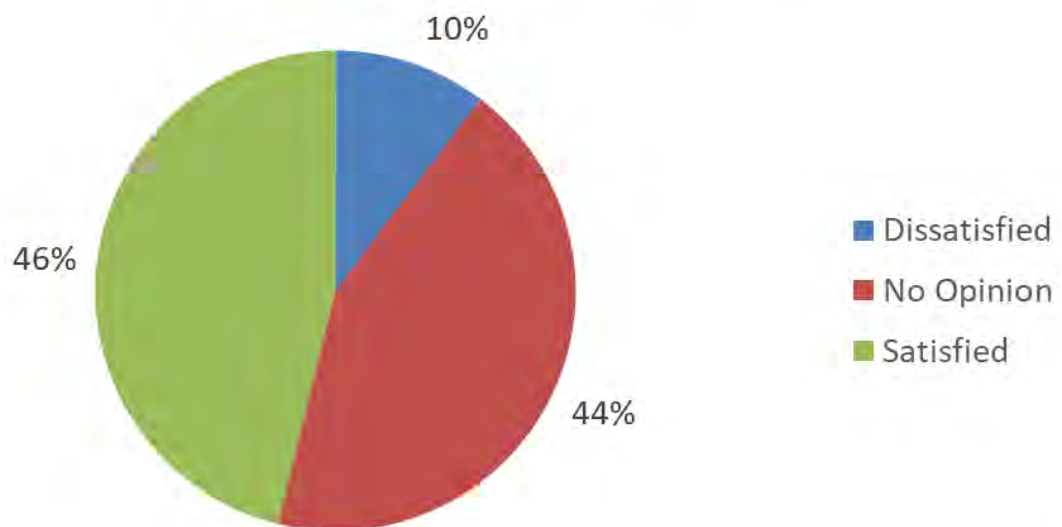
Please provide feedback on the following related to the Family Pool - Hours of operation



Please provide feedback on the following related to
the Family Pool - Seating

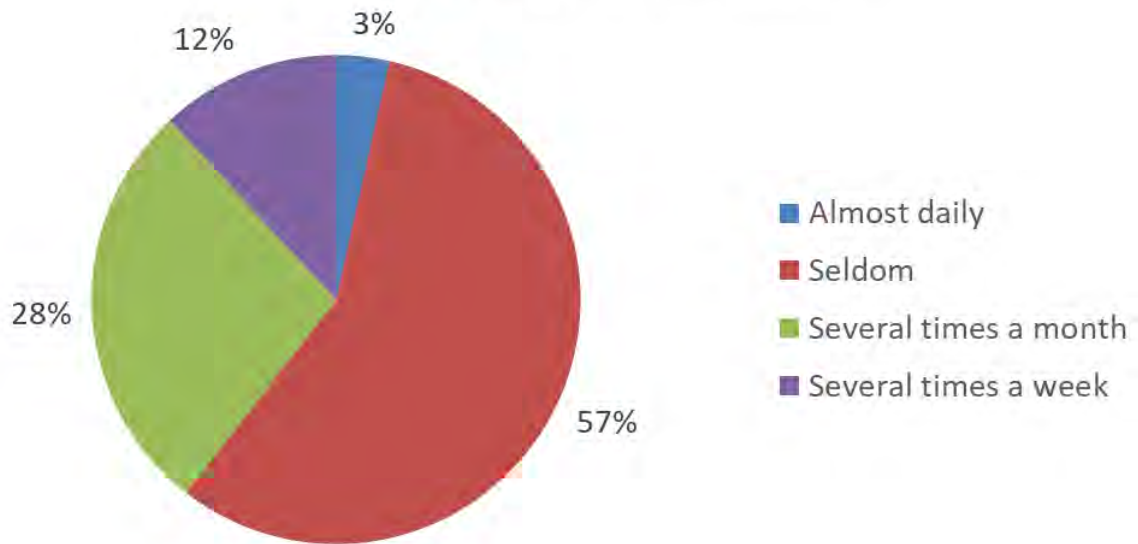


Please provide feedback on the following related to
the Family Pool - Guest Policy

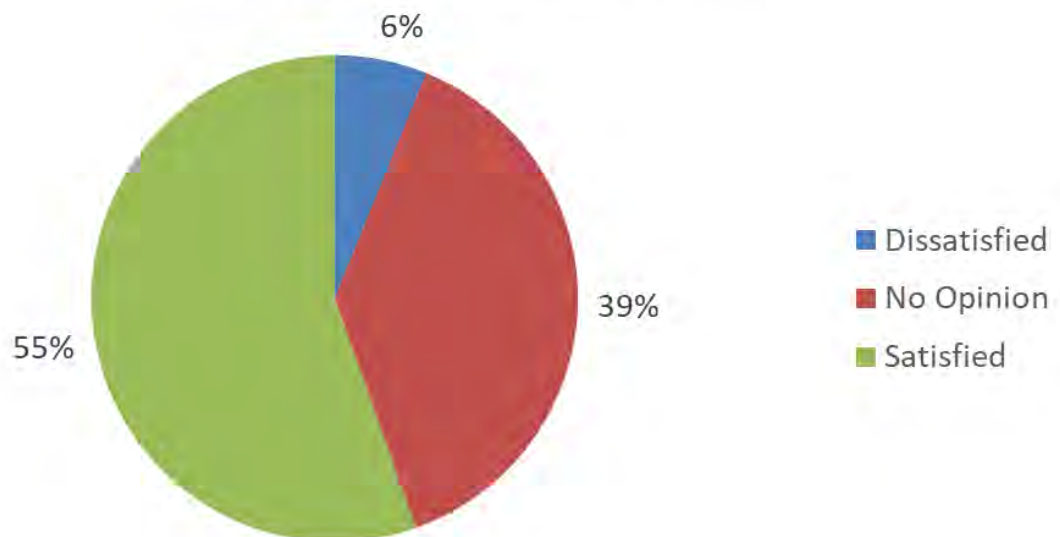


Adult Pool

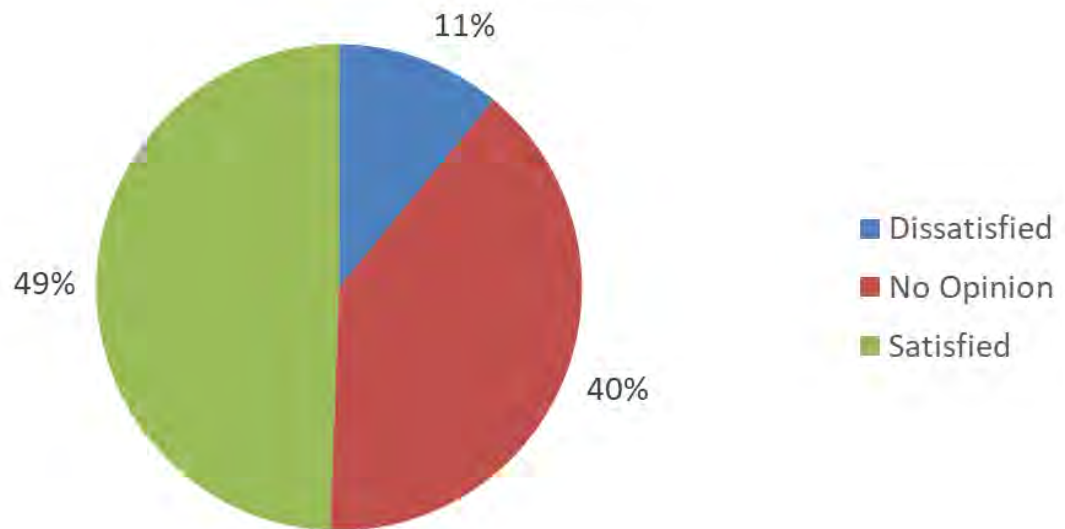
How often do you or someone from your household use the Adult Pool during the swim season?



