

*Sweetwater Creek
Community Development District*

Agenda

June 2, 2022

AGENDA

**Sweetwater Creek
Community Development District**

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

May 26, 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, June 2, 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 May 9, 2022 Meeting
 - B. Financial Statements
 - C. Check Register
- IV. Consideration of Resolution 2022-08, Designating Officers
- V. Discussion on Smart Irrigation Controllers (Supervisors Handler and Smith)
- VI. Update Regarding Fitness Center Expansion Project
- VII. Discussion on Child Watch
- VIII. Discussion on Wireless Distribution Rental Charges for Future Internet and Stream (Supervisor Smith)
- IX. Consideration of Resolution 2022-09, Approving the Proposed Budget for Fiscal Year 2023 and Setting a Public Hearing Date
- X. Consideration of Resolution 2022-10, Authorizing a Change in the Designated Registered Agent
- XI. Staff Reports

- A. Landscape Report
 - B. District Counsel
 - C. District Engineer – Consideration of Requisition 40
 - D. Field Manager – Report
 - E. District Manager
 - F. Director of Amenities
- XII. Supervisor Requests / Public Comment
- XIII. Next Scheduled Meeting – Thursday, July 7, 2022 at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida 32095
- XIV. 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 Monday, **May 9, 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
Charles Usina <i>by phone</i>	Supervisor
Ron Cervelli	Supervisor
John Smith	Supervisor

Also present were:

Jim Oliver	District Manager
Jennifer Kilinski	District Counsel
Erin Gunia	Director of Amenities
Chris Hall	Field Operations Manager
Jerry Lambert	VP, Director of Operations, RMS
Daniel Todd	Account Manager, Duval Landscape

*The following is a summary of the minutes and actions taken at the May 9, 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. Three Board members were present, constituting a quorum. Mr. Usina participated by phone.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

A. Minutes of the April 7, 2022 Meeting

Mr. Lisotta presented the April 7, 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. Lisotta presented the check register.

On MOTION by Mr. Handler, seconded by Mr. Cervelli, with all in favor, the Consent Agenda, was approved.
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FOURTH ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of John Williams

Mr. Lisotta presented the letter of resignation from John Williams.

On MOTION by Mr. Lisotta, seconded by Mr. Handler, with all in favor, the Resignation Letter from John Williams, was approved.
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B. Consideration of Appointing a New Supervisor to Fill the Vacancy (Seat 2, Term 11/2024)

Mr. Lisotta stated the seat #2 is up for election on November 20, 2024. He noted the seats up for election are Mr. Lisotta's and Mr. Cervelli's. He suggested retaining Mr. Cervelli for a longer term. He explained the process of moving seats in order to retain Mr. Cervelli for a longer term. District Counsel explained that procedurally, Mr. Cervelli needed to resign from his seat before they can approve him for appointment to a new seat with a different term length. Mr. Cervelli submitted his resignation for his current seat.

On MOTION by Mr. Lisotta, seconded by Mr. Handler, with all in favor, Acceptance of Ron Cervelli's Resignation, was approved.

Mr. Handler made a motion for Mr. Cervelli to fill the vacant seat left by Mr. Williams's resignation.

On MOTION by Mr. Lisotta, seconded by Mr. Handler, with all in favor, the Appointment of Mr. Ron Cervelli to Fill the Vacant Seat, was approved.

Mr. Handler stated there were three applications submitted to join the Board. Mr. John Smith was a second time applicant. The Board discussed appointing Mr. Smith to fill the vacancy.

On MOTION by Mr. Handler, seconded by Mr. Lisotta, with all in favor, the Appointment of John Smith to Fill Vacant Seat #2, was approved.

C. Oath of Office for Newly Appointed Supervisor

Mr. Oliver administered the oath of office to Mr. Smith as new Supervisor for Seat #2. He explained the procedures and legalities for a new Supervisor including the Sunshine Law.

D. Consideration of Resolution 2022-08, Designating Officers

This item was not discussed.

FIFTH ORDER OF BUSINESS

Fitness Center Expansion Project

A. Update Regarding Architectural Planning

Mr. Lisotta reviewed the Fitness Center expansion project which will include a storage area, and storage for the audio and video equipment. He reviewed the updated permit drawing prepared by Basham Lucas. Mr. Lisotta noted that Basham Lucas needs a civil engineer to do some of the work, and they did not have the manpower for this job. He noted currently the District has contracted with ETM for engineering services – the first request of ETM from the District was ETM did not have the workload for this. ETM ultimately did submit a quote for their costs that was in the \$75,000 range. Discussion ensued about seeking another vendor. Mr. Lisotta noted he was in favor of continuing with ETM to keep the process going and to not delay this further. Discussion ensued on how to select a provider for engineering services, the RFQ process, and whether there would be cost savings. Mr. Lisotta noted the cost of \$75,000 and the breakdown costs with an estimated \$48,350 for engineering services to prepare the plans. The breakdown was discussed further. After discussion ensued the Board decided to move forward with ETM Authorization #12, for the initial pre-construction tasks.

On MOTION by Mr. Lisotta, seconded by Mr. Cervelli, with all in favor, Work Authorization #12 with ETM for Engineering Services for the Fitness Center Expansion Project, was approved.

B. Discussion on Survey Results and Data

Ms. Gunia presented results of the survey regarding resident preferences for future recreational improvements. She noted that 765 residents responded to the survey.

SIXTH ORDER OF BUSINESS

Landscape Maintenance Report

Down to Earth presented the landscape maintenance report. After Board discussion of performance deficiencies related to the unacceptable late installation of scheduled installation of annuals and mulch by Duval's sub-contractor. Mr. Todd committed to the mulch installation during the week of May 16. RMS to collaborate with Duval Landscape to document deficiencies and a punch list resulting from joint drive-thru inspections. It was requested this be shared with the Board.

SEVENTH ORDER OF BUSINESS

Discussion on Child Watch

Mr. Lisotta stated this is on the agenda for comments. No action was taken.

EIGHTH ORDER OF BUSINESS

Consideration of Additional Rates/Fees for Gate Strikes

Mr. Lisotta asked for updates on this issue. Discussion included if residents need to have punitive consequences if they hit the gate, the repair period, costs, and available staff to complete repairs. Mr. Lisotta stated he would like to table this and see what other communities do with this issue. There was no action taken.

NINTH ORDER OF BUSINESS

Discussion of CDD Approval Process for Resident Landscape Improvements on CDD Property

Mr. Lisotta stated that this came up because of some confusion as to what was being asked of a particular location and what was being proposed. Mr. Lisotta noted this could provide benefit however, he felt there was potential for unintended ramifications which would cost the District money, time, and headache. He reviewed an email and stated the District did not have the capacity to fulfill this request. After discussion the Board decided to take no action.

TENTH ORDER OF BUSINESS**Discussion of Fiscal Year 2023 Budget Process**

Mr. Oliver presented an overview of the proposed Fiscal Year 2023 budget process. He noted at this time there the preliminary budget did not include a proposed assessment increase. The budget will be considered for approval at the June 2, 2022 meeting, in advance of the statutory deadline for approval. The budget hearing and budget adoption will be at the August 4, 2022 meeting. There was no action to take at this meeting.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Ms. Kilinski had nothing further to report.

B. District Engineer

There were no updates from the engineer.

C. Field Manager – Field Operations Report

Mr. Chris Hall reviewed the Field Operations Report. There was continued discussion of the landscaping issues. Mr. Todd recommended using a form for monthly reporting to address Supervisor concerns.

D. District Manager – Report on the Number of Registered Voters (1,579)

Mr. Oliver stated the number of registered voters residing in the Sweetwater Creek CDD was 1,579 as of April 15, 2022, according to the St. Johns County Supervisor of Elections. He noted this information is required to be presented to the Board on the record each year.

E. Director of Amenities

Ms. Gunia reviewed the amenity report and noted the cardio equipment lease has expired and requested the FY23 budget include potential lease of new equipment. The Board had discussion on how long they could go without the purchase of new equipment. Mr. Lisotta requested the Board discuss this at a future meeting.

TWELTH ORDER OF BUSINESS**Supervisor Requests/Public Comment****Resident Comments:**

- Resident commented that the grass was being cut too low.

- Another resident questioned the cost on the fitness center and other plans the Board may consider. She asked about time frame for the project.

Supervisor Comments:

- Mr. Handler requested from staff that Supervisors get the reports a week prior to the meeting. He noted the reports were coming in too late for the Supervisors review. Ms. Guina explained the report needed to be completed at the end of the month and there was a short turnaround time. It was decided to have them emailed out prior to the meeting.

THIRTEENTH ORDER OF BUSINESS

**Next Scheduled Meetings – Thursday,
June 2, 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, June 2, 2022 at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida 32095.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Handler, seconded by Mr. Usina, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Sweetwater Creek
Community Development District

Unaudited Financial Reporting
April 30, 2022



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Sweetwater Creek
Community Development District
Balance Sheet
April 30, 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	\$ 286,717	\$ -	\$ 69,757	\$ -	\$ 356,474
Cash - Amenity Account	\$ 83,266	\$ -	\$ -	\$ -	\$ 83,266
Cash - Debit Card Account	\$ 5,368	\$ -	\$ -	\$ -	\$ 5,368
Investments:					
Series 2019					
Reserve - A-1	\$ -	\$ 133,070	\$ -	\$ -	\$ 133,070
Reserve - A-2	\$ -	\$ 110,550	\$ -	\$ -	\$ 110,550
Revenue	\$ -	\$ 745,750	\$ -	\$ -	\$ 745,750
Prepayment	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenue	\$ -	\$ 24,453	\$ -	\$ -	\$ 24,453
Construction	\$ -	\$ -	\$ -	\$ 1,239,952	\$ 1,239,952
Prepaid Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Investment SBA GF	\$ 175,369	\$ -	\$ -	\$ -	\$ 175,369
Investment - Custody	\$ 670,824	\$ -	\$ -	\$ -	\$ 670,824
Due From General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Due From Capital	\$ 35,419	\$ -	\$ 10,375	\$ -	\$ 45,794
Due from Other	\$ 2,914	\$ -	\$ -	\$ -	\$ 2,914
Total Assets	\$ 1,259,877	\$ 1,013,823	\$ 80,132	\$ 1,239,952	\$ 3,593,783
Liabilities:					
Accounts Payable	\$ 14,172	\$ -	\$ -	\$ -	\$ 14,172
Accrued Expenses	\$ 3,076	\$ -	\$ -	\$ -	\$ 3,076
Due to Amenity	\$ 35,419	\$ -	\$ -	\$ -	\$ 35,419
Total Liabilities	\$ 52,667	\$ -	\$ -	\$ -	\$ 52,667
Fund Balances:					
Assigned For Debt Service	\$ -	\$ 1,013,823	\$ -	\$ -	\$ 1,013,823
Assigned For Capital Reserves	\$ -	\$ -	\$ 80,132	\$ -	\$ 80,132
Assigned For Capital Projects	\$ -	\$ -	\$ -	\$ 1,239,952	\$ 1,239,952
Unassigned	\$ 1,207,209	\$ -	\$ -	\$ -	\$ 1,207,209
Total Fund Balances	\$ 1,207,209	\$ 1,013,823	\$ 80,132	\$ 1,239,952	\$ 3,541,115
Total Liabilities & Fund Equity	\$ 1,259,877	\$ 1,013,823	\$ 80,132	\$ 1,239,952	\$ 3,593,783

Sweetwater Creek
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/22	Thru 04/30/22	Variance
<u>Revenues:</u>				
Assessments	\$ 1,587,595	\$ 1,560,813	\$ 1,560,813	\$ -
Fitness Center Revenue	\$ 13,875	\$ 8,094	\$ 670	\$ (7,424)
Interest	\$ -	\$ -	\$ 223	\$ 223
Total Revenues	\$ 1,601,470	\$ 1,568,907	\$ 1,561,706	\$ (7,200)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 4,600	\$ 2,400
Engineering Fees	\$ 10,000	\$ 5,833	\$ 10,060	\$ (4,226)
District Counsel	\$ 35,000	\$ 20,417	\$ 16,941	\$ 3,476
Audit Fees	\$ 3,700	\$ -	\$ -	\$ -
Arbitrage	\$ 500	\$ -	\$ -	\$ -
Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Dissemination	\$ 5,000	\$ 2,917	\$ 2,917	\$ (0)
Trustee Fees	\$ 3,800	\$ 2,917	\$ 2,917	\$ -
District Management Fees	\$ 42,500	\$ 24,792	\$ 24,167	\$ 625
Telephone	\$ 250	\$ 146	\$ 451	\$ (305)
Postage	\$ 3,050	\$ 1,779	\$ 671	\$ 1,108
Public Official Insurance	\$ 4,041	\$ 4,041	\$ 3,803	\$ 238
Copies	\$ 700	\$ 408	\$ 297	\$ 111
Miscellaneous	\$ 1,500	\$ 875	\$ 380	\$ 495
Legal Advertising	\$ 2,700	\$ 1,575	\$ 99	\$ 1,476
Information Technology	\$ 800	\$ 467	\$ 467	\$ -
Website Maintenance	\$ 600	\$ 350	\$ 350	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 131,316	\$ 78,691	\$ 73,292	\$ 5,399
<u>Operation and Maintenance</u>				
Electric	\$ 64,000	\$ 37,333	\$ 37,053	\$ 280
Field Management Fees	\$ 80,000	\$ 46,667	\$ 46,667	\$ (0)
General Insurance	\$ 5,445	\$ 5,445	\$ 5,123	\$ 322
Landscape Maintenance	\$ 346,000	\$ 201,833	\$ 169,911	\$ 31,922
Landscape Improvements	\$ 50,000	\$ 29,167	\$ 24,553	\$ 4,613
Lake Maintenance	\$ 20,921	\$ 12,204	\$ 10,766	\$ 1,438
Fountain Maintenance	\$ 1,500	\$ 875	\$ 850	\$ 25
Irrigation Repairs & Maintenance	\$ 17,000	\$ 9,917	\$ 10,089	\$ (172)
Storm Clean-Up	\$ 2,000	\$ 1,167	\$ -	\$ 1,167
Field Repairs & Maintenance	\$ 20,000	\$ 11,667	\$ 19,522	\$ (7,855)
Tree Removals	\$ 12,540	\$ 7,315	\$ 1,850	\$ 5,465
Streetlight Repairs	\$ 2,250	\$ 1,313	\$ -	\$ 1,313
Signage Repairs	\$ 1,500	\$ 875	\$ 687	\$ 189
Holiday Decoration	\$ 5,000	\$ 2,917	\$ 301	\$ 2,615
Miscellaneous Field Supplies	\$ 4,250	\$ 2,479	\$ -	\$ 2,479
Total Field Operations:	\$ 632,406	\$ 371,172	\$ 327,372	\$ 43,800

