

*Sweetwater Creek
Community Development District*

Agenda

July 7, 2022

AGENDA

**Sweetwater Creek
Community Development District**

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

June 30, 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, July 7, 2022 at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida 32095.** Following is the revised agenda for the meeting:

- I. Roll Call
- II. Public Comment (limited to three minutes)
- III. Approval of the Consent Agenda
 - A. Minutes of the June 2, 2022 Meeting
 - B. Financial Statements
 - C. Check Register
- IV. Update Regarding Fitness Center Expansion Project
 - A. Ratification of Proposals for Surveying Services
 - B. Discussion on Child Watch
- V. Discussion on Comcast (Supervisor Lisotta)
- VI. Review of Resolution 2020-03 (Spending Authority and Limits) (Supervisor Cervelli)
- VII. Discussion on Smart Irrigation Controllers (Supervisor Smith)
- VIII. Discussion on Security of Irrigation Controllers (Supervisor Smith)
- IX. Discussion of Dead Live Oaks (Supervisor Handler and Chris Hall)
- X. Acceptance of the Fiscal Year 2021 Audit Report
- XI. Discussion on the Fiscal Year 2023 Budget

XII. Staff Reports

A. Landscape Report

B. District Counsel

C. District Engineer

1. Ratification of Requisition Nos. 41 and 42

2. Consideration of Requisition Nos. 40 and 43

D. Field Manager – Report

E. District Manager

F. Director of Amenities

XIII. Supervisor Requests / Public Comment

XIV. Next Scheduled Meeting – Thursday, August 4, 2022 at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida 32095

XV. Adjournment

THIRD ORDER OF BUSINESS

A.

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

The regular meeting of the Board of Supervisors of the Sweetwater Creek Community Development District was held on Thursday, **June 2, 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 | Supervisor |
| Ron Cervelli | Supervisor |
| John Smith | Supervisor |

Also present were:

| | |
|-------------------------------|----------------------------------|
| Jim Oliver | District Manager, GMS |
| Meredith Hammock | District Counsel, KE Law Group |
| Lauren Gentry <i>by phone</i> | KE Law Group |
| Erin Gunia | Director of Amenities |
| Chris Hall | Field Operations Manager, RMS |
| Daniel Todd | Account Manager, Duval Landscape |

The following is a summary of the minutes and actions taken at the June 2, 2022 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

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 May 9, 2022 Meeting

Mr. Lisotta presented the May 9, 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. There was a question regarding a charge for \$2,500. Mr. Oliver replied that was Requisition No. 37 for the engineer's report that was revised. There was another question on the balance sheet. Mr. Oliver clarified it was money transferred to the wrong account and the general fund needed to reimburse that account. Mr. Smith questioned Section C on the work done by Duval Landscaping Maintenance.

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

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-08, Designating Officers

Mr. Oliver stated this resolution is to appoint John Smith as an Assistant Secretary.

On MOTION by Mr. Lisotta, seconded by Mr. Cervelli, with all in favor, Resolution 2022-08 Designating Officers and the Appointment of John Smith as Assistant Secretary, was approved.

FIFTH ORDER OF BUSINESS

Discussion on Smart Irrigation Controllers (Supervisors Handler and Smith)

Mr. Handler and Mr. Smith discussed the current situation of the irrigation system, the money wasted, and the cost savings. It was noted there had been three rounds of planting failure due to irrigation errors. Mr. Hall discussed the two controllers in the attached agenda and a description of the two types of smart irrigation controller types based on geographic location and landscape environment. Discussion ensued on if the controllers were installed, costs of the controllers, if the controller gave accurate data, and if this was an expense to prioritize. The possibility of raising the irrigation budget for next year was discussed.

A proposal was made to replace controllers in the community, or every 6 months to put into the budget line item as a capital expenditure. A notice to the community to increase the line item would be 3 to 3½ percent. There are 12 controllers in the District now. The main proposal that was sent was \$5,430.83 per controller. The internet connection options were discussed along with the associated costs and the on-going service plan.

SIXTH ORDER OF BUSINESS

Update Regarding Fitness Center Expansion Project

**This item was taken out of order after the third order of business.*

Mr. Lisotta provided the updates on the expansion of fitness center. He noted that \$150,000 estimate was designated to move utilities, but it is unclear as to specifics on this topic. He reviewed the options for the Board. Discussion ensued on potential unknown costs and funding shortfalls. He added the engineer had completed a walk around, took pictures and noted some issues. Feedback from the walkthrough included, the RFP outlined the possibility of needing a Geo-technical engineering survey or service with an estimate of not to exceed \$10,000. Another concern was the need for a surveying service with an estimate of \$10,000. The following items were optional: Irrigation and landscaping using the current contractor and spending possibly \$150,000. Security for building was another possible concern. Other included possibilities were audio/video for building, acoustical engineering, signage, and parking. Mr. Handler requested an email to summarize all of this before the next meeting.

Further discussion ensued on architectural features and cost estimates. It was noted that RFP documents will not be ready for another two months. There was a discussion about another column being added for committed funds. Other suggestions for design, square footage, and areas for utilization were discussed to include 1,094 square feet. Other items such as input from community wanting more updated equipment, expand classes and times, refiguring space, or new building or new fitness center. Discussion continued on refiguring the space or building a new building. It was noted there was a concern from a Board member about the way the Board was moving to allocate all bond funding to this rebuilding versus re-utilization of current space leaving no bond money for other needs. Available options were topic of continued discussion. After discussion the Board did decide to continue to push through the RFP process to determine actual costs.

The Board decided the architect and Director of Amenities will meet on June 3, 2022 at project site with interior designer for selection of colors.

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

Discussion on Wireless Distribution Rental Charges for Future Internet and Stream (Supervisor Smith)

Mr. Smith led discussion on the wireless distribution rental charges for future internet. After discussion the Board was open to future revenues if the opportunity presents itself.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2022-09, Approving the Proposed Budget for Fiscal Year 2023 and Setting a Public Hearing Date

Mr. Oliver presented the budget and noted a preliminary budget with no increase in assessments was reviewed in May . He added the the budget will consider impacts of increased inflation increases and growth of capital reserves. Mr. Lisotta asked for an increase for the capital reserve. It was noted that a mailed noticed would be required to notify residents of an increase. The Board discussed several line item increases for the irrigation controllers, electrical contract, administrative costs, communications costs, landscape improvements, maintenance, and the discussion of what percentage increase should be sent to residents. It was noted that flexibility would be needed to adjust the final approval of budget.

Mr. Oliver noted he had used a place holder for \$110,000 and he looked at the reserve study to see what the suggested contribution was. He noted his office would field calls resulting from mailed notice to explain to the residents the key reasons for proposed assessment increases. Mr. Oliver noted that requested increases for several vendor contracts were included in the FY23 budget. Ms. Gentry outlined the timeline for approval of the final budget and the increase should be decided today since there is no meeting before the required approval date. Mr. Lisotta noted that with all discussed increases they are now at a 12-15% increase. After discussion, the Board decided an increase was needed and the notice to residents will be mailed.

It was suggested the public hearing be set for August 4, 2022 at 4:00 p.m. in the regular meeting location. The proposal was made to increase the irrigation line item by \$60,000 in the new budget to replace all the controllers. The majority of the Board was opposed.

Mr. Lisotta then proposed an irrigation line increase of \$30,000 with half this year and half the next year. Mr. Cervelli and Mr. Usina were opposed. Mr. Lisotta noted it is a split vote, with majority in favor and he directed that the irrigation line item be increased, which is an increase of approximately 30%. Other specific line items were discussed for increase by each Board member. Ms. Gentry noted a possible landscape contract increase by \$30,000, landscape improvements increase, phone, electric utilities increase and others discussed. Mr. Lisotta proposed a capital reserve increase of \$40,000 bringing the total increase to the overall budget to \$106,000, an increase of 6.3%.

On MOTION by Mr. Smith, seconded by Mr. Lisotta, with Mr. Usina opposed, Resolution 2022-09, Approving the Proposed Budget for Fiscal Year 2023 and Setting the Public Hearing for August 4, 2022 at 4:00 p.m. in the Regular Meeting Location, was approved 4-1.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2022-10, Authorizing a Change in the Designated Registered Agent

Mr. Oliver presented the resolution and noted it was drafted by District Counsel to change the designated registered agent to Jim Oliver as District Manager.

On MOTION by Mr. Lisotta, seconded by Mr. Usina, with all in favor, Resolution 2022-10 Authorizing a Change in the Designated Registered Agent, was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Landscape Report

Duval provided updates to the landscape report.

B. District Counsel

District Counsel had nothing further to report.

C. District Engineer

There were no updates from the engineer.

D. Field Manager – Report

Updates were provided on the field manager's report. He discussed landscaping concerns and clarification of the budget of \$5,000. Further discussion can be held at a future date.

E. District Manager

Mr. Oliver had nothing further to report.

F. Director of Amenities

Ms. Gunia reviewed updates on activities and events for the community.

TWELTH ORDER OF BUSINESS

Supervisor Requests/Public Comment

Resident Comments:

- There were no resident requests.

Supervisor Comments:

- There were no Supervisors request.

THIRTEENTH ORDER OF BUSINESS

**Next Scheduled Meetings – Thursday,
July 7, 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, July 7, 2022 at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida 32095.

FOURTEENTH ORDER OF BUSINESS

Adjournment

| |
|--|
| On MOTION by Mr. Smith, seconded by Mr. Handler, with all in favor, the meeting was adjourned. |
|--|

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Sweetwater Creek
Community Development District

Unaudited Financial Reporting
May 31, 2022



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Sweetwater Creek
Community Development District
Balance Sheet
May 31, 2022

| | <i>General Fund</i> | <i>Debt Service Fund</i> | <i>Capital Reserve Fund</i> | <i>Capital Projects Fund</i> | <i>Totals Governmental Funds</i> |
|--|-------------------------|------------------------------|---------------------------------|----------------------------------|--------------------------------------|
| Assets: | | | | | |
| Cash: | | | | | |
| Cash - Operating Account | \$ 234,228 | \$ - | \$ 179,719 | \$ - | \$ 413,947 |
| Cash - Amenity Account | \$ 63,309 | \$ - | \$ - | \$ - | \$ 63,309 |
| Cash - Debit Card Account | \$ 1,777 | \$ - | \$ - | \$ - | \$ 1,777 |
| Investments: | | | | | |
| Series 2019 | | | | | |
| Reserve - A-1 | \$ - | \$ 133,070 | \$ - | \$ - | \$ 133,070 |
| Reserve - A-2 | \$ - | \$ 110,400 | \$ - | \$ - | \$ 110,400 |
| Revenue | \$ - | \$ 146,407 | \$ - | \$ - | \$ 146,407 |
| Prepayment | \$ - | \$ - | \$ - | \$ - | \$ - |
| Excess Revenue | \$ - | \$ 0 | \$ - | \$ - | \$ 0 |
| Construction | \$ - | \$ - | \$ - | \$ 1,239,957 | \$ 1,239,957 |
| Prepaid Expenses | \$ 6,820 | \$ - | \$ - | \$ - | \$ 6,820 |
| Investment SBA GF | \$ 175,495 | \$ - | \$ - | \$ - | \$ 175,495 |
| Investment - Custody | \$ 670,827 | \$ - | \$ - | \$ - | \$ 670,827 |
| Due From General Fund | \$ - | \$ - | \$ - | \$ - | \$ - |
| Due From Capital | \$ - | \$ - | \$ 10,375 | \$ - | \$ 10,375 |
| Due from Other | \$ 2,692 | \$ - | \$ - | \$ - | \$ 2,692 |
| Total Assets | \$ 1,155,148 | \$ 389,877 | \$ 190,094 | \$ 1,239,957 | \$ 2,975,076 |
| Liabilities: | | | | | |
| Accounts Payable | \$ 23,731 | \$ - | \$ 6,352 | \$ - | \$ 30,083 |
| Accrued Expenses | \$ 31,856 | \$ - | \$ - | \$ - | \$ 31,856 |
| Due to Amenity | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Liabilities | \$ 55,587 | \$ - | \$ 6,352 | \$ - | \$ 61,939 |
| Fund Balances: | | | | | |
| Assigned For Debt Service | \$ - | \$ 389,877 | \$ - | \$ - | \$ 389,877 |
| Assigned For Capital Reserves | \$ - | \$ - | \$ 183,742 | \$ - | \$ 183,742 |
| Assigned For Capital Projects | \$ - | \$ - | \$ - | \$ 1,239,957 | \$ 1,239,957 |
| Unassigned | \$ 1,099,561 | \$ - | \$ - | \$ - | \$ 1,099,561 |
| Total Fund Balances | \$ 1,099,561 | \$ 389,877 | \$ 183,742 | \$ 1,239,957 | \$ 2,913,137 |
| Total Liabilities & Fund Equity | \$ 1,155,148 | \$ 389,877 | \$ 190,094 | \$ 1,239,957 | \$ 2,975,076 |

Sweetwater Creek

Community Development District

General Fund

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

| | Adopted | Prorated Budget | Actual | |
|---|---------------------|---------------------|---------------------|--------------------|
| | Budget | Thru 05/31/22 | Thru 05/31/22 | Variance |
| <u>Revenues:</u> | | | | |
| Assessments | \$ 1,587,595 | \$ 1,587,595 | \$ 1,560,813 | \$ (26,782) |
| Fitness Center Revenue | \$ 13,875 | \$ 9,250 | \$ 790 | \$ (8,460) |
| Interest | \$ - | \$ - | \$ 352 | \$ 352 |
| Total Revenues | \$ 1,601,470 | \$ 1,596,845 | \$ 1,561,955 | \$ (34,890) |
| <u>Expenditures:</u> | | | | |
| <u>General & Administrative:</u> | | | | |
| Supervisor Fees | \$ 12,000 | \$ 8,000 | \$ 5,400 | \$ 2,600 |
| Engineering Fees | \$ 10,000 | \$ 6,667 | \$ 11,623 | \$ (4,956) |
| District Counsel | \$ 35,000 | \$ 23,333 | \$ 19,339 | \$ 3,995 |
| Audit Fees | \$ 3,700 | \$ - | \$ - | \$ - |
| Arbitrage | \$ 500 | \$ - | \$ - | \$ - |
| Assessment Roll | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ - |
| Dissemination | \$ 5,000 | \$ 3,333 | \$ 3,333 | \$ - |
| Trustee Fees | \$ 3,800 | \$ 2,917 | \$ 2,917 | \$ - |
| District Management Fees | \$ 42,500 | \$ 28,333 | \$ 27,083 | \$ 1,250 |
| Telephone | \$ 250 | \$ 167 | \$ 476 | \$ (309) |
| Postage | \$ 3,050 | \$ 2,033 | \$ 738 | \$ 1,295 |
| Public Official Insurance | \$ 4,041 | \$ 4,041 | \$ 3,803 | \$ 238 |
| Copies | \$ 700 | \$ 467 | \$ 311 | \$ 156 |
| Miscellaneous | \$ 1,500 | \$ 1,000 | \$ 385 | \$ 615 |
| Legal Advertising | \$ 2,700 | \$ 1,800 | \$ 285 | \$ 1,515 |
| Information Technology | \$ 800 | \$ 533 | \$ 533 | \$ - |
| Website Maintenance | \$ 600 | \$ 400 | \$ 400 | \$ - |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ 175 | \$ - |
| Total General & Administrative: | \$ 131,316 | \$ 88,199 | \$ 81,801 | \$ 6,398 |
| <u>Operation and Maintenance</u> | | | | |
| Electric | \$ 64,000 | \$ 42,667 | \$ 42,521 | \$ 145 |
| Field Management Fees | \$ 80,000 | \$ 53,333 | \$ 53,333 | \$ (0) |
| General Insurance | \$ 5,445 | \$ 5,445 | \$ 5,123 | \$ 322 |
| Landscape Maintenance | \$ 346,000 | \$ 230,667 | \$ 194,184 | \$ 36,483 |
| Landscape Improvements | \$ 50,000 | \$ 33,333 | \$ 33,363 | \$ (30) |
| Lake Maintenance | \$ 20,921 | \$ 13,947 | \$ 12,304 | \$ 1,643 |
| Fountain Maintenance | \$ 1,500 | \$ 1,000 | \$ 850 | \$ 150 |
| Irrigation Repairs & Maintenance | \$ 17,000 | \$ 11,333 | \$ 12,895 | \$ (1,562) |
| Storm Clean-Up | \$ 2,000 | \$ 1,333 | \$ - | \$ 1,333 |
| Field Repairs & Maintenance | \$ 20,000 | \$ 13,333 | \$ 20,537 | \$ (7,204) |
| Tree Removals | \$ 12,540 | \$ 8,360 | \$ 1,850 | \$ 6,510 |
| Streetlight Repairs | \$ 2,250 | \$ 1,500 | \$ - | \$ 1,500 |
| Signage Repairs | \$ 1,500 | \$ 1,000 | \$ 687 | \$ 314 |
| Holiday Decoration | \$ 5,000 | \$ 3,333 | \$ 301 | \$ 3,032 |
| Miscellaneous Field Supplies | \$ 4,250 | \$ 2,833 | \$ - | \$ 2,833 |
| Total Field Operations: | \$ 632,406 | \$ 423,419 | \$ 377,949 | \$ 45,470 |

Sweetwater Creek

Community Development District

General Fund

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

| | Adopted | Prorated Budget | Actual | |
|--|---------------------|---------------------|---------------------|-------------------|
| | Budget | Thru 05/31/22 | Thru 05/31/22 | Variance |
| Amenities | | | | |
| Administrative: | | | | |
| Property & Casualty Insurance | \$ 23,481 | \$ 23,481 | \$ 22,100 | \$ 1,381 |
| Payroll - Salaried | \$ 109,551 | \$ 73,034 | \$ 71,510 | \$ 1,524 |
| Payroll - Hourly | \$ 80,084 | \$ 53,389 | \$ 51,866 | \$ 1,524 |
| Payroll - Benefits | \$ 32,126 | \$ 21,417 | \$ 19,894 | \$ 1,524 |
| Payroll Taxes | \$ 18,551 | \$ 12,367 | \$ 10,844 | \$ 1,524 |
| Professional Services - Engineering | \$ 51,486 | \$ 34,324 | \$ 32,800 | \$ 1,524 |
| Professional Services - Information Technology | \$ 250 | \$ 167 | \$ 810 | \$ (644) |
| Travel & Per Diem | \$ 150 | \$ 100 | \$ - | \$ 100 |
| Training | \$ 200 | \$ 133 | \$ - | \$ 133 |
| Licenses & Permits | \$ 400 | \$ 267 | \$ 400 | \$ (133) |
| Subscriptions & Memberships | \$ 500 | \$ 333 | \$ 216 | \$ 118 |
| Office Supplies | \$ 3,000 | \$ 2,000 | \$ 1,166 | \$ 834 |
| Office Equipment | \$ 2,000 | \$ 1,333 | \$ 521 | \$ 812 |
| Communication - Telephone/Internet/TV | \$ 10,000 | \$ 6,667 | \$ 7,732 | \$ (1,066) |
| Internet/Telephone - Guard House | \$ 3,600 | \$ 2,400 | \$ 2,866 | \$ (466) |
| Cost Share Expense - Marshall Creek | \$ 63,453 | \$ 8,360 | \$ 8,360 | \$ - |
| Field: | | | | |
| General Utilities | \$ 83,000 | \$ 55,333 | \$ 40,830 | \$ 14,503 |
| Refuse Removal | \$ 3,000 | \$ 2,000 | \$ 2,401 | \$ (401) |
| Security | \$ 64,851 | \$ 43,234 | \$ 47,424 | \$ (4,190) |
| Janitorial Services | \$ 16,000 | \$ 10,667 | \$ 9,143 | \$ 1,524 |
| Operating Supplies - Spa & Paper | \$ 4,500 | \$ 3,000 | \$ 1,830 | \$ 1,170 |
| Operating Supplies - Uniforms | \$ 500 | \$ 333 | \$ 725 | \$ (392) |
| Cleaning Supplies | \$ 15,000 | \$ 10,000 | \$ 4,608 | \$ 5,392 |
| Amenity Landscape Maintenance & Improvements | \$ 24,000 | \$ 16,000 | \$ 16,578 | \$ (578) |
| Gate Repairs & Maintenance | \$ 2,500 | \$ 1,667 | \$ 12 | \$ 1,655 |
| Guardhouse Maintenance | \$ 2,500 | \$ 1,667 | \$ 132 | \$ 1,535 |
| Dog Park Repairs & Maintenance | \$ 3,650 | \$ 2,433 | \$ 2,323 | \$ 110 |
| Park Mulch | \$ 1,500 | \$ 1,000 | \$ - | \$ 1,000 |
| Playground Repairs & Maintenance | \$ 2,500 | \$ 1,667 | \$ 788 | \$ 878 |
| Miscellaneous Field Supplies | \$ 1,000 | \$ 667 | \$ 3,623 | \$ (2,957) |
| Buildings Repairs & Maintenance | \$ 15,000 | \$ 10,000 | \$ 9,759 | \$ 241 |
| Pest Control | \$ 2,500 | \$ 1,667 | \$ 1,153 | \$ 514 |
| Pools Maintenance - Contract | \$ 15,000 | \$ 10,000 | \$ 10,725 | \$ (725) |
| Pools Repairs & Maintenance | \$ 10,000 | \$ 6,667 | \$ 1,948 | \$ 4,719 |
| Pools Chemicals | \$ 2,500 | \$ 1,667 | \$ 861 | \$ 806 |
| Signage & Amenity Repairs | \$ 300 | \$ 200 | \$ 143 | \$ 57 |
| Special Events | \$ 10,000 | \$ 6,667 | \$ 2,318 | \$ 4,349 |
| Fitness: | | | | |
| Professional Services - Outside Fitness | \$ 52,872 | \$ 35,248 | \$ 33,759 | \$ 1,489 |
| Fitness Equipment Repairs & Maintenance | \$ 5,000 | \$ 3,333 | \$ 4,353 | \$ (1,020) |
| Fitness Equipment Rental | \$ 35,000 | \$ 23,333 | \$ 4,107 | \$ 19,227 |
| Miniature Golf Course Maintenance | \$ 750 | \$ 500 | \$ - | \$ 500 |
| Miscellaneous Fitness Supplies | \$ 6,300 | \$ 4,200 | \$ 803 | \$ 3,397 |
| Capital Outlay - Machinery & Equipment | \$ 6,400 | \$ 4,267 | \$ 489 | \$ 3,777 |
| Total Amenities | \$ 784,955 | \$ 497,188 | \$ 431,920 | \$ 65,268 |
| Reserves | | | | |
| Capital Reserve Transfer | \$ 110,000 | \$ 110,000 | \$ 110,000 | \$ - |
| Total Reserves | \$ 110,000 | \$ 110,000 | \$ 110,000 | \$ - |
| Total Expenditures | \$ 1,658,677 | \$ 1,118,806 | \$ 1,001,671 | \$ 117,136 |
| Excess Revenues (Expenditures) | \$ (57,207) | | \$ 560,285 | |
| Fund Balance - Beginning | \$ 57,207 | | \$ 539,277 | |
| Fund Balance - Ending | \$ - | | \$ 1,099,561 | |

