Sweetwater Creek Community Development District

Agenda

August 4, 2022



Sweetwater Creek Community Development District

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

July 28, 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, August 4, 2022 at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida 32095.

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment (limited to three minutes)
- III. Approval of the Consent Agenda
 - A. Minutes of the July 7, 2022 Meeting
 - B. Financial Statements
 - C. Check Register
- IV. Discussion of Policy Regarding Spending Authority & Limits
- V. Public Hearing to Adopt the Fiscal Year 2023 Budget
 - A. Consideration of Resolution 2022-11, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2023
 - B. Consideration of Resolution 2022-12, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2023
- VI. Update Regarding Fitness Center Expansion Project
- VII. Discussion on Child Watch
- VIII. Other Business
 - IX. Staff Reports
 - A. Landscape Report

- B. District Counsel
- C. District Engineer Consideration of Requisition Nos. 44-46
- D. Field Manager Report
- E. District Manager Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2023
- F. Director of Amenities
- X. Supervisor Requests / Public Comment
- XI. Next Scheduled Meeting Thursday, September 1, 2022 at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida 32095
- XII. Adjournment



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, **July 7, 2022** at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida.

Present and constituting a quorum were:

Rob LisottaChairmanStephen HandlerVice ChairmanCharles UsinaSupervisorRon CervelliSupervisorJohn SmithSupervisor

Also present were:

Jim Oliver District Manager, GMS

Jennifer Kilinski *by phone* KE Law Group

Erin Gunia by phone Director of Amenities and Strategic Planning

Chris Hall Field Operations Manager

Daniel Todd Account Manager, Duval Landscape

Katie Hollis

The following is a summary of the discussions and actions taken at the July 7, 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

Resident John Leather expressed his concern over residents having to pay fees for childcare with Child Watch when it only helped a small number of people within the community.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

A. Minutes of the June 2, 2022 Meeting

Mr. Lisotta presented the June 2, 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 for informational purposes only.

Mr. Lisotta asked for clarification on Section 3B, where he asked that counsel go over what specific items qualified as a legitimate expense.

Ms. Kilinski responded that there is usually broad language regarding those expenses, as usually seen in the Engineer's report, adding that it was acceptable to do so as long as those improvements were recreationally based.

C. Check Register

Mr. Lisotta presented the check register. The Board had no questions.

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

The fourth order of business was taken later in the meeting.

FIFTH ORDER OF BUSINESS Discussion on Comcast (Supervisor Lisotta)

Mr. Lisotta stated that Comcast had approached the District, asking for easement permissions once they come and provided services to the CDD. He added that they should create some type of clause to make sure that it was done correctly. He noted that it was just an initial conversation and that numbers had to be run first before anything became official.

SIXTH ORDER OF BUSINESS Review of Resolution 2022-03 (Spending Authority and Limits) (Supervisor Cervelli)

Mr. Cervelli presented the resolution, noting that it was created because there's no specific dollar limit to any project even though there is a budget within certain items, He added that there was \$10,000 allotted to the emergency fund but that the total amount was never spent.

Mr. Lisotta responded he understood his concern but that amounts such as that were in place so that if an emergency happened, say there was a \$9,000 air conditioning system replacement, they would have the funds to cover it immediately instead of having to wait for authorization amongst several people.

SEVENTH ORDER OF BUSINESS Discussion on Smart Irrigation Controllers (Supervisor Smith)

Mr. Smith expressed his concern over the current irrigation controllers, noting that there had been many issues and failures with them. There had been instances of the systems bursting, as well as shrubs and trees dying. He suggested that they get a quote for Smart irrigation controllers to prevent these issues in the future, as it would be financially smart for the District. It was discussed amongst Board members that irrigation was supposed to be checked by Duval once a month, and that there were associates that had the task of making sure that that was completed. Mr. Smith responded that previous cases of usage of the smart irrigation control proved to result in less water usage and faster response time for emergency repairs.

EIGHTH ORDER OF BUSINESS Discussion on Security of Irrigation Controllers (Supervisor Smith)

Mr. Smith stated his concern about the lack of a lockbox, and that there was concern that the irrigation was somehow being manipulated. It was discussed amongst the Board members that there should be a code instead of a key, that way if Mr. Hall was out of town, it wouldn't be a problem to get a key. It was also discussed that Duval needed to receive some type of authorization to fix landscape issues within budget of that line item. Mr. Cervelli expressed his concern that if the issue were to be reoccurring, they would end up spending an absurd amount of money. Mr. Lisotta explained that the whole reason for the landscape line item in the budget was so that they had an allotted amount of money set aside for landscape improvements, and that it was not to go over.