Sweetwater Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/22	Thru 04/30/22	Variance
Amenities				
Administrative:				
Property & Casualty Insurance	\$ 23,481	\$ 23,481	\$ 22,100	\$ 1,381
Payroll - Salaried	\$ 109,551	\$ 63,905	\$ 62,572	\$ 1,333
Payroll - Hourly	\$ 80,084	\$ 46,716	\$ 45,382	\$ 1,333
Payroll - Benefits	\$ 32,126	\$ 18,740	\$ 17,407	\$ 1,333
Payroll Taxes	\$ 18,551	\$ 10,821	\$ 9,488	\$ 1,333
Professional Services - Engineering	\$ 51,486	\$ 30,034	\$ 28,700	\$ 1,333
Professional Services - Information Technology	\$ 250	\$ 146	\$ 790	\$ (644)
Travel & Per Diem	\$ 150	\$ 88	\$ -	\$ 88
Training	\$ 200	\$ 117	\$ -	\$ 117
Licenses & Permits	\$ 400	\$ 233	\$ 400	\$ (167)
Subscriptions & Memberships	\$ 500	\$ 292	\$ 189	\$ 103
Office Supplies	\$ 3,000	\$ 1,750	\$ 1,111	\$ 639
Office Equipment	\$ 2,000	\$ 1,167	\$ 521	\$ 646
Communication - Telephone/Internet/TV	\$ 10,000	\$ 5,833	\$ 6,777	\$ (944)
Internet/Telephone - Guard House	\$ 3,600	\$ 2,100	\$ 2,419	\$ (319)
Cost Share Expense - Marshall Creek	\$ 63,453	\$ -	\$ -	\$ -
Field:				
General Utilities	\$ 83,000	\$ 48,417	\$ 35,976	\$ 12,441
Refuse Removal	\$ 3,000	\$ 1,750	\$ 2,090	\$ (340)
Security	\$ 64,851	\$ 37,830	\$ 47,400	\$ (9,570)
Janitorial Services	\$ 16,000	\$ 9,333	\$ 8,000	\$ 1,333
Operating Supplies - Spa & Paper	\$ 4,500	\$ 2,625	\$ 1,500	\$ 1,125
Operating Supplies - Uniforms	\$ 500	\$ 292	\$ -	\$ 292
Cleaning Supplies	\$ 15,000	\$ 8,750	\$ 4,547	\$ 4,203
Amenity Landscape Maintenance & Improvements	\$ 24,000	\$ 14,000	\$ 14,000	\$ -
Gate Repairs & Maintenance	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Guardhouse Maintenance	\$ 2,500	\$ 1,458	\$ 132	\$ 1,327
Dog Park Repairs & Maintenance	\$ 3,650	\$ 2,129	\$ 2,323	\$ (194)
Park Mulch	\$ 1,500	\$ 875	\$ -	\$ 875
Playground Repairs & Maintenance	\$ 2,500	\$ 1,458	\$ 788	\$ 670
Miscellaneous Field Supplies	\$ 1,000	\$ 583	\$ 3,469	\$ (2,886)
Buildings Repairs & Maintenance	\$ 15,000	\$ 8,750	\$ 8,138	\$ 612
Pest Control	\$ 2,500	\$ 1,458	\$ 1,010	\$ 449
Pools Maintenance - Contract	\$ 15,000	\$ 8,750	\$ 9,314	\$ (564)
Pools Repairs & Maintenance	\$ 10,000	\$ 5,833	\$ 1,855	\$ 3,978
Pools Chemicals	\$ 2,500	\$ 1,458	\$ 557	\$ 901
Signage & Amenity Repairs	\$ 300	\$ 175	\$ 143	\$ 32
Special Events	\$ 10,000	\$ 5,833	\$ 2,223	\$ 3,610
Fitness:				
Professional Services - Outside Fitness	\$ 52,872	\$ 30,842	\$ 29,544	\$ 1,298
Fitness Equipment Repairs & Maintenance	\$ 5,000	\$ 2,917	\$ 4,046	\$ (1,129)
Fitness Equipment Rental	\$ 35,000	\$ 20,417	\$ 3,593	\$ 16,823
Miniature Golf Course Maintenance	\$ 750	\$ 438	\$ -	\$ 438
Miscellaneous Fitness Supplies	\$ 6,300	\$ 3,675	\$ 493	\$ 3,182
Capital Outlay - Machinery & Equipment	\$ 6,400	\$ 3,733	\$ 353	\$ 3,380
Total Amenities	\$ 784,955	\$ 430,660	\$ 379,349	\$ 51,311
Reserves				
Capital Reserve Transfer	\$ 110,000	\$ 110,000	\$ 110,000	\$ -
Total Reserves	\$ 110,000	\$ 110,000	\$ 110,000	\$ -
Total Expenditures	\$ 1,658,677	\$ 990,523	\$ 890,014	\$ 100,510
Excess Revenues (Expenditures)	\$ (57,207)		\$ 671,693	
Fund Balance - Beginning	\$ 57,207		\$ 535,517	
Fund Balance - Ending	\$ -		\$ 1,207,209	

Sweetwater Creek

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/22	Thru 04/30/22	Variance
Revenues:				
Special Assessments	\$ 746,019	\$ 738,635	\$ 738,635	\$ -
Prepayments	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 18	\$ 18
Total Revenues	\$ 746,019	\$ 738,635	\$ 738,653	\$ 18
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		\$ 574,425	
Fund Balance - Beginning	\$ 171,450		\$ 439,398	
Fund Balance - Ending	\$ 174,013		\$ 1,013,823	

Sweetwater Creek

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/22	Thru 04/30/22	Variance
Revenues:				
Cost Share - Marshal Creek	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ 20,000	\$ 11,667	\$ 67,067	\$ (55,401)
Repair and Maintenance	\$ 20,000	\$ 11,667	\$ 11,822	\$ (155)
Other Current Charges	\$ 1,470	\$ 858	\$ 245	\$ 613
Total Expenditures	\$ 41,470	\$ 24,191	\$ 79,134	\$ (54,943)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 110,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 110,000	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 68,530		\$ (79,134)	
Fund Balance - Beginning	\$ 160,961		\$ 159,266	
Fund Balance - Ending	\$ 229,491		\$ 80,132	

Sweetwater Creek

Community Development District Capital Projects Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2022

	Adopted Budget	Prorated Budget Thru 04/30/22	Actual Thru 04/30/22	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 36	\$ 36
Total Revenues	\$ -	\$ -	\$ 36	\$ 36
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 9,700	\$ (9,700)
Total Expenditures	\$ -	\$ -	\$ 9,700	\$ (9,700)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ (9,664)	
Fund Balance - Beginning	\$ -		\$ 1,249,616	
Fund Balance - Ending	\$ -		\$ 1,239,952	

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	\$ 31,121	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,560,813
Fitness Center Revenue	\$ -	\$ 325	\$ 125	\$ -	\$ -	\$ 220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 670
Cost Sharing - Marshall Creek Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ 24	\$ 18	\$ 20	\$ 23	\$ 23	\$ 47	\$ 68	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 223
Miscellaneous Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
													\$ -
Total Revenues	\$ 24	\$ 270,021	\$ 359,019	\$ 860,120	\$ 30,184	\$ 11,149	\$ 31,190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,561,706
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 800	\$ 800	\$ 800	\$ -	\$ 600	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,600
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	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,917
Trustee Fees	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,917
District Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,167
Telephone	\$ 166	\$ -	\$ 71	\$ 132	\$ 25	\$ -	\$ 57	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 451
Postage	\$ 215	\$ -	\$ 300	\$ 69	\$ 45	\$ -	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 671
Public Official Insurance	\$ 3,803	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,803
Copies	\$ 117	\$ -	\$ 76	\$ -	\$ 31	\$ -	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 297
Miscellaneous	\$ 205	\$ -	\$ 9	\$ 1	\$ 1	\$ -	\$ 164	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 380
Legal Advertising	\$ 99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99
Information Technology	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 467
Website Maintenance	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 29,073	\$ 7,806	\$ 9,780	\$ 5,116	\$ 8,901	\$ 8,030	\$ 4,587	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73,292
<u>Operation and Maintenance</u>													
Electric	\$ 5,204	\$ 5,168	\$ 5,226	\$ 5,565	\$ 5,116	\$ 5,239	\$ 5,536	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,053
Field Management Fees	\$ 6,667	\$ 6,667	\$ 6,667	\$ 6,667	\$ 6,667	\$ 6,667	\$ 6,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,667
General Insurance	\$ 5,123	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,123
Landscape Maintenance	\$ 24,273	\$ 24,273	\$ 24,273	\$ 24,273	\$ 24,273	\$ 24,273	\$ 24,273	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 169,911
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	\$ 1,538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,766
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 850
Irrigation Repairs & Maintenance	\$ 4,024	\$ 3,275	\$ -	\$ 180	\$ 625	\$ 1,160	\$ 825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,089
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	\$ 38,839	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 327,372

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	\$ 8,939	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,572
Payroll - Hourly	\$ 6,483	\$ 6,483	\$ 6,483	\$ 6,483	\$ 6,483	\$ 6,483	\$ 6,483	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,382
Payroll - Benefits	\$ 2,487	\$ 2,487	\$ 2,487	\$ 2,487	\$ 2,487	\$ 2,487	\$ 2,487	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,407
Payroll Taxes	\$ 1,355	\$ 1,355	\$ 1,355	\$ 1,355	\$ 1,355	\$ 1,355	\$ 1,355	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,488
Professional Services - Engineering	\$ 4,100	\$ 4,100	\$ 4,100	\$ 4,100	\$ 4,100	\$ 4,100	\$ 4,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,700
Professional Services - Information Technology	\$ 150	\$ 266	\$ 21	\$ 151	\$ 21	\$ 161	\$ 21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 790
Travel & Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Training	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Licenses & Permits	\$ -	\$ 375	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
Subscriptions & Memberships	\$ 27	\$ 27	\$ 27	\$ 27	\$ 27	\$ 27	\$ 27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 189
Office Supplies	\$ 65	\$ 59	\$ 388	\$ -	\$ 458	\$ -	\$ 142	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,111
Office Equipment	\$ -	\$ 13	\$ 350	\$ 8	\$ 129	\$ 21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 521
Communication - Telephone/Internet/TV	\$ 997	\$ 937	\$ 997	\$ 944	\$ 943	\$ 944	\$ 1,016	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,777
Internet/Telephone - Guard House	\$ 306	\$ 306	\$ 306	\$ 306	\$ 311	\$ 436	\$ 447	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,419
Cost Share Expense - Marshall Creek	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field:													
General Utilities	\$ 3,438	\$ 4,601	\$ 5,844	\$ 5,392	\$ 5,832	\$ 5,297	\$ 5,572	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,976
Refuse Removal	\$ 250	\$ 302	\$ 302	\$ 302	\$ 302	\$ 319	\$ 311	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,090
Security	\$ 6,736	\$ 6,718	\$ 6,790	\$ 6,766	\$ 6,820	\$ 6,778	\$ 6,790	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,400
Janitorial Services	\$ 1,143	\$ 1,143	\$ 1,143	\$ 1,143	\$ 1,143	\$ 1,143	\$ 1,143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000
Operating Supplies - Spa & Paper	\$ 244	\$ 200	\$ 272	\$ 202	\$ 200	\$ 198	\$ 183	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Operating Supplies - Uniforms	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cleaning Supplies	\$ 38	\$ 1,071	\$ 1,875	\$ 110	\$ 157	\$ 1,250	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,547
Amenity Landscape Maintenance & Improvements	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,000
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	\$ 253	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 788
Miscellaneous Field Supplies	\$ 1,304	\$ 42	\$ 447	\$ 286	\$ 91	\$ 925	\$ 373	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,469
Buildings Repairs & Maintenance	\$ 989	\$ 1,565	\$ -	\$ 347	\$ 614	\$ 366	\$ 4,257	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,138
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	\$ 1,411	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,314
Pools Repairs & Maintenance	\$ 330	\$ 176	\$ -	\$ 308	\$ -	\$ 118	\$ 923	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,855
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	\$ 4,216	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,544
Fitness Equipment Repairs & Maintenance	\$ 685	\$ -	\$ 2,020	\$ 41	\$ 45	\$ 571	\$ 683	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,046
Fitness Equipment Rental	\$ 513	\$ 513	\$ 513	\$ 513	\$ 513	\$ 513	\$ 513	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,593
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	\$ 50,526	\$ 53,691	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 379,349
Reserves													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,000
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,000
Total Expenditures	\$ 149,499	\$ 116,519	\$ 107,149	\$ 100,124	\$ 108,350	\$ 101,256	\$ 207,116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 890,014
Excess Revenues (Expenditures)	\$ (149,475)	\$ 153,502	\$ 251,870	\$ 759,996	\$ (78,166)	\$ (90,107)	\$ (175,927)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 671,693

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 Arsenault Certified Pool Consultant, Inc.	Invoice: SWCrefC120 - 40% Deposit to start services	\$ 46,000.00
1/6/20	7	Rick Arsenault 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 Arsenault Certified Pool Consultant, Inc.	Invoice: SWCrrfF220 - 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 Arsenault Certified Pool Consultant, Inc.	Invoice: SWCrefF220 - 40% Commencement of Filling	\$ 46,000.00
2/26/20	13	Rick Arsenault 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
4/20/22	38	Invision Construction	Invoice #0001 Fitness Center Expansion Process	\$ 2,000.00
4/20/22	39	Basham & Lucas Desing Group Inc	Invoice #8851 Palencia Amenity & CDs	\$ 5,200.00
TOTAL				\$ 387,123.68
Project (Construction) Fund at 07/30/19				\$ 1,540,777.96
Interest Earned and Transfer thru 04/30/22				\$ 86,297.55
Requisitions Paid thru 04/30/22				\$ (387,123.68)
Remaining Project (Construction) Fund				<u><u>\$ 1,239,951.83</u></u>

C.