Sweetwater Creek

Community Development District

Debt Service Fund - Series 2019

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

| | Adopted | Prorated Budget | Actual | |
|---|-------------------|-------------------|--------------------|--------------------|
| | Budget | Thru 05/31/22 | Thru 05/31/22 | Variance |
| Revenues: | | | | |
| Special Assessments | \$ 746,019 | \$ 746,019 | \$ 738,635 | \$ (7,384) |
| Prepayments | \$ - | \$ - | \$ - | \$ - |
| Interest | \$ - | \$ - | \$ 22 | \$ 22 |
| Total Revenues | \$ 746,019 | \$ 746,019 | \$ 738,657 | \$ (7,362) |
| 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 | \$ 92,578 | \$ 92,400 | \$ 178 |
| Principal - 05/01 | \$ 340,000 | \$ 340,000 | \$ 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 | \$ 51,650 | \$ 51,550 | \$ 100 |
| Principal - 05/01 | \$ 115,000 | \$ 115,000 | \$ 115,000 | \$ - |
| Special Call - 05/01 | \$ - | \$ - | \$ 25,000 | \$ (25,000) |
| Total Expenditures | \$ 743,456 | \$ 743,456 | \$ 788,178 | \$ (44,722) |
| Other Sources/(Uses) | | | | |
| Transfer In | \$ - | \$ - | \$ - | \$ - |
| Total Other Financing Sources (Uses) | \$ - | \$ - | \$ - | \$ - |
| Excess Revenues (Expenditures) | \$ 2,562 | | \$ (49,521) | |
| Fund Balance - Beginning | \$ 171,450 | | \$ 439,398 | |
| Fund Balance - Ending | \$ 174,013 | | \$ 389,877 | |

Sweetwater Creek

Community Development District

Capital Reserve

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

| | Adopted | Prorated Budget | Actual | |
|---|-------------------|-------------------|-------------------|--------------------|
| | Budget | Thru 05/31/22 | Thru 05/31/22 | Variance |
| Revenues: | | | | |
| Cost Share - Marshal Creek | \$ - | \$ - | \$ - | \$ - |
| Total Revenues | \$ - | \$ - | \$ - | \$ - |
| Expenditures: | | | | |
| Capital Outlay | \$ 20,000 | \$ 13,333 | \$ 68,149 | \$ (54,816) |
| Repair and Maintenance | \$ 20,000 | \$ 13,333 | \$ 17,092 | \$ (3,759) |
| Other Current Charges | \$ 1,470 | \$ 980 | \$ 283 | \$ 697 |
| Total Expenditures | \$ 41,470 | \$ 27,647 | \$ 85,524 | \$ (57,877) |
| Other Financing Sources/(Uses) | | | | |
| Transfer In/(Out) | \$ 110,000 | \$ 110,000 | \$ 110,000 | \$ - |
| Total Other Financing Sources (Uses) | \$ 110,000 | \$ 110,000 | \$ 110,000 | \$ - |
| Excess Revenues (Expenditures) | \$ 68,530 | | \$ 24,476 | |
| Fund Balance - Beginning | \$ 160,961 | | \$ 159,266 | |
| Fund Balance - Ending | \$ 229,491 | | \$ 183,742 | |

Sweetwater Creek

Community Development District Capital Projects Fund - Series 2019

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

| | Adopted | Prorated Budget | Actual | |
|---|-------------|-----------------|---------------------|-------------------|
| | Budget | Thru 05/31/22 | Thru 05/31/22 | Variance |
| Revenues: | | | | |
| Interest Income | \$ - | \$ - | \$ 41 | \$ 41 |
| Total Revenues | \$ - | \$ - | \$ 41 | \$ 41 |
| 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) | \$ - | | \$ (9,659) | |
| Fund Balance - Beginning | \$ - | | \$ 1,249,616 | |
| Fund Balance - Ending | \$ - | | \$ 1,239,957 | |

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 | \$ - | \$ 120 | \$ - | \$ - | \$ - | \$ - | \$ 790 |
| Cost Sharing - Marshall Creek Revenue | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Interest | \$ 24 | \$ 18 | \$ 20 | \$ 23 | \$ 23 | \$ 47 | \$ 68 | \$ 129 | \$ - | \$ - | \$ - | \$ - | \$ 352 |
| Miscellaneous Revenues | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Carry Forward Surplus | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | | | | | | | | | | | | \$ - |
| Total Revenues | \$ 24 | \$ 270,021 | \$ 359,019 | \$ 860,120 | \$ 30,184 | \$ 11,149 | \$ 31,190 | \$ 249 | \$ - | \$ - | \$ - | \$ - | \$ 1,561,955 |
| Expenditures: | | | | | | | | | | | | | |
| <u>General & Administrative:</u> | | | | | | | | | | | | | |
| Supervisor Fees | \$ 800 | \$ 800 | \$ 800 | \$ - | \$ 600 | \$ 800 | \$ 800 | \$ 800 | \$ - | \$ - | \$ - | \$ - | \$ 5,400 |
| Engineering Fees | \$ 8,002 | \$ 332 | \$ 721 | \$ 332 | \$ 673 | \$ 722 | \$ 647 | \$ 195 | \$ - | \$ - | \$ - | \$ - | \$ 11,623 |
| District Counsel | \$ 3,490 | \$ 2,609 | \$ 3,730 | \$ 507 | \$ 3,451 | \$ 3,155 | \$ 2,398 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 19,339 |
| Audit Fees | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Arbitrage | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Assessment Roll | \$ 5,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,000 |
| Dissemination | \$ 417 | \$ 417 | \$ 417 | \$ 417 | \$ 417 | \$ 417 | \$ 417 | \$ 417 | \$ - | \$ - | \$ - | \$ - | \$ 3,333 |
| Trustee Fees | \$ 2,917 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,917 |
| District Management Fees | \$ 3,542 | \$ 3,542 | \$ 3,542 | \$ 3,542 | \$ 3,542 | \$ 3,542 | \$ 2,917 | \$ 2,917 | \$ - | \$ - | \$ - | \$ - | \$ 27,083 |
| Telephone | \$ 166 | \$ - | \$ 71 | \$ 132 | \$ 25 | \$ - | \$ 57 | \$ 25 | \$ - | \$ - | \$ - | \$ - | \$ 476 |
| Postage | \$ 215 | \$ - | \$ 300 | \$ 69 | \$ 45 | \$ - | \$ 42 | \$ 67 | \$ - | \$ - | \$ - | \$ - | \$ 738 |
| Public Official Insurance | \$ 3,803 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,803 |
| Copies | \$ 117 | \$ - | \$ 76 | \$ - | \$ 31 | \$ - | \$ 74 | \$ 14 | \$ - | \$ - | \$ - | \$ - | \$ 311 |
| Miscellaneous | \$ 205 | \$ - | \$ 9 | \$ 1 | \$ 1 | \$ - | \$ 164 | \$ 6 | \$ - | \$ - | \$ - | \$ - | \$ 385 |
| Legal Advertising | \$ 99 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 104 | \$ 82 | \$ - | \$ - | \$ - | \$ - | \$ 285 |
| Information Technology | \$ 67 | \$ 67 | \$ 67 | \$ 67 | \$ 67 | \$ 67 | \$ 67 | \$ 67 | \$ - | \$ - | \$ - | \$ - | \$ 533 |
| Website Maintenance | \$ 50 | \$ 50 | \$ 50 | \$ 50 | \$ 50 | \$ 50 | \$ 50 | \$ 50 | \$ - | \$ - | \$ - | \$ - | \$ 400 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 175 |
| Total General & Administrative: | \$ 29,063 | \$ 7,816 | \$ 9,780 | \$ 5,116 | \$ 8,901 | \$ 8,752 | \$ 7,736 | \$ 4,638 | \$ - | \$ - | \$ - | \$ - | \$ 81,801 |
| <u>Operation and Maintenance</u> | | | | | | | | | | | | | |
| Electric | \$ 5,204 | \$ 5,168 | \$ 5,226 | \$ 5,565 | \$ 5,116 | \$ 5,239 | \$ 5,536 | \$ 5,468 | \$ - | \$ - | \$ - | \$ - | \$ 42,521 |
| Field Management Fees | \$ 6,667 | \$ 6,667 | \$ 6,667 | \$ 6,667 | \$ 6,667 | \$ 6,667 | \$ 6,667 | \$ 6,667 | \$ - | \$ - | \$ - | \$ - | \$ 53,333 |
| General Insurance | \$ 5,123 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,123 |
| Landscape Maintenance | \$ 24,273 | \$ 24,273 | \$ 24,273 | \$ 24,273 | \$ 24,273 | \$ 24,273 | \$ 24,273 | \$ 24,273 | \$ - | \$ - | \$ - | \$ - | \$ 194,184 |
| Landscape Improvements | \$ 529 | \$ 9,838 | \$ - | \$ 6,751 | \$ 7,436 | \$ - | \$ - | \$ 8,810 | \$ - | \$ - | \$ - | \$ - | \$ 33,363 |
| Lake Maintenance | \$ 1,538 | \$ 1,538 | \$ 1,538 | \$ 1,538 | \$ 1,538 | \$ 1,538 | \$ 1,538 | \$ 1,538 | \$ - | \$ - | \$ - | \$ - | \$ 12,304 |
| Fountain Maintenance | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 850 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 850 |
| Irrigation Repairs & Maintenance | \$ 4,024 | \$ 3,275 | \$ - | \$ 180 | \$ 625 | \$ 1,160 | \$ 825 | \$ 2,806 | \$ - | \$ - | \$ - | \$ - | \$ 12,895 |
| Storm Clean-Up | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Field Repairs & Maintenance | \$ 1,652 | \$ 6,106 | \$ 5,744 | \$ 1,808 | \$ 1,238 | \$ 2,974 | \$ 1,015 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 20,537 |
| 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 | \$ 39,854 | \$ 49,562 | \$ - | \$ - | \$ - | \$ - | \$ 377,949 |

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 | \$ 8,939 | \$ - | \$ - | \$ - | \$ - | \$ 71,510 |
| Payroll - Hourly | \$ 6,483 | \$ 6,483 | \$ 6,483 | \$ 6,483 | \$ 6,483 | \$ 6,483 | \$ 6,483 | \$ 6,483 | \$ - | \$ - | \$ - | \$ - | \$ 51,866 |
| Payroll - Benefits | \$ 2,487 | \$ 2,487 | \$ 2,487 | \$ 2,487 | \$ 2,487 | \$ 2,487 | \$ 2,487 | \$ 2,487 | \$ - | \$ - | \$ - | \$ - | \$ 19,894 |
| Payroll Taxes | \$ 1,355 | \$ 1,355 | \$ 1,355 | \$ 1,355 | \$ 1,355 | \$ 1,355 | \$ 1,355 | \$ 1,355 | \$ - | \$ - | \$ - | \$ - | \$ 10,844 |
| Professional Services - Engineering | \$ 4,100 | \$ 4,100 | \$ 4,100 | \$ 4,100 | \$ 4,100 | \$ 4,100 | \$ 4,100 | \$ 4,100 | \$ - | \$ - | \$ - | \$ - | \$ 32,800 |
| Professional Services - Information Technology | \$ 150 | \$ 266 | \$ 21 | \$ 151 | \$ 21 | \$ 161 | \$ 21 | \$ 21 | \$ - | \$ - | \$ - | \$ - | \$ 810 |
| Travel & Per Diem | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Training | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Licenses & Permits | \$ - | \$ 375 | \$ 25 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 400 |
| Subscriptions & Memberships | \$ 27 | \$ 27 | \$ 27 | \$ 27 | \$ 27 | \$ 27 | \$ 27 | \$ 27 | \$ - | \$ - | \$ - | \$ - | \$ 216 |
| Office Supplies | \$ 65 | \$ 59 | \$ 388 | \$ - | \$ 458 | \$ - | \$ 142 | \$ 54 | \$ - | \$ - | \$ - | \$ - | \$ 1,166 |
| Office Equipment | \$ - | \$ 13 | \$ 350 | \$ 8 | \$ 129 | \$ 21 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 521 |
| Communication - Telephone/Internet/TV | \$ 997 | \$ 937 | \$ 997 | \$ 944 | \$ 943 | \$ 944 | \$ 1,016 | \$ 955 | \$ - | \$ - | \$ - | \$ - | \$ 7,732 |
| Internet/Telephone - Guard House | \$ 306 | \$ 306 | \$ 306 | \$ 306 | \$ 311 | \$ 436 | \$ 447 | \$ 447 | \$ - | \$ - | \$ - | \$ - | \$ 2,866 |
| Cost Share Expense - Marshall Creek | \$ - | \$ - | \$ - | \$ - | \$ 8,360 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 8,360 |
| Field: | | | | | | | | | | | | | |
| General Utilities | \$ 3,438 | \$ 4,601 | \$ 5,844 | \$ 5,392 | \$ 5,832 | \$ 5,297 | \$ 5,572 | \$ 4,854 | \$ - | \$ - | \$ - | \$ - | \$ 40,830 |
| Refuse Removal | \$ 250 | \$ 302 | \$ 302 | \$ 302 | \$ 302 | \$ 319 | \$ 311 | \$ 311 | \$ - | \$ - | \$ - | \$ - | \$ 2,401 |
| Security | \$ 6,736 | \$ 6,718 | \$ 6,790 | \$ 6,766 | \$ 6,820 | \$ 6,802 | \$ 6,790 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 47,424 |
| Janitorial Services | \$ 1,143 | \$ 1,143 | \$ 1,143 | \$ 1,143 | \$ 1,143 | \$ 1,143 | \$ 1,143 | \$ 1,143 | \$ - | \$ - | \$ - | \$ - | \$ 9,143 |
| Operating Supplies - Spa & Paper | \$ 244 | \$ 200 | \$ 272 | \$ 202 | \$ 200 | \$ 198 | \$ 183 | \$ 330 | \$ - | \$ - | \$ - | \$ - | \$ 1,830 |
| Operating Supplies - Uniforms | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 725 | \$ - | \$ - | \$ - | \$ - | \$ 725 |
| Cleaning Supplies | \$ 38 | \$ 1,071 | \$ 1,875 | \$ 110 | \$ 157 | \$ 1,250 | \$ 46 | \$ 62 | \$ - | \$ - | \$ - | \$ - | \$ 4,608 |
| Amenity Landscape Maintenance & Improvements | \$ 2,000 | \$ 2,000 | \$ 2,000 | \$ 2,000 | \$ 2,000 | \$ 2,000 | \$ 2,000 | \$ 2,578 | \$ - | \$ - | \$ - | \$ - | \$ 16,578 |
| Gate Repairs & Maintenance | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 12 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 12 |
| 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 | \$ 1,052 | \$ 373 | \$ 27 | \$ - | \$ - | \$ - | \$ - | \$ 3,623 |
| Buildings Repairs & Maintenance | \$ 989 | \$ 1,565 | \$ - | \$ 347 | \$ 614 | \$ 366 | \$ 4,478 | \$ 1,400 | \$ - | \$ - | \$ - | \$ - | \$ 9,759 |
| Pest Control | \$ 258 | \$ 68 | \$ 68 | \$ 72 | \$ 472 | \$ 72 | \$ 72 | \$ 72 | \$ - | \$ - | \$ - | \$ - | \$ 1,153 |
| Pools Maintenance - Contract | \$ 1,129 | \$ 1,129 | \$ 1,411 | \$ 1,411 | \$ 1,411 | \$ 1,411 | \$ 1,411 | \$ 1,411 | \$ - | \$ - | \$ - | \$ - | \$ 10,725 |
| Pools Repairs & Maintenance | \$ 330 | \$ 176 | \$ - | \$ 308 | \$ - | \$ 118 | \$ 923 | \$ 93 | \$ - | \$ - | \$ - | \$ - | \$ 1,948 |
| Pools Chemicals | \$ 229 | \$ - | \$ 298 | \$ - | \$ - | \$ 30 | \$ - | \$ 304 | \$ - | \$ - | \$ - | \$ - | \$ 861 |
| Signage & Amenity Repairs | \$ - | \$ - | \$ - | \$ 143 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 143 |
| Special Events | \$ 755 | \$ - | \$ - | \$ - | \$ 1,394 | \$ 73 | \$ 95 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,318 |
| Fitness: | | | | | | | | | | | | | |
| Professional Services - Outside Fitness | \$ 4,216 | \$ 4,216 | \$ 4,216 | \$ 4,216 | \$ 4,216 | \$ 4,251 | \$ 4,216 | \$ 4,216 | \$ - | \$ - | \$ - | \$ - | \$ 33,759 |
| Fitness Equipment Repairs & Maintenance | \$ 685 | \$ - | \$ 2,020 | \$ 41 | \$ 267 | \$ 571 | \$ 683 | \$ 85 | \$ - | \$ - | \$ - | \$ - | \$ 4,353 |
| Fitness Equipment Rental | \$ 513 | \$ 513 | \$ 513 | \$ 513 | \$ 513 | \$ 513 | \$ 513 | \$ 513 | \$ - | \$ - | \$ - | \$ - | \$ 4,107 |
| Miniature Golf Course Maintenance | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Miscellaneous Fitness Supplies | \$ 181 | \$ 139 | \$ - | \$ 173 | \$ - | \$ - | \$ - | \$ 310 | \$ - | \$ - | \$ - | \$ - | \$ 803 |
| Capital Outlay - Machinery & Equipment | \$ - | \$ - | \$ 353 | \$ - | \$ - | \$ - | \$ 136 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 489 |
| Total Amenities | \$ 71,418 | \$ 51,161 | \$ 53,652 | \$ 48,225 | \$ 59,257 | \$ 50,677 | \$ 54,227 | \$ 43,302 | \$ - | \$ - | \$ - | \$ - | \$ 431,920 |
| Reserves | | | | | | | | | | | | | |
| Capital Reserve Transfer | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 110,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 110,000 |
| Total Reserves | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 110,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 110,000 |
| Total Expenditures | \$ 149,489 | \$ 116,529 | \$ 107,149 | \$ 100,124 | \$ 116,932 | \$ 102,129 | \$ 211,817 | \$ 97,502 | \$ - | \$ - | \$ - | \$ - | \$ 1,001,671 |
| Excess Revenues (Expenditures) | \$ (149,465) | \$ 153,492 | \$ 251,870 | \$ 759,996 | \$ (86,748) | \$ (90,980) | \$ (180,627) | \$ (97,253) | \$ - | \$ - | \$ - | \$ - | \$ 560,285 |

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) |
| LESS: MAY 1, 2022 | (\$340,000) |
| CURRENT BONDS OUTSTANDING | \$6,705,000 |

| 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 | \$110,400 |
| 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) |
| LESS: MAY 1, 2022 | (\$115,000) |
| LESS: MAY 1, 2022 (SPECIAL CALL) | (\$25,000) |
| CURRENT BONDS OUTSTANDING | \$2,570,000 |

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 |
| 06/21/22 | 10 | \$13,177.64 | (\$267.98) | \$221.55 | \$0.00 | \$13,131.21 | \$8,913.17 | \$4,218.04 | \$13,131.21 |
| 06/16/22 | TAX CERTS | \$3,194.87 | (\$65.81) | \$95.85 | \$0.00 | \$3,224.91 | \$2,189.00 | \$1,035.91 | \$3,224.91 |
| | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| TOTAL | | \$ 2,457,710.64 | \$ (47,260.70) | \$ (94,675.47) | \$ 29.30 | \$ 2,315,803.77 | \$ 1,571,915.02 | \$ 743,888.75 | \$ 2,315,803.77 |

| | |
|----------------------|-------------------------------------|
| 100% | Net Percent Collected |
| \$ (5,555.77) | 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 05/31/22 | | | | \$ 86,302.66 |
| Requisitions Paid thru 05/31/22 | | | | \$ (387,123.68) |
| Remaining Project (Construction) Fund | | | | <u><u>\$ 1,239,956.94</u></u> |

C.