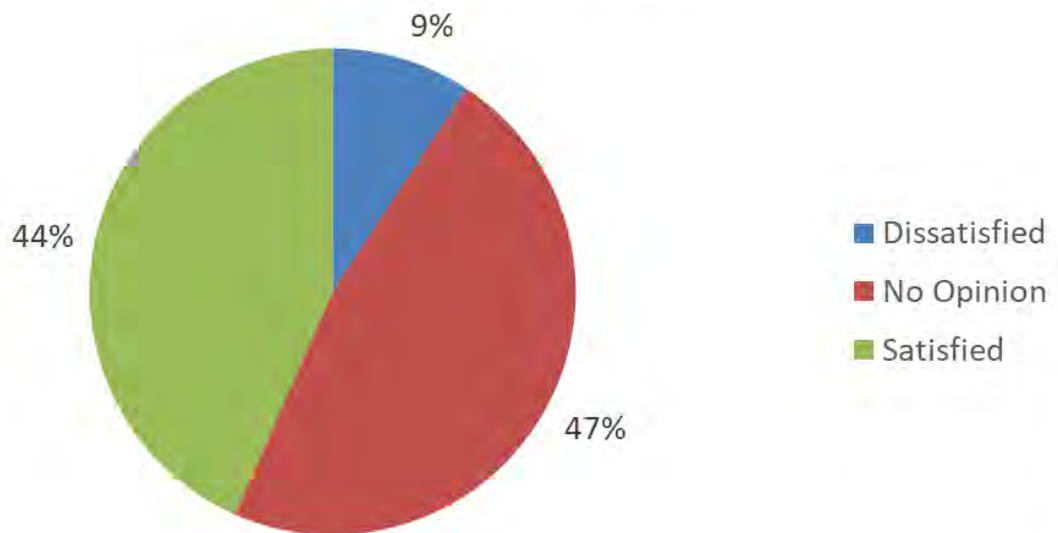
Please provide feedback on the following related to the Adult Pool -Hours of operation



Please provide feedback on the following related to the
Adult Pool - Seating

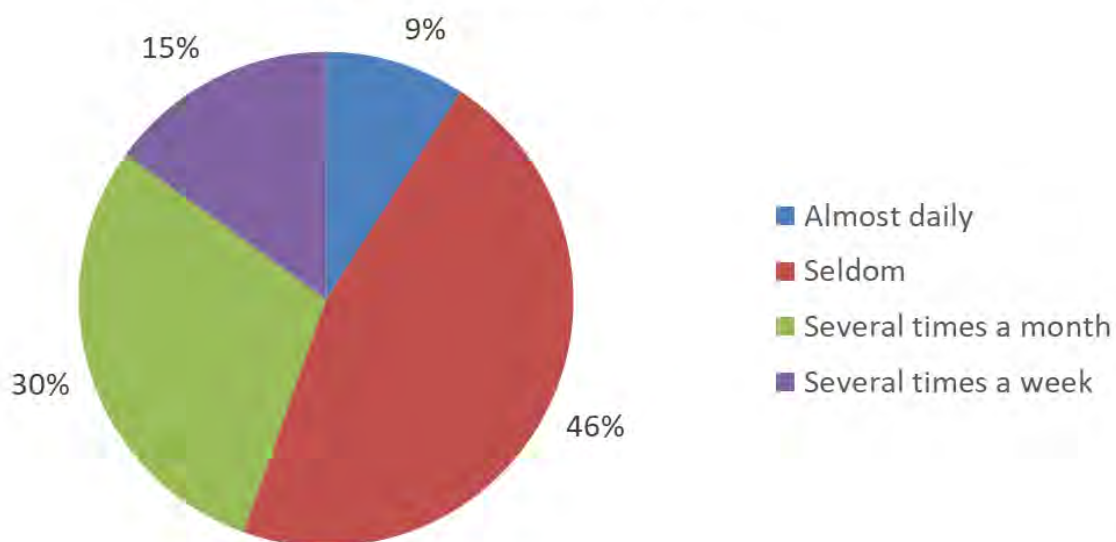


Please provide feedback on the following related to the
Adult Pool - Guest Policy

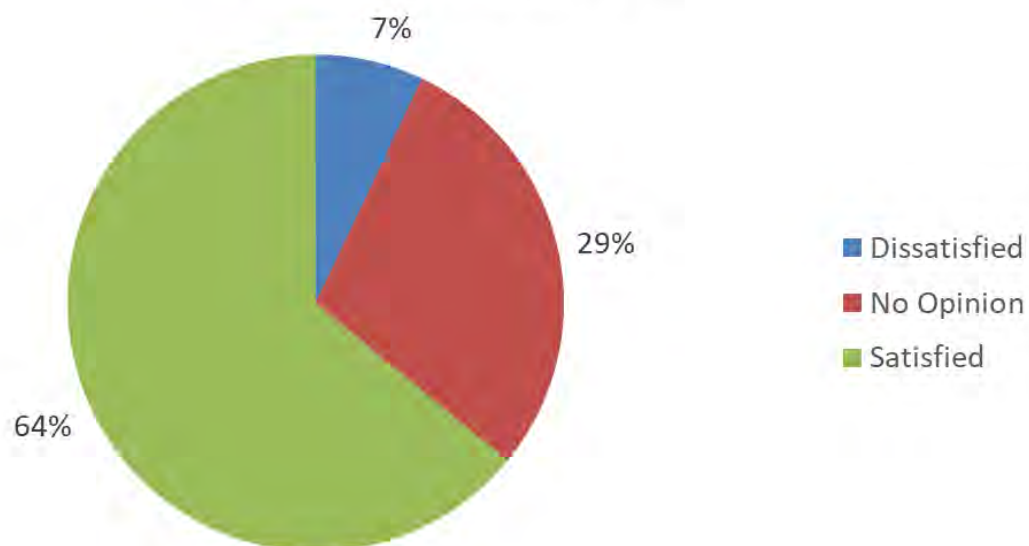


Parks

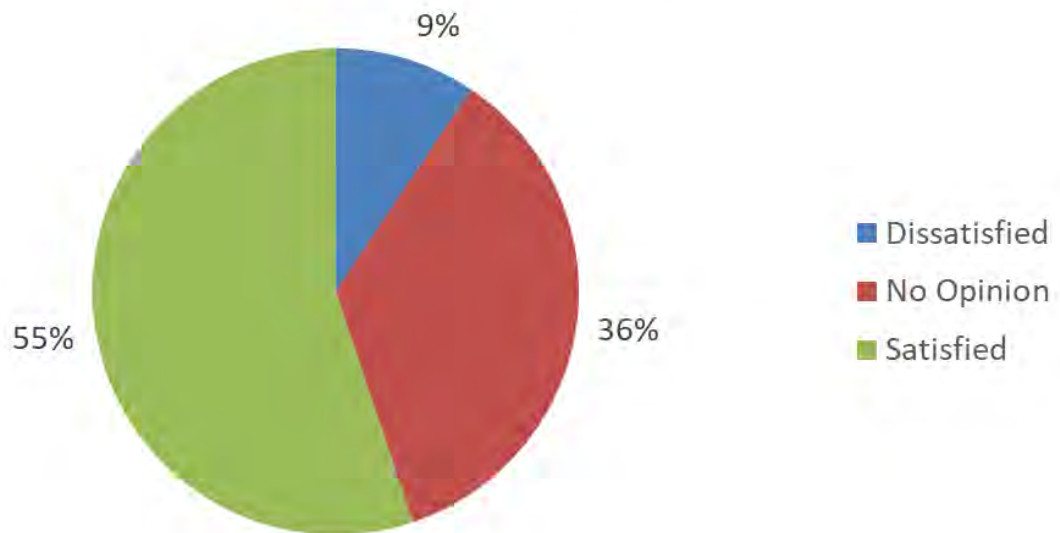
How often do you or someone from your household use any of the Palencia Parks?



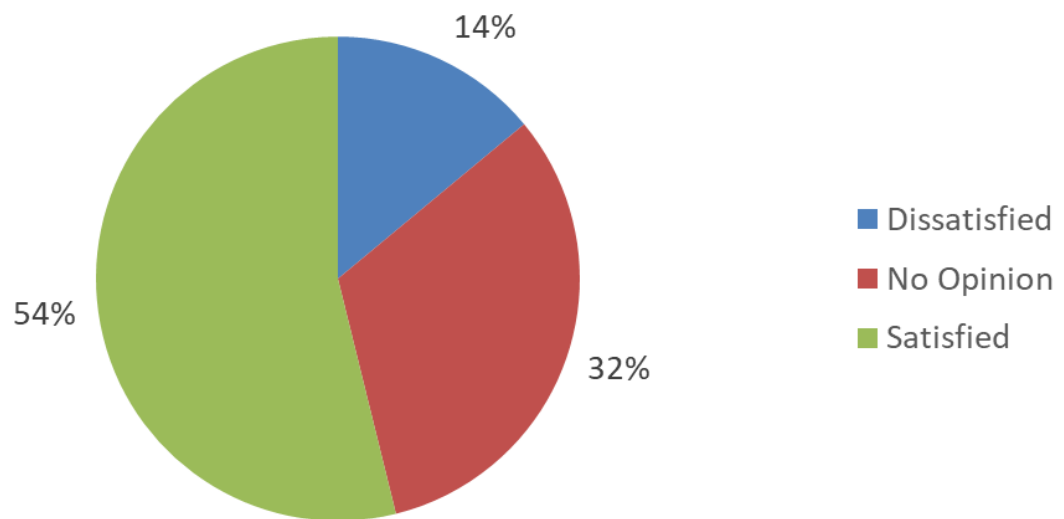
Please provide feedback on the following related to the Palencia Parks - Locations