Sweetwater Creek

Community Development District

Summary of Invoices

April 01, 2022 - April 30, 2022

Fund	Date	Check No.'s	Amount
General Fund			
	4/7/22	3666-3669	\$ 141,789.67
	4/8/22	3670-3670	3,625.93
	4/11/22	3671	3,155.00
	4/14/22	3672-3673	4,735.56
	4/21/22	3674-3679	3,434.18
	4/28/22	3680	825.00
			<hr/>
			\$ 157,565.34
Amenity Fund			
	4/7/22	2104-2109	\$ 2,924.92
	4/14/22	2110-2111	28,779.42
	4/28/22	2112	513.32
			<hr/>
			\$ 32,217.66
Capital Reserve			
	4/28/22	9-10	\$ 22,892.22
			<hr/>
			\$ 22,892.22
TOTAL			<hr/>
			\$ 212,675.22

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 5/20/22		PAGE 1		
*** CHECK DATES 04/01/2022 - 04/30/2022 ***		SWEETWATER CREEK - GENERAL									
		BANK A GENERAL FUND									
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #			
4/07/22	00086	4/01/22 15881	202204 320-53800-46200	APR LANDSCAPE MAINTENANCE	*	24,273.00					
DUVAL LANDSCAPE MAINTENANCE							24,273.00	003666			
4/07/22	00063	3/29/22 72328	202203 320-53800-47100	AERATOR SERVICE	*	850.00					
FUTURE HORIZONS							850.00	003667			
4/07/22	00071	4/01/22 30	202204 320-53800-12100	APR CONTRACT ADMIN	*	6,666.67					
RIVERSIDE MANAGEMENT SERVICES							6,666.67	003668			
4/07/22	00069	4/04/22 04042022	202204 300-58100-10000	FY22 CAP RESERVE TRANSFER	*	110,000.00					
SWEETWATER CREEK CDD							110,000.00	003669			
4/08/22	00029	4/01/22 62	202204 310-51300-34000	MANAGEMENT FEES APR22	*	2,916.67					
		4/01/22 62	202204 310-51300-35200	WEBSITE ADMIN APR22	*	50.00					
		4/01/22 62	202204 310-51300-35100	INFORMATION TECH APR22	*	66.67					
		4/01/22 62	202204 310-51300-31300	DISSEMINATION FEE APR22	*	416.67					
		4/01/22 62	202204 310-51300-49000	OFFICE SUPPLIES	*	3.19					
		4/01/22 62	202204 310-51300-42000	POSTAGE	*	42.24					
		4/01/22 62	202204 310-51300-42500	COPIES	*	73.95					
		4/01/22 62	202204 310-51300-41000	TELEPHONE	*	56.54					
GOVERNMENTAL MANAGEMENT SERVICES							3,625.93	003670			
4/11/22	00084	4/04/22 1855	202203 310-51300-31500	MAR GENERAL COUNSEL	*	3,155.00					
KE LAW GROUP PLLC							3,155.00	003671			
4/14/22	00042	4/08/22 8	202204 310-51300-49000	SE2019A-2 AMORT PRE \$25K	*	100.00					
DISCLOSURE SERVICES LLC							100.00	003672			
4/14/22	00086	2/28/22 15541	202202 320-53800-46400	128 CODO CT-REAR REVAMP	*	4,635.56					
DUVAL LANDSCAPE MAINTENANCE							4,635.56	003673			
SWCC SWEETWATER CRK BPEREGRINO											

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/21/22	00075	4/07/22 04072022	202204 310-51300-11000 4/07/22 MEETING	CHARLES USINA III	*	200.00	200.00 003674
4/21/22	00086	3/28/22 15682	202203 320-53800-47300 MAR SOCCER FIELD PUMP RPR	DUVAL LANDSCAPE MAINTENANCE	*	1,160.00	1,160.00 003675
4/21/22	00049	4/07/22 04072022	202204 310-51300-11000 4/07/22 MEETING	JOHN V WILLIAMS	*	200.00	200.00 003676
4/21/22	00051	4/07/22 04072022	202204 310-51300-11000 4/07/22 MEETING	ROBERT LISOTTA	*	200.00	200.00 003677
4/21/22	00071	4/12/22 32	202203 320-53800-47301 MAR FIELD MAINT & REPAIRS	RIVERSIDE MANAGEMENT SERVICES	*	1,474.18	1,474.18 003678
4/21/22	00040	4/07/22 04072022	202204 310-51300-11000 04/07/22 MEETING	STEPHEN J HANDLER	*	200.00	200.00 003679
4/28/22	00086	4/25/22 16064	202204 320-53800-47300 RPR FRONT ENTRY PUMP	DUVAL LANDSCAPE MAINTENANCE	*	825.00	825.00 003680
TOTAL FOR BANK A						157,565.34	
TOTAL FOR REGISTER						157,565.34	

*** CHECK DATES 04/01/2022 - 04/30/2022 ***
SWEETWATER CREEK - POOL
BANK B AMENITY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/07/22	00005	3/17/22 41-23762	202203 330-53800-52200	PAPER PRODUCTS & SPA	*	111.10	
				DOWNEY'S JANITORIAL SUPPLIES			111.10 002104
4/07/22	00014	3/01/22 E480-79	202203 330-53800-52100	GYM WIPES & CLEANING SUPP	*	1,250.00	
				LLOYD'S EXERCISE EQUIPMENT LLC			1,250.00 002105
4/07/22	00019	4/01/22 13129560	202204 330-53800-52000	APR POOL CHEMICALS	*	1,411.20	
				POOLSURE			1,411.20 002106
4/07/22	00020	3/02/22 03022022	202203 330-53800-51100	OFFICE SUPPLIES	*	20.96	
				PUBLIX SUPER MARKETS INC			20.96 002107
4/07/22	00041	3/16/22 17391795	202203 340-53800-34400	MAR PEST CONTROL	*	71.66	
				TURNER PEST CONTROL,LLC			71.66 002108
4/07/22	00042	4/01/22 339951	202204 330-53800-41000	4/01-6/30 MONITORING	*	60.00	
				VILLAGE KEY & ALARM INC			60.00 002109
4/14/22	00080	3/22/22 713369	202202 330-53800-48400	ADD RES AS OF 2/28/22	*	36.00	
				ENVERA			36.00 002110
4/14/22	00016	4/01/22 04012022	202204 330-53800-12000	APR PAYROLL-SALARIED	*	8,938.79	
		4/01/22 04012022	202204 330-53800-13000	APR PAYROLL HOURLY	*	6,483.21	
		4/01/22 04012022	202204 340-53800-34500	APR PROFSERV-OUTSIDE FIT	*	4,215.54	
		4/01/22 04012022	202204 330-53800-23000	APR PAYROLL BENEFITS	*	2,486.71	
		4/01/22 04012022	202204 330-53800-21000	APR PAYROLL TAXES	*	1,355.46	
		4/01/22 04012022	202204 330-53800-31100	APR PROFESERV ENGINEER	*	4,100.04	
		4/01/22 04012022	202204 330-53800-35200	APR PROFSERV INFO TECH	*	20.80	
		4/01/22 04012022	202204 330-53800-46500	APR PAYROLL JANITORIAL	*	1,142.87	
				MARSHALL CREEK CDD			28,743.42 002111
				SWCC SWEETWATER CRK BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/28/22	00096	4/01/22 1104	202204 330-53800-44000		*	513.32	
		APR INDOOR BIKE LEASE		FRANK A. FLORI DBA CHARIMAN'S ENT			513.32 002112

						TOTAL FOR BANK B	32,217.66
						TOTAL FOR REGISTER	32,217.66

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/28/22	00008	3/30/22 15715	202203 600-58400-60000		*	19,346.22	
		INSTL NEW SWALE @2ND ENTR					
				DUVAL LANDSCAPE MAINTENANCE			19,346.22 000009
4/28/22	00007	4/15/22 04152022	202204 600-58400-60000		*	3,546.00	
		4'TALL ALUM RAIL&4X5GATES					
				OLD CITY FENCE			3,546.00 000010
TOTAL FOR BANK A						22,892.22	
TOTAL FOR REGISTER						22,892.22	

SWCC SWEETWATER CRK BPEREGRINO

FOURTH ORDER OF BUSINESS

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.

_____ is appointed Assistant Secretary.

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

PASSED AND ADOPTED THIS 2ND DAY OF JUNE, 2022.

ATTEST

**SWEETWATER CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

Smart Irrigation Controllers

Sweetwater Palencia North. May 24, 2022

Features of Smart Controllers

Features	Traditional Controller	Smart TE Controller
Automated watering system	X	X
Automate rain shutoff		X
Automate schedule based on weather conditions		X
Does not required seasonal monitoring/changes		X
Uses less than 30-40% water during dry and 70-90% less during Florida normal rainfall		X
Savings on replanting flowers, grasses, shrubs		X

Additional Points-

- Track leaks and failures to irrigate- One corner of flower beds of CCD installation could cost additional \$2-4,000 in plants due to failure to detect. (which has happened at Codo and LasCalinas several times)
- **Most traditional systems turn water and and off based on a time schedule that does not change with the weather and soil conditions**, therefore plants are over-watered too much, for too long, which wastes water, money, and damages the plant.
- Proactive Maintenance with automation will facilitate prevention of plant loss with lower MTTR with and preserving landscape beauty. This translates to landscape savings.
- Currently 2 controllers are failing and replacing with automation TE controllers should be considered.

ET - EPA Watersense Program

- Specifically, we are talking about evapotranspiration (ET) and rainfall. ET is the amount of water the soil loses through evaporation in conjunction with the plant's water loss, both of which are affected by changing weather conditions. **Most traditional systems turn water on and off based on a time schedule that does not change with the weather and soil conditions**, therefore plants are over-watered too much, for too long, which wastes water, money, and damages the plant.
- SMSs detect the amount of moisture in the ground beneath the landscape and prevent scheduled irrigation when plants don't need water, reducing water waste and promoting plant health.
- https://www.epa.gov/sites/default/files/2021-04/documents/ws-outdoor-products-sms_mini-report.pdf
- Some CDD's are even going to the homeowners within the CDD and asking to upgrade all the controllers to improve on water conservation. Please see this link:

https://www.blccdd.com/pdf/Irrigation_Controller_Application.pdf

Case Examples HOAs

- Cypress Point HOA is a 300 home private community with extensive common areas
 - Before this retro-fitting, the association was spending over \$60,000 per year to irrigate common areas
 - An estimated water bill reduction of \$20 per zone, per year, totaling \$8,000 per year
- [Sun City Grand](#), a 300-acre Community Association in Surprise, Arizona saved \$200,000 in annual water bills using [Jain Unity](#), they were spending over \$700,000 a year on water for irrigation.

Smart Irrigation Controller System

There are a few features to look for when shopping for a smart sprinkler controller.

First, choose a controller with EPA WaterSense Certification. This means that the controller uses weather data and landscaping information for your area to save water and be more efficient. A sprinkler controller with a WaterSense label can save you around 7,600 gallons of water per year according to the EPA.

Next, find a controller made for the same number of zones as your inground sprinkler system. Zones are basically groups of sprinklers that water at the same time.

Note: Sweetwater Creek currently has 12 zones.

Smart irrigation systems tailor watering schedules and run times automatically to meet specific landscape needs. These controllers significantly improve water use efficiencies.

Traditional irrigation controllers operate timers on a preset programmed schedule.

Smart irrigation controllers monitor weather, soil conditions, evaporation and plant-water use to automatically adjust the watering schedule to actual conditions of the site.

There are two (2) types of smart irrigation controllers that is based on geographic location and landscape environment Weather-Based and Soil Moisture Sensors.

Weather-Based also referred to as evapotranspiration controllers, use local weather data to adjust irrigation schedules. Evapotranspiration is the combination of evaporation from the soil surface and transpiration by plant materials. These controllers gather local weather information and make irrigation run-time adjustments so the landscape receives the appropriate amount of water. Evapotranspiration weather data uses four weather parameters: temperature, wind, solar radiation and humidity. It is the most accurate way to calculate landscape water needs.

There are three (3) basic forms of weather-based controllers:

1. **Signal-based controllers** use meteorological data from a publicly available source and the ET value is calculated for a grass surface at the site. The ET data is then sent to the controller by a wireless connection.
2. **Historic ET controllers** use a pre-programmed water use curve, based on historic water use in different regions. The curve can be adjusted for temperature and solar radiation.
3. **On-site weather measurement controllers** use weather data collected on-site to calculate continuous ET measurements and water accordingly.

Soil Moisture Sensors use one of several well-established technologies to measure soil moisture content. When buried in the root zone of turf, trees or shrubs, the sensors accurately determine the moisture level in the soil and transmit this reading to the controller.

There are two (2) different soil moisture sensor-based systems available:

1. **Suspended cycle irrigation systems**, which are set like traditional timer controllers with start times and duration. The difference is that the system will stop the next scheduled irrigation when there is enough moisture in the soil.
2. **Water on demand irrigation** requires no programming of irrigation duration (only start times and days of the week to water). It has a user-set lower and upper threshold, which initiates irrigation when the soil moisture level fails to meet those levels.

Smart Irrigation Controllers Save Water and Money

The experts agree that smart irrigation systems and controllers versus traditional irrigation controllers conserve water across a variety of scenarios. Several controlled research studies indicate substantial water savings anywhere from 30 to 50 percent.

Studies performed are listed below:

Tests by the Irrigation Association (IA)

(<http://www.irrigation.org/SWAT/swat.aspx?id=321&terms=smart+controllers>) and the International Center for Water Technology at California State University in Fresno, have shown smart irrigation controllers to save up to 20 percent more water than traditional irrigation controllers.

Another study tested a prototype controller/receiver system consisting of a traditional irrigation controller modified to receive a signal broadcasted via satellite. Outdoor water savings were calculated based on 2-years of pre-installation usage and were adjusted for weather conditions. The reported average outdoor savings is 16 percent and it is also reported this represents 85 percent of potential savings based on reference ET via satellite.

A water efficient irrigation study of the Saving Water Partnership, a coalition of 24 water purveyors, was conducted in Washington State's Puget Sound. Water savings were calculated based on historical consumption and adjustments were made for weather conditions. The reported water savings were 20,735 gallons per year per site for sites with rain sensors controllers and 10,071 gallons per year per site for sites using traditional controllers.

Please note: Internet service will be required for the controllers – Cellular service can be provided to the controllers.

Discussions were held with Landscape Contractors regarding Smart Irrigation Controllers.

Trim All Lawn Service - Spoke with Cassandra Faulk, Sales & Operations Manager
Fernandina Beach, FL
Provider of Landscape Maintenance and Enhancement Services in Various communities in Nassau County

They do not have smart irrigation controllers in any community that they service in Nassau County. However, there are a few individual property owners that own townhomes that use the smart irrigation control system. They have the ability to change the programming through their cell phones or computers when they are out of town.