Sweetwater Creek

Community Development District

Summary of Invoices

May 01, 2022 - May 31, 2022

| Fund | Date | Check No.'s | Amount |
|--------------|---------|-------------|--------------------|
| General Fund | 5/12/22 | 3681 | \$ 3,561.51 |
| | 5/19/22 | 3682-3685 | 800.00 |
| | 5/26/22 | 3686-3690 | 7,240.70 |
| | | | <hr/> \$ 11,602.21 |
| Amenity Fund | 5/12/22 | 2113-2119 | \$ 11,730.49 |
| | 5/19/22 | 2120 | 92.88 |
| | 5/26/22 | 2121-2126 | 37,313.88 |
| | | | <hr/> \$ 49,137.25 |
| TOTAL | | | <hr/> \$ 60,739.46 |

| CHECK DATE | VEND# |INVOICE..... DATE | ...EXPENSED TO... INVOICE | YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT | # |
|---------------|-------|---------------------------|------------------------------|--------|-----------------|-------|-----|----------|----------------------------------|--------|----------|--------------------------|--------|
| 5/12/22 | 00029 | 5/01/22 | 131 | 202205 | 310-51300-34000 | | | | | * | 2,916.67 | | |
| | | | MAY MANAGEMENT FEES | | | | | | | | | | |
| | | 5/01/22 | 131 | 202205 | 310-51300-35200 | | | | | * | 50.00 | | |
| | | | MAY WEBSITE ADMIN | | | | | | | | | | |
| | | 5/01/22 | 131 | 202205 | 310-51300-35100 | | | | | * | 66.67 | | |
| | | | MAY INFORMAITON TECH | | | | | | | | | | |
| | | 5/01/22 | 131 | 202205 | 310-51300-31300 | | | | | * | 416.67 | | |
| | | | MAY DISSEM AGENT SERVICES | | | | | | | | | | |
| | | 5/01/22 | 131 | 202205 | 310-51300-49000 | | | | | * | 5.66 | | |
| | | | OFFICE SUPPLIES | | | | | | | | | | |
| | | 5/01/22 | 131 | 202205 | 310-51300-42000 | | | | | * | 67.20 | | |
| | | | POSTAGE | | | | | | | | | | |
| | | 5/01/22 | 131 | 202205 | 310-51300-42500 | | | | | * | 13.65 | | |
| | | | COPIES | | | | | | | | | | |
| | | 5/01/22 | 131 | 202205 | 310-51300-41000 | | | | | * | 24.99 | | |
| | | | TELEPHONE | | | | | | | | | | |
| | | | | | | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 3,561.51 | 003681 |
| 5/19/22 | 00075 | 5/09/22 | 05092022 | 202205 | 310-51300-11000 | | | | | * | 200.00 | | |
| | | | 5/9/22 MEETING | | | | | | | | | | |
| | | | | | | | | | CHARLES USINA III | | | 200.00 | 003682 |
| 5/19/22 | 00089 | 5/09/22 | 05092022 | 202205 | 310-51300-11000 | | | | | * | 200.00 | | |
| | | | 5/9/22 MEETING | | | | | | | | | | |
| | | | | | | | | | JOHN T SMITH | | | 200.00 | 003683 |
| 5/19/22 | 00051 | 5/09/22 | 05092022 | 202205 | 310-51300-11000 | | | | | * | 200.00 | | |
| | | | 5/9/22 MEETING | | | | | | | | | | |
| | | | | | | | | | ROBERT LISOTTA | | | 200.00 | 003684 |
| 5/19/22 | 00040 | 5/09/22 | 05092022 | 202205 | 310-51300-11000 | | | | | * | 200.00 | | |
| | | | 5/9/22 MEETING | | | | | | | | | | |
| | | | | | | | | | STEPHEN J HANDLER | | | 200.00 | 003685 |
| 5/26/22 | 00011 | 5/09/22 | 202787 | 202204 | 310-51300-31100 | | | | | * | 646.97 | | |
| | | | APR PROFESSIONAL SERVICES | | | | | | | | | | |
| | | | | | | | | | ENGLAND-THIMS & MILLER, INC | | | 646.97 | 003686 |
| 5/26/22 | 00063 | 3/31/22 | 72456 | 202203 | 320-53800-47000 | | | | | * | 1,538.00 | | |
| | | | MAR LAKE MAINTENANCE | | | | | | | | | | |
| | | 4/30/22 | 72863 | 202204 | 320-53800-47000 | | | | | * | 1,538.00 | | |
| | | | APR LAKE MAINTENANCE | | | | | | | | | | |
| | | | | | | | | | FUTURE HORIZONS | | | 3,076.00 | 003687 |
| 5/26/22 | 00084 | 5/11/22 | 2173 | 202204 | 310-51300-31500 | | | | | * | 2,398.02 | | |
| | | | APR GENERAL COUNSEL | | | | | | | | | | |
| | | | | | | | | | KE LAW GROUP PLLC | | | 2,398.02 | 003688 |
| | | | | | | | | | | | | | |
| | | | | | | | | | SWCC SWEETWATER CRK BPEREGRINO | | | | |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|--------------------|-------|-----------------------------------|--|-------------------------------|--------|-----------|----------------------------|
| 5/26/22 | 00071 | 5/12/22 34 | 202204 320-53800-47301 | | * | 1,015.47 | |
| | | APR FIELD RPRS&MAINT | | RIVERSIDE MANAGEMENT SERVICES | | | 1,015.47 003689 |
| 5/26/22 | 00025 | 4/30/22 I0341126 | 202204 310-51300-48000 | | * | 104.24 | |
| | | NOTICE OF MEETING 4/25/22 | | THE ST. AUGUSTINE RECORD | | | 104.24 003690 |
| TOTAL FOR BANK A | | | | | | 11,602.21 | |
| TOTAL FOR REGISTER | | | | | | 11,602.21 | |

SWCC SWEETWATER CRK BPEREGRINO

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|---------------------------|--------|----------|----------------------------|
| 5/12/22 | 00113 | 3/15/22 246 | 202203 330-53800-35200 | RPR FITNESS CTR PRINTER | * | 100.00 | |
| | | | CRN JAX | | | | 100.00 002113 |
| 5/12/22 | 00053 | 4/19/22 2056 | 202204 330-53800-52001 | PUMP REPAIR | * | 923.00 | |
| | | | DRIVES PRO, INC. | | | | 923.00 002114 |
| 5/12/22 | 00016 | 4/15/22 BB-14267 | 202203 330-53800-41100 | LAS CALINAS GUARDHOUSE | * | 102.27 | |
| | | 4/15/22 BB-14267 | 202203 330-53800-41000 | FITNESS CTR-BUS VOICE EDG | * | 99.12 | |
| | | 4/15/22 LANDSCAP | 202203 330-53800-46200 | MAR LANDSCAPE MAINTENANCE | * | 2,000.00 | |
| | | 4/18/22 BB-14473 | 202204 330-53800-41100 | LAS CALINAS GUARDHOUSE | * | 113.39 | |
| | | 4/18/22 BB-14473 | 202204 330-53800-41000 | FITNESS CTR-BUS VOICE EDG | * | 110.24 | |
| | | 5/01/22 LANDSCAP | 202204 330-53800-46200 | APR LANDSCAPE MAINTENANCE | * | 2,000.00 | |
| | | | MARSHALL CREEK CDD | | | | 4,425.02 002115 |
| 5/12/22 | 00019 | 5/01/22 13129560 | 202205 330-53800-52000 | MAY POOL CHEMICALS | * | 1,411.20 | |
| | | | POOLSURE | | | | 1,411.20 002116 |
| 5/12/22 | 00038 | 4/11/22 17907A | 202204 340-53800-48200 | RPR TREADMILL | * | 170.00 | |
| | | 4/12/22 17908A | 202204 340-53800-48200 | REPAIR FITNESS EQUIPMENT | * | 513.29 | |
| | | | SOUTHEAST FITNESS REPAIR | | | | 683.29 002117 |
| 5/12/22 | 00023 | 4/18/22 90241201 | 202204 330-53800-52200 | SHOWER GEL | * | 182.97 | |
| | | | STATE CHEMICAL SOLUTIONS | | | | 182.97 002118 |
| 5/12/22 | 00040 | 4/27/22 31258072 | 202204 330-53800-47800 | RPR A/C UNIT | * | 4,005.01 | |
| | | | TRANE | | | | 4,005.01 002119 |
| 5/19/22 | 00010 | 4/04/22 92668067 | 202204 330-53800-47800 | FUSE CLASS RK5 | * | 92.88 | |
| | | | GRAINGER | | | | 92.88 002120 |
| 5/26/22 | 00005 | 5/05/22 41-24027 | 202205 330-53800-52200 | PAPER PRODUCTS | * | 206.49 | |

SWCC SWEETWATER CRK BPEREGRINO

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK.... AMOUNT # |
|------------------|-------|-----------------------------------|--|-----------------------------------|--------|-----------|---------------------------|
| | | 5/05/22 | 41-24027 202205 330-53800-52100 | CLEANING SUPPLIES | * | 61.82 | |
| | | | | DOWNEY'S JANITORIAL SUPPLIES | | | 268.31 002121 |
| 5/26/22 | 00080 | 4/28/22 | 714388 202203 330-53800-48400 | ADD RESIDENT 3/31/22 | * | 24.00 | |
| | | 5/01/22 | 714745 202205 300-15500-10000 | GATE MONITORING 6/1-6/30 | * | 6,820.28 | |
| | | | | ENVERA | | | 6,844.28 002122 |
| 5/26/22 | 00096 | 5/01/22 | 1108 202205 330-53800-44000 | LEMOND PRO BIKE LEASE | * | 513.32 | |
| | | | | FRANK A. FLORI DBA CHARIMAN'S ENT | | | 513.32 002123 |
| 5/26/22 | 00016 | 5/09/22 | BB-12088 202205 330-53800-46200 | WILLIAMS PLNT NRSRY-BLLBK | * | 64.80 | |
| | | 5/13/22 | BB-FLOWE 202205 330-53800-46200 | BLOOM MASTERS FLWRS-BLLBK | * | 512.80 | |
| | | 5/17/22 | BB-14681 202205 330-53800-41000 | FITNESS CTR-BUS VOICE EDG | * | 110.24 | |
| | | 5/17/22 | BB-14681 202205 330-53800-41100 | LAS CALINAS GUARDHOUSE | * | 113.39 | |
| | | | | MARSHALL CREEK CDD | | | 801.23 002124 |
| 5/26/22 | 00016 | 5/01/22 | 05012022 202205 330-53800-12000 | PAYROLL-SALARIED | * | 8,938.79 | |
| | | 5/01/22 | 05012022 202205 330-53800-13000 | PAYROLL-HOURLY | * | 6,483.21 | |
| | | 5/01/22 | 05012022 202205 340-53800-34500 | PROFSERV-OUTSIDE FITNESS | * | 4,215.54 | |
| | | 5/01/22 | 05012022 202205 330-53800-23000 | PAYROLL-BENEFITS | * | 2,486.71 | |
| | | 5/01/22 | 05012022 202205 330-53800-21000 | PAYROLL TAXES | * | 1,355.46 | |
| | | 5/01/22 | 05012022 202205 330-53800-31100 | PROFSERV-ENGINEERING | * | 4,100.04 | |
| | | 5/01/22 | 05012022 202205 330-53800-35200 | PROFSERV-INFO TECHNOLOGY | * | 20.80 | |
| | | 5/01/22 | 05012022 202205 330-53800-46500 | PAYROLL JANITORIAL | * | 1,142.87 | |
| | | | | MARSHALL CREEK CDD | | | 28,743.42 002125 |
| 5/26/22 | 00041 | 4/29/22 | 17493761 202204 340-53800-34400 | APR PEST CONTROL | * | 71.66 | |
| | | 5/09/22 | 17625240 202205 340-53800-34400 | MAY PEST CONTROL | * | 71.66 | |
| | | | | TURNER PEST CONTROL,LLC | | | 143.32 002126 |
| TOTAL FOR BANK B | | | | | | 49,137.25 | |

SWCC SWEETWATER CRK BPEREGRINO

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|--------------------|-------|-----------------------------------|--|-------------|--------|-----------|-----------------------------|
| TOTAL FOR REGISTER | | | | | | 49,137.25 | |

SWCC SWEETWATER CRK BPEREGRINO

FOURTH ORDER OF BUSINESS

SWC CDD Fitness Center Construction Project

| Vendor | Purpose | Paid | Committed | Estimated Future Costs |
|--|-------------------------------------|-----------------|-----------------|-------------------------------|
| Studio One | Architectural conceptual plans | \$10,375 | | |
| Walter Carucci, AE | Feasibility study | \$5,035 | | |
| PROJECT CANCELLED (1) | TOTAL | \$15,410 | | |
| RE-DESIGN PROJECT | | | | |
| Basham Lucas Design Group | Architectural Services | \$5,200 | \$39,800 | |
| Basham Lucas Design Group | 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 | | \$48,530 | |
| England - Thims & Miller | Construction Administration (2) | | | \$27,500 |
| KE Law | Legal | | | \$5,000 |
| Bartram Trails Survey | Topographic Survey | | \$2,900 | |
| ECS Florida | Subsurface Exploration/Geotechnical | | \$3,500 | |
| Potential Additional Services such as geo-tech, utility locates, and surveying | | | | \$30,000 |
| <i>Sub-Totals</i> | | <i>\$7,200</i> | <i>\$94,730</i> | <i>\$1,118,500</i> |
| Total Estimated Costs | | | | \$1,220,430 |
| Construction Fund Balance 5/31/2022 | | | | <u>\$1,239,951</u> |
| Projected available | | | | <u><u>\$19,521</u></u> |

(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

A.

Bartram Trail Surveying, Inc.



June 7, 2022

England, Thims & Miller, Inc
Attn: Scott Lockwood
14775 Old St. Augustine Rd
Jacksonville, FL 32258
lockwoodS@etminc.com

Re: Palencia Fitness Center – St. Johns County

Dear Mr. Lockwood,

Pursuant to our conversation, the firm of Bartram Trail Surveying, Inc. is pleased to present this Proposal/Contract on the above-mentioned project. This Proposal/Contract is based on the information provided.

Upon your review, if any additional information is required, please do not hesitate to contact our office.

Sincerely,
Bartram Trail Surveying, Inc., **WBE # 2005118757**

Adam S. Desguin

Adam S. Desguin
Chief Operations Officer

1501 CR 315, Suite 106
Green Cove Springs, FL 32043
Bartramtrail@bartramtrail.net



Office 904-284-2224
Fax 904-284-2258

Proposal/Contract

Services

England, Thims & Miller, Inc

Re: Palencia Fitness Center – St. Johns County

June 7, 2022

1) Topographic Survey

- **.40 Acre +/- of an area**
- **Locate All Visible Improvements & Utilities, Drains, Pipe Inverts, Downspouts**
- **Referenced to State Plane Coordinates**
- **Elevation Referenced to Project/Site Specific Datum**

Total for the above-mentioned item hourly rate not to exceed \$2,900.00

All others will be quoted on a per project basis.

Any additional work or re-staking will be on an hourly basis as stated in the terms and/or conditions of this Proposal/Contract. **If a request for the above-mentioned services is made (via fax, e-mail or phone call) and upon our arrival to the job site, if the site is not ready for the service, a trip charge will incur.**

Scope of Services

It shall be understood that this Proposal/Contract is based upon information supplied to us and our understanding of the project. The fee(s) stated may not necessarily represent the full scope of services required for this project. The fee(s) stated represent our best effort to set forth those services which we believe to be those services required by you and/or those we have determined to be needed to accomplish a particular objective.

If a variation from the original concept or understanding of the project occurs, we shall advise you of such and seek your direction on how to proceed.

Services required as a result of a change in the original Scope of Services or requirements for additional services will be billed to you at the rates stated herein. No work beyond the original Scope of Services will be performed after advising you of such requirements.

Application Fees

The fee(s) set forth in this Proposal/Contract do not include submission fee(s) or application fee(s), as may be required by reviewing agencies.

Reproduction and Outside Service

The fee(s) set forth in this Proposal/Contract includes 5 black line copies and does not include mylars or any other specialty paper, reproduction services or other outside services, unless stated herein. If these services are required, they will be billed to you directly.

Services Not Specified

If additional services are required beyond the original Scope of Services, they will be billed at the following hourly rates:

| | |
|--|------------------|
| Professional Surveyor/Principal | \$ 120.00 |
| Field Crew | \$150.00 |
| Drafting | \$ 70.00 |
| Computations | \$ 70.00 |

Work will not be performed without prior knowledge and approval by the client. These rates are based upon normal working hours and will be billed on the hourly rate stated. If overtime work is required and approved, the above rates will be billed at time and a half rate.

Fees

The stated lump sum fees are fixed for a time period of three (3) months from the date of this Proposal/Contract. If the project of this Proposal/Contract is not started within that (3) three-month period, this firm has the right to terminate this proposal/contract. If service is initiated, but is not concluded within a twelve (12) month period due to conditions that this firm has no control over, the fee stated will be adjusted upward at the rate of one and 1/2 percent (1.5%) per month for each month the services continues until completion. Fuel adjustments maybe added as needed. Postage fees may be added as needed.

Cancellation Policy

Work that has been completed on the above mentioned project prior to any cancellation request will be billed in full and the client will be financially responsible.

Invoicing and Payment

Invoicing will be issued upon completion of each item. These invoices will be based on the appropriate amount of work performed. The client will be expected to remit payment of said invoices upon receipt of the invoice. **If payment is not received within 45 days, this firm will add a late charge of ten percent (10%) per month on the outstanding balance.**

If payment is not received within 60 days of the invoice date, this firm has the right to terminate this Proposal/Contract or suspend work under this Proposal/Contract until payment has been made in full. The client agrees to pay all costs of collection, including hourly fees, should action be required and said action found in our favor.

Document Ownership

This firm will retain ownership of all original documents pertaining to this project and will not release copies of it without authorization from client, unless documents are required by government for approval or recording purposes.

Contract Assignment

This Proposal/Contract is for the use of the executing client and is not assignable to or assumable by any third party without prior written consent of this firm

Acceptance

This Proposal/Contract and fee schedule, stated herein is based on your acceptance and authorization to proceed with stated work, within 30 days of the date of this Proposal/Contract. If authorization is not received within the stated time period, this firm reserves the right to re-evaluated the terms and conditions contained herein.

If the terms of this proposal are acceptable, please sign, date and return same to this firm's office. Once this office receives this signed Proposal/Contract, it will become a contract.