Please provide feedback on the following related to the
Palencia Parks - Equipment

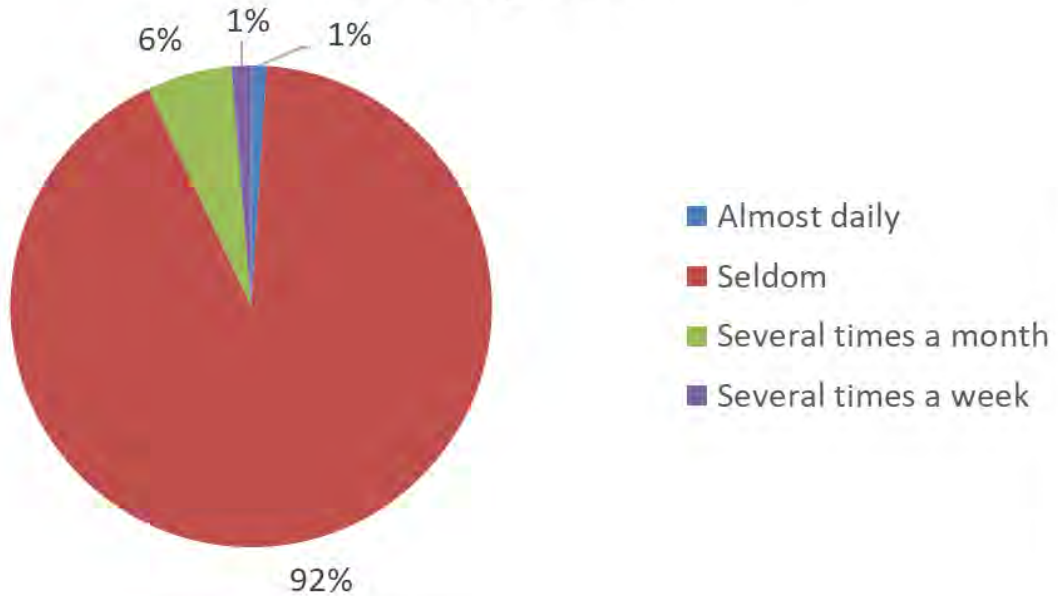


Please provide feedback on the following related to the
Palencia Parks - Condition

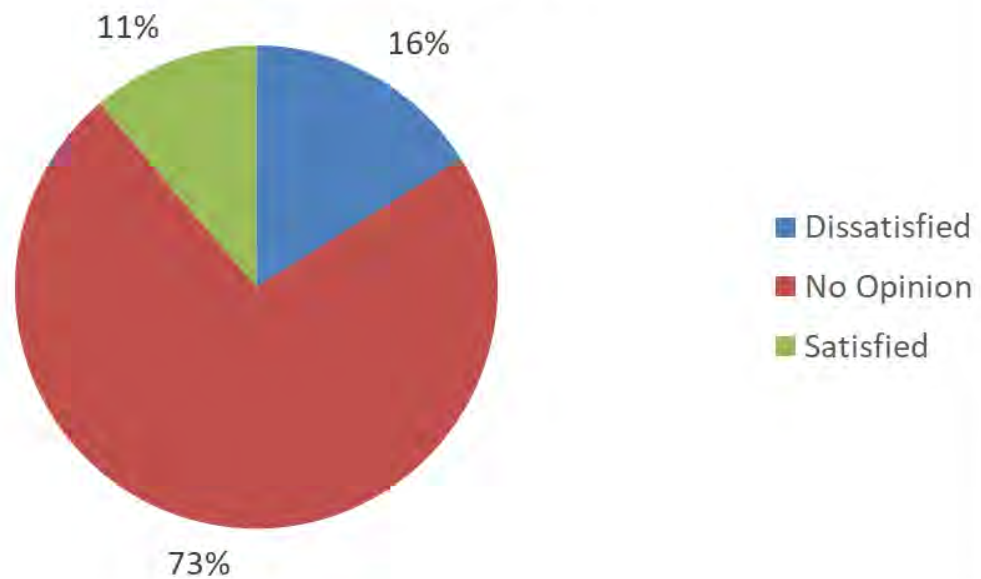


Dog Park

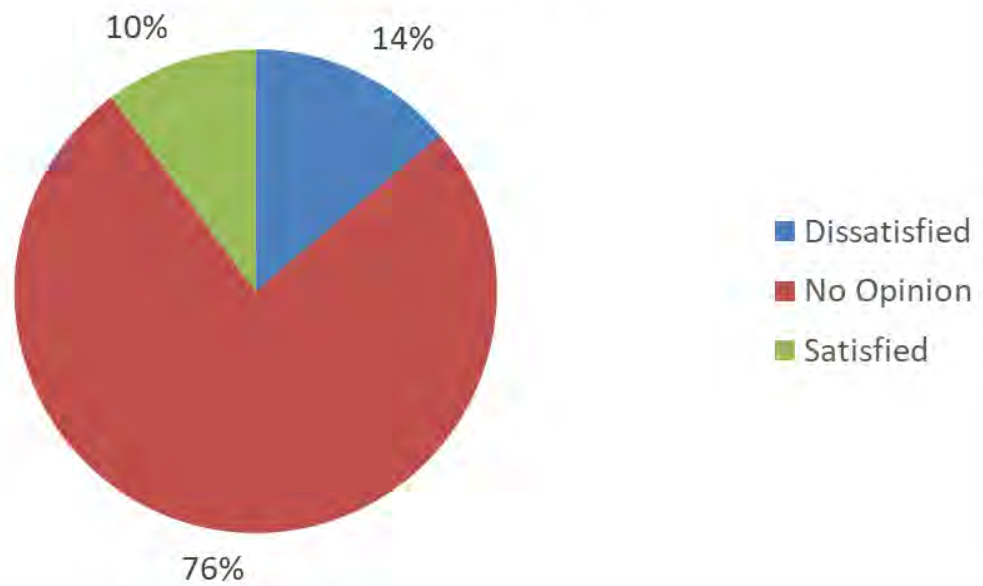
How often do you or someone from your household use the Dog Park?