Martex Landscape Service – Tom Livingston, Owner
Amelia Island, FL
Provider of Landscape Maintenance and Enhancement Services in communities located in Nassau, Duval and St. Johns Counties

They are no smart irrigation controller systems in any community that they service in Nassau or Duval County. They do have one in St. Johns County.

Comments: The younger technicians like the technology. There are many reports that can be provided using the smart irrigation control system.



Smart Irrigation Control System

Mr. Deepak Kumar Roy and Mr.Murtaza Hassan Ansari

*Amity School of Engineering and Technology, Noida
Email ID:-deepakrai604@gmail.com, murtaza.hasan5@gmail.com*

Abstract

This paper focuses on the effective irrigation and prevention of water wastage in uncontrolled irrigation. New irrigation electrical control technologies could improve irrigation efficiency, promoting water conservation and reducing the environmental impacts. The objectives of this project were to avoid wastage of water and increase irrigation efficiency by using a PLC based irrigation system with the help of soil moisture sensor, water level sensor, and GSM controller. It also improves the traditional irrigation system enabling the irrigation system to have high efficiency and low water usage. The existing irrigation system is tedious, time consuming and very wasteful in water usage. This PLC based sprinkler irrigation system gives the best feature than the traditional one.

1. Introduction

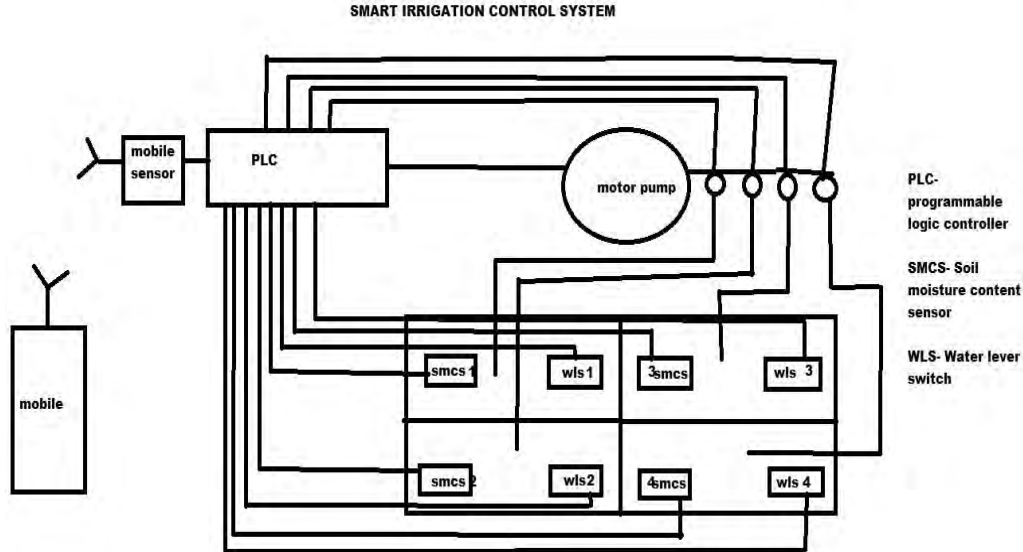
Today water has become one of the most precious resource on the Earth and one of the most important factors in agriculture is water availability. Water availability is also a critical variable for virtually every other economic activity, including industry, the energy sector, and public use. In recent years, water availability has become an issue. To schedule irrigation properly, a grower must know the environmental demand for surface water. Knowledge of exact amount of water required by different crop in a given set of climatological condition of a region is great help in planning of irrigation scheme, irrigation scheduling, effective design and management of irrigation system. This is achieved by use of irrigation controllers.

Many types of irrigation controllers have been developed for automatically controlling application of water to landscapes. Known irrigation controllers range from simple programmers are based upon fixed schedules. With respect to the simpler types of irrigation controllers, farmers, Municipalities and commercial owners of green areas typically set a watering schedule that involves specific run-times and

days, and the controller executes the same schedule regardless of the season or weather conditions. From time to time a technician may manually adjust the watering schedule, but such adjustments are usually only made a few times during the year, and are based upon the technicians perceptions rather than actual watering needs. One change is often made in the late Spring when a portion of the plants become brown due to a lack of water. Another change is often made in the late Fall when the homeowner assumes that the vegetation does not require as much watering. These changes to the watering schedule are typically insufficient to achieve efficient watering.

The purpose of this work is to develop autonomous irrigation systems that use every day climate criterion to adapt daily irrigation depths to plant needs. Criteria such as temperature, total radiation and total wind can be measured directly by PLCs which then adapt the irrigation schedule to the observed conditions, leading to a reasonable saving in the amount of irrigation water. Thus, this work intends to develop a cost-effective irrigation controller that is adaptive to daily climate conditions, without the need for expensive sensors and costly weather-stations. It must also be reliable and easily deployable in order to work under harsh outdoor conditions without the need for supervision or regular monitoring.

2. Block Diagram of Smart Irrigation Control System



3. Comparison between Existing Irrigation Technology and Smart Irrigation Control Technology:

- a. Existing irrigation controllers are based on fixed schedule. Farmers, Municipalities and commercial owners of green areas typically set a watering schedule that involves specific run-times and days, and the controller executes the same schedule regardless of the season or weather conditions. From time

to time a technician may manually adjust the watering schedule, but such adjustments are usually only made a few times during the year, and are based upon the technicians perceptions rather than actual watering needs. Smart irrigation control technology is based on everyday climate criterion and actual water need of plant. In this technology irrigation occurs when the water is required by plant. It supplies only that amount of water to the plant as plant needs.

- b. In conventional irrigation control technology, irrigation is done in the way in which large amount of underground or surface water is wasted. In smart irrigation control technology irrigation is done in a manner in which there is very little chance of water wastage.
- c. The simple irrigation control technology don't consider the plant productivity which is not based on efficient irrigation. It is based on perception of technician. The smart irrigation control technology consider all the aspects of plants related to water irrigation. It is based on efficient irrigation.
- d. Smart irrigation control technology is easily deployable and can be controlled manually or automatically without physical presence at the system or field. In existing technology these kind of facilities are not easily available.
- e. With respect to features and life of smart irrigation controller the cost is acceptable for every kind of farmers, municipalities and commercial green area authorities.

4. Conclusion

New irrigation electrical control technologies could improve irrigation efficiency, promoting water conservation and reducing the environmental impacts. The objectives of this project were to avoid wastage of water and increase irrigation efficiency by using a PLC based irrigation system with the help of soil moisture sensor. It also improves the traditional irrigation system enabling the irrigation system to have high efficiency and low water usage. The existing irrigation system being tedious, time consuming and very wasteful in water usage. The PLC based sprinkler irrigation system gives the best feature than the traditional one.

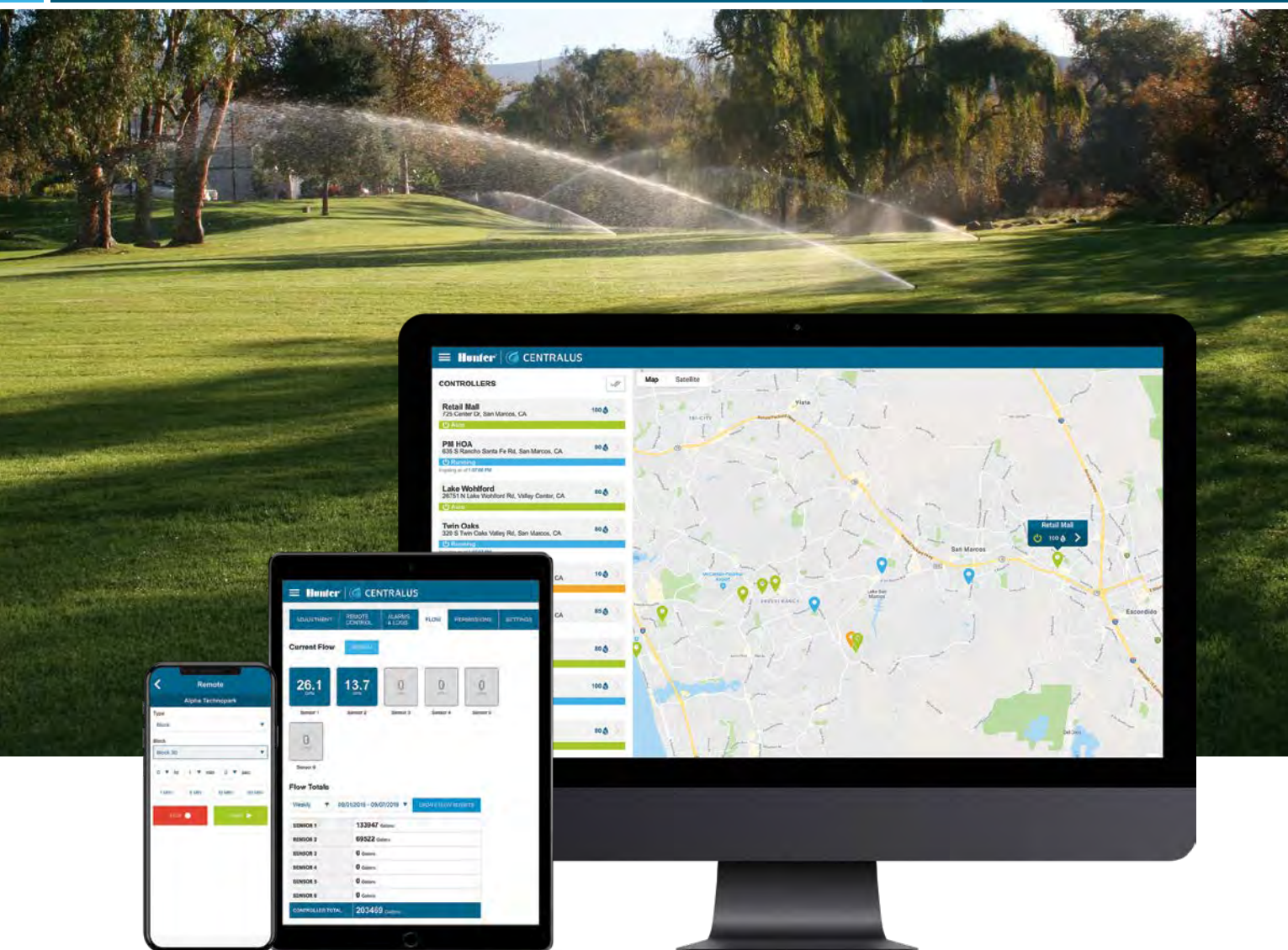
References

- [1] Madhuchhanda Mitra, Samarjit Sen Gupta, Programmable Logic controller and Industrial Automation, Penram International Publishing India Pvt Ltd
- [2] Sofcon India Private Limited, Sector-2 Noida
- [3] W. Bolton Programmable Logic Controllers, Newnes Publisher
- [4] Decagon Devices, <http://www.decagon.com/products/soils/volumetric-water-content-sensors/>



Irrigation Management Platform
for ACC2 and ICC2 Controllers

Hunter®





Hunter's popular **ACC2** and **ICC2** commercial controllers are now web-enabled to provide a range of powerful and flexible remote irrigation management capabilities.

Learn more at hunter.direct/centralus.

MOBILE-FRIENDLY

The mobile-friendly Centralus irrigation management platform — currently available in beta phase — provides highly secure, comprehensive cloud-based control and monitoring features for the powerful and popular ACC2 and ICC2 controllers. The connectivity allows you to view a controller's status, change settings, view forecasts, save water, and receive instant notification of important system alarms — all without costly and time-consuming travel and site visits.



USER-FRIENDLY

Simple screens with intuitive controls put powerful adjustments and remote control at your fingertips. From the user-friendly Centralus dashboard, it is now easier than ever before to add alarm monitoring, location information, remote operation, and flow monitoring to compatible Hunter controllers.



EASY TO UPGRADE

To upgrade to Centralus control, choose one of several connection options depending on site requirements and personal preference: wireless Wi-Fi, hardwired Ethernet (LAN), or cellular connection (ACC2 only, cell service plan required). Log in to the platform through your free Hunter account at hunterindustries.com. Direct feedback capabilities are built in to the platform, so you can join the conversation and help refine Centralus' features and capabilities.

SECURE AND RELIABLE

Centralus is reviewed by independent security analysts to ensure that protection and privacy standards are stringently maintained, including hardware authentication.

CENTRALUS WEB-BASED IRRIGATION MANAGEMENT



Centralus Software Features

- Online interactive map display of unlimited controllers with status and access
- Multi-day weather forecast based on controller location, including weather triggers for maximum water savings
- Automatic climate adjustments based on ET (evapotranspiration) when used with a Hunter Solar Sync® sensor
- Full remote control capabilities for station and program operation, both via smartphone and ROAM/ROAM XL remotes
- Manage controller irrigation schedules and settings from anywhere
- View real-time flow rates and totals for each ACC2 flow sensor
- SMS text notification of critical alarms to your mobile device, with detailed alarm logging of incidents
- User management functions, including controller sharing for crewmember access
- Wi-Fi or Ethernet connectivity to existing routers
- Cellular connectivity for ACC2 only with easy online service plan setup
- Conforms to industry-leading security standards



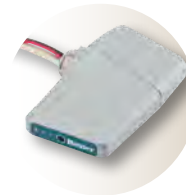
Centralus landing page

Model Description

WIFIKIT	Wi-Fi Communication Module for the ICC2
LANKIT	Ethernet Communication Module for the ICC2
A2C-WIFI	Wi-Fi Communication module for ACC2 (antenna included)
A2C-LAN	Ethernet communication module for ACC2
A2C-LTE	Cellular communication module for ACC2 (service plan required)

Wi-Fi Features

- Easy field installation, new or retrofit
- Secure, high-speed Wi-Fi connection with built-in antenna (802.11 b/g/n; 2.4 GHz)



WIFIKIT



ACC2 WI-FI

Ethernet (LAN) Features

- Easy field installation, new or retrofit
- Secure, high-speed Ethernet connection with RJ-45 connection to network



LANKIT



A2C-LAN



A2C-LTE

Cellular Features

- Simple installation in ACC2
- Antenna included (external options available)
- 4G LTE with easy service setup

Approvals

- FCC, ISED Canada, CE, RCM



Helping our customers succeed is what drives us. While our passion for innovation and engineering is built into everything we do, it is our commitment to exceptional support that we hope will keep you in the Hunter family of customers for years to come.

A white, stylized signature of Gregory R. Hunter on a dark blue background.

Gregory R. Hunter, CEO of Hunter Industries

A white, stylized signature of Gene E. Smith on a dark blue background.