Proposal/Contract prepared by: L. O'Brien 6-7-22

Bartram Trail Surveying, Inc., WBE # 2005118757

Adam S. Desguin

Adam S. Desguin
Chief Operations Officer

Proposal/Contract Accepted By:

England, Thims & Miller, Inc

Re: Palencia Fitness Center – St. Johns County

June 7, 2022

Name:

J. Oliver JAMES Oliver

Firm Name*:

Sweetwater Creek CDD

Date:

June 17, 2022



ECS Florida, LLC

Proposal for Subsurface Exploration and Geotechnical
Engineering Services

Palencia Fitness Center Addition

1866 North Loop Parkway
St. Augustine, Florida

ECS Proposal Number 35:19464-GP

June 17, 2022





ECS FLORIDA, LLC

"Setting the Standard for Service"

Geotechnical • Construction Materials • Environmental • Facilities

June 17, 2022

Mr. Jim Oliver
Sweetwater CDD
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092

ECS Proposal No. 35:19464-GP

Reference: Proposal for Subsurface Exploration and Geotechnical Engineering Services
Palencia Fitness Center Addition
1866 North Loop Parkway
St. Augustine, Florida

Dear Mr. Oliver:

ECS Florida, LLC (ECS) is pleased to submit this proposal to provide subsurface exploration and geotechnical engineering services for the above referenced project. This proposal contains our project understanding, proposed scope of services, lump sum fee, schedule of work, and authorization requirements.

Scope of Services

Our integrated services will include drilling of soil borings by drill crews under our supervision, laboratory testing of representative soil samples for pertinent engineering properties, various engineering analyses, and preparation of an engineering report. The objective of the geotechnical exploration is to provide site and subsurface information to evaluate the subsurface conditions at the site for the proposed construction. Upon completion of drilling operations, the samples will be returned to our laboratory in Jacksonville, Florida for further identification and testing. The following field services are proposed:

| Location | Number of Borings | Depth of Borings Below Ground Surface, feet |
|---------------|-------------------|---|
| Building Area | 3 SPT* | 25 |

*Standard Penetration Test

A section of the existing fence will need to be removed to allow access for the drilling equipment.

Laboratory classification and index property tests will be performed as necessary on selected soil samples obtained from the exploration.

The results of the exploration and engineering evaluation will then be documented in a report containing the following:

1. A brief discussion of our understanding of the planned construction and imposed loading conditions.
2. A presentation of the field and laboratory test procedures used and the data obtained.
3. A presentation of the existing on-site conditions, such as topography, surface vegetation, etc. as they relate to the planned construction.
4. A presentation of the encountered subsurface conditions, including subsurface profiles and measured groundwater levels, estimated seasonal high groundwater levels, and estimated geotechnical engineering properties (as necessary).
5. A geotechnical engineering evaluation of the site and subsurface conditions with respect to the planned construction.
6. Recommendations for foundation design parameters, including our estimate of the performance of the foundation system.
7. Recommendations for the required site preparation and earthwork construction.

Fee

ECS will provide the proposed geotechnical base scope of services for a lump sum fee of **\$3,500**. If additional services are required because of unexpected field conditions encountered in our field exploration program, or because of a request for additional services, they would be invoiced in accordance with our current Fee Schedule. Before modifying or expanding the extent of our exploration program, you would be informed of our intentions for both your review and authorization.

Schedule

We are prepared to mobilize to the site within three week safter authorization to proceed. Preliminary verbal results and recommendations can be provided within 1 to 2 days after completion of the field drilling portion of the project. The written report containing final recommendations will be submitted within two weeks after completion of all field and laboratory testing.

Site Repair

Upon completion of the subsurface exploration procedures, we will backfill each of the excavations with the excavated soil and mound the excess spoil back up over the test location(s). In pavement areas, we will patch the asphalt surface with a cold mix asphalt patch. Typically, we will not provide site repairs beyond what is outlined above unless specifically contracted. Alternatively, we will remove excess spoils from job sites and dispose of them in an approved manner for a negotiated fee.

Please note that some disturbance to off-pavement/gravel covered the surface areas, including the possible cutting of trees, running over of brush and understory in wooded areas might occur. We will attempt to limit such disturbance; however, we have not budgeted for site repairs including filling of

tire ruts, seeding of lawn areas, or the planting of trees. If necessary, additional site restoration can be provided at an additional cost.

Closing

Our insurance carrier requires that we receive written authorization prior to initiation of work, and a signed contract prior to the release of any work product. Your acceptance of this proposal may be indicated by signing and returning the enclosed Proposal Acceptance Form. Our work will be done in accordance with the attached Terms and Conditions which is made a part of this proposal.

Thank you for the opportunity to submit this proposal to provide services and serve as your consultant. We look forward to working with you on this project, and to hopefully serve as your consultant in the future. If you have any questions, or if we can be of any additional service, please contact us at (904) 880.0960.

Respectfully submitted,
ECS FLORIDA, LLC



Robert W. Clark, P.E.
Senior Project Engineer
RWClark@ecslimited.com



Chris M. Egan, P.E.
Geotechnical Department Manager
CEgan@ecslimited.com

Attachments: Proposal Acceptance Form
ECS Terms and Conditions of Service

June 17, 2022

ECS FLORIDA, LLC

**PROPOSAL ACCEPTANCE FORM
ECS FLORIDA, LLC**

Project Name: Palencia Fitness Center Addition
Location: St. Augustine/St. Johns County/Florida
Fee: \$3,500

Please complete and return this Proposal Acceptance Form to ECS as shown at the bottom of this form. By signing and returning this form, you are authorizing ECS to proceed, providing ECS permission to enter the site, and making this proposal the agreement between ECS and Client. Your signature also indicates you have read this document and the Terms and Conditions of Service in their entirety and agree to pay for services as above set forth.

CLIENT AND BILLING INFORMATION

Name of Client: Sweetwater Creek CDD
Contact Person: Jim Oliver
Telephone No.: 904/940-5850 x-406
E-mail: joliver@gmsnf.com

| | <u>Responsible for Payment</u> | <u>Approval of Invoice (if different)</u> |
|-------------------|-------------------------------------|---|
| Contact Name: | <u>Jim Oliver</u> | |
| Company Name: | <u>Governmental Mgt. Services</u> | |
| Address: | <u>475 West Town Place, Ste 114</u> | |
| Address: | | |
| City, State, Zip: | <u>St. Augustine FL 32092</u> | |
| Telephone No.: | <u>904/940-5850 x-406</u> | |
| Fax No: | | |
| E-mail Address: | <u>joliver@gmsnf.com</u> | |

The reports are normally e-mailed directly to client. If you require copies to others, please provide their names, e-mail addresses and fax numbers below.

| <u>Name</u> | <u>E-mail Address</u> | <u>Phone Number</u> | <u>Fax Number</u> |
|-----------------------|----------------------------|---------------------|-------------------|
| <u>Scott Lockwood</u> | <u>LockwoodS@etmnc.com</u> | <u>904/265-3163</u> | |

Special Instructions: _____

Client Signature: x Jim Oliver Date: JUNE 17, 2022
Sweetwater Creek CDD
Secretary



ECS FLORIDA, LLC TERMS AND CONDITIONS OF SERVICE

The professional services ("Services") to be provided by ECS Florida, LLC ("ECS") pursuant to the Proposal shall be provided in accordance with these Terms and Conditions of Service ("Terms"), including any addenda as may be incorporated or referenced in writing and shall form the Agreement between ECS and CLIENT.

1.0 INDEPENDENT CONSULTANT STATUS - ECS shall serve as an independent professional consultant to CLIENT for Services on the Project and shall have control over, and responsibility for, the means and methods for providing the Services identified in the Proposal, including the retention of Subcontractors and Subconsultants.

2.0 SCOPE OF SERVICES - It is understood that the fees, reimbursable expenses and time schedule defined in the Proposal are based on information provided by CLIENT and/or CLIENT'S agents, contractors and consultants ("Contractors"). CLIENT acknowledges that if this information is not current, is incomplete or inaccurate, if conditions are discovered that could not be reasonably foreseen, or if CLIENT orders additional services, the scope of services will change, even while the Services are in progress.

3.0 STANDARD OF CARE

3.1 In fulfilling its obligations and responsibilities enumerated in the Proposal, ECS shall be expected to comply with and its performance evaluated in light of the standard of care expected of professionals in the industry performing similar services on projects of like size and complexity at that time in the region (the "Standard of Care"). Nothing contained in the Proposal, the agreed-upon scope of Services, these Terms or any ECS report, opinion, plan or other document prepared by ECS shall constitute a warranty or guarantee of any nature whatsoever.

3.2 CLIENT understands and agrees that ECS will rely on the facts learned from data gathered during performance of Services as well as those facts provided by the CLIENT and/or CLIENT'S contractors and consultants. CLIENT acknowledges that such data collection is limited to specific areas that are sampled, bored, tested, observed and/or evaluated. Consequently, CLIENT waives any and all claims based upon erroneous facts provided by the CLIENT, facts subsequently learned or regarding conditions in areas not specifically sampled, bored, tested, observed or evaluated by ECS.

3.3 If a situation arises that causes ECS to believe compliance with CLIENT'S directives would be contrary to sound engineering practices, would violate applicable laws, regulations or codes, or will expose ECS to legal claims or charges, ECS shall so advise CLIENT. If ECS' professional judgment is rejected, ECS shall have the right to terminate its Services in accordance with the provisions of Section 25.0, below.

3.4 If CLIENT decides to disregard ECS' recommendations with respect to complying with applicable laws or regulations, ECS shall determine if applicable law requires ECS to notify the appropriate public officials. CLIENT agrees that such determinations are ECS' sole right to make.

4.0 CLIENT DISCLOSURES

4.1 Where the Services requires ECS to penetrate a surface, CLIENT shall furnish and/or shall direct CLIENT'S or CLIENT'S Contractors to furnish ECS information identifying the type and location of utility lines and other man-made objects known, suspected, or assumed to be located beneath or behind the Site's surface. ECS shall be entitled to rely on such information for completeness and accuracy without further investigation, analysis, or evaluation.

4.2 "Hazardous Materials" shall include but not be limited to any substance that poses or may pose a present or potential hazard to human health or the environment whether contained in a product, material, by-product, waste, or sample, and whether it exists in a solid, liquid, semi-solid or gaseous form. CLIENT shall notify ECS of any known, assumed, or suspected regulated, contaminated, or other similar Hazardous Materials that may exist at the Site prior to ECS mobilizing to the Site.

4.3 If any Hazardous Materials are discovered, or are reasonably suspected by ECS after its Services begin, ECS shall be entitled to amend the scope of Services and adjust its fees or fee schedule to reflect any additional work or personal protective equipment and/or safety precautions required by the existence of such Hazardous Materials.

5.0 INFORMATION PROVIDED BY OTHERS - CLIENT waives, releases and discharges ECS from and against any claim for damage, injury or loss allegedly arising out of or in connection with errors, omissions, or inaccuracies in documents and other information in any form provided to ECS by CLIENT or CLIENT'S Contractors, including such information that becomes incorporated into ECS documents.

6.0 CONCEALED RISKS - CLIENT acknowledges that special risks are inherent in sampling, testing and/or evaluating concealed conditions that are hidden from view and/or neither readily apparent nor easily accessible, e.g., subsurface conditions, conditions behind a wall, beneath a floor, or above a ceiling. Such circumstances require that certain assumptions be made regarding existing conditions, which may not be verifiable without expending additional sums of money or destroying otherwise adequate or serviceable portions of a building or component thereof. Accordingly, ECS shall not be responsible for the verification of such conditions unless verification can be made by simple visual observation. CLIENT agrees to bear any and all costs, losses, damages and expenses (including, but not limited to, the cost of ECS' additional services) in any way arising from or in connection with the existence or discovery of such concealed or unknown conditions.

7.0 RIGHT OF ENTRY/DAMAGE RESULTING FROM SERVICES

7.1 CLIENT warrants that it possesses the authority to grant ECS right of entry to the site for the performance of Services. CLIENT hereby grants ECS and its agents, subcontractors and/or subconsultants ("Subconsultants"), the right to enter from time to time onto the property in order for ECS to perform its Services. CLIENT agrees to indemnify and hold ECS and its Subconsultants harmless from any claims arising from allegations that ECS trespassed or lacked authority to access the Site.

7.2 CLIENT warrants that it possesses all necessary permits, licenses and/or utility clearances for the Services to be provided by ECS except where ECS' Proposal explicitly states that ECS will obtain such permits, licenses, and/or utility clearances.

7.3 ECS will take reasonable precautions to limit damage to the Site and its improvements during the performance of its Services. CLIENT understands that the use of exploration, boring, sampling, or testing equipment may cause damage to the Site. The correction and restoration of such common damage is CLIENT'S responsibility unless specifically included in ECS' Proposal.

7.4 CLIENT agrees that it will not bring any claims for liability or for injury or loss against ECS arising from (i) procedures associated with the exploration, sampling or testing activities at the Site, (ii) discovery of Hazardous Materials or suspected Hazardous Materials, or (iii) ECS' findings, conclusions, opinions, recommendations, plans, and/or specifications related to discovery of contamination.

8.0 UNDERGROUND UTILITIES

8.1 ECS shall exercise the Standard of Care in evaluating client-furnished information as well as information readily and customarily available from public utility locating services (the "Underground Utility Information") in its effort to identify underground utilities. The extent of such evaluations shall be at ECS' sole discretion.

8.2 CLIENT recognizes that the Underground Utility Information provided to or obtained by ECS may contain errors or be incomplete. CLIENT understands that ECS may be unable to identify the locations of all subsurface utility lines and man-made features.

8.3 CLIENT waives, releases, and discharges ECS from and against any claim for damage, injury or loss allegedly arising from or related to subterranean structures (pipes, tanks, cables, or other utilities, etc.) which are not called to ECS' attention in writing by CLIENT, not correctly shown on the Underground Utility Information and/or not properly marked or located by the utility owners, governmental or quasi-governmental locators, or private utility locating services as a result of ECS' or ECS' Subconsultant's request for utility marking services made in accordance with local industry standards.

9.0 SAMPLES

9.1 Soil, rock, water, building materials and/or other samples and sampling by-products obtained from the Site are and remain the property of CLIENT. Unless other arrangements are requested by CLIENT and mutually agreed upon by ECS in writing, ECS will retain samples not consumed in laboratory testing for up to sixty (60) calendar days after the first issuance of any document containing data obtained from such samples. Samples consumed by laboratory testing procedures will not be stored.

9.2 Unless CLIENT directs otherwise, and excluding those issues covered in Section 10.0, CLIENT authorizes ECS to dispose of CLIENT'S non-hazardous samples and sampling or testing by-products in accordance with applicable laws and regulations.

10.0 ENVIRONMENTAL RISKS

10.1 When Hazardous Materials are known, assumed, suspected to exist, or discovered at the Site, ECS will endeavor to protect its employees and address public health, safety, and environmental issues in accordance with the Standard of Care. CLIENT agrees to compensate ECS for such efforts.

10.2 When Hazardous Materials are known, assumed, or suspected to exist, or discovered at the Site, ECS and/or ECS' subcontractors will exercise the Standard of Care in containerizing and labeling such Hazardous Materials in accordance with applicable laws and regulations, and will leave the containers on Site. CLIENT is responsible for the retrieval, removal, transport and disposal of such contaminated samples, and sampling process byproducts in accordance with applicable law and regulation.

10.3 Unless explicitly stated in the Scope of Services, ECS will neither subcontract nor arrange for the transport, disposal, or treatment of Hazardous Materials. At CLIENT'S written request, ECS may assist CLIENT in identifying appropriate alternatives for transport, off-site treatment, storage, or disposal of such substances, but CLIENT shall be solely responsible for the final selection of methods and firms to provide such services. CLIENT shall sign all manifests for the disposal of substances affected by contaminants and shall otherwise exercise prudence in arranging for lawful disposal.

10.4 In those instances where ECS is expressly retained by CLIENT to assist CLIENT in the disposal of Hazardous Materials, samples, or wastes as part of the Proposal, ECS shall do so only as CLIENT'S agent (notwithstanding any other provision of this Agreement to the contrary). ECS will not assume the role of, nor be considered a generator, storer, transporter, or disposer of Hazardous Materials.

10.5 Subsurface sampling may result in unavoidable cross-contamination of certain subsurface areas, as when a probe or excavation/boring device moves through a contaminated zone and links it to an aquifer, underground stream, pervious soil stratum, or other hydrous body not previously contaminated, or connects an uncontaminated zone with a contaminated zone. Because sampling is an essential element of the Services indicated herein, CLIENT agrees this risk cannot be eliminated. Provided such services were performed in accordance with the Standard of Care, CLIENT waives, releases and discharges ECS from and against any claim for damage, injury, or loss allegedly arising from or related to such cross-contamination.

10.6 CLIENT understands that a Phase I Environmental Site Assessment (ESA) is conducted solely to permit ECS to render a professional opinion about the likelihood of the site having a Recognized Environmental Condition on, in, beneath, or near the Site at the time the Services are conducted. No matter how thorough a Phase I ESA study may be, findings derived from its conduct are highly limited and ECS cannot know or state for an absolute fact that the Site is unaffected or adversely affected by one or more Recognized Environmental Conditions. CLIENT represents and warrants that it understands the limitations associated with Phase I ESAs.

11.0 OWNERSHIP OF DOCUMENTS

- 11.1 ECS shall be deemed the author and owner (or licensee) of all documents, technical reports, letters, photos, boring logs, field data, field notes, laboratory test data, calculations, designs, plans, specifications, reports, or similar documents and estimates of any kind furnished by it [the "Documents of Service"] and shall retain all common law, statutory and other reserved rights, including copyrights. CLIENT shall have a limited, non-exclusive license to use copies of the Documents of Service provided to it in connection with its Project for which the Documents of Service are provided until the completion of the Project.
- 11.2 ECS' Services are performed and Documents of Service are provided for the CLIENT'S sole use. CLIENT understands and agrees that any use of the Documents of Service by anyone other than the CLIENT and its Contractors is not permitted. CLIENT further agrees to indemnify and hold ECS harmless for any errors, omissions or damage resulting from its contractors' use of ECS' Documents of Service.
- 11.3 Without ECS' prior written consent, CLIENT agrees to not use ECS' Documents of Service for the Project if the Project is subsequently modified in scope, structure or purpose. Any reuse without ECS' written consent shall be at CLIENT'S sole risk and without liability to ECS or its Subconsultants. CLIENT agrees to indemnify and hold ECS harmless for any errors, omissions or Damage resulting from its use of ECS' Documents of Service after any modification in scope, structure or purpose.
- 11.4 CLIENT agrees to not make any modification to the Documents of Service without the prior written authorization of ECS. To the fullest extent permitted by law, CLIENT agrees to indemnify, defend, and hold ECS harmless from any damage, loss, claim, liability or cost (including reasonable attorneys' fees and defense costs) arising out of or in connection with any unauthorized modification of the Documents of Service by CLIENT or any person or entity that acquires or obtains the Documents of Service from or through CLIENT. CLIENT represents and warrants that the Documents of Service shall be used only as submitted by ECS.

12.0 SAFETY

- 12.1 Unless expressly agreed to in writing in its Proposal, CLIENT agrees that ECS shall have no responsibility whatsoever for any aspect of site safety other than for its own employees. Nothing herein shall be construed to relieve CLIENT and/or its Contractors from their responsibility for site safety. CLIENT also represents and warrants that the General Contractor is solely responsible for Project site safety and that ECS personnel may rely on the safety measures provided by the General Contractor.
- 12.2 In the event ECS assumes in writing limited responsibility for specified safety issues, the acceptance of such responsibilities does not and shall not be deemed an acceptance of responsibility for any other non-specified safety issues, including, but not limited to those relating to excavating, fall protection, shoring, drilling, backfilling, blasting, or other construction activities.

13.0 CONSTRUCTION TESTING AND REMEDIATION SERVICES

- 13.1 CLIENT understands that construction testing and observation services are provided in an effort to reduce, but cannot eliminate, the risk of problems arising during or after construction or remediation. CLIENT agrees that the provision of such Services does not create a warranty or guarantee of any type.
- 13.2 Monitoring and/or testing services provided by ECS shall not in any way relieve the CLIENT'S contractor(s) from their responsibilities and obligations for the quality or completeness of construction as well as their obligation to comply with applicable laws, codes, and regulations.
- 13.3 ECS has no responsibility whatsoever for the means, methods, techniques, sequencing or procedures of construction selected, for safety precautions and programs incidental to work or services provided by any contractor or other consultant. ECS does not and shall not have or accept authority to supervise, direct, control, or stop the work of any of CLIENT'S Contractors or any of their subcontractors.
- 13.4 ECS strongly recommends that CLIENT retain ECS to provide construction monitoring and testing services on a full time basis to lower the risk of defective or incomplete work being installed by CLIENT'S Contractors. If CLIENT elects to retain ECS on a part-time or on-call basis for any aspect of construction monitoring and/or testing, CLIENT accepts the risk that a lower level of construction quality may occur and that defective or incomplete work may result and not be detected by ECS' part time monitoring and testing in exchange for CLIENT'S receipt of an immediate cost savings. Unless the CLIENT can show that ECS' errors or omissions are contained in ECS' reports, CLIENT waives, releases and discharges ECS from and against any other claims for errors, omissions, damages, injuries, or loss alleged to arise from defective or incomplete work that was monitored or tested by ECS on a part-time or on-call basis. Except as set forth in the preceding sentence, CLIENT agrees to indemnify and hold ECS harmless from all Damages, costs, and attorneys' fees, for any claims alleging errors, omissions, damage, injury or loss allegedly resulting from work that was monitored or tested by ECS on a part-time or on-call basis.