Please provide feedback on the following related to the Dog Park - Condition2

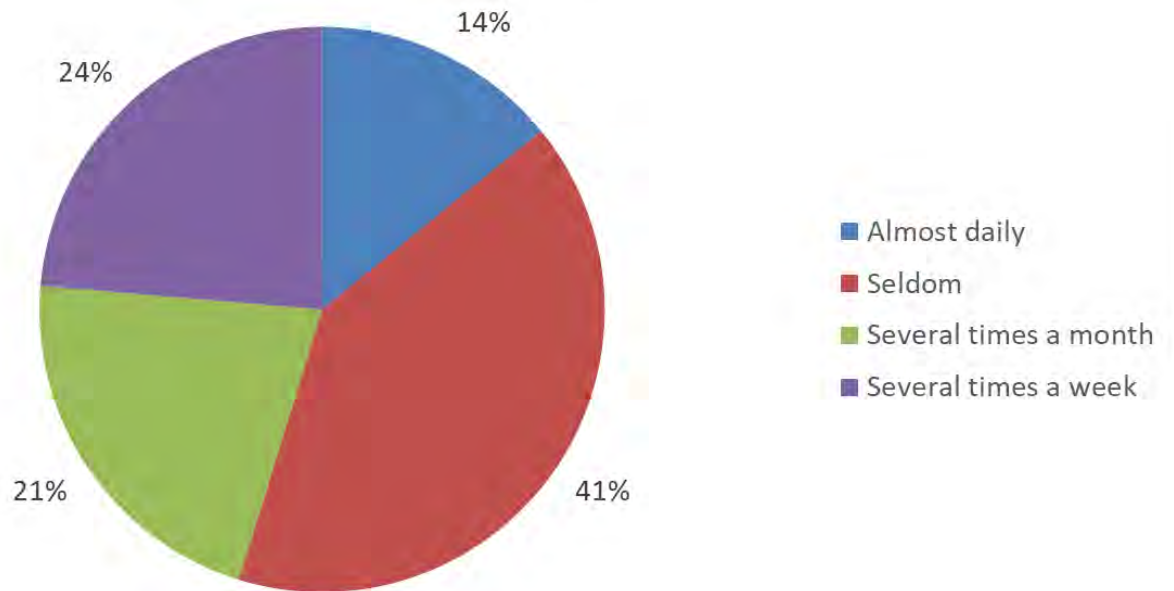


Please provide feedback on the following related to
the Dog Park - Equipment

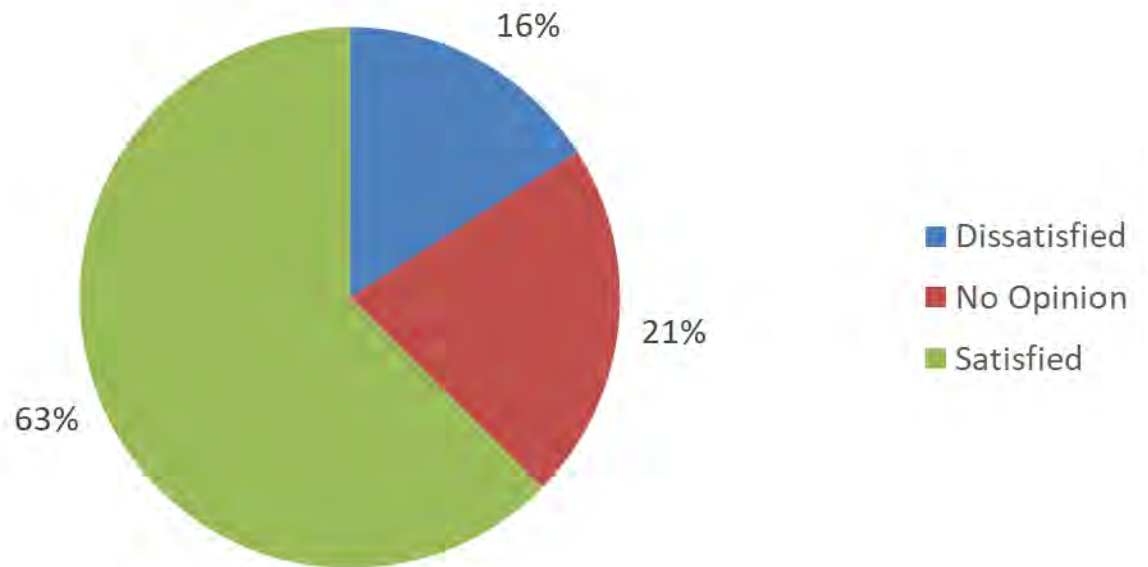


Fitness Center

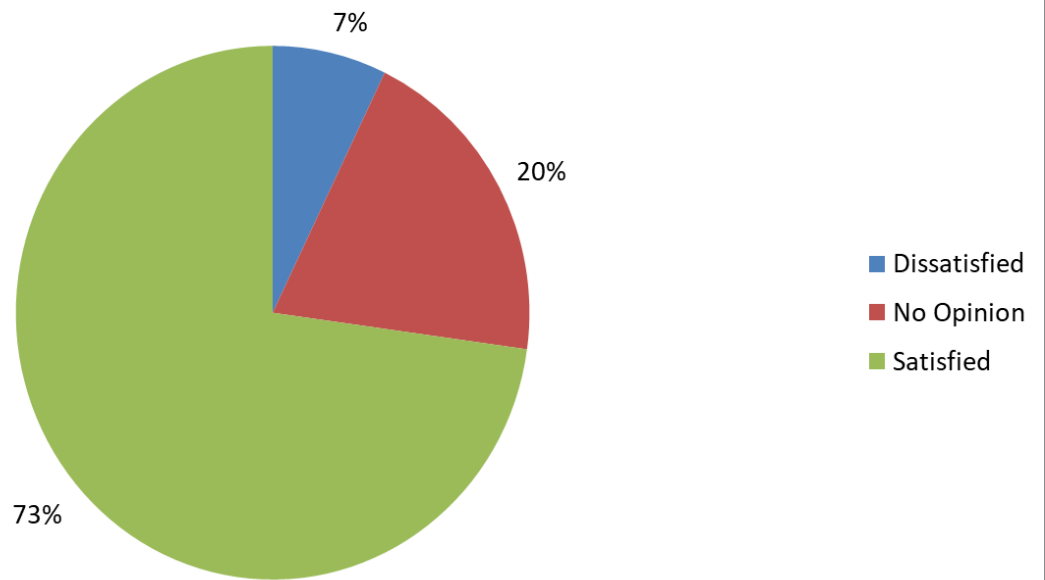
How often do you or someone from your household use the Fitness Center?



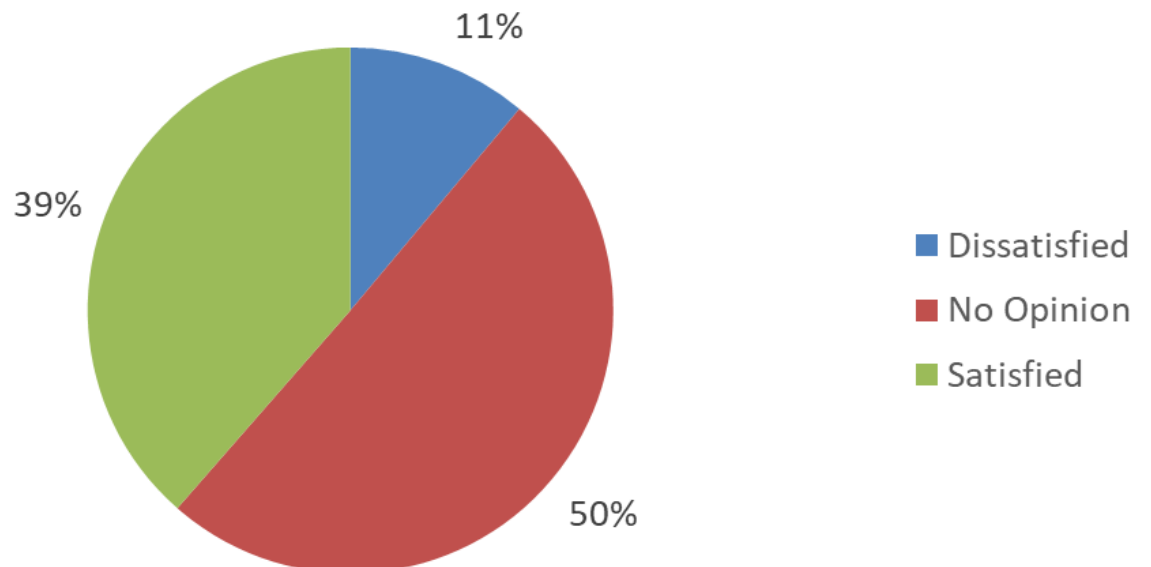
Please provide feedback on the following related to the
Fitness - Center Equipment



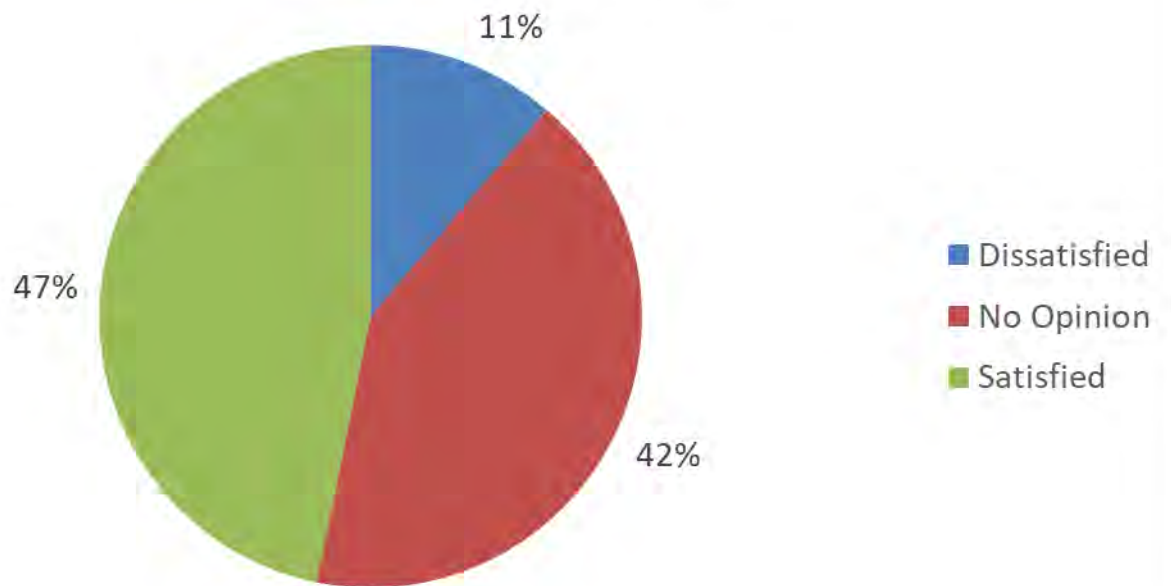
Please provide feedback on the following related to the Fitness Center -
Hours of operation



Please provide feedback on the following related to
the Fitness Center - Exercise classes



Please provide feedback on the following related to the
Fitness Center - Guest policy



SEVENTH ORDER OF BUSINESS

**NOTICE OF RULE DEVELOPMENT BY
THE MARSHALL CREEK COMMUNITY DEVELOPMENT DISTRICT**

In accordance with Chapters 190 and 120, *Florida Statutes*, the Marshall Creek Community Development District (“**District**”) hereby gives notice of intent to develop and adopt a rate range for damage caused to the District’s security gates (the “**Rate Range**”) and to amend its suspension and disciplinary rule by addressing the requirements for use of District facilities, including but not limited to its security infrastructure, and suspension and termination from the use of the District’s facilities, including but not limited to its clubhouse, fitness center, tennis courts, and swimming pool facilities (“**Amended Disciplinary Rule**”).