Gene E. Smith, President, Landscape Irrigation and Outdoor Lighting

Website hunterindustries.com | **Customer Support** +1-800-383-4747 | **Technical Service** +1-800-733-2823

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Hunter Smart Irrigation Controller



October 28, 2021

Contract No. - 16701

Sweetwater CDD

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Acc2 Controller Conventional	10.00	\$1,500.00	\$15,000.00
Acc2 Two wire controller	2.00	\$2,500.00	\$5,000.00
Acc2 expansion module 6 Station	22.00	\$500.00	\$11,000.00
4D Cell Card ACC	10.00	\$1,200.00	\$12,000.00
1 Station Decoders	45.00	\$200.00	\$9,000.00
Valve Locating	45.00	\$150.00	\$6,750.00
RB Wireless Rain Sensor Plus Freeze	12.00	\$180.00	\$2,160.00
Ground Rods	22.00	\$15.00	\$330.00
Bare Copper Grounding Wire	220.00	\$1.50	\$330.00
Irrigation Labor	36.00	\$100.00	\$3,600.00
			\$65,170.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Irrigation Service/Repairs	\$0.00	\$65,170.00
		\$0.00
		\$65,170.00

Sale	\$65,170.00
Sales Tax	\$0.00
Total	\$65,170.00

By _____
Joshua Boucher

Date 10/28/2021
Duval Landscape Maintenance

By _____

Date _____
Sweetwater CDD

Rainbird Smart Irrigation Controller



October 28, 2021

Contract No. - 16616

Sweetwater CDD

ITEM	QTY	UNIT PRICE	TOTAL PRICE	
IQ 4G Cell comm. cartridge	12.00	\$4,000.00	\$48,000.00	
Rain bird ESP-LX controller	7.00	\$750.00	\$5,250.00	
Rain bird ESP-LXD controller	2.00	\$1,800.00	\$3,600.00	
1 Station Decoders	45.00	\$200.00	\$9,000.00	
Valve Locating	45.00	\$150.00	\$6,750.00	
RB Wireless Rain Sensor Plus Freeze	12.00	\$180.00	\$2,160.00	
Ground Rods	22.00	\$150.00	\$3,300.00	\$15 ea =
Bare Copper Grounding Wire	220.00	\$1.50	\$330.00	\$330.00
Irrigation Labor	24.00	\$100.00	\$2,400.00	
			\$80,790.00	\$77,820.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Irrigation Service/Repairs	\$0.00	\$80,790.00
		\$0.00
		\$80,790.00

Sale	\$80,790.00
Sales Tax	\$0.00
Total	\$80,790.00

By _____
Joshua Boucher

Date 10/28/2021
Duval Landscape Maintenance

By _____

Date _____
Sweetwater CDD

SIXTH ORDER OF BUSINESS

SWC CDD Fitness Center Construction Project

Vendor	Purpose	Paid	Estimated Future Costs
Studio One	Architectural conceptual plans	\$10,375	\$0
Walter Carucci, AE	Feasability study	\$5,035	
PROJECT CANCELLED (1)	TOTAL	\$15,410	
RE-DESIGN PROJECT			
Basham Lucas Design Group	Architectural Services	\$5,200	\$39,800
	Construction Administration (2)		\$14,000
Invision Construction	Construction Cost Estimate	\$2,000	\$0
TBD via RFP Process	Estimated Construction Cost		\$1,042,000
England - Thims & Miller	Civil Engineering		\$48,350
	Construction Administration (2)		\$27,500
KE Law	Legal		\$5,000
Potential Additional Services such as geo-tech, utility locates, and surveying			\$30,000
Total Estimated Future Costs			\$1,206,650
Construction Fund Balance 3/31/2022			\$1,239,951
Projected available			\$33,301

(1) design plan resulted in construction cost estimate exceeding available funding.

(2) Not to Exceed Costs - some CA cost estimates may overlap...duplicate services will be avoided

	<i>Meetings/Workshops</i>	<i>Validation</i>
Previous Meetings		<ul style="list-style-type: none"> • Review construction estimates for amenity project. • Discuss alternative design/options • Review Architectural Packages Received, Rank Architects and Award Contract • Work Authorization for Architect based off discussions at workshop (i.e. further plan reductions or what can we build with funds on hand – construction plans/design plans) • Provide direction on design plan(s) • Discuss bid options for construction • Work Authorizations approved for ETM civil engineering
June 2022	Board meeting: 6/2	<ul style="list-style-type: none"> • Finalize Design Plan Options • Possible Approval of Resolution Authorizing RFP for Construction Services (if design plans/construction drawings substantially ready) • Construction Admin Services proposal – Architect?
July 2022	Board meeting: 7/7	<ul style="list-style-type: none"> • If design plan options not finalized, finalize in July • Update: bidding process • If RFP not approved in June, approve construction RFP • Community messaging for impacts to amenity center during construction project
August 2022	Board meeting: 8/4	<ul style="list-style-type: none"> • If RFP issued in June, Award Construction Project/Review Construction Responses • Prepare Notices of Award • Confirm Construction Admin Proposal/Costs • Community messaging for impacts to amenity center during construction project
September 2022	Board Meeting: 9/1	<ul style="list-style-type: none"> • If RFP issued in July, Award Construction Project/Review Construction Responses and Prepare Notice of Award • If already awarded, general construction update

**WORK AUTHORIZATION NO. 12
SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT
PALENCIA FITNESS CENTER ADDITION AND MODIFICATIONS**

Scope of Work

England, Thims & Miller, Inc. (ETM) is pleased to submit this proposal for professional services related to Palencia Fitness Center Addition and Modifications based on Plan provided by Basham Lucas and Associates, Inc.. Plan includes a additional building along with other modifications to the existing facilities that will be required. Our proposed scope of work fee schedules is as follows:

I. TASK ONE – REVISED MASTER DEVELOPMENT PLAN

A Master Development Plan (MDP) will be prepared from the revised approved site layout, submitted and processed for the development. This task includes MDP map and text preparation, processing of the MDP application package, and attendance at any public hearings or meetings with staff.

TOTAL LUMP SUM FEE \$4,500.00

II. TASK TWO – SJRWMD MINOR MODIFICATION

ETM will submit the revised Engineering Plans and calculations to the SJRWMD for a minor modification to the existing stormwater permit.

TOTAL LUMP SUM FEE \$3,000.00

III. TASK THREE – MODIFY ENGINEERING PLANS

Revise Palencia Fitness Center to match proposed site plan as shown on the Basham Lucas Plan. Update Engineering Plans as may be required.

TOTAL LUMP SUM FEE \$25,000.00

IV. TASK FOUR – REGULATORY PERMITTING/APPROVALS

Submit modified Engineering Plans to SJC and coordinate the review process for to following:

- a. St. Johns County Utility Department Water, Sewer and Reuse Plan review and coordination.

LUMP SUM FEE.....\$4,000.00

- b. St. Johns County DRC Submittal and Construction Plan Application

LUMP SUM FEE.....\$3,250.00

- c. Department of Environmental Protection Water Distribution System General Permit

LUMP SUM FEE.....\$1,800.00

- d. Department of Environmental Protection Sanitary Sewer Collection System General Permit

LUMP SUM FEE..... \$1,800.00

V. TASK FIVE – CODES LANDSCAPE AND TREE MITIGATION PLAN

Provide Code landscape plan in accordance with the Palencia PUD and the St. Johns County Land Development Code. This will include street tree design and negotiation with St. Johns County to satisfy minimum Code requirements.

LUMP SUM FEE.....\$5,000.00

VI. TASK SIX – BIDDING SERVICES:

ETM proposes to perform CDD bidding services for the modifications to the Palencia Fitness Center. This task includes the following services:

1. Prepare Bid Documents
2. Pre-Bid Meeting
3. Preparation of Specifications
4. Prepare Addendums
5. Respond to RFIs.
6. Review and Evaluate Bids
7. Support as requested.
8. Send Notifications of Award and Contract

**FEE.....HOURLY
(NOT TO EXCEED \$15,000.00 WITHOUT FURTHER AUTHORIZATION)**

VII. TASK SEVEN – CEI SERVICES

ETM proposes to perform limited construction administration for the Palencia Fitness Center Addition and 4B throughout the construction and closeout phase of the project. This task includes the following services:

1. Part-time Field Representation
2. Shop Drawing Review
3. Preconstruction Meetings
4. Owner Authorized Site Visits
5. Partial Lien Release coordination
6. Review and evaluation of Sewer / Storm Video logs
7. As-Built Review
8. Regulatory Agency Required Inspections
9. Certification to SJRWMD / St. Johns County
10. Water and Certifications to FDEP
11. Review of Contractors Pay Requests
12. Project photo / video documentation
13. Pre-Final and Final field review with jurisdictional agencies
14. FPL Design Coordination
15. Sleeving Plan Preparation/Coordination
16. Review of Plat and coordination

**FEE.....HOURLY
(NOT TO EXCEED \$12,500.00 WITHOUT FURTHER AUTHORIZATION)**

FEE SUMMARY

TASK DESCRIPTION	LUMP SUM FEE	HOURLY FEE
Task I – Revised Master Development Plan	\$ 4,500.00	
Task II – SJRWMD Minor Modification	\$ 3,000.00	
Task III – Modify Engineering Plans	\$25,000.00	
Task IV – Regulatory Permitting/Approvals		
a. SJCUD Water, Sewer and Reuse Plan Review & Coordination	\$ 4,000.00	
b. SJC DRC Submittal and Construction Plan Application	\$ 3,250.00	
c. DEP Water Distribution System General Permit	\$ 1,800.00	
d. DEP Sanitary Sewer Collection System General Permit	\$ 1,800.00	
Task V – Code Landscape and Tree Mitigation Plan	\$ 5,000.00	
Task VI – Bidding Services		\$15,000.00
Task VII – CEI Services		\$12,500.00
TOTAL FEE SUMMARY	\$48,350.00	\$27,500.00

ITEMS NOT INCLUDED

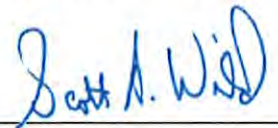
- | | |
|---|--|
| <ol style="list-style-type: none"> 1. Geotechnical Investigations 2. Soil Boring / Analysis 3. Groundwater Modeling / testing 4. Environmental Investigation 5. Wetland drawdown analysis 6. Wetland mitigation / Design / Permitting 7. Irrigation or Irrigation supply design 8. Electrical, Phone, Gas, Design / Permitting 9. Lighting design / Street / Parking / etc. 10. FEMA Floodplain / Model / Analysis / Permitting 11. Overhead Power line adjustments 12. Offsite drainage study 13. Hardscape/ Design / Permitting 14. Comprehensive plan 15. Fire Hydrant Testing 16. ADA Compliance 17. As-built Surveying 18. Surveying (Topo, Bound., Route, Tree, R/W) 19. Const. Stakeout / Locates / Verification 20. Utility Locations / Analysis / Design / Soft digs | <ol style="list-style-type: none"> 21. ACOE Permitting 22. Signage Design / Permitting 23. Unified Sign Plan Design / Compliance 24. Community Development District Issues (CDD) 25. Homeowners Association issues 26. NDPES permit compliance 27. Life Safety /Code compliance 28. Project Wide code compliance 29. OSHA or other safety issues 30. Administrative Hearing 31. Utility Locations / Analysis / Design / Soft digs 32. Consumptive Use Permitting (CUP) 33. Historical / Archeological Issues 34. Endangered species 35. Traffic study 36. Pool Grading and Drainage (by others) 37. Application / Permit Fees 38. Retaining wall or Structural design 39. Separate clearing / grading permit 40. Streetscape Design (specialty paving) 41. Offsite Entrance Road to Gate House (by BBX) |
|---|--|

ENGLAND-THIMS & MILLER, INC.
HOURLY FEE SCHEDULE – 2022

CEO/CSO.....	\$375.00/Hr.
President.....	\$330.00/Hr.
Executive Vice President.....	\$320.00/Hr.
Vice President	\$257.00/Hr.
Senior Engineer/ Senior Project Manager.....	\$205.00/Hr.
Project Manager	\$190.00/Hr.
Director.....	\$175.00/Hr.
Engineer.....	\$165.00/Hr.
Assistant Project Manager	\$155.00/Hr.
Senior Planner /Planning Manager.....	\$190.00/Hr.
Planner.....	\$155.00/Hr.
CEI Project Manager.....	\$175.00/Hr.
CEI Senior Inspector.....	\$155.00/Hr.
CEI Inspector	\$125.00/Hr.
Senior Landscape Architect.....	\$175.00/Hr.
Landscape Architect.....	\$160.00/Hr.
Senior Technician.....	\$155.00/Hr.
GIS Developer / Senior Analyst.....	\$170.00/Hr.
GIS Analyst	\$140.00/Hr.
Senior Engineering Designer / Senior LA Designer.....	\$160.00/Hr.
Engineering Intern	\$140.00/Hr.
Engineering/Landscape Designer.....	\$140.00/Hr.
CADD/GIS Technician.....	\$125.00/Hr.
Administrative Support.....	\$90.00/Hr.

Expenses shall be invoiced in accordance with previously approved General Consulting Services Contract and District Policy. Sub-consultant fees shall be invoiced at cost plus 5%.

Approval

Submitted by:  Date: 4/25/2022
England-Thims & Miller, Inc.

Approved by:  Chairman Date: 5/9/2022
Sweetwater Creek Community Development District

NINTH ORDER OF BUSINESS

RESOLUTION 2022-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Sweetwater Creek Community Development District ("**District**") prior to June 15, 2022, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "**District's Office**," c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, FL 32092, (904) 940-5850. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2022, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: August 4, 2022
HOUR: 4:00 p.m.
LOCATION: _____

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in St. Johns County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 2ND DAY OF JUNE, 2022.