14.0 **CERTIFICATIONS** - CLIENT may request, or governing jurisdictions may require, ECS to provide a "certification" regarding the Services provided by ECS. Any "certification" required of ECS by the CLIENT or jurisdiction(s) having authority over some or all aspects of the Project shall consist of ECS' inferences and professional opinions based on the limited sampling, observations, tests, and/or analyses performed by ECS at discrete locations and times. Such "certifications" shall constitute ECS' professional opinion of a condition's existence, but ECS does not guarantee that such condition exists, nor does it relieve other parties of the responsibilities or obligations such parties have with respect to the possible existence of such a condition. CLIENT agrees it cannot make the resolution of any dispute with ECS or payment of any amount due to ECS contingent upon ECS signing any such "certification."

15.0 BILLINGS AND PAYMENTS

- 15.1 Billings will be based on the unit rates, plus travel costs, and other reimbursable expenses as stated in the professional fees section of the Proposal. Any estimate of professional fees stated shall not be considered as a not-to-exceed or lump sum amount unless otherwise explicitly stated. CLIENT understands and agrees that even if ECS agrees to a lump sum or not-to-exceed amount, that amount shall be

limited to number of hours, visits, trips, tests, borings, or samples stated in the Proposal.

- 15.2 CLIENT agrees that all professional fees and other unit rates may be adjusted annually to account for inflation based on the most recent 12-month average of the Consumer Price Index (CPI-U) for all items as established by www.bls.gov when the CPI-U exceeds an annual rate of 2.0%.
- 15.3 Should ECS identify a Changed Condition(s), ECS shall notify the CLIENT of the Changed Condition(s). ECS and CLIENT shall promptly and in good faith negotiate an amendment to the scope of Services, professional fees, and time schedule.
- 15.4 CLIENT recognizes that time is of the essence with respect to payment of ECS' invoices, and that timely payment is a material consideration for this Agreement. All payment shall be in U.S. funds drawn upon U.S. banks and in accordance with the rates and charges set forth in the professional Fees. Invoices are due and payable upon receipt.
- 15.5 If CLIENT disputes all or part of an invoice, CLIENT shall provide ECS with written notice stating in detail the facts of the dispute within fifteen (15) calendar days of the invoice date. CLIENT agrees to pay the undisputed amount of such invoice promptly.
- 15.6 ECS reserves the right to charge CLIENT an additional charge of one-and-one-half (1.5) percent (or the maximum percentage allowed by Law, whichever is lower) of the invoiced amount per month for any payment received by ECS more than thirty (30) calendar days from the date of the invoice, excepting any portion of the invoiced amount in dispute. All payments will be applied to accrued interest first and then to the unpaid principal amount. Payment of invoices shall not be subject to unilateral discounting or set-offs by CLIENT.
- 15.7 CLIENT agrees that its obligation to pay for the Services is not contingent upon CLIENT'S ability to obtain financing, zoning, approval of governmental or regulatory agencies, permits, final adjudication of a lawsuit, CLIENT'S successful completion of the Project, settlement of a real estate transaction, receipt of payment from CLIENT'S client, or any other event unrelated to ECS provision of Services. Retainage shall not be withheld from any payment, nor shall any deduction be made from any invoice on account of penalty, liquidated damages, or other sums incurred by CLIENT. It is agreed that all costs and legal fees including actual attorney's fees, and expenses incurred by ECS in obtaining payment under this Agreement, in perfecting or obtaining a lien, recovery under a bond, collecting any delinquent amounts due, or executing judgments, shall be reimbursed by CLIENT.
- 15.8 Unless CLIENT has provided notice to ECS in accordance with Section 16.0 of these Terms, payment of any invoice by the CLIENT shall mean that the CLIENT is satisfied with ECS' Services and is not aware of any defects in those Services.

16.0 DEFECTS IN SERVICE

- 16.1 CLIENT and CLIENT'S Contractors shall promptly inform ECS during active work on any project of any actual or suspected defects in the Services so to permit ECS to take such prompt, effective remedial measures that in ECS' opinion will reduce or eliminate the consequences of any such defective Services. The correction of defects attributable to ECS' failure to perform in accordance with the Standard of Care shall be provided at no cost to CLIENT. However, ECS shall not be responsible for the correction of any deficiency attributable to client-furnished information, the errors, omissions, defective materials, or improper installation of materials by CLIENT'S personnel, consultants or contractors, or work not observed by ECS. CLIENT shall compensate ECS for the costs of correcting such defects.
- 16.2 Modifications to reports, documents and plans required as a result of jurisdictional reviews or CLIENT requests shall not be considered to be defects. CLIENT shall compensate ECS for the provision of such Services.

17.0 **INSURANCE** - ECS represents that it and its subcontractors and subconsultants maintain workers compensation insurance, and that ECS is covered by general liability, automobile and professional liability insurance policies in coverage amounts it deems reasonable and adequate. ECS shall furnish certificates of insurance upon request. The CLIENT is responsible for requesting specific inclusions or limits of coverage that are not present in ECS insurance package. The cost of such inclusions or coverage increases, if available, will be at the expense of the CLIENT.

18.0 LIMITATION OF LIABILITY

- 18.1 CLIENT AGREES TO ALLOCATE CERTAIN RISKS ASSOCIATED WITH THE PROJECT BY LIMITING ECS' TOTAL LIABILITY TO CLIENT ARISING FROM ECS' PROFESSIONAL LIABILITY, I.E. PROFESSIONAL ACTS, ERRORS, OR OMISSIONS AND FOR ANY AND ALL CAUSES INCLUDING NEGLIGENCE, STRICT LIABILITY, BREACH OF CONTRACT, OR BREACH OF WARRANTY, INJURIES, DAMAGES, CLAIMS, LOSSES, EXPENSES, OR CLAIM EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES) RELATING TO PROFESSIONAL SERVICES PROVIDED UNDER THIS AGREEMENT TO THE FULLEST EXTENT PERMITTED BY LAW. THE ALLOCATION IS AS FOLLOWS.
- 18.1.1 If the proposed fees are \$10,000 or less, ECS' total aggregate liability to CLIENT shall not exceed \$20,000, or the total fee received for the services rendered, whichever is greater.
- 18.1.2 If the proposed fees are in excess of \$10,000, ECS' total aggregate liability to CLIENT shall not exceed \$50,000, or the total fee for the services rendered, whichever is greater.
- 18.2 CLIENT agrees that ECS shall not be responsible for any injury, loss or damage of any nature, including bodily injury and property damage, arising directly or indirectly, in whole or in part, from acts or omissions by the CLIENT, its employees, agents, staff, consultants, contractors, or subcontractors to the extent such injury, damage, or loss is caused by acts or omissions of CLIENT, its employees, agents, staff, consultants, contractors, subcontractors or person/entities for whom CLIENT is legally liable.
- 18.3 CLIENT agrees that ECS' liability for all non-professional liability arising out of this Agreement or the services provided as a result of the Proposal be limited to \$500,000.
- 19.0 **INDEMNIFICATION**
- 19.1 Subject to Section 18.0, ECS agrees to hold harmless and indemnify CLIENT from and against damages arising from ECS' negligent performance of its Services, but only to the extent that such damages are found to be caused by ECS' negligent

acts, errors or omissions, (specifically excluding any damages caused by any third party or by the CLIENT.)

19.2 To the fullest extent permitted by law, CLIENT agrees to indemnify, and hold ECS harmless from and against any and all liability, claims, damages, demands, fines, penalties, costs and expenditures (including reasonable attorneys' fees and costs of litigation defense and/or settlement) ("Damages") caused in whole or in part by the acts, errors, or omissions of the CLIENT or CLIENT's employees, agents, staff, contractors, subcontractors, consultants, and clients, provided such Damages are attributable to: (a) the bodily injury, personal injury, sickness, disease and/or death of any person; (b) the injury to or loss of value to tangible personal property; or (c) a breach of these Terms. The foregoing indemnification shall not apply to the extent such Damage is found to be caused by the sole negligence, errors, omissions or willful misconduct of ECS.

19.3 It is specifically understood and agreed that in no case shall ECS be required to pay an amount of Damages disproportional to ECS' culpability. IF CLIENT IS A HOMEOWNER, HOMEOWNERS' ASSOCIATION, CONDOMINIUM OWNER, CONDOMINIUM OWNER'S ASSOCIATION, OR SIMILAR RESIDENTIAL OWNER, ECS RECOMMENDS THAT CLIENT RETAIN LEGAL COUNSEL BEFORE ENTERING INTO THIS AGREEMENT TO EXPLAIN CLIENT'S RIGHTS AND OBLIGATIONS HEREUNDER, AND THE LIMITATIONS, AND RESTRICTIONS IMPOSED BY THIS AGREEMENT. CLIENT AGREES THAT FAILURE OF CLIENT TO RETAIN SUCH COUNSEL SHALL BE A KNOWING WAIVER OF LEGAL COUNSEL AND SHALL NOT BE ALLOWED ON GROUNDS OF AVOIDING ANY PROVISION OF THIS AGREEMENT.

19.4 IF CLIENT IS A RESIDENTIAL BUILDER OR RESIDENTIAL DEVELOPER, CLIENT SHALL INDEMNIFY AND HOLD HARMLESS ECS AGAINST ANY AND ALL CLAIMS OR DEMANDS DUE TO INJURY OR LOSS INITIATED BY ONE OR MORE HOMEOWNERS, UNIT-OWNERS, OR THEIR HOMEOWNER'S ASSOCIATION, COOPERATIVE BOARD, OR SIMILAR GOVERNING ENTITY AGAINST CLIENT WHICH RESULTS IN ECS BEING BROUGHT INTO THE DISPUTE.

19.5 IN NO EVENT SHALL THE DUTY TO INDEMNIFY AND HOLD ANOTHER PARTY HARMLESS UNDER THIS SECTION 19.0 INCLUDE THE DUTY TO DEFEND.

20.0 CONSEQUENTIAL DAMAGES

20.1 CLIENT shall not be liable to ECS and ECS shall not be liable to CLIENT for any consequential damages incurred by either due to the fault of the other or their employees, consultants, agents, contractors or subcontractors, regardless of the nature of the fault or whether such liability arises in breach of contract or warranty, tort, statute, or any other cause of action. Consequential damages include, but are not limited to, loss of use and loss of profit.

20.2 ECS shall not be liable to CLIENT, or any entity engaged directly or indirectly by CLIENT, for any liquidated damages due to any fault, or failure to act, in part or in total by ECS, its employees, agents, or subcontractors.

21.0 SOURCES OF RECOVERY

21.1 All claims for damages related to the Services provided under this Agreement shall be made against the ECS entity contracting with the CLIENT for the Services, and no other person or entity. CLIENT agrees that it shall not name any affiliated entity including parent, peer, or subsidiary entity or any individual officer, director, or employee of ECS.

21.2 In the event of any dispute or claim between CLIENT and ECS arising out of in connection with the Project and/or the Services, CLIENT and ECS agree that they will look solely to each other for the satisfaction of any such dispute or claim. Moreover, notwithstanding anything to the contrary contained in any other provision herein, CLIENT and ECS' agree that their respective shareholders, principals, partners, members, agents, directors, officers, employees, and/or owners shall have no liability whatsoever arising out of or in connection with the Project and/or Services provided hereunder. In the event CLIENT brings a claim against an affiliated entity, parent entity, subsidiary entity, or individual officer, director or employee in contravention of this Section 21, CLIENT agrees to hold ECS harmless from and against all damages, costs, awards, or fees (including attorneys' fees) attributable to such act.

21.3 For projects located in Florida, the parties agree that **PURSUANT TO FLA. STAT. SECTIONS 558.002 AND 558.0035, CLIENT AGREES THAT AN INDIVIDUAL EMPLOYEE OR AGENT OF ECS MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE FOR ACTS OR OMISSIONS ARISING OUT OF THE SERVICES.**

22.0 THIRD PARTY CLAIMS EXCLUSION - CLIENT and ECS agree that the Services are performed solely for the benefit of the CLIENT and are not intended by either CLIENT or ECS to benefit any other person or entity. To the extent that any other person or entity is benefited by the Services, such benefit is purely incidental and such other person or entity shall not be deemed a third party beneficiary to the Agreement. No third-party shall have the right to rely on ECS' opinions rendered in connection with ECS' Services without written consent from both CLIENT and ECS, which shall include, at a minimum, the third-party's agreement to be bound to the same Terms and Conditions contained herein and third-party's agreement that ECS' Scope of Services performed is adequate.

23.0 DISPUTE RESOLUTION

23.1 In the event any claims, disputes, and other matters in question arising out of or relating to these Terms or breach thereof (collectively referred to as "Disputes"), the parties shall promptly attempt to resolve all such Disputes through executive negotiation between senior representatives of both parties familiar with the Project.

The parties shall arrange a mutually convenient time for the senior representative of each party to meet. Such meeting shall occur within fifteen calendar (15) days of either party's written request for executive negotiation or as otherwise mutually agreed. Should this meeting fail to result in a mutually agreeable plan for resolution of the Dispute, CLIENT and ECS agree that either party may bring litigation.

23.2 CLIENT shall make no claim (whether directly or in the form of a third-party claim) against ECS unless CLIENT shall have first provided ECS with a written certification executed by an independent engineer licensed in the jurisdiction in which the Project is located, reasonably specifying each and every act or omission which the certifier contends constitutes a violation of the Standard of Care. Such certificate shall be a precondition to the institution of any judicial proceeding and shall be provided to ECS thirty (30) days prior to the institution of such judicial proceedings.

23.3 Litigation shall be instituted in a court of competent jurisdiction in the county or district in which ECS' office contracting with the CLIENT is located. The parties agree that the law applicable to these Terms and the Services provided pursuant to the Proposal shall be the laws of the Commonwealth of Virginia, but excluding its choice of law rules. Unless otherwise mutually agreed to in writing by both parties, CLIENT waives the right to remove any litigation action to any other jurisdiction. Both parties agree to waive any demand for a trial by jury.

24.0 CURING A BREACH

24.1 A party that believes the other has materially breached these Terms shall issue a written cure notice identifying its alleged grounds for termination. Both parties shall promptly and in good faith attempt to identify a cure for the alleged breach or present facts showing the absence of such breach. If a cure can be agreed to or the matter otherwise resolved within thirty (30) calendar days from the date of the termination notice, the parties shall commit their understandings to writing and termination shall not occur.

24.2 Either party may waive any right provided by these Terms in curing an actual or alleged breach; however, such waiver shall not affect future application of such provision or any other provision.

25.0 TERMINATION

25.1 CLIENT or ECS may terminate this Agreement for breach, non-payment, or a failure to cooperate. In the event of termination, the effecting party shall so notify the other party in writing and termination shall become effective fourteen (14) calendar days after receipt of the termination notice.

25.2 Irrespective of which party shall effect termination, or the cause therefore, ECS shall promptly render to CLIENT a final invoice and CLIENT shall immediately compensate ECS for Services rendered and costs incurred including those Services associated with termination itself, including without limitation, demobilizing, modifying schedules, and reassigning personnel.

26.0 TIME BAR TO LEGAL ACTION - Unless prohibited by law, and notwithstanding any Statute that may provide additional protection, CLIENT and ECS agree that a lawsuit by either party alleging a breach of this Agreement, violation of the Standard of Care, non-payment of invoices, or arising out of the Services provided hereunder, must be initiated in a court of competent jurisdiction no more than two (2) years from the time the party knew, or should have known, of the facts and conditions giving rise to its claim, and shall under no circumstances shall such lawsuit be initiated more than three (3) years from the date of substantial completion of ECS' Services.

27.0 ASSIGNMENT - CLIENT and ECS respectively bind themselves, their successors, assigns, heirs, and legal representatives to the other party and the successors, assigns, heirs and legal representatives of such other party with respect to all covenants of these Terms. Neither CLIENT nor ECS shall assign these Terms, any rights thereunder, or any cause of action arising therefrom, in whole or in part, without the written consent of the other. Any purported assignment or transfer, except as permitted above, shall be deemed null, void and invalid, the purported assignee shall acquire no rights as a result of the purported assignment or transfer and the non-assigning party shall not recognize any such purported assignment or transfer.

28.0 SEVERABILITY - Any provision of these Terms later held to violate any law, statute, or regulation, shall be deemed void, and all remaining provisions shall continue in full force and effect. CLIENT and ECS shall endeavor to quickly replace a voided provision with a valid substitute that expresses the intent of the issues covered by the original provision.

29.0 SURVIVAL - All obligations arising prior to the termination of the agreement represented by these Terms and all provisions allocating responsibility or liability between the CLIENT and ECS shall survive the substantial completion of Services and the termination of the Agreement.

30.0 TITLES; ENTIRE AGREEMENT

30.1 The titles used herein are for general reference only and are not part of the Terms.

30.2 These Terms together with the Proposal, including all exhibits, appendices, and other documents appended to it, constitute the entire agreement between CLIENT and ECS ("Agreement"). CLIENT acknowledges that all prior understandings and negotiations are superseded by this Agreement.

30.3 CLIENT and ECS agree that subsequent modifications to the Agreement shall not be binding unless made in writing and signed by authorized representatives of both parties.

30.4 All preprinted terms and conditions on CLIENT'S purchase order, Work Authorization, or other service acknowledgement forms, are inapplicable and superseded by these Terms and Conditions of Service.

30.5 CLIENT'S execution of a Work Authorization, the submission of a start work authorization (oral or written) or issuance of a purchase order constitutes CLIENT'S acceptance of this Proposal and these Terms and their agreement to be fully bound to them. If CLIENT fails to provide ECS with a signed copy of these Terms or the attached Work Authorization, CLIENT agrees that by authorizing and accepting the services of ECS, it will be fully bound by these Terms as if they had been signed by CLIENT.

SIXTH ORDER OF BUSINESS

RESOLUTION 2020-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A SPENDING THRESHOLD; AUTHORIZING THE AMENITY MANAGER, DISTRICT MANAGER AND THE CHAIRMAN OF THE BOARD OF SUPERVISORS TO APPROVE EXPENDITURES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sweetwater Creek Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the District owns, operates and maintains certain public infrastructure facilities including, amenity, stormwater management, landscape and entry feature facilities; and

WHEREAS, the District expends funds generated from special assessments and otherwise to provide for the operation and maintenance of its facilities; and

WHEREAS, the District has an on-site facilities manager (the "Amenity Manager") available to meet with vendors and oversee daily operations; and

WHEREAS, the District desires to provide a spending limit for which the Amenity Manager, District Manager or the Chairman of the Board of Supervisors of the District may approve, without prior board approval, reasonable and necessary expenditures related to District operations; and

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

SECTION 1. AUTHORIZATION. The Amenity Manager, District Manager and the Chairman are hereby authorized to approve proper and reasonable District expenditures without prior board approval.

SECTION 2. APPROVAL OF SPENDING LIMIT.

- a. Routine Operation and Maintenance Costs. The Board hereby authorizes and approves the Amenity Manager to approve proper and reasonable District expenditures for routine maintenance and operation cost for any budgeted line item without prior board approval

in the amount of Two Thousand Dollars (\$2,000.00) or less. The Board hereby authorizes and approves the District Manager or the District Chairman to approve proper and reasonable District expenditures for routine maintenance and operation cost for any budgeted line item without prior board approval in the amount of Five Thousand Dollars (\$5,000.00) or less. All such expenditures shall be recorded in the normal course of business and included in the financials and check register of the District for subsequent Board approval or ratification.

- b. Emergency repair Costs. The Board hereby authorizes and approves the Amenity Manager, District Manager or the District Chairman to approve proper and reasonable District expenditures for any emergency repairs to District property for any budgeted line item without prior board approval in the amount of Ten Thousand Dollars (\$10,000.00) or less. All such expenditures shall be recorded in the normal course of business and included in the financials and check register of the District for subsequent Board approval or ratification.

SECTION 3. 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.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Sweetwater Creek Community Development District.

PASSED AND ADOPTED on the 7th day of November, 2019.

ATTEST:

**SWEETWATER CREEK
COMMUNITY DEVELOPMENT
DISTRICT**


Secretary / Assistant Secretary

By: 
Its: _____

EIGHTH ORDER OF BUSINESS

July 6, 2020

To:

Robert Lisotta, Dr. Stephen Handler, Charles Usina, Ron Cervelli

CC: Jim Oliver and Chris Hall

Discussion TOPIC: Irrigation controllers security, , plants and shrub decimation and TE Smart Mode Controllers

Over the past weeks it has been observed potential problems with tree and controllers are being generated by unknown events. I can only address the water controller in our zone down here by LasCalinas and Codo which is managed at the corner of Barbella-LasCalinas by the controller on the corner by the lake.