The District owns certain security infrastructure, including gates, and from time to time the gates are struck by vehicles, bicycles, or pedestrians, often causing physical damage to the gates, for which the District must fund repairs. In addition, threatening or abusive behavior when using the security infrastructure threatens health, safety and welfare.

The purpose and effect of the Rate Range is to provide for efficient and effective District operations by adopting a rate range related to services in response to gate strikes and damage caused thereby. The purpose and effect of the proposed Amended Disciplinary Rule is to provide for efficient and effective District operations and to preserve the health, safety and welfare of District residents, landowners, guests, vendors and District property. Specific legal authority for the adoption of the proposed Rate Range and the Amended Disciplinary Rule includes sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes* (2021).

A public hearing will be conducted by the District on May 18, 2022 at 4:00 p.m. at the Marshall Creek Amenity Center located at 625 Palencia Club Drive, St. Augustine, Florida. Information pertaining to the proposed Rate Range may be obtained by contacting the District Manager, at 12574 Flagler Center Blvd., Suite 101, Jacksonville, Florida 32258 or at (904) 436-4102.

Janice Eggleton Davis

District Manager

Publication date: / /2022

PUBLISH: 29 days before meeting [AT LEAST ONE DAY PRIOR TO NOTICE OF RULEMAKING]

**NOTICE OF RULEMAKING REGARDING RATE RANGE FOR GATE STRIKES AND
AMENDED DISCIPLINARY RULE FOR THE MARSHALL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

In accord with Chapters 120 and 190, *Florida Statutes*, the Marshall Creek Community Development District (the “**District**”) hereby gives the public notice of its intent to adopt a rate range for damage caused to the District’s security gates (“**Rate Range**”) and to amend its suspension and disciplinary rule by addressing the requirements for use of District facilities, including but not limited to its security infrastructure, and suspension and termination from the use of the District’s facilities, including but not limited to its clubhouse, fitness center, tennis courts, and swimming pool facilities (“**Amended Disciplinary Rule**”).

A public hearing on the proposed Rate Range and the Amended Disciplinary Rule will be conducted by the Board of Supervisors of the District on **May 18, 2022 at 4:00 p.m. at the Marshall Creek Amenity Center located at 625 Palencia Club Drive, St. Augustine, Florida.**

The public hearing will provide an opportunity for the public to address the proposed Rate Range and Amended Disciplinary Rule. The purpose and effect of the proposed Rate Range is to provide for efficient and effective operation by adopting a rate range related to services in response to gate strikes and damage caused thereby. The purpose and effect of the proposed Amended Disciplinary Rule is to provide for efficient and effective District operations and to preserve the health, safety and welfare of District residents, landowners, guests, vendors and District property. Prior notice of rule development was published in the [REDACTED] on [REDACTED], 2022.

The proposed Rate Range proposed by the District is:

Category	Proposed Rate/Fee
Service Rate Range for Gate Strikes	\$50-250, plus actual damages

The proposed Amended Disciplinary Rule will provide clarity that any violation of the District’s policies and rules, including violations that occur on District property outside of the recreational amenities, can be cause for suspension or termination of access to use of the District’s facilities, including but not limited to its clubhouse, fitness center, tennis courts, and swimming pool facilities.

Information pertaining to the proposed Rate may be obtained by contacting the District Office at 12574 Flagler Center Blvd., Suite 101, Jacksonville, Florida 32258 or at (904) 436-4102.

Specific legal authority for the adoption of the proposed Rate Range and Amended Disciplinary Rule includes sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes* (2021).

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony

and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Office.

Marshall Creek Community Development District
District Manager

Run Date: _____, 2022

PUBLISH: [AT LEAST 28 DAYS PRIOR TO ADOPTION DATE]

EIGHTH ORDER OF BUSINESS

**SWEETWATER CREEK
COMMUNITY DEVELOPMENT DISTRICT
Policy for Variance Applications for Installation of
Landscaping Improvements within District Easements**

Effective: _____

1. If a resident desires to install landscape improvements within property or an easement area owned by Sweetwater Creek Community Development District (the “District”), the resident must:
 - a. Submit a written variance application to the District Manager or his or her designee prior to commencement of such installation, in the form included herein as **Attachment A**. The application must be made by the owner of the property and must contain, at a minimum, the following information:
 - i. The contact information of the person making the variance application;
 - ii. The lot number or street address of the lot on which the improvement is to be installed;
 - iii. A description of the improvement(s) to be installed, including the species of all proposed plants and/or trees;
 - iv. A diagram showing the proposed location of the improvement(s); and
 - v. The requested commencement date of the installation of said improvement(s).
 - b. Pay an application fee of \$ to offset the District’s cost of processing the variance application.
2. Proposed plantings, including aquatic or wetland plants, groundcovers, annuals, perennials, shrubs, palms, and/or trees must be species native to Florida. Residents are encouraged, but not required, to visit the University of Florida – IFAS website, available at https://edis.ifas.ufl.edu/entity/topic/native_plants, for assistance in identifying appropriate native species. [OR WE CAN GIVE A SHORT LIST OF APPROVED PLANTS]
3. The District Engineer shall review the variance application to determine if the proposed landscape improvement(s) would have a negative impact on any District improvements, including the stormwater management system. Such review may include, in the District Engineer’s discretion, conducting an in-person site inspection. The District Engineer shall recommend one of the following actions:
 - a. Approve the variance application, with or without conditions; or
 - b. Deny the variance application.
4. If the District Engineer recommends denying the application, District staff shall notify the applicant that the variance application was denied and that the proposed improvements may not be installed within the District property or easement(s).
5. If the District Engineer recommends approving the application, unless other considerations necessitate denying the application, District staff shall coordinate execution of a variance agreement in substantially the form attached hereto as **Attachment B**, with such revisions as may be deemed necessary and approved by District Counsel, in consultation with District staff. Upon execution of the agreement, District staff shall record the agreement in the Official Records of St. Johns County. At the conclusion of the installation of any approved improvements, the District Engineer shall conduct a post-installation review to certify that the improvements do not exceed the scope of the approval.
6. There shall be no requirement to bring the variance application before the Board of Supervisors for approval, unless the District Engineer decides that extraordinary circumstances warrant Board consideration.

7. The District's approval of a variance application constitutes approval from the District only. The resident is responsible for obtaining any other necessary approvals, permits and authorizations, including but not limited to approvals from an HOA, St. Johns County, and any other entities having an interest in the property, as applicable.
8. If improvements are constructed within a District easement or on District property without prior approval, including improvements that exceed the scope of any prior approval, the District reserves the right to require the resident to remove, relocate, or modify the improvement(s) at the resident's sole expense. If the resident is unresponsive to the District's requests, the District may remove said improvement(s) on its own and charge the resident the cost of said removal. The District also reserves the right to take any appropriate legal action to enforce its rights under this policy or to collect any costs due.
9. If improvements are constructed with approval within a District property or easement but at some point in the future, said improvements threaten the health, safety or welfare of residents or District improvements, the District will make every reasonable effort to contact the landowner to work to resolve the issues but may, in its reasonable discretion, modify or remove the landowner's improvements immediately to protect said interests.

Attachment A

SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT

Variance Application

for Installation of Landscaping Improvements within District Property/Easements

Sweetwater Creek Community Development District owns and maintains the stormwater management system within the community, which includes the ponds and pond banks behind many residents' homes. Property owners seeking to make landscaping improvements along the pond bank must fill out this Variance Application and return the completed form, along with the application fee and a sketch of the plan with a list of species, to the District Offices at the address below. All Variance Requests will be reviewed in accordance with the District's Policy for Installation of Landscape Improvements within District property and/or easements.

Name of Owner: _____

Address: _____

Telephone: _____ Email: _____

Description of proposed improvements (attach a survey sketch showing the proposed location of the improvements and a complete list of the species to be planted): _____

Proposed installation commencement date: _____

Acknowledgements (please initial by each):

_____ I acknowledge that I must pay a \$ application fee. If I do not, my application may be denied without further consideration.

_____ I acknowledge that any approval is only for the improvement(s) and species specified in this request, and that upon completion of the installation, the District Engineer must certify that the improvements do not exceed the scope of any approval. If my plans change, I must file a new variance request.