NINTH ORDER OF BUSINESS Discussion of Dead Live Oaks (Supervisor Handler and Chris Hall)

Mr. Handler stated that there were dead oak trees along a roadway within the District, adding that it had been decided that five of the trees would be removed. Mr. Todd explained that when the trees were dug out, they were black and charred at the root. Mr. Lissota noted that there

were a couple of electrical boxes within the area and asked if those had been ruled out as a cause of the dead oak trees. Mr. Todd responded that he did not believe that it had been checked, while also adding the only other place that had any issues was the pond within that same area. He noted that based on his findings he believed that some type of chemical was introduced that reacted badly with those two areas.

Mr. Lisotta suggested that they wait for the chemicals to subside from the area before spending a large amount of money, and then if it were to continue, look for a more expensive solution. Mr. Hall noted that he found a significantly cheaper option to replace the oaks than the quote provided by Mr. Todd, adding that he had gone directly to a nursery to get the amount per oak. Mr. Todd responded that quotes could vary on the size of the tree as well. Mr. Hall asked that the quote provided be revised. The Board discussed having UF/IFAS being contacted to look at replanting the trees.

TENTH ORDER OF BUSINESS Acceptance of the Fiscal Year 2021 Audit Report

Mr. Oliver presented the audit report, noting that because they were a unit of government, they were required to have a public audit firm conduct an independent audit each year. He added that it was a clean audit with no findings.

On MOTION by Mr. Lisotta, seconded by Mr. Smith, with all in favor, Accepting the Fiscal Year 2021 Audit Report, was approved.

ELEVENTH ORDER OF BUSINESS Discussion on the Fiscal Year 2023 Budget

Mr. Oliver stated that he had made a mistake at the last meeting in wrongly stating that mulch installation was included in the contract with Duval. Mulch installation is listed in the contract as a separate charge. He noted that the \$300,000 budgeted for the landscape line item has been returned to its currently budgeted amount of \$346,000.

Mr. Usina noted that there was an increasing cost in mulch every year, but that there was a clause in the Duval contract in section B, where it stated that there was an \$5,000 annual enhancement credit that could be used to offset the cost of any additional enhancements that the District authorized. He asked if they could utilize that for landscaping. Mr. Todd stated he would check on the use of the credits.

Mr. Oliver also added that the electric line item increased from \$69,000 to \$75,000, landscape improvements went from \$50,000 to \$80,000, and capital reserve fund was increased from \$110,000 to \$150,000. He noted that it brought the total assessment increase to approximately 4.9%.

FOURTH ORDER OF BUSINESS Update Regarding Fitness Center Expansion Project

Mr. Handler noted that after the surveys were sent out to residents about the fitness center, 60% of them had comments and were dissatisfied with space and equipment. He pointed out item 4, where the Sweetwater Fitness Center Construction Project was, and he noted that the future cost was \$1,220,430 based on the estimate received from Envision for construction cost of the new building. He added that after the total and the estimate, they were left with \$80,611 with multiple other items taking away from that amount as well. He expressed his concern that they were spending all the bond money on this one project when there were numerous other parts of the community that would have no funds to pay for them. He added that he did not think they should move forward with the project.

He suggested that they do a remodel of the current building, taking the space from Ms. Gunia's office and from Child Watch, they could get the additional space for residents. Mr. Cervelli stated that they could use the Child Watch for additional space and equipment, and if they did so they would not have to spend any additional money. He added that if they used only \$300,000 to remodel, they would be left with another \$800,000 that they could spend towards other concerns for the rest of the community. The Board decided to continue with the RFP until the numbers came back.

Mr. Smith agreed that if the RFP came back at too high of a cost where there would be a danger of going over budget, it wouldn't be approved. The Board discussed that there were still multiple positive aspects that would come out of the project.

A. Ratification of Proposals for Surveying Services

Mr. Oliver noted that there were two proposals for ratification, one from ECS for Geotechnical testing and the other from Bartram Trail survey for preparing a survey.

On MOTION by Mr. Lisotta, seconded by Mr. Smith, with all in favor, Resolutions regarding ECS Geotech work and Bartram Trail Survey Agreements, were ratified.