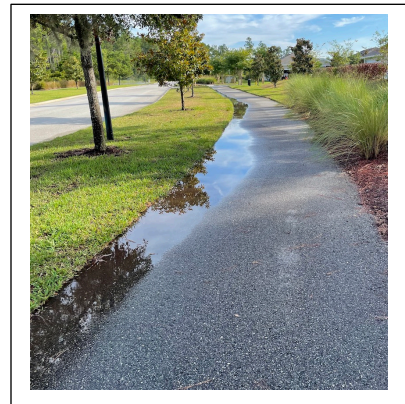
The map on the left shows the controller's location.

The following pictures shows the problem with the controller's security as the pump switch can be turned off by anyone walking up to the pump area and thus rendering large areas of irrigation drought ridden.

Chris and I have been discussing the problem and a couple weeks ago the plants on LasCalinas once more were without water. A note to Chris from my neighbor prompted him to check and the controller had been switched off again. A month or so earlier the lack of water was the switch had been turned off. Then this past weekend I noted to Chris the irrigation was off

again. This time the controller had been switched off again. I drove up to the corner of Barbella and noted that there are no secure locks on the pump switches, the pump hut is not locked, the Hunter water controller is a plastic case which anyone can pry/pop the front door open and mess with the irrigation settings and times. A smart controller would address these problems

On the second problem which is the decimation of the trees, I suspect there are human intervention reasons as to the death of the trees and select other areas of the trees. The reason for this conjecture is they spots on the adjacent trees has not grown. Second the SAME dead leaves (shrubs dying) has occurred on the west corner of Glorietta just like the trees! Please see the photo inline with this text. There are additional photos at the end.



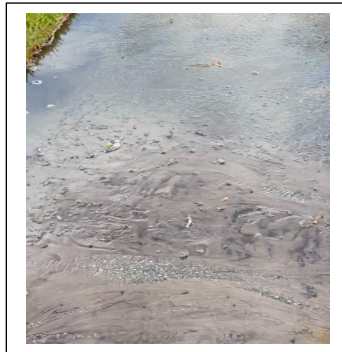
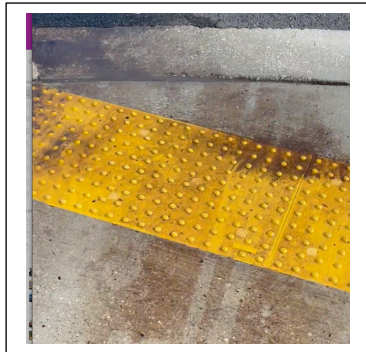
Last, we need to insure that we are going to install the communications, smart mode controllers which can prevent the 'turning off of pumps', broken pipes and irrigation segments in our coming budget and next year's planning. If we can spend \$4700 to fix a common area behind one resident's house we can surely get at 21st century irrigation system to prevent and alert our staff of system failures and leaks. This leak over the weekend created a dangerous and slippery situation at the cross walk of Glorieta and Las Calinas.



Water was everywhere with dirt and mud on the walkway and side walk. This is a liability situation as well.

Let's have a few minutes to discuss these items in our open dialogue and form a plan.

Thank you
Respectfully
John Smith



NINTH ORDER OF BUSINESS



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

PROPOSAL

| Date | Proposal No. |
|----------|--------------|
| 06/29/22 | 20583 |

CUSTOMER

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

PROPERTY

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

this proposal is to replace the 5 dead oaks previously removed.

| DESCRIPTION | QTY | EXT PRICE |
|---------------------------------------|------|------------|
| Default Group | | |
| Enhancement/Extra Services | | |
| Live Oak -100 gal - 100 gal installed | 5.00 | \$8,875.00 |

| | |
|---------------|-------------------|
| Total: | \$8,875.00 |
|---------------|-------------------|

By _____

Daniel Todd

Date 6/29/2022

Duval Landscape Maintenance

By _____

Date

Sweetwater CDD

TENTH ORDER OF BUSINESS

Financial Report

Year Ended September 30, 2021

**Sweetwater Creek
Community Development District**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Sweetwater Creek Community Development District

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of the *Sweetwater Creek Community Development District* (the "District"), as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

The District's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the *Sweetwater Creek Community Development District* as of September 30, 2021, and the respective changes in financial position thereof, and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 21, 2022, on our consideration of the *Sweetwater Creek Community Development District's* internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

McDermitt Davis

Orlando, Florida

June 21, 2022

Our discussion and analysis of the *Sweetwater Creek Community Development District* (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

Financial Highlights

- The assets of the District exceeded its liabilities at September 30, 2021 by \$5,873,478, a decrease in net position of \$128,608 in comparison with the prior year.
- At September 30, 2021, the District's governmental funds reported fund balances of \$2,387,556, a decrease of \$23,233 in comparison with the prior year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the *Sweetwater Creek Community Development District's* financial statements. The District's financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to financial statements.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets, liabilities, and deferred inflows/outflows with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, maintenance and operations, and recreation facilities.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: Governmental Funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, debt service fund, and capital projects fund, which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Government-Wide Financial Analysis

Statement of Net Position

The District's net position was \$5,873,478 at September 30, 2021. The following analysis focuses on the net position of the District's governmental activities.

| | 2021 | 2020 |
|--|---------------------|---------------------|
| Assets, excluding capital assets | \$ 2,575,320 | \$ 2,438,353 |
| Capital assets, net of depreciation | 13,152,579 | 13,815,980 |
| Total assets | 15,727,899 | 16,254,333 |
| Deferred outflows of resources | 144,261 | 152,356 |
| Liabilities, excluding long-term liabilities | 307,954 | 153,603 |
| Long-term liabilities | 9,690,728 | 10,251,000 |
| Total liabilities | 9,998,682 | 10,404,603 |
| Net Position: | | |
| Net investment in capital assets | 5,100,285 | 5,285,366 |
| Restricted for debt service | 74,651 | 108,493 |
| Restricted for capital projects | 159,266 | 119,588 |
| Unrestricted | 539,276 | 488,639 |
| Total net position | \$ 5,873,478 | \$ 6,002,086 |

The following is a summary of the District's governmental activities for the year ended September 30, 2021.

| | 2021 | 2020 |
|---------------------------------|---------------------|---------------------|
| Revenues: | | |
| Program revenues | \$ 2,266,919 | \$ 2,213,537 |
| General revenues | 1,657 | 59,295 |
| Total revenues | 2,268,576 | 2,272,832 |
| Expenses: | | |
| General government | 161,221 | 106,806 |
| Maintenance and operations | 522,311 | 460,904 |
| Recreation facilities | 668,065 | 571,556 |
| Unallocated depreciation | 737,010 | 736,354 |
| Interest on long-term debt | 308,577 | 322,165 |
| Total expenses | 2,397,184 | 2,197,785 |
| Change in net position | (128,608) | 75,047 |
| Net position, beginning of year | 6,002,086 | 5,927,039 |
| Net position, ending | \$ 5,873,478 | \$ 6,002,086 |

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2021 was \$2,397,184, the majority were depreciation expenses.

Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$2,387,556. Of this total, \$40,655 is non-spendable, \$1,848,280 is restricted, \$57,207 is assigned and the remainder of \$441,414 is unassigned.

The General Fund increased \$50,639 due to assessment revenue exceeding expenditures. The debt service fund decreased \$40,002 because debt service payments exceeded assessment revenue. The capital projects fund decreased \$33,870 as a result of capital outlays.

General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget to actual comparison for the general fund, including the original budget and final adopted budget, is shown on page 12. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There were no budget amendments during the year. The legal level of budgetary control is at the fund level.

Capital Asset and Debt Administration

Capital Assets

At September 30, 2021, the District had \$13,152,579 invested in infrastructure and equipment. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt

At September 30, 2021, the District had \$9,775,000 in bonds outstanding. More detailed information about the District's capital debt is presented in the notes to the financial statements.

Requests for Information

If you have questions about this report or need additional financial information, contact the *Sweetwater Creek Community Development District's* Finance Department at 219 E. Livingston Street, Orlando, Florida 32801.

FINANCIAL STATEMENTS

Sweetwater Creek Community Development District
Statement of Net Position
September 30, 2021

| | Governmental Activities |
|---------------------------------------|------------------------------------|
| Assets | |
| Cash | \$ 517,612 |
| Investments | 310,157 |
| Assessments receivable | 20,556 |
| Accounts receivable | 4,427 |
| Prepaid costs | 40,655 |
| Restricted assets: | |
| Temporarily restricted investments | 1,681,913 |
| Capital Assets: | |
| Capital assets not being depreciated | 97,345 |
| Capital assets being depreciated, net | 13,055,234 |
| Total assets | 15,727,899 |
| Deferred Outflow of Resources: | |
| Deferred charges on refunding | 144,261 |
| Liabilities | |
| Accounts payable and accrued expenses | 187,764 |
| Accrued interest payable | 120,190 |
| Noncurrent liabilities: | |
| Due within one year | 465,000 |
| Due in more than one year | 9,225,728 |
| Total liabilities | 9,998,682 |
| Net Position | |
| Net investment in capital assets | 5,100,285 |
| Restricted for debt service | 74,651 |
| Restricted for capital projects | 159,266 |
| Unrestricted | 539,276 |
| Total net position | \$ 5,873,478 |

Sweetwater Creek Community Development District
Statement of Activities
Year Ended September 30, 2021

| Functions/Programs | Expenses | Program Revenue | | | Net (Expense) Revenue and Changes in Net Position |
|--------------------------------------|---------------------|----------------------------|-----------------------------------|--|--|
| | | Charges for Services | Operating and Contributions | Capital Grants and Contributions | Governmental Activities |
| Governmental Activities: | | | | | |
| General government | \$ 161,221 | \$ 171,874 | \$ - | \$ - | \$ 10,653 |
| Maintenance and operations | 522,311 | 556,824 | - | - | 34,513 |
| Recreation facilities | 668,065 | 711,457 | - | - | 43,392 |
| Unallocated depreciation | 737,010 | - | - | - | (737,010) |
| Interest on long-term debt | 308,577 | 826,572 | 29 | 163 | 518,187 |
| Total governmental activities | \$ 2,397,184 | \$ 2,266,727 | \$ 29 | \$ 163 | (130,265) |
| General Revenues: | | | | | |
| Miscellaneous | | | | | 1,657 |
| Change in net position | | | | | (128,608) |
| Net position, beginning | | | | | 6,002,086 |
| Net position - ending | | | | | \$ 5,873,478 |

Sweetwater Creek Community Development District
Balance Sheet
Governmental Funds
September 30, 2021

| | <u>General</u> | <u>Debt Service</u> | <u>Capital Projects</u> | <u>Total Governmental Funds</u> |
|--|-------------------|---------------------|-------------------------|---|
| Assets | | | | |
| Cash | \$ 356,613 | \$ - | \$ 160,999 | \$ 517,612 |
| Investments | 310,157 | 432,298 | 1,249,615 | 1,992,070 |
| Assessment receivable | 13,455 | 7,101 | - | 20,556 |
| Accounts receivable | 4,427 | - | - | 4,427 |
| Prepaid expenses | 40,655 | - | - | 40,655 |
| Total assets | <u>\$ 725,307</u> | <u>\$ 439,399</u> | <u>\$ 1,410,614</u> | <u>\$ 2,575,320</u> |
| Liabilities and Fund Balances | | | | |
| Liabilities: | | | | |
| Accounts payable and accrued expenses | \$ 186,031 | \$ - | \$ 1,733 | \$ 187,764 |
| Total liabilities | <u>186,031</u> | <u>-</u> | <u>1,733</u> | <u>187,764</u> |
| Fund Balances: | | | | |
| Nonspendable | 40,655 | - | - | 40,655 |
| Restricted for: | | | | |
| Debt service | - | 439,399 | - | 439,399 |
| Capital projects | - | - | 1,408,881 | 1,408,881 |
| Assigned for subsequent years expenditures | 57,207 | - | - | 57,207 |
| Unassigned | 441,414 | - | - | 441,414 |
| Total fund balances | <u>539,276</u> | <u>439,399</u> | <u>1,408,881</u> | <u>2,387,556</u> |
| Total liabilities and fund balances | <u>\$ 725,307</u> | <u>\$ 439,399</u> | <u>\$ 1,410,614</u> | |

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.

13,152,579

Deferred charges on refunding are not financial resources and, therefore are not reported as assets in governmental funds.

144,261

Liabilities not due and payable from current available resources are not reported in governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide statements.

Accrued interest payable (120,190)

Bonds payable (9,690,728)

(9,810,918)

Net position of governmental activities

\$ 5,873,478

Sweetwater Creek Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
Year Ended September 30, 2021

| | General | Debt Service | Capital Projects | Total Governmental Funds |
|---|-------------------|---------------------|-------------------------|---|
| Revenues | | | | |
| Assessments | \$ 1,440,906 | \$ 760,429 | \$ - | \$ 2,201,335 |
| Prepayment assessments | - | 66,143 | - | 66,143 |
| Investment income | 157 | 29 | 163 | 349 |
| Miscellaneous income | 749 | - | - | 749 |
| Total revenues | 1,441,812 | 826,601 | 163 | 2,268,576 |
| Expenditures | | | | |
| Current | | | | |
| General government | 160,200 | - | 1,021 | 161,221 |
| Maintenance and operations | 517,908 | - | 4,403 | 522,311 |
| Recreational facilities | 668,065 | - | - | 668,065 |
| Debt Service: | | | | - |
| Interest | - | 301,603 | - | 301,603 |
| Principal | - | 565,000 | - | 565,000 |
| Capital Outlay | - | - | 73,609 | 73,609 |
| Total expenditures | 1,346,173 | 866,603 | 79,033 | 2,291,809 |
| Other Financing Sources (Uses) | | | | |
| Transfers In | - | - | 45,000 | 45,000 |
| Transfers Out | (45,000) | - | - | (45,000) |
| Total other financing sources (uses) | (45,000) | - | 45,000 | - |
| Excess (Deficit) of Revenues Over expenditures | 50,639 | (40,002) | (33,870) | (23,233) |
| Fund balances, beginning of year | 488,637 | 479,401 | 1,442,751 | 2,410,789 |
| Fund balances, end of year | \$ 539,276 | \$ 439,399 | \$ 1,408,881 | \$ 2,387,556 |

Sweetwater Creek Community Development District
**Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of
Governmental Funds to the Statement of Activities**
Year Ended September 30, 2021

Amounts reported for Governmental Activities in the Statement of Activities are different because:

| | | |
|--|----|----------|
| Net change in fund balances - total governmental funds | \$ | (23,233) |
|--|----|----------|

Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources; however, in the statement of net position the cost of those assets is recorded as capital assets:

| | | | |
|----------------------|----|------------------|-----------|
| Capital outlay | \$ | 73,609 | |
| Depreciation expense | | <u>(737,010)</u> | (663,401) |

| | |
|---|---------|
| Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position. | 565,000 |
|---|---------|

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

| | | |
|--|----------------|----------------|
| Change in accrued interest | 5,849 | |
| Amortization of bond discount | (4,728) | |
| Amortization of deferred charge on refunding | <u>(8,095)</u> | <u>(6,974)</u> |

| | | |
|--|-----------|-------------------------|
| Change in net position of governmental activities | \$ | <u>(128,608)</u> |
|--|-----------|-------------------------|

Sweetwater Creek Community Development District
Statement of Revenues, Expenditures and Changes in
Fund Balance Budget and Actual - General Fund
Year Ended September 30, 2021

| | Budgeted Amounts | | Actual | Variance with |
|---|-------------------------|-------------------|-------------------|----------------------|
| | Original | Final | Amounts | Final Budget |
| | | | | Positive |
| | | | | (Negative) |
| Revenues | | | | |
| Assessments | \$ 1,423,886 | \$ 1,423,886 | 1,440,906 | \$ 17,020 |
| Investment income | - | - | 157 | 157 |
| Fees and fines | 13,875 | 13,875 | 749 | (13,126) |
| Total revenues | 1,437,761 | 1,437,761 | 1,441,812 | 4,051 |
| Expenditures | | | | |
| Current: | | | | |
| General government | 126,024 | 126,024 | 160,200 | (34,176) |
| Recreational facilities | 803,986 | 803,986 | 668,065 | 135,921 |
| Maintenance and operations | 498,151 | 498,151 | 517,908 | (19,757) |
| Total expenditures | 1,428,161 | 1,428,161 | 1,346,173 | 81,988 |
| Excess (Deficit) of Revenues Over Expenditures | 9,600 | 9,600 | 95,639 | 86,039 |
| Other Financing Sources (Uses) | | | | |
| Transfers out | (45,000) | (45,000) | (45,000) | - |
| Total other financing sources (uses) | (45,000) | (45,000) | (45,000) | - |
| Net change in fund balance | (35,400) | (35,400) | 50,639 | 86,039 |
| Fund balance, beginning | 488,637 | 488,637 | 488,637 | - |
| Fund balance, ending | \$ 453,237 | \$ 453,237 | \$ 539,276 | \$ 86,039 |

NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The *Sweetwater Creek Community Development District*, (the "District") was established on May 24, 2006 by the St Johns County, Florida Ordinance No. 2006-59, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and collect non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. All supervisors are elected by qualified electors of the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for, among other things:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements 14, 39 and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

Government-Wide and Fund Financial Statements

The financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants, contributions and investment income that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting; however, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. These assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

General Fund

Is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund

Is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

Accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance

Restricted Assets

These assets represent cash and investments set aside pursuant to bond covenants.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District had investments for the year ended September 30, 2021.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Accounts Receivable

All receivables are shown net of an allowance for uncollectibles.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., utilities system, stormwater system, landscaping and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the primary government are depreciated using the straight-line method over the estimated useful lives. Estimated useful lives for financial reporting purposes are as follows:

| Assets | Years |
|-----------------------------|--------------|
| Entrance road/spine road | 30 |
| Neighborhood infrastructure | 30 |
| Master stormwater | 30 |
| Entry features | 25 |
| Recreational facility | 30 |
| Other infrastructure | 10-30 |
| Equipment | 7 |

Long Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of premiums or discounts.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has one item that qualifies for reporting in this category: the deferred charge on refunding reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2021.

Net Position Flow Assumption

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Balance Flow Assumption

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any imitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

New Accounting Standards

In fiscal year 2021, the District has not implemented any new accounting standards with a material effect on the District's financial statements.

NOTE 2 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board proposed budgets for the fiscal year commencing the following October 1.
2. A public hearing is conducted to obtain public comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. Subject to certain limited exceptions set forth in the District's appropriation resolutions adopted each year, all budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

NOTE 3 DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

Under GASB 72, assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Instead of establishing a written investment policy, the District elected to limit investments to those approved by Florida Statutes and the District Trust Indenture. Authorized District investments include, but are not limited to:

1. The State Board of Administration Local Government Investment Pool (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing savings accounts and certificates of deposit in state-certified qualified public depositories;
4. Direct obligations of the U.S. Treasury.

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

| Investment Type | Fair Value | Credit Rating | Weighted Average Maturity |
|------------------------|---------------------|----------------------|----------------------------------|
| U.S. Bank Money Market | \$ 1,691,913 | N/A | N/A |
| Florida Prime | 300,157 | AAAm | 49 days |
| Total | \$ 1,992,070 | | |

Credit Risk:

For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating. Investment ratings by investment type are included in the preceding summary of investments.

Custodial Credit Risk:

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2021, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2021, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk:

The District's investment policy does not specify limits on the amount the District may invest in any one issuer.

Interest Rate Risk:

The District's investment policy does not specifically address interest rate risk; however, the general investment policy is to apply the prudent-person rule: Investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and in general, avoid speculative investments. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

NOTE 4 TRANSFERS

During the year ended September 30, 2021, the general fund transferred \$45,000 to the capital projects fund for amenity projects.