_____ I acknowledge that approval of this variance application is approval from the Sweetwater Creek Community Development District only, and that I am responsible for obtaining any other necessary approvals, including but not limited to approvals from any HOA, County, or any other entity having an interest in the property, as applicable.

_____ I acknowledge that if this variance application is approved, I will be required to execute a Variance Agreement, which will be recorded in the official records of St. Johns County, Florida. No improvements may be installed until the Variance Agreement is executed and recorded.

_____ I acknowledge that this variance application must be made by the legal owner of the property. I certify that I am the legal owner of the property.

Owner's Signature

Print Name

Date

*Please submit this completed form with survey sketch and species list
to the District Manager by email at etorres@gmsnf.com or by mail at
Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.*

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

After recording, please return to:
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, Florida 32092

**VARIANCE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS
WITHIN DISTRICT EASEMENT**

This *Variance Agreement for Installation of Improvements within District Easements* (“**Agreement**”) is entered into as of this _____ day of _____, 20____, by and among _____ (“**Owner**”) and the Sweetwater Creek Community Development District (“**District**”), a local unit of limited special purpose government created pursuant to St. Johns County Ordinance No. 2006-59.

WITNESSETH:

WHEREAS, Owner is the owner of Lot _____, (“**Lot**”), as per the plat (“**Plat**”) of _____, recorded as Instrument Number _____, of the Public Records of St. Johns County, Florida (“**Property**”); and

WHEREAS, Owner desires to install certain improvements described as _____ (“**Improvements**”) within a District easement (“**Easement**”) abutting Owner’s Lot (“**License Area**”), as shown on the Plat; and

WHEREAS, due to the District’s legal interests in the Easement, among other reasons, Owner requires the District’s consent before installing Improvements within the License Area; and

WHEREAS, the District has consented to the installation of the Improvements within the License Area, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

1. **Recitals.** The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.
2. **License for Improvements Installation & Maintenance; Limitation.** Subject to the terms of this Agreement, the District hereby grants Owner the right, privilege, and permission to install and maintain removable Improvements on the License Area.
3. **Owner Responsibilities.** The Owner has the following responsibilities:
 - a. The Owner shall be fully responsible for the installation and maintenance of the Improvements.
 - b. The Owner shall be responsible for ensuring that the installation and maintenance of the Improvements are conducted in compliance with all applicable laws (including but not limited to building codes, set back requirements, etc.).

- c. The District, by entering into this Agreement, does not represent that the District has authority to provide all necessary approvals for the installation of the Improvements. Instead, the Owner shall be responsible for obtaining any applicable permits and approvals relating to the work (including but not limited to any approvals of any applicable homeowner's association as well as any other necessary legal interests and approvals).
 - d. The Owner shall ensure that the installation and maintenance of the Improvements does not damage any property of District or any third party's property, and, in the event of any such damage, the Owner shall immediately repair the damage or compensate the District for such repairs, at the District's option.
 - e. Owner's exercise of rights hereunder shall not interfere with District's rights under the Easement. Further, the Improvements shall be installed in such a manner as to not interfere with or damage any culvert pipe or utilities that may be located within the Easement. It shall be Owner's responsibility to locate and identify any such stormwater improvements and/or utilities. Further, the Owner shall pay a licensed and insured professional contractor to mark any existing improvements and/or utilities prior to installation of the Improvements.
 - f. Upon completion of the installation, the Improvements will be owned by the Owner. Owner shall be responsible for the maintenance and care of any such Improvements and agrees to maintain the Improvements in good condition.
 - g. Additionally, the Owner shall keep the License Area free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Owner's exercise of rights under this Agreement, and the Owner shall immediately discharge any such claim or lien.
4. **Removal and/or Replacement of Improvements.** The permission granted herein is given to Owner as an accommodation and is revocable at any time. Owner acknowledges the legal interest of the District in the Easement(s) described above and agrees never to deny such interest or to interfere in any way with District's use. Owner will exercise the privilege granted herein at Owner's own risk, and agrees that Owner will never claim any damages against District for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the District. Owner further acknowledges that, without notice, the District may remove all, or any portion or portions, of the Improvements installed upon the License Area at Owner's expense, and that the District is not obligated to return or re-install the Improvements to their original location and is not responsible for any damage to the Improvements, or their supporting structure as a result of the removal.
5. **Indemnification.** Owner agrees to indemnify, defend and hold harmless St. Johns County, the St. Johns River Water Management District, and the District, as well as any officers, supervisors, staff, agents and representatives, and successors and assigns, of the foregoing, against all liability for damages and expenses resulting from, arising out of, or in any way connected with, this Agreement or the exercise of the privileges granted hereunder.
6. **Covenants Run with the Land.** This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns.

7. **Sovereign Immunity.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.
8. **Default.** A default by either party under this Agreement – including but not limited to Owner’s failure to meet its obligations under Section 3 above – shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance.
9. **Attorney’s Fees & Costs.** The prevailing party in any litigation to enforce the terms of this Agreement shall be entitled to reasonable attorney’s fees and costs.
10. **Counterparts.** This Agreement may be executed in counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute one agreement.

[THIS SPACE INTENTIONALLY LEFT BLANK]

Witnesses:	Owner
By: _____	By: _____
Print Name: _____	Print Name: _____
By: _____	
Print Name: _____	

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this__day of _____, 20_____, by_____. He/she ☐ is personally known to me or ☐ produced_____as identification.

(Print, Type or Stamp Commissioned Name of Notary Public)

[signatures continue on following page]

Witnesses:

Sweetwater Creek Community Development District

By: _____

By: _____

Print Name: _____

Chairperson of the Board of Supervisors

By: _____

Print Name: _____

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 20____, by _____, as Chairperson of the Board of Supervisors of the Sweetwater Creek Community Development District, on behalf of said district. He/She ☐ is personally known to me or ☐ produced _____ as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of Notary Public)

[end of signature pages]

SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT
Variance Application Report

Applicant: _____

Application date: _____

Part 1: To be Completed by the District Engineer

Was an in-person inspection necessary?

☐ Yes; date completed: _____ ☐ No

Recommendation:

☐ Approve

☐ Approve with conditions (list here): _____

☐ Deny (provide reason(s) here): _____

Signature of District Engineer

Date

Part 2: To be Completed by the District

Based on a review of the Variance Application and the recommendation of the District Engineer, the District:

☐ Approves the Variance Application

☐ Approves the Variance Application with the conditions listed above

☐ Denies the Variance Application (provide reason(s) here): _____

Signature of District Manager

Date

Part 3: To be Completed by the District Engineer (Post-Installation Review)

The improvements as installed are ☐ compliant ☐ non-compliant with the District's approval.

Signature of District Engineer

Date

Note to Staff

Please attach the Variance Application, along with any attachments, to this form and retain in the District records.

TENTH ORDER OF BUSINESS

D.

5/9/2022

Sweetwater Creek

Community Development District

Field Operations Report



Chris Hall

FIELD OPERATIONS MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Sweetwater Creek
Community Development District

Field Operations Report
May 9, 2022

To: The Board of Supervisors

From: Chris Hall
Field Operations Manager

RE: Sweetwater Creek Operations Report – May 9, 2022

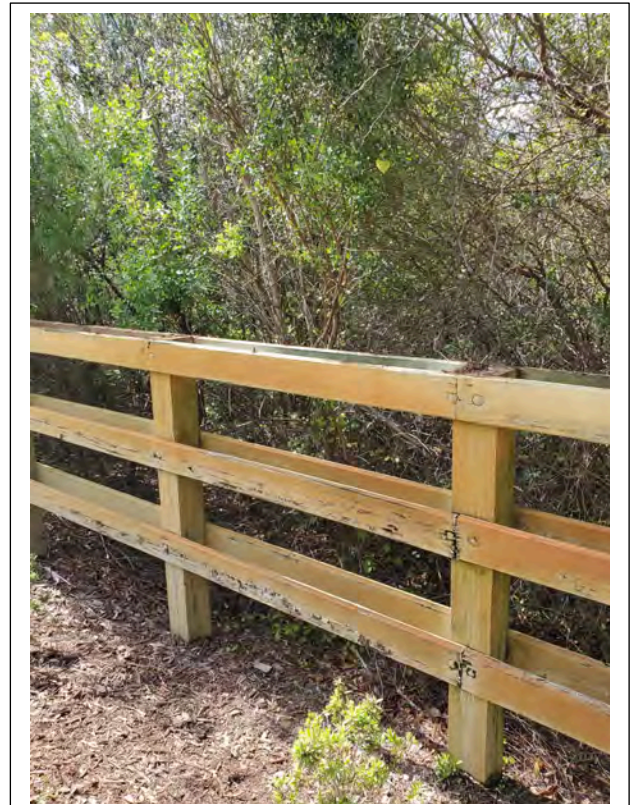
The following is a summary of items related to the field operations and maintenance management of Sweetwater Creek CDD.