ATTEST:

**SWEETWATER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: Chairman

Proposed Budget

Fiscal Year 2023



Sweetwater Creek Community Development District

June 2, 2022



Sweetwater Creek Community Development District

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**Sweetwater Creek
Community Development District**

General Fund

Description	Adopted Budget FY 2022	Actuals Thru 4/30/22	Projected Next 5 Months	Total Thru 9/30/22	Proposed Budget FY 2023
REVENUES					
Assessments	\$ 1,587,595	\$ 1,560,813	\$ 7,331	\$ 1,568,144	\$ 1,593,411
Fitness Center Revenue	\$ 13,875	\$ 670	\$ 670	\$ 1,340	\$ 1,400
Cost Sharing - Marshall Creek Revenue	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ 223	\$ 225	\$ 448	\$ -
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ 57,207	\$ -	\$ -	\$ -	\$ 83,552
TOTAL REVENUES	\$ 1,658,677	\$ 1,561,706	\$ 8,226	\$ 1,569,932	\$ 1,678,362
EXPENDITURES					
<u>General and Administrative</u>					
Supervisor Fees	\$ 12,000	\$ 4,600	\$ 4,000	\$ 8,600	\$ 9,600
Engineering Fees	\$ 10,000	\$ 10,060	\$ 13,983	\$ 24,043	\$ 25,000
District Counsel	\$ 35,000	\$ 16,941	\$ 18,059	\$ 35,000	\$ 35,000
Audit Fees	\$ 3,700	\$ -	\$ 3,700	\$ 3,700	\$ 3,700
Arbitrage	\$ 500	\$ -	\$ 500	\$ 500	\$ 500
Assessment Roll	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 2,500
Dissemination	\$ 5,000	\$ 2,917	\$ 2,083	\$ 5,000	\$ 5,000
Trustee Fees	\$ 3,800	\$ 2,917	\$ 855	\$ 3,771	\$ 3,800
District Management Fees	\$ 42,500	\$ 24,167	\$ 14,583	\$ 38,750	\$ 35,000
Telephone	\$ 250	\$ 451	\$ 225	\$ 676	\$ 700
Postage	\$ 3,050	\$ 671	\$ 550	\$ 1,221	\$ 1,500
Public Official Insurance	\$ 4,041	\$ 3,803	\$ -	\$ 3,803	\$ 4,564
Copies	\$ 700	\$ 297	\$ 195	\$ 492	\$ 700
Miscellaneous	\$ 1,500	\$ 380	\$ 600	\$ 980	\$ 1,500
Legal Advertising	\$ 2,700	\$ 99	\$ 1,723	\$ 1,822	\$ 2,700
Information Technology	\$ 800	\$ 467	\$ 333	\$ 800	\$ 1,050
Website Maintnenace	\$ 600	\$ 350	\$ 250	\$ 600	\$ 800
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Subtotal General and Administrative	\$ 131,316	\$ 73,292	\$ 61,640	\$ 134,932	\$ 133,789
<u>Operations and Maintenance</u>					
<u>Utilities</u>					
Electric	\$ 64,000	\$ 37,053	\$ 27,825	\$ 64,878	\$ 69,000
<u>Other Physical Environment</u>					
Field Management Fees	\$ 80,000	\$ 46,667	\$ 33,333	\$ 80,000	\$ 84,000
General Insurance	\$ 5,445	\$ 5,123	\$ -	\$ 5,123	\$ 6,148
Landscape Maintenance	\$ 346,000	\$ 169,911	\$ 121,365	\$ 291,276	\$ 300,000
Landscape Improvements	\$ 50,000	\$ 24,553	\$ 25,447	\$ 50,000	\$ 50,000
Lake Maintenance	\$ 20,921	\$ 10,766	\$ 7,690	\$ 18,456	\$ 27,940
Fountain Maintenance	\$ 1,500	\$ 850	\$ -	\$ 850	\$ 1,500
Irrigation Repairs & Maintenance	\$ 17,000	\$ 10,089	\$ 10,000	\$ 20,089	\$ 22,000
Storm Clean-Up	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ 2,000
Field Repairs & Maintenance	\$ 20,000	\$ 19,522	\$ 11,763	\$ 31,285	\$ 31,300
Tree Removals	\$ 12,540	\$ 1,850	\$ 2,000	\$ 3,850	\$ 12,540
Streetlight Repairs	\$ 2,250	\$ -	\$ -	\$ -	\$ 2,250
Signage Repairs	\$ 1,500	\$ 687	\$ -	\$ 687	\$ 1,500
Holiday Decoration	\$ 5,000	\$ 301	\$ 4,699	\$ 5,000	\$ 5,000
Miscellaneous Field Supplies	\$ 4,250	\$ -	\$ -	\$ -	\$ 1,000
Subtotal Field Operations	\$ 632,406	\$ 327,372	\$ 245,122	\$ 572,494	\$ 616,178

**Sweetwater Creek
Community Development District**

General Fund

Description	Adopted Budget FY 2022	Actuals Thru 4/30/22	Projected Next 5 Months	Total Thru 9/30/22	Proposed Budget FY 2023
Amenities					
<u>Administrative</u>					
Property & Casualty Insurance	\$ 23,481	\$ 22,100	\$ -	\$ 22,100	\$ 26,520
Payroll - Salaried	\$ 109,551	\$ 62,572	\$ 44,947	\$ 107,519	\$ 82,160
Payroll - Hourly	\$ 80,084	\$ 45,382	\$ 32,416	\$ 77,799	\$ 100,336
Payroll - Benefits	\$ 32,126	\$ 17,407	\$ 12,434	\$ 29,841	\$ 15,975
Payroll Taxes	\$ 18,551	\$ 9,488	\$ 6,777	\$ 16,266	\$ 14,028
Professional Services - Engineering	\$ 51,486	\$ 28,700	\$ 20,500	\$ 49,200	\$ 68,056
Professional Services - Information Technology	\$ 250	\$ 790	\$ 104	\$ 894	\$ 1,800
Travel & Per Diem	\$ 150	\$ -	\$ -	\$ -	\$ 150
Training	\$ 200	\$ -	\$ -	\$ -	\$ 200
Licenses & Permits	\$ 400	\$ 400	\$ -	\$ 400	\$ 400
Subscriptions & Memberships	\$ 500	\$ 189	\$ 135	\$ 323	\$ 500
Office Supplies	\$ 3,000	\$ 1,111	\$ 1,273	\$ 2,384	\$ 3,000
Office Equipment	\$ 2,000	\$ 521	\$ 479	\$ 1,000	\$ 2,000
Communication - Telephone/Internet/TV	\$ 10,000	\$ 6,677	\$ 4,780	\$ 11,457	\$ 12,000
Internet/Telephone - Guard House	\$ 3,600	\$ 2,519	\$ 2,236	\$ 4,755	\$ 5,400
Cost Share Expense - Marshall Creek	\$ 63,453	\$ -	\$ 8,360	\$ 8,360	\$ 63,453
<u>Field</u>					
General Utilities	\$ 83,000	\$ 35,976	\$ 31,282	\$ 67,258	\$ 83,000
Refuse Removal	\$ 3,000	\$ 2,090	\$ 1,600	\$ 3,690	\$ 3,885
Security	\$ 64,851	\$ 47,400	\$ 33,951	\$ 81,351	\$ 81,840
Janitorial Services	\$ 16,000	\$ 8,000	\$ 5,714	\$ 13,714	\$ 16,000
Operating Supplies - Spa & Paper	\$ 4,500	\$ 1,500	\$ 2,000	\$ 3,500	\$ 4,500
Operating Supplies - Uniforms	\$ 500	\$ -	\$ 500	\$ 500	\$ 500
Cleaning Supplies	\$ 15,000	\$ 4,547	\$ 5,000	\$ 9,547	\$ 15,000
Amenity Landscape Maintenance & Improvements	\$ 24,000	\$ 14,000	\$ 10,000	\$ 24,000	\$ 24,000
Gate Repairs & Maintenance	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Guardhouse Maintenance	\$ 2,500	\$ 132	\$ 600	\$ 732	\$ 2,500
Dog Park Repairs & Maintenance	\$ 3,650	\$ 2,323	\$ 1,327	\$ 3,650	\$ 11,650
Park Mulch	\$ 1,500	\$ -	\$ 1,500	\$ 1,500	\$ 1,500
Playground Repairs & Maintenance	\$ 2,500	\$ 788	\$ 1,000	\$ 1,788	\$ 2,500
Miscellaneous Field Supplies	\$ 1,000	\$ 3,469	\$ 2,478	\$ 5,947	\$ 6,100
Buildings Repairs & Maintenance	\$ 15,000	\$ 8,138	\$ 5,500	\$ 13,638	\$ 15,000
Pest Control	\$ 2,500	\$ 1,010	\$ 430	\$ 1,440	\$ 2,500
Pools Maintenance - Contract	\$ 15,000	\$ 9,314	\$ 7,056	\$ 16,370	\$ 20,321
Pools Repairs & Maintenance	\$ 10,000	\$ 1,855	\$ 3,000	\$ 4,855	\$ 10,000
Pools Chemicals	\$ 2,500	\$ 557	\$ 500	\$ 1,057	\$ 2,500
Signage & Amenity Repairs	\$ 300	\$ 143	\$ 100	\$ 243	\$ 300
Special Events	\$ 10,000	\$ 2,223	\$ 7,777	\$ 10,000	\$ 2,000
<u>Fitness</u>					
Professional Services - Outside Fitness	\$ 52,872	\$ 29,544	\$ 21,078	\$ 50,621	\$ 58,872
Fitness Equipment Repairs & Maintenance	\$ 5,000	\$ 4,046	\$ 2,500	\$ 6,546	\$ 7,000
Fitness Equipment Rental	\$ 35,000	\$ 3,593	\$ 2,567	\$ 6,160	\$ 35,000
Miniature Golf Course Maintenance	\$ 750	\$ -	\$ 375	\$ 375	\$ 750
Miscellaneous Fitness Supplies	\$ 6,300	\$ 493	\$ 2,782	\$ 3,275	\$ 6,300
Capital Outlay - Machinery & Equipment	\$ 6,400	\$ 353	\$ 2,047	\$ 2,400	\$ 6,400
Subtotal Amenities	\$ 784,955	\$ 379,349	\$ 289,605	\$ 668,954	\$ 818,395
Reserves					
Capital Reserve Transfer	\$ 110,000	\$ 110,000	\$ -	\$ 110,000	\$ 110,000
Subtotal Reserves	\$ 110,000	\$ 110,000	\$ -	\$ 110,000	\$ 110,000
TOTAL EXPENDITURES	\$ 1,658,677	\$ 890,014	\$ 596,367	\$ 1,486,380	\$ 1,678,362
EXCESS REVENUES/(EXPENDITURES)	\$ -	\$ 671,693	\$ (588,141)	\$ 83,552	\$ -

Sweetwater Creek

Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2023

REVENUES:

Assessments

The District levies Non-Ad Valorem Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year.

Fitness Center Revenue

The onsite fitness center provides various services that are fee based.

Carry Forward Surplus

Funding remaining from the previous year that will be applied to expenses in the current year.

EXPENDITURES:

Administrative:

Supervisors Fees

Chapter 190, Florida Statutes, allows each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The amount for the fiscal year is based upon five supervisors attending 12 monthly meetings.

Engineering Fees

The District's Engineer, England-Thims & Miller, will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

District Counsel

The District's Legal Counsel, KE Law Group PLLC, provides general legal services to the District. Among these services are attendance at and preparation for monthly Board meetings, review of operating and maintenance contracts, review of agreements and resolutions, etc.

Audit Fees

The District is required by Florida Statutes to have an independent certified public accounting firm to conduct an annual audit of its financial records.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2019 Special Assessment Revenue Bonds. The District has contracted with GNP Services, Inc. to calculate the arbitrage rebate liability and submit a report to the District.

Sweetwater Creek

Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2023

Assessment Roll

The District has contracted with Governmental Management Services-CF, LLC to maintain the assessment roll and annually certify for collection a Non-Ad Valorem assessment for operating and debt service expenses, calculate, collect, record and transmit prepaid assessments, maintain the District's lien book along with various other responsibilities.

Dissemination

The District is required to prepare an annual disclosure report in accordance with the Continuing Disclosure Agreement and Rule 15(c)(2)-12(b)(5) promulgated by Securities and Exchange Commission. The annual report is filed on the Municipal Securities Rulemaking Board (EMMA) website.

Trustee Fees

The District pays monthly fees plus reimbursable expenses to US Bank as Trustee for the District Series 2019A Special Assessment Revenue Bonds.

District Management Fees

The District has contracted with Governmental Management Services – Central Florida, LLC to provide management, accounting and recording secretary services. These services include, but not limited to, advertising, recording and transcribing of Board meetings, administrative services, budget preparation, financial reporting, and assisting with annual audits.

Telephone

Represents expense for telephone and conference calls that are reimbursable by the district.

Postage

Represents the expense of mailing of correspondence, payables and overnight deliveries, that are considered reimbursable by the district.

Public Officials Insurance

The District's public officials' liability insurance coverage is provided by Florida Insurance Alliance who specializes in providing insurance coverage to governmental agencies.

Copies

Represents the expense of printing of agenda packages and copying correspondence, that are considered reimbursable by the district.

Miscellaneous

This represents any administrative expense that cannot be otherwise categorized.

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices and public hearings, bidding etc. for the District based on statutory guidelines.

Sweetwater Creek

Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2023

Information Technology

The District incurs costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Field Operations:

Utilities:

Electric Services

The District has the following electric accounts with Florida Power & Light Company for general purposes. Additional streetlights may be added as phases are initiated.

Description	Monthly	Annually
661 Ensenada Drive # IRR	\$111	\$1,332
Street Lights # PALENCIA	\$4,455	\$53,463
166 Torcido Blvd # IRR	\$42	\$504
166 Pantano Vista Way # FOUNTAIN	\$313	\$3,756
1504 Las Calinas Blvd # IRR	\$154	\$1,848
43 Privado Court # LITE	\$32	\$384
537 Ensenada Drive # IRR	\$38	\$456
2036 Las Calinas Blvd # IRR	\$36	\$432
97 Onda Ln #IRR	\$53	\$636
1329 Las Calinas Blvd # IRR	\$81	\$972
1802 N Loop Parkway # LGT	\$12	\$144
499 Ensenada Drive # IRR	\$12	\$144
633 Glorieta Dr # IRR	\$18	\$216
2064 Las Calinas Blvd # IRR	\$22	\$264
336 Rio Del Norte Road # IRR	\$40	\$480
Contingency	\$331	\$3,969
Total	\$5,750	\$69,000

Sweetwater Creek Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2023

Other Physical Environment:

Field Management

The District has contracted with Governmental Management Services to provide onsite field management of contracts for the District Services such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors and monitoring of utility accounts.

General Insurance

Represents the cost of annual coverage of general liability insurance. Coverage is provided by Egis Insurance who specializes in providing insurance coverage to governmental agencies.

Landscape Maintenance

The District has a contract with Yellowstone Landscape to maintain the landscaping located within the District. These services include monthly landscape maintenance such as mowing, weeding, edging, blowing debris and shrubs and groundcover pruning, as well as: fertilization, insect control, weed control, and irrigation inspections.

Landscape Improvements

Represents the cost of improving or replacing any landscaping located within the common areas of the District.