NOTE 5 CAPITAL ASSETS

The following is a summary of changes in the capital assets for the year ended September 30, 2021:

| | <u>Beginning Balance</u> | <u>Additions</u> | <u>Disposals</u> | <u>Ending Balance</u> |
|--|------------------------------|---------------------|------------------|---------------------------|
| Governmental Activities | | | | |
| Capital assets, not being depreciated: | | | | |
| Construction in progress | \$ 91,026 | \$ 6,319 | \$ - | \$ 97,345 |
| Total capital assets, not being depreciated | <u>91,026</u> | <u>6,319</u> | <u>-</u> | <u>97,345</u> |
| Capital assets being depreciated: | | | | |
| Entrance road/spine road | 6,795,572 | - | - | 6,795,572 |
| Neighborhood infrastructure | 5,797,708 | - | - | 5,797,708 |
| Master stormwater | 3,063,807 | - | - | 3,063,807 |
| Entry features | 1,368,959 | - | - | 1,368,959 |
| Recreational facilities | 2,924,767 | 63,845 | - | 2,988,612 |
| Equipment | 14,319 | 3,445 | - | 17,764 |
| Other infrastructure | 1,754,365 | - | - | 1,754,365 |
| Total capital assets, being depreciated | <u>21,719,497</u> | <u>67,290</u> | <u>-</u> | <u>21,786,787</u> |
| Less Accumulated Depreciation for: | | | | |
| Entrance road/spine road | (2,718,228) | (226,519) | - | (2,944,747) |
| Neighborhood infrastructure | (2,319,084) | (193,257) | - | (2,512,341) |
| Master stormwater | (1,225,524) | (102,127) | - | (1,327,651) |
| Entry features | (492,822) | (54,758) | - | (547,580) |
| Recreational facilities | (831,200) | (99,332) | - | (930,532) |
| Equipment | (2,046) | (2,538) | - | (4,584) |
| Other infrastructure | (405,639) | (58,479) | - | (464,118) |
| Total accumulated depreciation | <u>(7,994,543)</u> | <u>(737,010)</u> | <u>-</u> | <u>(8,731,553)</u> |
| Total capital assets being depreciated, net | <u>13,724,954</u> | <u>(669,720)</u> | <u>-</u> | <u>13,055,234</u> |
| Governmental activities capital assets, net | <u>\$ 13,815,980</u> | <u>\$ (663,401)</u> | <u>\$ -</u> | <u>\$ 13,152,579</u> |

NOTE 6 LONG-TERM LIABILITIES

In July 2019, the District issued \$10,805,000 of Capital Improvement Revenue and Refunding Bonds, Series 2019 consisting of \$7,825,000 of Series 2019A-1 Bonds and \$2,980,000 of Series 2019A-2 Bonds. The Series 2019A-1 Bonds consist of \$3,645,000 Serial Bonds maturing May 1, 2020 through 2029 with fixed interest rates ranging from 2% to 2.5%, \$1,725,000 Term Bonds due on May 1, 2033 with a fixed interest rate of 2.875% and \$2,455,000 Term Bonds due May 1, 2038 with a fixed interest rate of 3.0%. The Series 2019A-2 Bonds consist of \$1,300,000 Term Bonds due on May 1, 2029 with a fixed interest rate of 3.5% and \$1,680,000 Term Bonds due May 1, 2038 with a fixed interest rate of 4.0%. The Bonds were issued to refund the remaining balance on the Series 2007A Bonds and fund improvements to existing facilities, including various recreational improvements. Interest on the Bonds is due serially commencing on May 1, 2020 through May 1, 2038.

NOTE 6 LONG TERM LIABILITIES (CONTINUED)

The Bond Indenture requires that the District maintain adequate funds in the reserve account to meet the debt service reserve requirement as defined in the Indenture. The reserve requirement has been met for the fiscal year ended September 30, 2021.

The Bond Indenture also has certain restrictions and requirements relating principally to the use of the proceeds to pay for the infrastructure improvements and the procedure to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service. The District is in compliance with the requirements of the Bond Indenture.

As of September 30, 2021, total principal and interest remaining on the Series 2019 Bonds was \$12,731,280. For the fiscal year ended September 30, 2021, principal and interest paid was \$866,603, and special assessment revenue pledged was \$826,572.

The balance of the long-term bonds at September 30, 2021 is summarized as follows:

| | Beginning Balance | Increases | Decreases | Ending Balance | Due Within One Year |
|---------------------------------|------------------------------|------------------|---------------------|---------------------------|--------------------------------|
| Governmental Activities | | | | | |
| Bonds Payable- Public Offering: | | | | | |
| Series 2019 A-1 | \$ 7,480,000 | \$ - | \$ (420,000) | \$ 7,060,000 | \$ 345,000 |
| Series 2019 A-2 | 2,860,000 | - | (145,000) | 2,715,000 | 120,000 |
| Less: | | | | | |
| Original issue discount | (89,000) | - | 4,728 | (84,272) | - |
| Total | \$ 10,251,000 | \$ - | \$ (560,272) | \$ 9,690,728 | \$ 465,000 |

| Year Ending September 30, | Governmental Activities | |
|----------------------------------|--------------------------------|---------------------|
| | Principal | Interest |
| 2022 | \$ 465,000 | \$ 288,456 |
| 2023 | 480,000 | 277,356 |
| 2024 | 490,000 | 265,881 |
| 2025 | 475,000 | 254,131 |
| 2026 | 505,000 | 242,681 |
| 2027 - 2031 | 2,745,000 | 1,006,481 |
| 2032 - 2036 | 3,220,000 | 553,144 |
| 2037 - 2038 | 1,395,000 | 68,150 |
| | \$ 9,775,000 | \$ 2,956,280 |

NOTE 7 RELATED PARTY TRANSACTIONS

The Developer owns a portion of land within the District; therefore assessment revenue in the general fund and debt service fund include assessments levied on land owned by the Developer. The Developer's portion of revenue for the year ended September 30, 2021 totaled \$224,124 which is 10% of total revenue.

NOTE 8 MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreements, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

NOTE 9 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. The District did not file any claims under this commercial coverage during the last three years.

NOTE 10 COST SHARING AGREEMENT

The District has entered into a cost sharing agreement with Marshall Creek Community Development District ("Marshall Creek"), whereby the Districts share certain costs associated with the maintenance, operation, upkeep, repair and replacement of reciprocally used facilities. The Districts each pay a portion of the costs and all costs are shared 72.2% Marshall Creek and 27.8% Sweetwater Creek, which is based on a formula set forth in the cost sharing agreement. Each District's respective portion is subject to change based on the number of platted lots in each District, as set forth in more detail in the cost sharing agreement. In connection with the agreement, the District paid approximately \$40,000 to Marshall Creek which is included in recreation facilities expenditures on the accompanying Statement of Activities and Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds.

COMPLIANCE SECTION

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE
AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Sweetwater Creek Community Development District

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the *Sweetwater Creek Community Development District* (the "District") as of and for the year ended September 30, 2021 and the related notes to the financial statements, which collectively comprise the District's financial statements and have issued our report thereon dated June 21, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be a material weakness or significant deficiency. Given these limitations, during our audit, we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

McDermitt Davis

Orlando, Florida
June 21, 2022

MANAGEMENT LETTER

Board of Supervisors
Sweetwater Creek Community Development District

Report on the Financial Statements

We have audited the financial statements of *Sweetwater Creek Community Development District*, (the "District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated June 21, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 21, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no such findings in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the District reported:

- a. The total number of District employees compensated in the last pay period of the District's fiscal year as 5. The employees reported herein are the elected supervisors of the District receiving statutory payment pursuant to Section 190.006, Florida Statutes, and are reported as employees for purposes of this audit only.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as 19.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$12,800.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$1,024,074.

- e. Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as none
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final budget under Section 189.016(6), Florida Statutes, as included in the budget statement.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District as:

| | |
|------------------------------|-------------------------|
| Operations and Maintenance | \$1,855.77 - \$2,950.67 |
| Debt Service Series 2019 A-1 | \$954.05 - \$1,015.15 |
| Debt Service Series 2019 A-2 | \$165.05 - \$191.45 |
- b. The total amount of special assessments collected by or on behalf of the District as \$2,201,335.
- c. The total amount of outstanding bonds issued by the District and the terms of such bonds as disclosed in the notes.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

McDinnitt Davis

Orlando, Florida
June 21, 2022



934 North Magnolia Avenue, Suite 100
Orlando, Florida 32803
407-843-5406
www.mcdermittdavis.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

Board of Supervisors
Sweetwater Creek Community Development District

We have examined *Sweetwater Creek Community Development District's* (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2021. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2021.

McDermitt Davis

Orlando, Florida
June 21, 2022

ELEVENTH ORDER OF BUSINESS

Approved Budget

Fiscal Year 2023



Sweetwater Creek Community Development District

July 7, 2022



Sweetwater Creek Community Development District

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**Sweetwater Creek
Community Development District**

General Fund

| Description | Adopted Budget FY 2022 | Actuals Thru 5/31/22 | Projected Next 4 Months | Total Thru 9/30/22 | Approved Budget FY 2023 |
|--|---------------------------------------|-------------------------------------|--|-----------------------------------|--|
| REVENUES | | | | | |
| Assessments | \$ 1,587,595 | \$ 1,560,813 | \$ 7,331 | \$ 1,568,144 | \$ 1,665,410 |
| Fitness Center Revenue | \$ 13,875 | \$ 790 | \$ 550 | \$ 1,340 | \$ 1,400 |
| Cost Sharing - Marshall Creek Revenue | \$ - | \$ - | \$ - | \$ - | \$ - |
| Interest | \$ - | \$ 352 | \$ 400 | \$ 752 | \$ - |
| Miscellaneous Revenue | \$ - | \$ - | \$ - | \$ - | \$ - |
| Carry Forward Surplus | \$ 57,207 | \$ - | \$ - | \$ - | \$ 133,552 |
| TOTAL REVENUES | \$ 1,658,677 | \$ 1,561,955 | \$ 8,281 | \$ 1,570,236 | \$ 1,800,362 |
| EXPENDITURES | | | | | |
| <u>General and Administrative</u> | | | | | |
| Supervisor Fees | \$ 12,000 | \$ 5,400 | \$ 3,200 | \$ 8,600 | \$ 9,600 |
| Engineering Fees | \$ 10,000 | \$ 11,623 | \$ 12,420 | \$ 24,043 | \$ 25,000 |
| District Counsel | \$ 35,000 | \$ 19,339 | \$ 15,661 | \$ 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 | \$ 3,333 | \$ 1,667 | \$ 5,000 | \$ 5,000 |
| Trustee Fees | \$ 3,800 | \$ 2,917 | \$ 855 | \$ 3,771 | \$ 3,800 |
| District Management Fees | \$ 42,500 | \$ 27,083 | \$ 11,667 | \$ 38,750 | \$ 35,000 |
| Telephone | \$ 250 | \$ 476 | \$ 200 | \$ 676 | \$ 700 |
| Postage | \$ 3,050 | \$ 738 | \$ 483 | \$ 1,221 | \$ 1,500 |
| Public Official Insurance | \$ 4,041 | \$ 3,803 | \$ - | \$ 3,803 | \$ 4,564 |
| Copies | \$ 700 | \$ 311 | \$ 181 | \$ 492 | \$ 700 |
| Miscellaneous | \$ 1,500 | \$ 385 | \$ 595 | \$ 980 | \$ 1,500 |
| Legal Advertising | \$ 2,700 | \$ 285 | \$ 1,537 | \$ 1,822 | \$ 2,700 |
| Information Technology | \$ 800 | \$ 533 | \$ 267 | \$ 800 | \$ 1,050 |
| Website Maintnenace | \$ 600 | \$ 400 | \$ 200 | \$ 600 | \$ 800 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ - | \$ 175 | \$ 175 |
| Subtotal General and Administrative | \$ 131,316 | \$ 81,801 | \$ 53,132 | \$ 134,933 | \$ 133,789 |
| <u>Operations and Maintenance</u> | | | | | |
| <u>Utilities</u> | | | | | |
| Electric | \$ 64,000 | \$ 42,521 | \$ 22,260 | \$ 64,781 | \$ 75,000 |
| <u>Other Physical Environment</u> | | | | | |
| Field Management Fees | \$ 80,000 | \$ 53,333 | \$ 26,667 | \$ 80,000 | \$ 84,000 |
| General Insurance | \$ 5,445 | \$ 5,123 | \$ - | \$ 5,123 | \$ 6,148 |
| Landscape Maintenance | \$ 346,000 | \$ 194,184 | \$ 97,092 | \$ 291,276 | \$ 346,000 |
| Landscape Improvements | \$ 50,000 | \$ 33,363 | \$ 16,637 | \$ 50,000 | \$ 80,000 |
| Lake Maintenance | \$ 20,921 | \$ 12,304 | \$ 6,152 | \$ 18,456 | \$ 27,940 |
| Fountain Maintenance | \$ 1,500 | \$ 850 | \$ - | \$ 850 | \$ 1,500 |
| Irrigation Repairs & Maintenance | \$ 17,000 | \$ 12,895 | \$ 8,000 | \$ 20,895 | \$ 22,000 |
| Storm Clean-Up | \$ 2,000 | \$ - | \$ 1,000 | \$ 1,000 | \$ 2,000 |
| Field Repairs & Maintenance | \$ 20,000 | \$ 20,537 | \$ 10,748 | \$ 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 | \$ 377,949 | \$ 195,254 | \$ 573,203 | \$ 698,178 |

**Sweetwater Creek
Community Development District**

General Fund

| Description | Adopted Budget FY 2022 | Actuals Thru 5/31/22 | Projected Next 4 Months | Total Thru 9/30/22 | Approved Budget FY 2023 |
|--|---------------------------------------|-------------------------------------|--|-----------------------------------|--|
| Amenities | | | | | |
| <u>Administrative</u> | | | | | |
| Property & Casualty Insurance | \$ 23,481 | \$ 22,100 | \$ - | \$ 22,100 | \$ 26,520 |
| Payroll - Salaried | \$ 109,551 | \$ 71,510 | \$ 35,755 | \$ 107,265 | \$ 82,160 |
| Payroll - Hourly | \$ 80,084 | \$ 51,866 | \$ 25,933 | \$ 77,799 | \$ 100,336 |
| Payroll - Benefits | \$ 32,126 | \$ 19,894 | \$ 9,947 | \$ 29,841 | \$ 15,975 |
| Payroll Taxes | \$ 18,551 | \$ 10,844 | \$ 5,422 | \$ 16,266 | \$ 14,028 |
| Professional Services - Engineering | \$ 51,486 | \$ 32,800 | \$ 16,400 | \$ 49,200 | \$ 68,056 |
| Professional Services - Information Technology | \$ 250 | \$ 810 | \$ 83 | \$ 894 | \$ 1,800 |
| Travel & Per Diem | \$ 150 | \$ - | \$ - | \$ - | \$ 150 |
| Training | \$ 200 | \$ - | \$ - | \$ - | \$ 200 |
| Licenses & Permits | \$ 400 | \$ 400 | \$ - | \$ 400 | \$ 400 |
| Subscriptions & Memberships | \$ 500 | \$ 216 | \$ 108 | \$ 323 | \$ 500 |
| Office Supplies | \$ 3,000 | \$ 1,166 | \$ 1,218 | \$ 2,384 | \$ 3,000 |
| Office Equipment | \$ 2,000 | \$ 521 | \$ 479 | \$ 1,000 | \$ 2,000 |
| Communication - Telephone/Internet/TV | \$ 10,000 | \$ 7,732 | \$ 3,824 | \$ 11,556 | \$ 12,000 |
| Internet/Telephone - Guard House | \$ 3,600 | \$ 2,866 | \$ 1,789 | \$ 4,655 | \$ 5,400 |
| Cost Share Expense - Marshall Creek | \$ 63,453 | \$ 8,360 | \$ - | \$ 8,360 | \$ 63,453 |
| <u>Field</u> | | | | | |
| General Utilities | \$ 83,000 | \$ 40,830 | \$ 26,428 | \$ 67,258 | \$ 83,000 |
| Refuse Removal | \$ 3,000 | \$ 2,401 | \$ 1,280 | \$ 3,681 | \$ 3,885 |
| Security | \$ 64,851 | \$ 47,424 | \$ 33,927 | \$ 81,351 | \$ 81,840 |
| Janitorial Services | \$ 16,000 | \$ 9,143 | \$ 4,571 | \$ 13,714 | \$ 16,000 |
| Operating Supplies - Spa & Paper | \$ 4,500 | \$ 1,830 | \$ 1,670 | \$ 3,500 | \$ 4,500 |
| Operating Supplies - Uniforms | \$ 500 | \$ 725 | \$ - | \$ 725 | \$ 500 |
| Cleaning Supplies | \$ 15,000 | \$ 4,608 | \$ 5,000 | \$ 9,608 | \$ 15,000 |
| Amenity Landscape Maintenance & Improvements | \$ 24,000 | \$ 16,578 | \$ 8,000 | \$ 24,578 | \$ 24,000 |
| Gate Repairs & Maintenance | \$ 2,500 | \$ 12 | \$ 2,488 | \$ 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 | \$ 3,623 | \$ 2,324 | \$ 5,947 | \$ 6,100 |
| Buildings Repairs & Maintenance | \$ 15,000 | \$ 9,759 | \$ 3,879 | \$ 13,638 | \$ 15,000 |
| Pest Control | \$ 2,500 | \$ 1,153 | \$ 287 | \$ 1,440 | \$ 2,500 |
| Pools Maintenance - Contract | \$ 15,000 | \$ 10,725 | \$ 5,645 | \$ 16,370 | \$ 20,321 |
| Pools Repairs & Maintenance | \$ 10,000 | \$ 1,948 | \$ 2,907 | \$ 4,855 | \$ 10,000 |
| Pools Chemicals | \$ 2,500 | \$ 861 | \$ 1,639 | \$ 2,500 | \$ 2,500 |
| Signage & Amenity Repairs | \$ 300 | \$ 143 | \$ 100 | \$ 243 | \$ 300 |
| Special Events | \$ 10,000 | \$ 2,318 | \$ 7,682 | \$ 10,000 | \$ 2,000 |
| <u>Fitness</u> | | | | | |
| Professional Services - Outside Fitness | \$ 52,872 | \$ 33,759 | \$ 16,862 | \$ 50,621 | \$ 58,872 |
| Fitness Equipment Repairs & Maintenance | \$ 5,000 | \$ 4,353 | \$ 2,193 | \$ 6,546 | \$ 7,000 |
| Fitness Equipment Rental | \$ 35,000 | \$ 4,107 | \$ 2,053 | \$ 6,160 | \$ 35,000 |
| Miniature Golf Course Maintenance | \$ 750 | \$ - | \$ 375 | \$ 375 | \$ 750 |
| Miscellaneous Fitness Supplies | \$ 6,300 | \$ 803 | \$ 2,472 | \$ 3,275 | \$ 6,300 |
| Capital Outlay - Machinery & Equipment | \$ 6,400 | \$ 489 | \$ 1,911 | \$ 2,400 | \$ 6,400 |
| Subtotal Amenities | \$ 784,955 | \$ 431,920 | \$ 239,078 | \$ 670,998 | \$ 818,395 |
| Reserves | | | | | |
| Capital Reserve Transfer | \$ 110,000 | \$ 110,000 | \$ - | \$ 110,000 | \$ 150,000 |
| Subtotal Reserves | \$ 110,000 | \$ 110,000 | \$ - | \$ 110,000 | \$ 150,000 |
| TOTAL EXPENDITURES | \$ 1,658,677 | \$ 1,001,671 | \$ 487,464 | \$ 1,489,135 | \$ 1,800,362 |
| EXCESS REVENUES/(EXPENDITURES) | \$ - | \$ 560,285 | \$ (479,183) | \$ 81,102 | \$ - |

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 – North 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 | \$65 | \$780 |
| 97 Onda Ln #IRR | \$74 | \$888 |
| 1329 Las Calinas Blvd # IRR | \$88 | \$1,056 |
| 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 | \$774 | \$9,285 |
| Total | \$6,250 | \$75,000 |

Sweetwater Creek Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2023

Other Physical Environment:

Field Management

The District has contracted with Riverside 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 Duval Landscape Maintenance 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.

Mulch Application

Represents the cost of mulch application within the common areas of the District.

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.

Sweetwater Creek

Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2023

Field Repairs & Maintenance

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

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.

Sweetwater Creek

Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2023

Payroll Taxes

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

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.

Sweetwater Creek

Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2023

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.

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.

Sweetwater Creek
Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2023

Operating Supplies - Uniforms

Costs that will be incurred for uniforms for employees

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.

Sweetwater Creek

Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2023

Pool Chemicals

Represents any cost for pool chemicals for amenity pool.