B. Discussion on Child Watch

Mr. Usina discussed that there were 267 children that used the program, but that the fate of it relied on what came back with the RFP.

TWELFTH ORDER OF BUSINESS Staff Reports

A. Landscape Report

Mr. Todd had nothing further to report other than that they would resolve the tree issue as quickly as possible.

B. District Counsel

District Counsel had nothing further to report.

C. District Engineer

1. Ratification of Requisition Nos. 41 and 42

Mr. Oliver stated that Requisition 41 was for engineering work that was going on with the current project, and 42 was for KE Law.

2. Consideration of Requisition Nos. 40 and 43

Mr. Oliver stated that these were for Basham & Lucas for the project.

On MOTION by Mr. Handler, seconded by Mr. Smith, with all in favor, Requisition Nos. 41, 42, were ratified.

On MOTION by Mr. Handler, seconded by Mr. Smith, with all in favor, Requisition Nos. 40 and 43, were approved.

D. Field Manager – Report

Updates were provided on the field manager's report. A fence was to be installed along one of the easements, a smart irrigation controller was installed at the roundabout, and they had ordered the next one for October, and they found out that palm tree pruning was not included in the landscape contract, and therefore it would cost an additional \$6,500 to \$7,000. He updated the

Board on the fountain as well, noting that it came down to them having to get a new fountain, but added that it was under warranty. He also noted that the basketball court resurfacing had been delayed due to the company being short-staffed. It was decided that a few more quotes would be collected so that the project could be completed.

E. District Manager

Mr. Oliver had nothing further to report.

F. Director of Amenities

Ms. Gunia asked if the Board had any questions on the report she had sent in, and they did not. Mr. Hall also added Ms. Gunia had also gone to pick out interiors that matched the current aesthetic and it was in the process of being completed.

THIRTEENTH ORDER OF BUSINESS Supervisor Requests/Public Comment Resident Comments:

- Resident commented on the JCP Policy, and suggested they have the roots tested from the
 dead trees and the dead plants around the pond because it could be a fungus. She also noted
 that there were trees that were on the side of the road that she was having issues with them
 not being maintained as well. Ms. Kilinski noted that she would have someone get back to
 her on those items.
- Another resident expressed his concern that his driveway was being flooded from drainage water from the sidewalk, and Mr. Smith noted they would look into it.
- Another resident asked about wanting to put in a work order for an issue that needed to be resolved, and she was told to email one of the supervisors to get it fixed.

Supervisor Comments:

Mr. Usina asked that Duval include a quality control inspection with a written report monthly, that would outline the anticipated work schedule for fertilization, pest control, irrigation run schedule, special projects, as well as an irrigation report outlining the findings of each evaluation.

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FOURTEENTH ORDER OF BUSINESS

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

FIFTEENTH 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 |
|-------------------------------|------------------------|



Community Development District

Unaudited Financial Reporting June 30, 2022



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Community Development District Balance Sheet June 30, 2022