Completed Projects

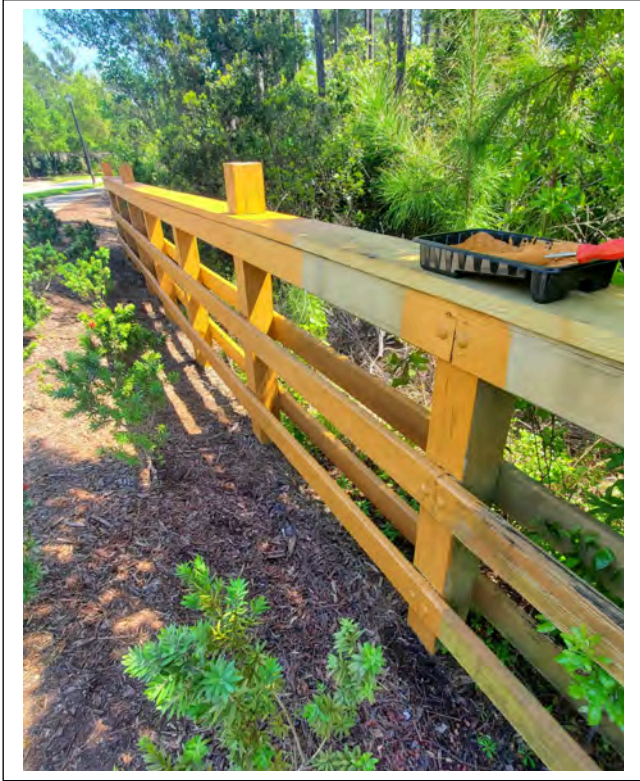
Before



- The wood fencing at Las Calinas Boulevard and Ensenada Drive has been rebuilt and painted

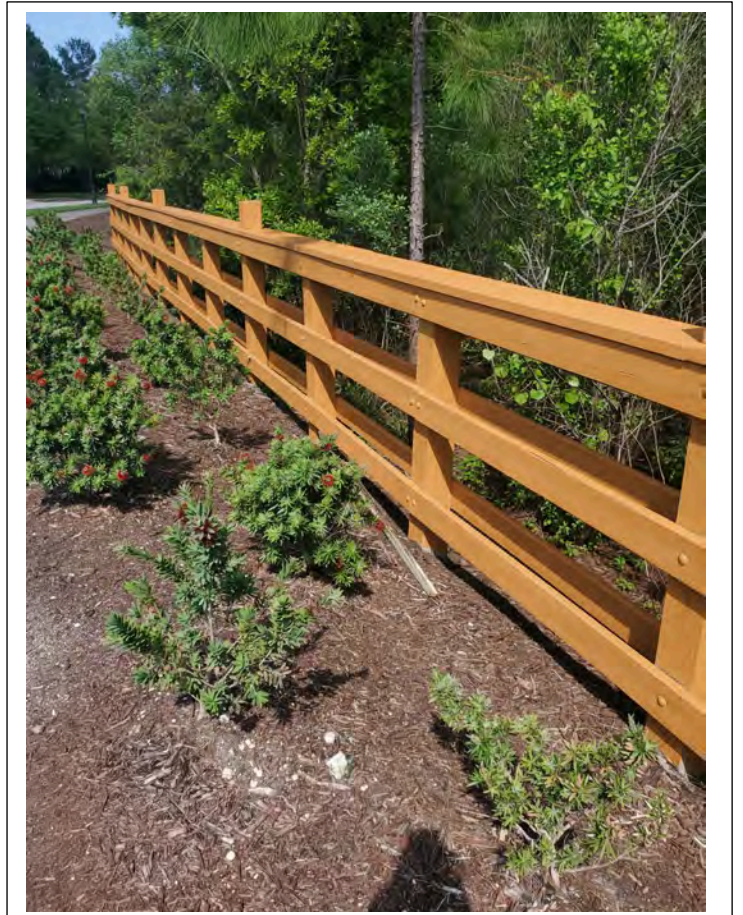


Completed Projects



- The fencing project was completed mid-April

In Progress

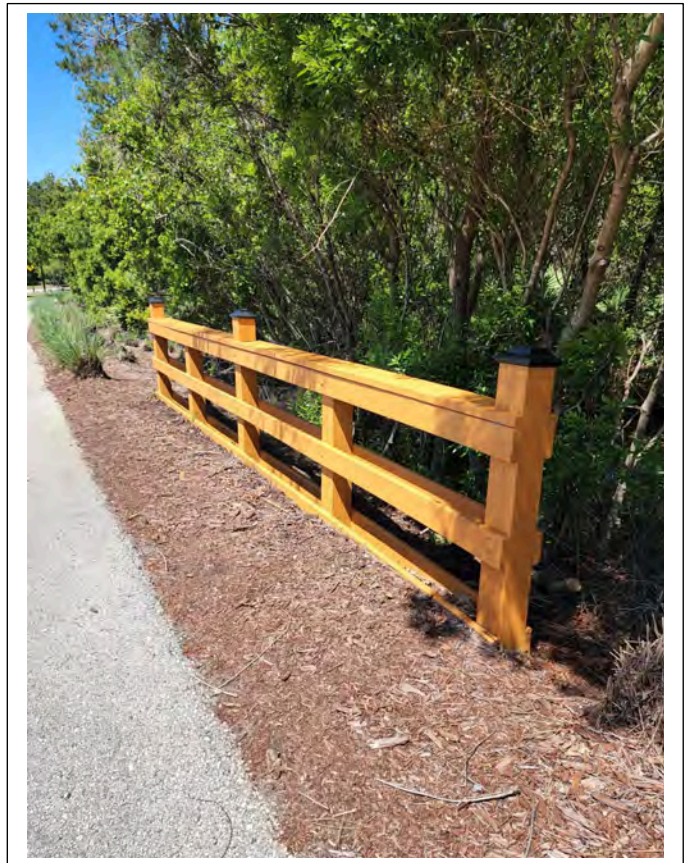


Completed Projects

In Progress



After



Completed Projects



In progress

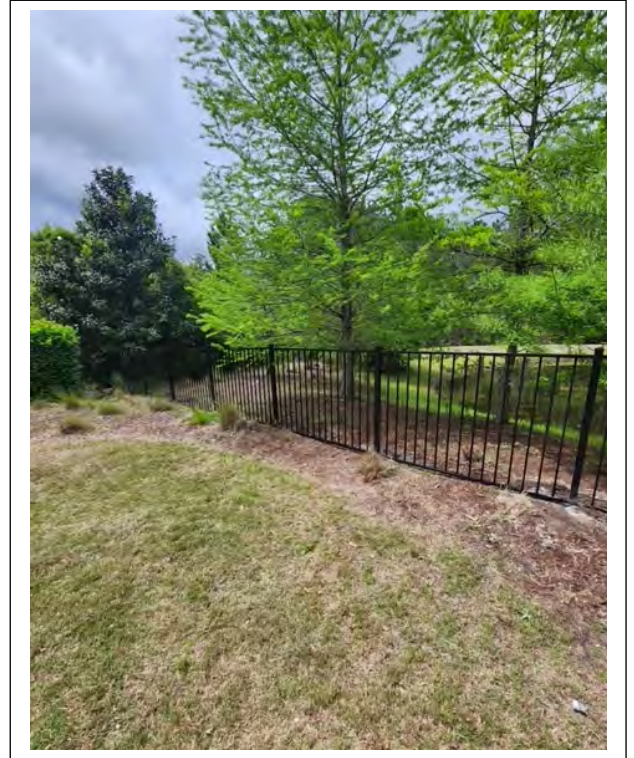


After



- Duval Landscaping has completed the Swale behind Torcido Boulevard
- The swale will promote drainage and direct the flow of water to the drainage outlet