Lake Maintenance

The District has contracted with Future Horizons Inc for the 24 ponds that require monthly maintenance and includes miscellaneous expenses.

Description	Monthly	Annually
Future Horizons	\$1,995	\$23,940
Contingency	\$333	\$4,000
	\$2,328	\$27,940

Fountain Maintenance

The District will incur expenses related to fountain maintenance.

Irrigation Repairs & Maintenance

The District will incur expenditures related to the maintenance of the irrigation systems.

Storm Clean-Up

Represents the estimated costs of Storm Clean-Up throughout the fiscal year.

Field Repairs & Maintenance

Represents estimated costs for the general repairs and maintenance of various facilities throughout the District.

Sweetwater Creek

Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2023

Tree Removals

This item represents the estimated costs of removing any trees throughout the fiscal year.

Streetlight Repairs

The District will incur costs related to the repair and maintenance of streetlights not maintained by FPL within the District.

Signage Repair

The District will incur costs related to the repair and maintenance of the signage within the District.

Holiday Decoration

Represents an estimated cost for seasonal holiday decorations.

Miscellaneous Field Supplies

The District may incur costs for field maintenance supplies purchased on debit card for operations.

Amenities:

Administrative:

Property & Casualty Insurance

The District's property and casualty insurance coverage is provided by EGIS Insurance who specializes in providing insurance coverage to governmental agencies.

Payroll - Salaried

This item encompasses compensation for the Amenity Center Director, Front Desk Manager, and full-time staff. Compensation for the Amenity Center Director is shared evenly with Sweetwater Creek CDD and Marshall Creek CDD.

Payroll – Hourly

This allocation encompasses compensation for Front Desk, Child Watch, and Part time Maintenance Personnel.

Payroll – Benefits

This category provides funds for employee benefits to include workers' comp, medical, and dental, short-term and long-term disability. ADP payroll processing is also included.

Payroll Taxes

Represents payroll taxes incurred for salaries paid throughout the fiscal year.

Sweetwater Creek

Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2023

Professional Services - Engineering

The District's building engineering department has a staff of three (3) who are allocated throughout this budget. The engineering department's maintenance allocation for the District's swimming pools and fitness center buildings repairs is 20% (the remaining 80% is included in the MCCDD budget).

Professional Services - Information Technology

The District incurs the expense for IT support for the computer systems. This also includes any license renewal/software updates to the District computer systems (i.e. McAfee Antivirus, MS Office) and repairs.

Travel & Per Diem

Travel expenses for onsite swim and fitness staff to pick-up various operational and repair supplies from local, greater-Jacksonville vendors, such as pool supplies and training classes.

Training

This line item is for material costs associated with annual CPR/First Aid/AED Training. Also included in this item are any other professional development courses.

Licenses & Permits

This line item is the cost for the licensing and permits necessary for operation of the Swim and Fitness Center (i.e. Pool Operating Permits).

Subscriptions & Memberships

The District purchases supplies from vendors, such as Costco, who require a club membership in order to shop their establishment.

Office Supplies

This line item allocation is for office supplies.

Office Equipment

This line item allocation represents the purchase of office equipment such as filing cabinets, printers, etc.

Communication – Telephone/Internet/TV

The District has an agreement with Comcast for this service. The agreement is for telephone and internet services for \$779.50 a month. Additional monies budgeted for federal, state and local fees.

Internet/Telephone - Guard House

This line item is for the Comcast service agreement for internet and telephone for the guard house location. The charge is \$191.75 not including federal, state and local fees. Additional monies were budgeted for these charges.

Sweetwater Creek

Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2023

Cost Share Expense – Marshall Creek

The District has an interlocal agreement with Marshall Creek Community Development District for shared facilities with certain costs, net of off-setting revenues. The net is then allocated based upon the proportionate number of platted units in each District.

Field

General Utilities

The District has the following accounts with Florida Power & Light; TECO; Florida Natural Gas and St. John's County Utility Department for amenity purposes.

Description	Monthly	Annually
FP&L – 1187 Las Calinas Blvd #LITE	\$160	\$1,920
FP&L – 1865 N Loop Parkway	\$4,500	\$54,000
FP&L – 491 Ensenada Drive #PARK	\$35	\$420
TECO – 1865 N Loop Parkway	\$300	\$3,600
Florida Natural Gas – 1865 N Loop Parkway	\$500	\$6,000
St John's Utility Dept – 1187 Las Calinas Blvd	\$32	\$384
St John's Utility Dept – 1865 N Loop Parkway	\$876	\$10,512
St John's Utility Dept – 491 Ensenada Park	\$16	\$192
Contingency	\$498	\$5,972
Total	\$6,917	\$83,000

Refuse Removal

The District has contracted with Republic Services for trash removal.

Security

The District has contracted with Envera Services for security at a cost of \$1,247 per week or \$64,851 annually. Also included a small amount to be used to pay for additional services for holiday and/or special events.

Janitorial Services

The District has contracted with Marshall Creek CDD staffing services to provide commercial cleaning services for the amenities.

Operating Supplies - Spa & Paper

Represents expenses for restroom paper products, trash bags and other similar items.

Operating Supplies - Uniforms

Costs that will be incurred for uniforms for employees

Sweetwater Creek
Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2023

Cleaning Supplies

Represents expenses for cleaning supplies.

Amenity Landscape Maintenance & Improvements

Represents costs for maintaining amenity center landscaping and any improvements to the landscape.

Gate Repairs & Maintenance

Represents estimated costs of repairing and/or maintaining the District's gates.

Guardhouse Maintenance

Represents the cost of maintenance for the guardhouse.

Dog Park Repairs & Maintenance

Represents the cost for maintaining and repairing the District Dog Park.

Park Mulch

Cost for mulch used in the park.

Playground Repairs & Maintenance

This District will incur costs related to the maintenance of its playground. This line item includes the cost of resealing the playground.

Miscellaneous

This represents any amenity expense that cannot be otherwise categorized.

Buildings Repairs & Maintenance

The District may incur costs for various repairs and maintenance to the Amenity Center.

Pest Control

The District has contracted with Turner Pest Control to provide services to its buildings.

Pool Maintenance – Contract

Represents monthly water management costs for pool maintenance services contracted with Poolsure.

Pools Repairs & Maintenance

Represents any costs for pool maintenance services and repairs.

Pool Chemicals

Represents any cost for pool chemicals for amenity pool.

Sweetwater Creek

Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2023

Signage & Amenity Repairs

Cost for sign purchases and replacements.

Special Events

Social and Promotional events for Swim & Fitness held on property, such as the Easter and the Halloween events.

Fitness:

Professional Service - Outside Fitness

This category encompasses the Adult Fitness classes that are taught by fitness staff throughout the year.

Fitness Equipment Repairs & Maintenance

This category provides funds for any fitness equipment repair related expenses.

Fitness Equipment Rental

The District has contracted with companies for rental of fitness equipment for the Fitness facility. Currently rent cardio equipment with Frank A Flori at a cost of \$513 monthly. This also includes miscellaneous contingencies.

Miniature Golf Course Maintenance

The District will incur costs related to the maintenance of the miniature golf course within the District.

Miscellaneous Fitness Supplies

Represents estimated costs for non-capitalizable fitness supplies, such as therapy bands, etc.

Capital Outlay - Machinery & Equipment

Represents any expenses for any fitness machinery or equipment that may be purchased.

Capital Reserve Transfer

Funds collected and reserved for major repairs and/or maintenance to the pool and amenity building.

**Sweetwater Creek
Community Development District**

Capital Reserve Fund

Adopted Budget FY 2022	Actuals Thru 4/30/22	Projected Next 5 Months	Total Thru 9/30/22	Proposed Budget FY 2023
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Revenues

Transfer In	\$ 110,000	\$ -	\$ 110,000	\$ 110,000	\$ 110,000
Carry Forward Surplus	\$ 160,961	\$ 159,266	\$ -	\$ 159,266	\$ 189,937
Total Revenues	\$ 270,961	\$ 159,266	\$ 110,000	\$ 269,266	\$ 299,937

Expenditures

Capital Outlay	\$ 20,000	\$ 67,067	\$ -	\$ 67,067	\$ 50,000
Repair & Maintenance	\$ 20,000	\$ 11,822	\$ -	\$ 11,822	\$ 50,000
Other Current Charges	\$ 1,470	\$ 245	\$ 195	\$ 440	\$ 1,000
Total Expenses	\$ 41,470	\$ 79,134	\$ 195	\$ 79,329	\$ 101,000

Excess Revenues/(Expenditures)	\$ 229,491	\$ 80,132	\$ 109,805	\$ 189,937	\$ 198,937
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**Sweetwater Creek
Community Development District**

Debt Service Fund - Series 2019

	Adopted Budget FY 2022	Actuals Thru 4/30/22	Projected Next 5 Months	Total Thru 9/30/22	Proposed Budget FY 2023
<u>Revenues</u>					
Special Assessments	\$ 746,019	\$ 738,635	\$ 3,469	\$ 742,104	\$ 742,104
Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ 18	\$ 11	\$ 29	\$ -
Carry Forward Surplus ⁽¹⁾	\$ 171,450	\$ 195,778	\$ -	\$ 195,778	\$ 149,733
Total Revenues	\$ 917,469	\$ 934,431	\$ 3,480	\$ 937,912	\$ 891,838
<u>Expenditures</u>					
<u>Series 2019 - A1</u>					
Interest - 11/01	\$ 92,578	\$ 92,578	\$ -	\$ 92,578	\$ 89,000
Special Call - 11/1	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ -
Interest - 05/01	\$ 92,578	\$ -	\$ 92,400	\$ 92,400	\$ 89,000
Principal - 05/01	\$ 340,000	\$ -	\$ 340,000	\$ 340,000	\$ 345,000
<u>Series 2019 - A2</u>					
Interest - 11/01	\$ 51,650	\$ 51,650	\$ -	\$ 51,650	\$ 49,050
Special Call - 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Interest - 05/01	\$ 51,650	\$ -	\$ 51,550	\$ 51,550	\$ 49,050
Principal - 05/01	\$ 115,000	\$ -	\$ 115,000	\$ 115,000	\$ 120,000
Special Call - 05/1	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ -
Total Expenses	\$ 743,456	\$ 164,228	\$ 623,950	\$ 788,178	\$ 741,100
Excess Revenues/(Expenditures)	\$ 174,013	\$ 770,203	\$ (620,470)	\$ 149,733	\$ 150,738

⁽¹⁾ Carry forward surplus is net of the reserve requirement

A-1 Interest - 11/1/23	\$ 85,550
A-2 Interest - 11/1/23	\$ 46,950
	<u>\$ 132,500</u>

Sweetwater Creek Community Development District

SERIES 2019A-1 AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/22	\$ 6,705,000.00		\$ 89,000.00	\$ 521,400.00
5/1/23	\$ 6,705,000.00	\$ 345,000.00	\$ 89,000.00	
11/1/23	\$ 6,360,000.00	\$ -	\$ 85,550.00	\$ 519,550.00
5/1/24	\$ 6,360,000.00	\$ 355,000.00	\$ 85,550.00	
11/1/24	\$ 6,005,000.00	\$ -	\$ 82,000.00	\$ 522,550.00
5/1/25	\$ 6,005,000.00	\$ 360,000.00	\$ 82,000.00	
11/1/25	\$ 5,645,000.00	\$ -	\$ 78,400.00	\$ 520,400.00
5/1/26	\$ 5,645,000.00	\$ 370,000.00	\$ 78,400.00	
11/1/26	\$ 5,275,000.00	\$ -	\$ 74,468.75	\$ 522,868.75
5/1/27	\$ 5,275,000.00	\$ 375,000.00	\$ 74,468.75	
11/1/27	\$ 4,900,000.00	\$ -	\$ 70,250.00	\$ 519,718.75
5/1/28	\$ 4,900,000.00	\$ 385,000.00	\$ 70,250.00	
11/1/28	\$ 4,515,000.00	\$ -	\$ 65,678.13	\$ 520,928.13
5/1/29	\$ 4,515,000.00	\$ 395,000.00	\$ 65,678.13	
11/1/29	\$ 4,120,000.00	\$ -	\$ 60,740.63	\$ 521,418.75
5/1/30	\$ 4,120,000.00	\$ 405,000.00	\$ 60,740.63	
11/1/30	\$ 3,715,000.00	\$ -	\$ 54,918.75	\$ 520,659.38
5/1/31	\$ 3,715,000.00	\$ 420,000.00	\$ 54,918.75	
11/1/31	\$ 3,690,000.00	\$ -	\$ 48,881.25	\$ 523,800.00
5/1/32	\$ 3,295,000.00	\$ 430,000.00	\$ 48,881.25	
11/1/32	\$ 2,865,000.00	\$ -	\$ 42,700.00	\$ 521,581.25
5/1/33	\$ 2,865,000.00	\$ 440,000.00	\$ 42,700.00	
11/1/33	\$ 2,425,000.00	\$ -	\$ 36,375.00	\$ 519,075.00
5/1/34	\$ 2,425,000.00	\$ 455,000.00	\$ 36,375.00	
11/1/34	\$ 1,970,000.00	\$ -	\$ 29,550.00	\$ 520,925.00
5/1/35	\$ 1,970,000.00	\$ 470,000.00	\$ 29,550.00	
11/1/35	\$ 1,500,000.00	\$ -	\$ 22,500.00	\$ 522,050.00
5/1/36	\$ 1,500,000.00	\$ 485,000.00	\$ 22,500.00	
11/1/36	\$ 1,015,000.00	\$ -	\$ 15,225.00	\$ 522,725.00
5/1/37	\$ 1,015,000.00	\$ 500,000.00	\$ 15,225.00	
11/1/37	\$ 515,000.00	\$ -	\$ 7,725.00	\$ 522,950.00
5/1/38	\$ 515,000.00	\$ 515,000.00	\$ 7,725.00	
			\$	\$ 522,725.00
		\$ 6,705,000.00	\$ 1,727,925.00	\$ 8,865,325.00