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 5/31/22 | Projected Next 4 Months | Total Thru 9/30/22 | Approved Budget FY 2023 |
|---------------------------------------|-------------------------------------|--|-----------------------------------|--|
|---------------------------------------|-------------------------------------|--|-----------------------------------|--|

Revenues

| | | | | | |
|-----------------------|-------------------|-------------------|-------------|-------------------|-------------------|
| Transfer In | \$ 110,000 | \$ 110,000 | \$ - | \$ 110,000 | \$ 150,000 |
| Carry Forward Surplus | \$ 160,961 | \$ 159,266 | \$ - | \$ 159,266 | \$ 183,585 |
| Total Revenues | \$ 270,961 | \$ 269,266 | \$ - | \$ 269,266 | \$ 333,585 |

Expenditures

| | | | | | |
|-----------------------|------------------|------------------|---------------|------------------|-------------------|
| Capital Outlay | \$ 20,000 | \$ 68,149 | \$ - | \$ 68,149 | \$ 50,000 |
| Repair & Maintenance | \$ 20,000 | \$ 17,092 | \$ - | \$ 17,092 | \$ 50,000 |
| Other Current Charges | \$ 1,470 | \$ 283 | \$ 157 | \$ 440 | \$ 1,000 |
| Total Expenses | \$ 41,470 | \$ 85,524 | \$ 157 | \$ 85,681 | \$ 101,000 |

| | | | | | |
|---------------------------------------|-------------------|-------------------|-----------------|-------------------|-------------------|
| Excess Revenues/(Expenditures) | \$ 229,491 | \$ 183,742 | \$ (157) | \$ 183,585 | \$ 232,585 |
|---------------------------------------|-------------------|-------------------|-----------------|-------------------|-------------------|

**Sweetwater Creek
Community Development District**

Debt Service Fund - Series 2019

| Adopted Budget FY 2022 | Actuals Thru 5/31/22 | Projected Next 4 Months | Total Thru 9/30/22 | Approved Budget FY 2023 |
|---------------------------------------|-------------------------------------|--|-----------------------------------|--|
|---------------------------------------|-------------------------------------|--|-----------------------------------|--|

Revenues

| | | | | | |
|--------------------------------------|------------|------------|----------|------------|------------|
| Special Assessments | \$ 746,019 | \$ 738,635 | \$ 3,469 | \$ 742,104 | \$ 742,104 |
| Prepayments | \$ - | \$ - | \$ - | \$ - | \$ - |
| Interest | \$ - | \$ 22 | \$ 11 | \$ 33 | \$ - |
| Carry Forward Surplus ⁽¹⁾ | \$ 171,450 | \$ 195,928 | \$ - | \$ 195,928 | \$ 149,888 |

Total Revenues

| | | | | |
|-------------------|-------------------|-----------------|-------------------|-------------------|
| \$ 917,469 | \$ 934,586 | \$ 3,480 | \$ 938,066 | \$ 891,992 |
|-------------------|-------------------|-----------------|-------------------|-------------------|

Expenditures

Series 2019 - A1

| | | | | | |
|---------------------|------------|------------|------|------------|------------|
| 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 |

Series 2019 - A2

| | | | | | |
|---------------------|------------|------------|------|------------|------------|
| 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 | \$ 788,178 | \$ - | \$ 788,178 | \$ 741,100 |
|-------------------|-------------------|-------------|-------------------|-------------------|

Excess Revenues/(Expenditures)

| | | | | |
|-------------------|-------------------|-----------------|-------------------|-------------------|
| \$ 174,013 | \$ 146,407 | \$ 3,480 | \$ 149,888 | \$ 150,892 |
|-------------------|-------------------|-----------------|-------------------|-------------------|

⁽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 | \$1,665,410.49 |
| Collection fees (6%) | \$106,302.80 |
| Gross Assessments | \$1,771,713.29 |

| 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% | \$ 905,901.69 | \$ 2,040.32 | \$ 2,170.55 | \$ 101.42 |
| 64-73' Lot | 166 | 1.16 | 192.56 | 23.59% | \$ 392,883.85 | \$ 2,366.77 | \$ 2,517.84 | \$ 117.64 |
| 80-88' Lot | 67 | 1.40 | 93.80 | 11.49% | \$ 191,381.93 | \$ 2,856.45 | \$ 3,038.77 | \$ 141.98 |
| 90' Lot | 4 | 1.43 | 5.72 | 0.70% | \$ 11,670.63 | \$ 2,917.66 | \$ 3,103.89 | \$ 145.03 |
| Marsh (less than 15K sq ft) | 6 | 1.40 | 8.40 | 1.03% | \$ 17,138.68 | \$ 2,856.45 | \$ 3,038.77 | \$ 141.98 |
| Marsh (15K-30K sq ft) | 35 | 1.43 | 50.05 | 6.13% | \$ 102,117.97 | \$ 2,917.66 | \$ 3,103.89 | \$ 145.03 |
| Marsh (30K and greater) | 6 | 1.50 | 9.00 | 1.10% | \$ 18,362.87 | \$ 3,060.48 | \$ 3,255.83 | \$ 152.13 |
| McCann Lots | 8 | 1.59 | 12.72 | 1.56% | \$ 25,952.86 | \$ 3,244.11 | \$ 3,451.18 | \$ 161.25 |
| Total ERU's | 736 | | 816.25 | | \$ 1,665,410.49 | | | |

TWELFTH ORDER OF BUSINESS

C.

1.

**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: 41

(B) Name and address of Payee: England, Thims & Miller Inc
14775 Old St. Augustine Rd
Jacksonville FL 32258

(C) Amount Payable: \$3750.00

(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): Invoice # 203006 Palencia Fitness Center Addition and Modification (WA#12)

(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.

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.

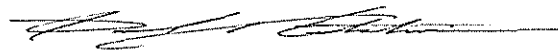
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**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

Sweetwater Creek CDD
C/O GMS
475 West Town Place, Suite 114
Saint Augustine, FL 32092

June 03, 2022
Project No: 05010.22000
Invoice No: 0203006

Project 05010.22000 Palencia Fitness Center Addition and Modification (WA#12)

Professional Services rendered through May 31, 2022

Task 01-05 Lump Sum Services

| Task | Contract Amount | Percent Complete | Earned To Date | Previously Billed | Current Billed |
|---|-----------------|------------------|----------------|-------------------|----------------|
| 1.Revised Master Development Plan | 4,500.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2.SJRWMD Minor Modifications | 3,000.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 3.Modify Engineering Plans | 25,000.00 | 15.00 | 3,750.00 | 0.00 | 3,750.00 |
| 4. Regulatory Permitting/Approvals | | | | | |
| 4a. SJCUD Water,Sewer,Reuse Plan Rev. | 4,000.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4b. SJC DRC Submittal & Construction | 3,250.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4c. DEP Water Dist. System Gen. Permit | 1,800.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4d. DEP Sanitary Sewer Coll. Sys. Permit | 1,800.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5.Code Landscape & Tree Mitigation Plan | 5,000.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Fee | 48,350.00 | | 3,750.00 | 0.00 | 3,750.00 |
| Total Fee | | | | 3,750.00 | |
| Total this Task | | | | \$3,750.00 | |

Task 06 Bidding Services

| | Current | Prior | To-Date |
|------------------------|---------|-------|-------------|
| Total Billings | 0.00 | 0.00 | 0.00 |
| Contract Limit | | | 15,000.00 |
| Remaining | | | 15,000.00 |
| Total this Task | | | 0.00 |

Task 07 CEI Services

| | Current | Prior | To-Date |
|----------------|---------|-------|-----------|
| Total Billings | 0.00 | 0.00 | 0.00 |
| Contract Limit | | | 12,500.00 |
| Remaining | | | 12,500.00 |

England-Thimby & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-642-8990 • fax 904-646-9485
CA-00002584 LC-0000316

Total this Task 0.00

Task XP Expenses

Total this Task 0.00

Invoice Total this Period \$3,750.00

England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14776 Old St. Augustine Road • Jacksonville, Florida 32258 • tel 904-642-8890 • fax 904-646-6485
CA-00002684 LC-00000318

**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: 42

(B) Name and address of Payee: KE Law Group PLLC
PO BOX 6386
Tallahassee FL 32314

(C) Amount Payable: \$217.00

(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): Invoice # 2879 2019 Project Construction

(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

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.

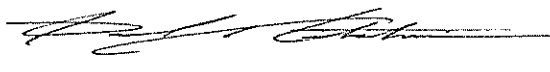
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**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



INVOICE

Invoice # 2879
Date: 06/16/2022
Due On: 07/16/2022

KE Law Group, PLLC

P.O. Box 6386
Tallahassee, Florida 32314

Sweetwater Creek CDD
475 West Town Place, Suite 114
St. Augustine, FL 32092

SWTCDD-05

SWEETWATER CREEK CDD - 2019 PROJECT CONSTRUCTION

| Type | Professional | Date | Notes | Quantity | Rate | Total |
|---------|--------------|------------|--|----------|--------------|-----------------|
| Service | JK | 05/03/2022 | Confer with DM re: RFQ requirements and options; transmit summary of same; confer re: true up status | 0.30 | \$310.00 | \$93.00 |
| Service | JK | 05/04/2022 | Confer re: RFQ options with existing engineer and architect; confer re: status of plans | 0.20 | \$310.00 | \$62.00 |
| Service | JK | 05/06/2022 | Confer re: engineering and surveying options with B&L, Chair and DM | 0.20 | \$310.00 | \$62.00 |
| | | | | | Total | \$217.00 |

Detailed Statement of Account

Current Invoice

| Invoice Number | Due On | Amount Due | Payments Received | Balance Due |
|--------------------------|------------|------------|-------------------|-----------------|
| 2879 | 07/16/2022 | \$217.00 | \$0.00 | \$217.00 |
| Outstanding Balance | | | | \$217.00 |
| Total Amount Outstanding | | | | \$217.00 |

Please make all amounts payable to: KE Law Group, PLLC

Please pay within 30 days.

2.

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: \$3889.78

(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**

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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 | 0.00 % of 5,000.00 | 0.00 |
| Part 10: Reimbursable Expenses (NTE \$1,500) Mileage - 4/7 & 5/18 | 1,500.00 | 2.65 % of 1,500.00 | 39.78 |
| 4/7 - CDD Meeting - 2hrs @ \$200/hr | 200.00 | | 400.00 |
| 5/18 Site Visit - 2hrs @ \$200/hr | 200.00 | | 400.00 |

BALANCE DUE

\$3,889.78[Estimate Summary](#)

| | |
|-------------------|------------|
| Estimate 20-214 | 59,500.00 |
| Invoice 8963 | 13,600.00 |
| Invoice 8851 | 5,200.00 |
| This invoice 8929 | \$3,889.78 |
| Total invoiced | 22,689.78 |

**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: 43

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

(C) Amount Payable: \$13,600.00

(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 #8963

(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

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**SWEETWATER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Authorized Officer

**CONSULTING ENGINEER'S APPROVAL FOR
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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

8963

DATE

06/21/2022

TERMS

Due on receipt

DUE DATE

06/30/2022

PROJECT NAME

(21-57) Palencia Amenity & CDs

| CONTRACT SERVICES | CONTRACT | DUE | AMOUNT DUE |
|--|-----------|----------------------|------------|
| Part 2: Design Development | 12,200.00 | 75.00 % of 12,200.00 | 9,150.00 |
| Part 3: Architectural & Engineering Construction Documents | 17,800.00 | 25.00 % of 17,800.00 | 4,450.00 |
| 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 | 0.00 of 5,000.00 | 0.00 |
| Part 10: Reimbursable Expenses (NTE \$1,500) | 1,500.00 | 0.00 of 1,500.00 | 0.00 |

BALANCE DUE

\$13,600.00Estimate Summary

| | |
|-----------------|-----------|
| Estimate 20-214 | 59,500.00 |
| Invoice 8929 | 3,889.78 |

| | |
|-------------------|-------------|
| Invoice 8851 | 5,200.00 |
| This invoice 8963 | \$13,600.00 |
| Total invoiced | 22,689.78 |

D.

7/7/2022

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
July 7, 2022

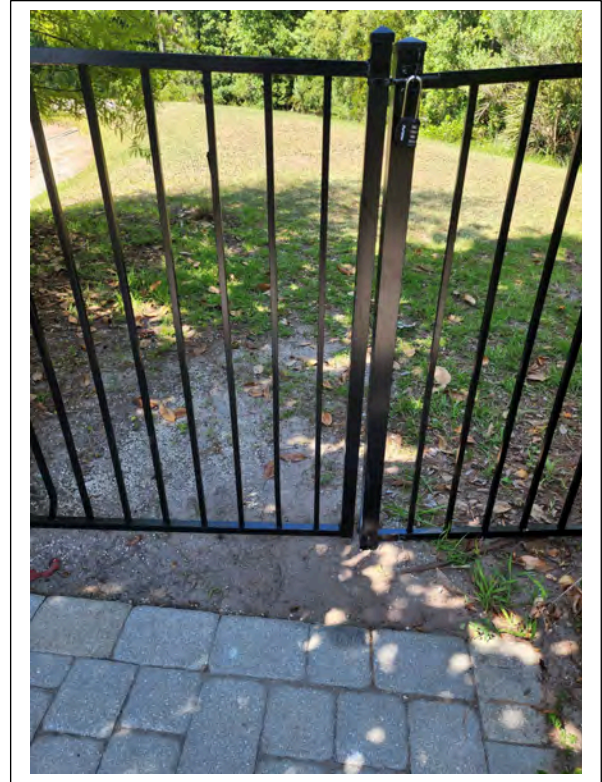
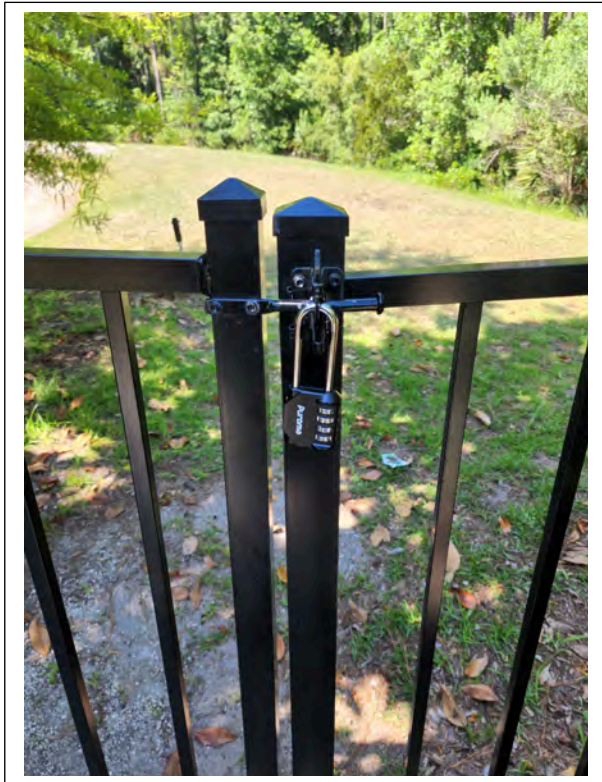
To: The Board of Supervisors

From: Chris Hall
Field Operations Manager

RE: Sweetwater Creek Operations Report – July 7, 2022

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

Completed Projects



- The bent gate at Ensenada Park was repaired
 - Latch was adjusted
 - Lock added to gate

Completed Projects



- 2 LED lights on the pillars at Enrede Park were replaced

Completed Projects



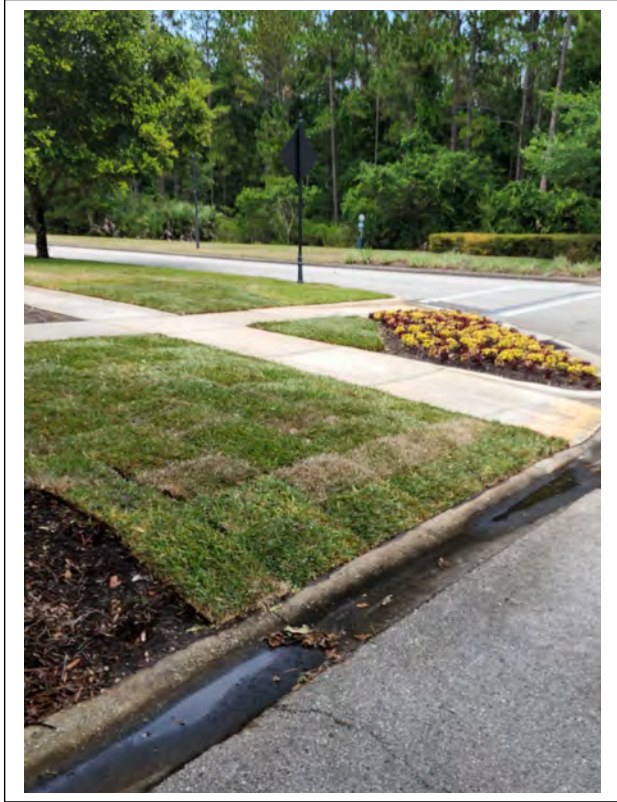
- Annuals have been replaced throughout the community

Completed Projects



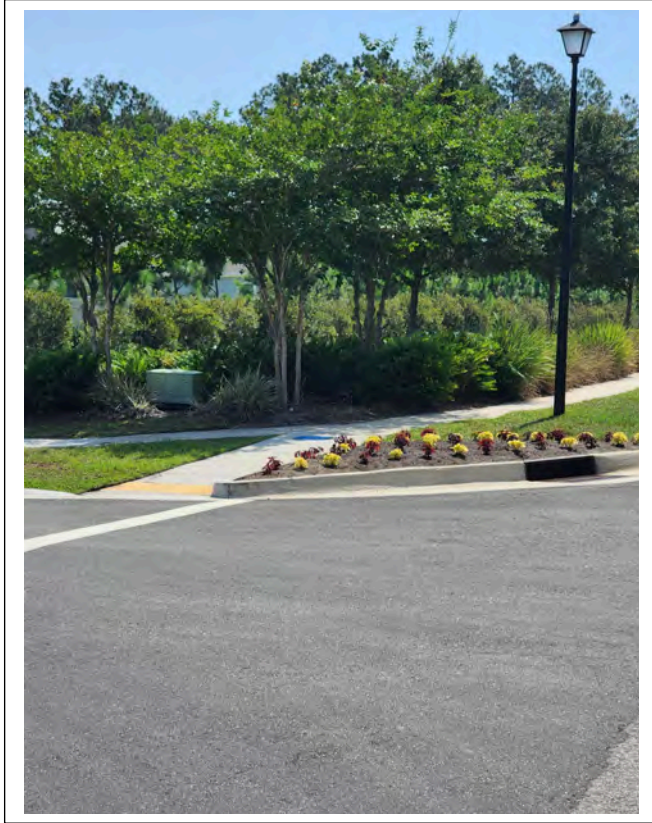
- Roundabout has been revamped
 - Mulch still needs to be installed

Completed Projects



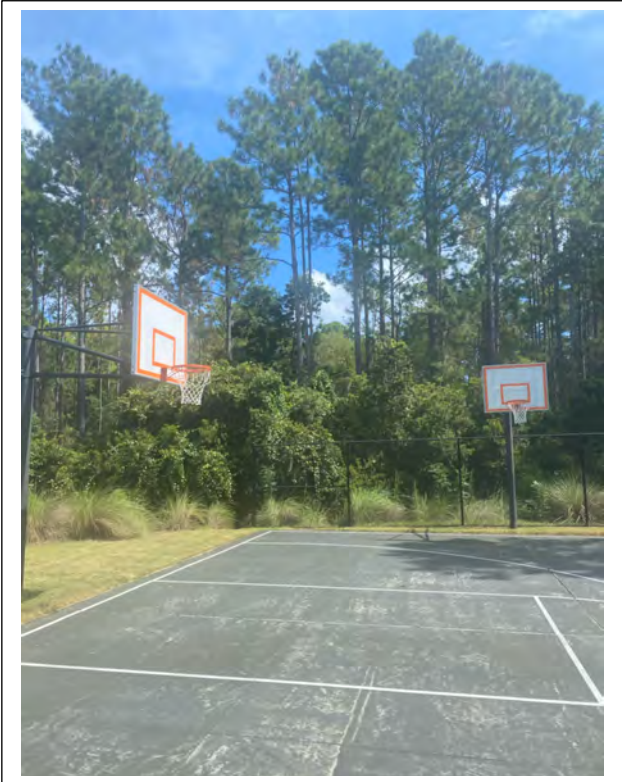
- Flowers have been reduced on Rincon Lane and have been used at Dosel Lane and Glorietta
- Sod was installed in place of the old flower beds

Completed Projects



- Dosel Lane landscaping has been revamped
 - Flowers have been added to both sides
 - Coontie Palms were removed
 - Mulch to be installed

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 - Scheduled for May 2022 . Sport Surfaces will provide an actual date soon. They have been trying to catch up on delays caused by Covid. |
| La Privade Park - Current State of Florida flag is tattered. | 5/5/22 | CH/CG | Will be installed. New Flag in place. |
| 5 dead oak trees to be removed due to disease | | | Trees will be tested and new trees installed at a later date |
| Replace well and pump on Torcido that runs irrigation to fitness center and SWC areas | 6/15/22 | CH | East Coast Wells Replaced |
| Mulch install at roundabout, Dosel Ln, Glorietta | | | Flowers installed, waiting on mulch |
| | | | |
| | | | |
| | | | |
| | | | |

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