Completed Projects

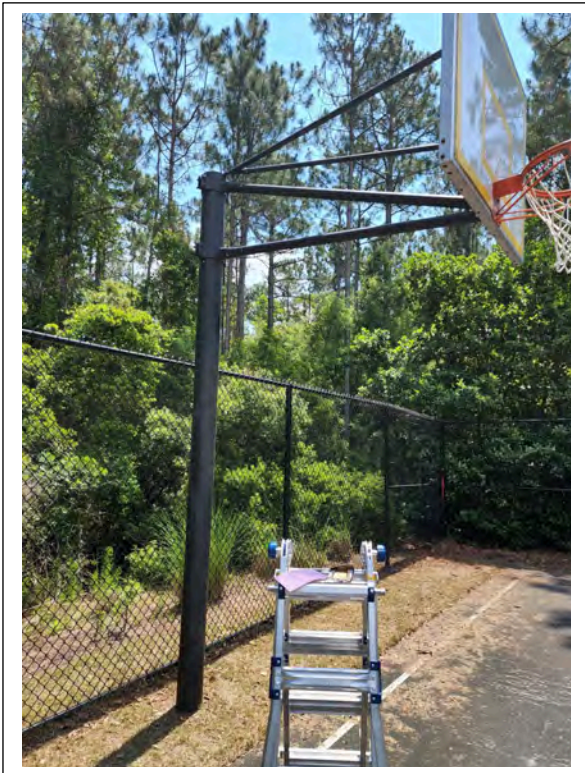


- Old City Fence completed the install of the fence between the playground and the pond at Ensenada Park



Completed Projects

Before



After



- All poles on the basketball goals at Ensenada Park have been repainted

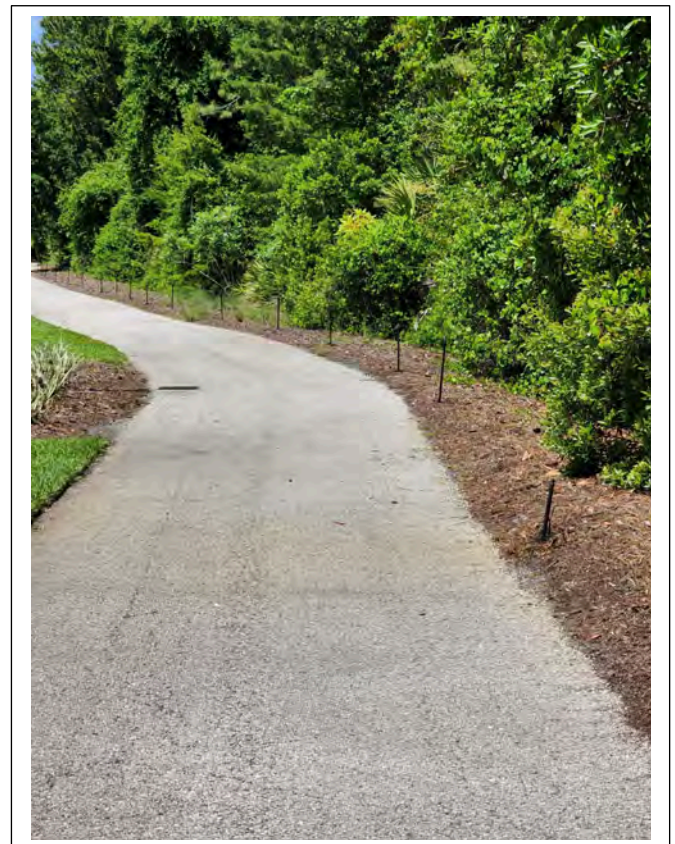
Completed Projects



- New soccer goal nets and one new goal have been replaced at the park on Onda Lane

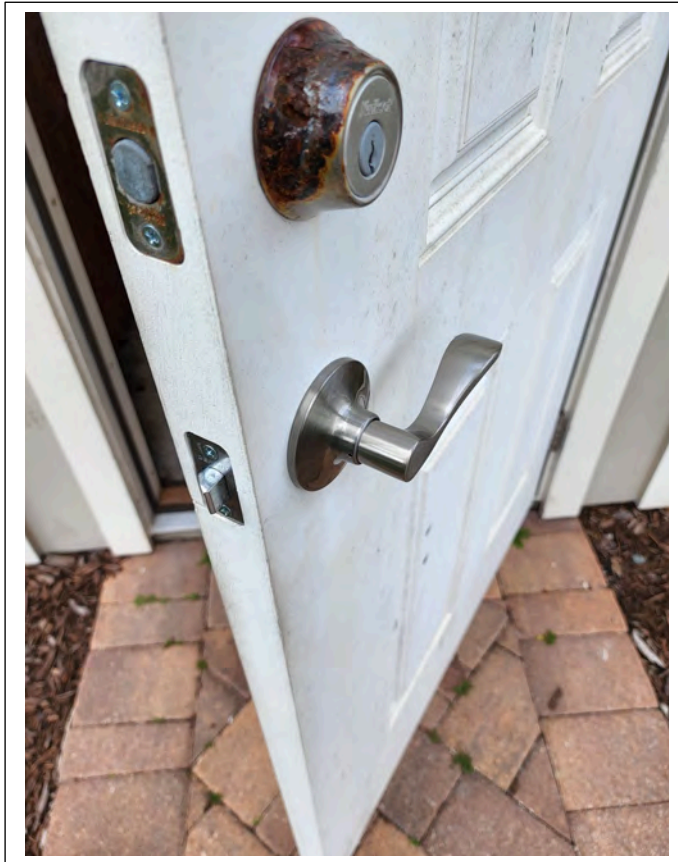


Completed Projects



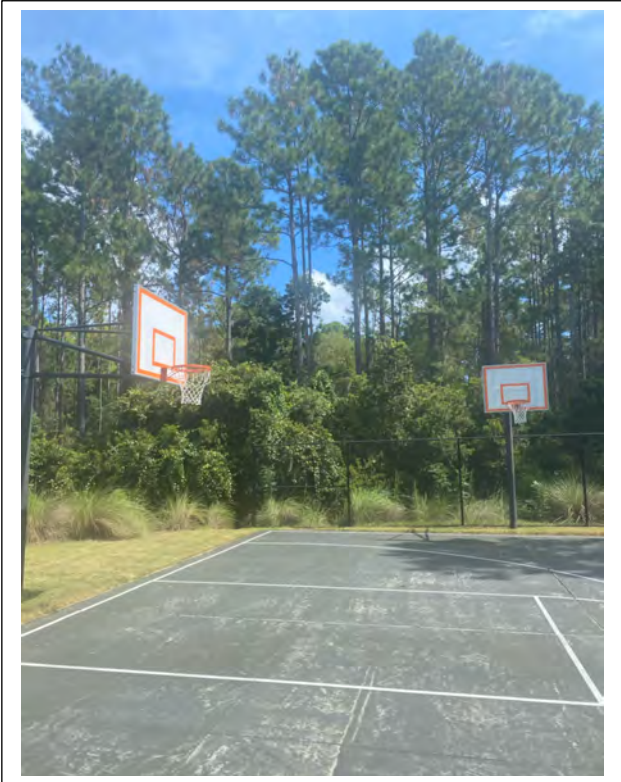
- Irrigation pipes on Ensenada Drive have been painted black

Completed Projects



- The door at the putt putt storage shed was fixed and the door handle has been replaced

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 May 2022

Action Items Report

Sweetwater Creek CDD			
Action Items Reported on by:			Chris Hall / Jerry Lambert
			Cheryl Graham
Action Items	Date Completed	Initials	Comments
Ensenada Park - Resurface basketball court		CG	Quote from Sport Surfaces was approved - Scheduled for May 2022. Sport Surfaces will provide an actual date soon. They have been trying to catch up on delays caused by Covid.
Ensenada Park - Add fence between playground and pond	4/16/22	CH/ CG	*This was an owner request - Concerned for small children running towards pond. Old City Fence was selected. Three (3) contractors have been contacted for quotes. Fence Installed.
Swale behind Torcido Blvd. to promote drainage and direct flow to drainage outlet	4/19/22	CH/CG/JL	District Engineer has been asked to review.
New soccer goal nets in the park on Onda Lane	4/22/22	CH/CG	Nets have been purchased, and will be mounted in the next week. Completed.
Pond bank on Rio Del Norte - North End	4/5/22	CH/JL/CG	Pond banks is eroding thus exposing roots of the Cypress trees. We need to obtain quotes to stabilize. Met with Jeff Brooks of ETM. Roots are stabilizing the pond bank, adding dirt to banks will be needed in the future.
Pond bank on Rio Del Norte - South End	4/5/22	CH/JL/CG	Pond banks are eroding and Weeping Willow trees are beginning to lean towards the water. We need to obtain quotes to stabilize. Met with Jeff Brooks of ETM. Roots are stabilizing the pond bank, adding dirt to banks will be needed in the future.
Wood Railings adjacent to Las Calinas Blvd and Ensenada Drive	4/11/22	JL/CH	Railings adjacent to Las Calinas Blvd. and also Ensenada Drive are under repair. Completed.
La Privade Park - Current State of Florida flag is tattered.		CH/CG	Will be installed.
6.5 ft gator in pond	4/25/22	CH	Removed

Conclusion

For any questions or comments regarding the above information or for any future maintenance requests and concerns please contact:

chall@rmsnf.com

jlambert@rmsnf.com

cgraham@rmsnf.com

Respectfully,

Riverside Management Services