Sweetwater Creek Community Development District

SERIES 2019A-2 AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/22	\$ 2,570,000.00	\$ -	\$ 49,050.00	\$ 49,050.00
5/1/23	\$ 2,570,000.00	\$ 120,000.00	\$ 49,050.00	\$ -
11/1/23	\$ 2,450,000.00	\$ -	\$ 46,950.00	\$ 216,000.00
5/1/24	\$ 2,450,000.00	\$ 125,000.00	\$ 46,950.00	\$ -
11/1/24	\$ 2,325,000.00	\$ -	\$ 44,762.50	\$ 216,712.50
5/1/25	\$ 2,325,000.00	\$ 130,000.00	\$ 44,762.50	\$ -
11/1/25	\$ 2,195,000.00	\$ -	\$ 42,487.50	\$ 217,250.00
5/1/26	\$ 2,195,000.00	\$ 135,000.00	\$ 42,487.50	\$ -
11/1/26	\$ 2,060,000.00	\$ -	\$ 40,125.00	\$ 217,612.50
5/1/27	\$ 2,060,000.00	\$ 140,000.00	\$ 40,125.00	\$ -
11/1/27	\$ 1,920,000.00	\$ -	\$ 37,675.00	\$ 217,800.00
5/1/28	\$ 1,920,000.00	\$ 145,000.00	\$ 37,675.00	\$ -
11/1/28	\$ 1,775,000.00	\$ -	\$ 35,137.50	\$ 217,812.50
5/1/29	\$ 1,775,000.00	\$ 145,000.00	\$ 35,137.50	\$ -
11/1/29	\$ 1,630,000.00	\$ -	\$ 32,600.00	\$ 212,737.50
5/1/30	\$ 1,630,000.00	\$ 155,000.00	\$ 32,600.00	\$ -
11/1/30	\$ 1,475,000.00	\$ -	\$ 29,500.00	\$ 217,100.00
5/1/31	\$ 1,475,000.00	\$ 160,000.00	\$ 29,500.00	\$ -
11/1/31	\$ 1,315,000.00	\$ -	\$ 26,300.00	\$ 215,800.00
5/1/32	\$ 1,315,000.00	\$ 165,000.00	\$ 26,300.00	\$ -
11/1/32	\$ 1,150,000.00	\$ -	\$ 23,000.00	\$ 214,300.00
5/1/33	\$ 1,150,000.00	\$ 175,000.00	\$ 23,000.00	\$ -
11/1/33	\$ 975,000.00	\$ -	\$ 19,500.00	\$ 217,500.00
5/1/34	\$ 975,000.00	\$ 180,000.00	\$ 19,500.00	\$ -
11/1/34	\$ 795,000.00	\$ -	\$ 15,900.00	\$ 215,400.00
5/1/35	\$ 795,000.00	\$ 185,000.00	\$ 15,900.00	\$ -
11/1/35	\$ 610,000.00	\$ -	\$ 12,200.00	\$ 213,100.00
5/1/36	\$ 610,000.00	\$ 195,000.00	\$ 12,200.00	\$ -
11/1/36	\$ 415,000.00	\$ -	\$ 8,300.00	\$ 215,500.00
5/1/37	\$ 415,000.00	\$ 205,000.00	\$ 8,300.00	\$ -
11/1/37	\$ 210,000.00	\$ -	\$ 4,200.00	\$ 217,500.00
5/1/38	\$ 210,000.00	\$ 210,000.00	\$ 4,200.00	\$ -
			\$	\$ 214,200.00
		\$ 2,570,000.00	\$ 935,375.00	\$ 3,505,375.00

**Sweetwater Creek
Community Development District
Assessment Schedule - O&M**

FY2022

Net O&M Assessments	\$1,587,595.30
Collection fees (6%)	\$101,335.87
Gross Assessments	\$1,688,931.17

Product	Assessable		ERU's	% ERUs	Total Net		
	Units	ERU/Unit			Assessments	Net O&M	Gross O&M
Up to 63' Lot	444	1.00	444	54.40%	\$ 863,574.04	\$ 1,944.99	\$ 2,069.13
64-73' Lot	166	1.16	192.56	23.59%	\$ 374,526.62	\$ 2,256.18	\$ 2,400.20
80-88' Lot	67	1.40	93.8	11.49%	\$ 182,439.74	\$ 2,722.98	\$ 2,896.79
90' Lot	4	1.43	5.72	0.70%	\$ 11,125.32	\$ 2,781.33	\$ 2,958.86
Marsh (less than 15K sq ft)	6	1.40	8.4	1.03%	\$ 16,337.89	\$ 2,722.98	\$ 2,896.79
Marsh (15K-30K sq ft)	35	1.43	50.05	6.13%	\$ 97,346.58	\$ 2,781.33	\$ 2,958.86
Marsh (30K and greater)	6	1.50	9	1.10%	\$ 17,504.88	\$ 2,917.48	\$ 3,103.70
McCann Lots	8	1.59	12.72	1.56%	\$ 24,740.23	\$ 3,092.53	\$ 3,289.92
Total ERU's	736		816.25		\$ 1,587,595.30		

FY2023

Net O&M Assessments	\$1,593,410.68
Collection fees (6%)	\$101,707.06
Gross Assessments	\$1,695,117.74

Product	Assessable		ERU's	% ERUs	Total Net			Increase
	Units	ERU/Unit			Assessments	Net O&M	Gross O&M	
Up to 63' Lot	444	1.00	444.00	54.40%	\$ 866,737.32	\$ 1,952.11	\$ 2,076.71	\$ 7.58
64-73' Lot	166	1.16	192.56	23.59%	\$ 375,898.51	\$ 2,264.45	\$ 2,408.99	\$ 8.79
80-88' Lot	67	1.40	93.80	11.49%	\$ 183,108.02	\$ 2,732.96	\$ 2,907.40	\$ 10.61
90' Lot	4	1.43	5.72	0.70%	\$ 11,166.08	\$ 2,791.52	\$ 2,969.70	\$ 10.84
Marsh (less than 15K sq ft)	6	1.40	8.40	1.03%	\$ 16,397.73	\$ 2,732.96	\$ 2,907.40	\$ 10.61
Marsh (15K-30K sq ft)	35	1.43	50.05	6.13%	\$ 97,703.16	\$ 2,791.52	\$ 2,969.70	\$ 10.84
Marsh (30K and greater)	6	1.50	9.00	1.10%	\$ 17,569.00	\$ 2,928.17	\$ 3,115.07	\$ 11.37
McCann Lots	8	1.59	12.72	1.56%	\$ 24,830.85	\$ 3,103.86	\$ 3,301.98	\$ 12.05
Total ERU's	736		816.25		\$ 1,593,410.68			

TENTH ORDER OF BUSINESS

RESOLUTION 2022-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE SWEETWATER CREEK COMMUNITY
DEVELOPMENT DISTRICT AUTHORIZING AND
APPROVING CHANGE OF DESIGNATED REGISTERED
AGENT AND REGISTERED OFFICE.**

WHEREAS, the 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 St. Johns County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of records keeping and accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

Section 1. James Oliver is hereby designated as Registered Agent for the Sweetwater Creek Community Development District.

Section 2. The District's Registered Office shall be located at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092.

Section 3. In accordance with Section 189.014(1), *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this resolution with St. Johns County and the Florida Department of Economic Opportunity.

Section 4. This Resolution shall become effective on upon its adoption.

PASSED AND ADOPTED THIS 2ND DAY OF JUNE, 2022.

ATTEST:

**SWEETWATER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

ELEVENTH ORDER OF BUSINESS

B.

SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019

The undersigned, an Authorized Officer of Sweetwater Creek Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, Orlando, Florida, as trustee (the "Trustee"), dated as of July 1, 2019 (the "Master Indenture"), as amended and supplemented by the First Supplemental Trust Indenture from the District to the Trustee, dated as of July 1, 2019 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 40

(B) Name and address of Payee: Basham & Lucas Design Group Inc
7645 Gate Pkwy Ste 101
Jacksonville FL 32256

(C) Amount Payable: \$4789.78

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Palencia Amenity & CDs Invoice #8929

(E) Fund or Account and subaccount, if any, from which disbursement to be made: Series 2019 Construction Account

The undersigned hereby certifies that:

☐ obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2019A Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the Series 2019 Project and each represents a Cost of the Series 2019 Project, and has not previously been paid

OR

☐ this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**SWEETWATER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Authorized Officer

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement from other than the Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2019 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2019 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an exhibit to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

Consulting Engineer

**Basham & Lucas Design Group Inc.**

7645 Gate Pkwy Ste 101
Jacksonville, FL 32256 US
(904) 731-2323

INVOICE

BILL TO

Sweetwater Creek Community Development District
Ernesto Torres
c/o Governmental Management Services, LLC
475 W Town Place, Suite 114
St. Augustine, FL 32092

INVOICE

8929

DATE

05/23/2022

TERMS

Due on receipt

DUE DATE

05/31/2022

PROJECT NAME

(21-57) Palencia Amenity & CDs

CONTRACT SERVICES	CONTRACT	DUE	AMOUNT DUE
Part 2: Design Development	12,200.00	25.00 % of 12,200.00	3,050.00
Part 3: Architectural & Engineering Construction Documents	17,800.00	0.00 of 17,800.00	0.00
Part 4: Interior Design Construction Documents	5,500.00	0.00 of 5,500.00	0.00
Part 5: New Building Landscape Architecture Design	1,800.00	0.00 of 1,800.00	0.00
Part 6: Lightening Mitigation Diagram	1,800.00	0.00 of 1,800.00	0.00
Part 7: Exterior Color/Material Selection (to match existing amenity campus)	1,200.00	0.00 of 1,200.00	0.00
Construction Administration		0.00 of	0.00
Part 8: Shop Drawing Review - HRLY @ \$100/hr (NTE \$7,500)	7,500.00	0.00 of 7,500.00	0.00
Part 9: Construction Administration - HRLY @ \$100/hr (NTE \$5,000)	5,000.00	4.00 % of 5,000.00	200.00
Part 10: Reimbursable Expenses (NTE \$1,500) Mileage - 4/7 & 5/18	1,500.00	39.78 of 1,500.00	39.78
5/18 - Site Visit	1,500.00		1,500.00

BALANCE DUE

\$4,789.78**Estimate Summary**

Estimate 20-214

59,500.00

Invoice 8851	5,200.00
This invoice 8929	\$4,789.78
Total invoiced	9,989.78

D.

6/2/2022

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
June 2, 2022

To: The Board of Supervisors

From: Chris Hall
Field Operations Manager

RE: Sweetwater Creek Operations Report – June 2, 2022

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

Completed Projects

Before



After



Multiple cluster mailboxes were cleaned in the community

Completed Projects



- Mailboxes cleaned on Medio Drive

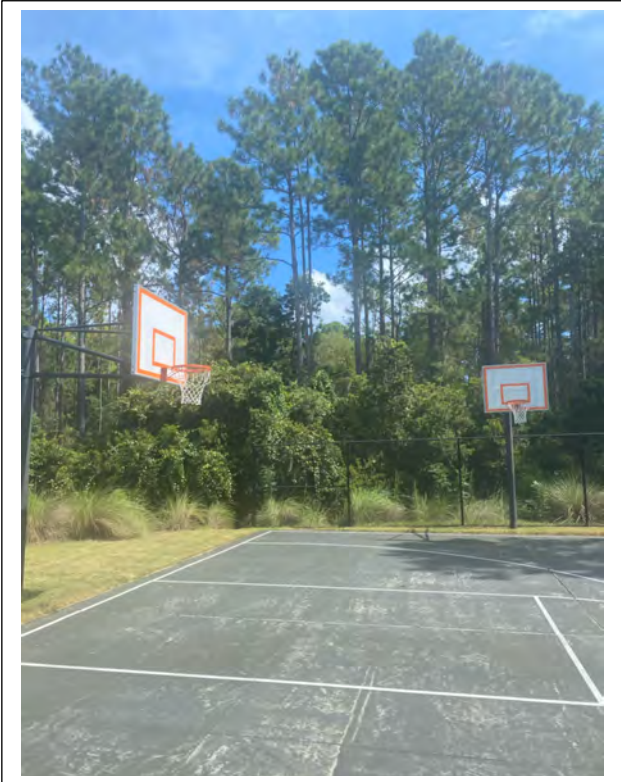


Completed Projects

NO FISHING

- Two No Fishing signs were installed at the pond on Glorietta Drive

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– TBD Start Date

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 - Sport Surfaces will provide an actual date soon. They have been trying to catch up on delays caused by Covid.
Two irrigation controllers are Malfunctioning.		CH	Will need replaced with new controllers after the meeting to determine if smart controllers will be used.
Install 2 No Fishing signs at the Glorietta pond	5/23/22	CH	Installed the No Fishing Signs.
Submersible well - Irrigation Pump - Torcido Blvd.		CH	Submersible pump needs to be replaced. Scheduled with East Coast Wells.
Irrigation Pump - Torcido Blvd.	5/17/22	CH	Smaller pump that pumps from the pond has been repaired by East Coast Wells
Mulch Installation for the entire property.	In Progress	CH	Duval is spreading the mulch in house and by hand. Ongoing
La Privade Park - Current State of Florida flag is tattered. U.S. Flag also needs replaced.	5/20/22	CH	New flags have been installed.
Hole underneath the playground pad - Ensanada Park	5/13/22	CH	Filled hole underneath with foam.
Gate break at entrance	5/9/22	CH	Re-attached gate arm at the guard shack.
Painting	In Progress	CH	Painting the black sign post and light poles

Items being addressed by Duval at Sweetwater CDD - Operations Manager - Chris Hall

<u>Item #</u>	<u>Area(s)</u>	<u>Description of work</u>	<u>Status</u>
1	Codo Ct.	Irrigation at the entrance of Codo Ct. annual beds	Completed
2	Pantano Vista	Oleander plants are dying out - Catapillar investation catapillars have been killed	Completed
3	Privado Ct. Park	Trees in the circle need to be lifted to correct height	Completed
4	Round about	Cut back dead plants behind the Lorapetalum	Completed
5	Las Calinas	Replace dead and dying River Birch with Crepe Myrtles	Scheduled
6	Codo Ct	Remove trees that are suffocating the Magnolias	Scheduled
7	Entire property	Weed and Fertilization	In Progress
8	Barbella Ct	Irrigation to annuals not working	Completed
9	Dosel Ln. - Las Calinas	Some bushes are deteriorating / Check irrigation and replace dead ones	In Progress
10	Medio Dr. (Swale)	Add plant material to cover swale area.	Scheduled
11	Entire Property	Mulch Installation	In Progress
12	Rio Del Norte	Clean up south end circle	Scheduled
13	San Cristobal Ct.	Lake banks need cut and put on weekly rotation	Completed
14	Entire Property	Ant Mounds	In Progress
15	Brasilla / Glorietta	Weed infestation in plant beds	In Progress
16	Enrede/Derecho Ln	Irrigation not working	Completed
17	Las Calinas past Circle	Irrigation is not working properly - New decoders, and battery controller installed	Completed

Conclusion

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

chall@rmsnf.com

cgraham@rmsnf.com

Respectfully,

Riverside Management Services