| | General | De | ebt Service | Сар | ital Reserve | Са | pital Projects | Totals | | | |
|---------------------------------|-----------------|----|-------------|-----|--------------|----|----------------|--------|----------------|--|--|
| | Fund | | Fund | | Fund | | Fund | Gove | rnmental Funds | | |
| Assets: | | | | | | | | | | | |
| Cash: | | | | | | | | | | | |
| Cash - Operating Account | \$ 101,193 | \$ | - | \$ | 173,329 | \$ | - | \$ | 274,522 | | |
| Cash - Amenity Account | \$ 56,305 | \$ | - | \$ | - | \$ | - | \$ | 56,305 | | |
| Cash - Debit Card Account | \$ 4,711 | \$ | - | \$ | - | \$ | - | \$ | 4,711 | | |
| Investments: | | | | | | | | | | | |
| Series 2019 | | | | | | | | | | | |
| Reserve - A-1 | \$ - | \$ | 133,070 | \$ | - | \$ | - | \$ | 133,070 | | |
| Reserve - A-2 | \$ - | \$ | 110,400 | \$ | - | \$ | - | \$ | 110,400 | | |
| Revenue | \$ - | \$ | 151,663 | \$ | - | \$ | - | \$ | 151,663 | | |
| Prepayment | \$ - | \$ | - | \$ | - | \$ | - | \$ | - | | |
| Excess Revenue | \$ - | \$ | 0 | \$ | - | \$ | - | \$ | 0 | | |
| Construction | \$ - | \$ | - | \$ | - | \$ | 1,235,995 | \$ | 1,235,995 | | |
| Prepaid Expenses | \$ 6,826 | \$ | - | \$ | - | \$ | - | \$ | 6,826 | | |
| Investment SBA GF | \$ 175,676 | \$ | - | \$ | - | \$ | - | \$ | 175,676 | | |
| Investment - Custody | \$ 681,932 | \$ | - | \$ | - | \$ | - | \$ | 681,932 | | |
| Due From General Fund | \$ - | \$ | - | \$ | - | \$ | - | \$ | - | | |
| Due From Capital | \$ - | \$ | - | \$ | 10,375 | \$ | - | \$ | 10,375 | | |
| Due from Other | \$ 667 | \$ | - | \$ | - | \$ | - | \$ | 667 | | |
| Total Assets | \$ 1,027,310 | \$ | 395,133 | \$ | 183,704 | \$ | 1,235,995 | \$ | 2,842,142 | | |
| Liabilities: | | | | | | | | | | | |
| Accounts Payable | \$ 20,324 | \$ | - | \$ | - | \$ | - | \$ | 20,324 | | |
| Accrued Expenses | \$ 3,796 | \$ | - | \$ | - | \$ | - | \$ | 3,796 | | |
| Due to Amenity | \$ - | \$ | - | \$ | - | \$ | - | \$ | - | | |
| Total Liabilities | \$ 24,120 | \$ | - | \$ | - | \$ | - | \$ | 24,120 | | |
| Fund Balances: | | | | | | | | | | | |
| Assigned For Debt Service | \$ - | \$ | 395,133 | \$ | - | \$ | - | \$ | 395,133 | | |
| Assigned For Capital Reserves | \$ - | \$ | - | \$ | 183,704 | \$ | - | \$ | 183,704 | | |
| Assigned For Capital Projects | \$ - | \$ | - | \$ | - | \$ | 1,235,995 | \$ | 1,235,995 | | |
| Unassigned | \$ 1,003,190 | \$ | - | \$ | - | \$ | - | \$ | 1,003,190 | | |
| Total Fund Balances | \$ 1,003,190 | \$ | 395,133 | \$ | 183,704 | \$ | 1,235,995 | \$ | 2,818,022 | | |
| Total Liabilities & Fund Equity | \$ 1,027,310 | \$ | 395,133 | \$ | 183,704 | \$ | 1,235,995 | \$ | 2,842,142 | | |

Community Development District

General Fund

| | Adopted | Pro | rated Budget | | Actual | | | | |
|----------------------------------|-----------------|-----|--------------|----|-------------|----|----------|--|--|
| | Budget | Th | ru 06/30/22 | Th | ru 06/30/22 | 1 | Variance | | |
| Revenues: | | | | | | | | | |
| Assessments | \$ 1,587,595 | \$ | 1,587,595 | \$ | 1,571,915 | \$ | (15,680 | | |
| Fitness Center Revenue | \$ 13,875 | \$ | 10,406 | \$ | 790 | \$ | (9,616 | | |
| Interest | \$ - | \$ | - | \$ | 535 | \$ | 535 | | |
| Total Revenues | \$ 1,601,470 | \$ | 1,598,002 | \$ | 1,573,240 | \$ | (24,761 | | |
| Expenditures: | | | | | | | - | | |
| General & Administrative: | | | | | | | | | |
| Supervisor Fees | \$ 12,000 | \$ | 9,000 | \$ | 6,200 | \$ | 2,800 | | |
| Engineering Fees | \$ 10,000 | \$ | 7,500 | \$ | 12,786 | \$ | (5,28 | | |
| District Counsel | \$ 35,000 | \$ | 26,250 | \$ | 19,339 | \$ | 6,91 | | |
| Audit Fees | \$ 3,700 | \$ | 3,700 | \$ | 3,700 | \$ | | | |
| Arbitrage | \$ 500 | \$ | - | \$ | - | \$ | | | |
| Assessment Roll | \$ 5,000 | \$ | 5,000 | \$ | 5,000 | \$ | | | |
| Dissemination | \$ 5,000 | \$ | 3,750 | \$ | 3,750 | \$ | | | |
| Trustee Fees | \$ 3,800 | \$ | 2,917 | \$ | 2,917 | \$ | | | |
| District Management Fees | \$ 42,500 | \$ | 31,875 | \$ | 30,000 | \$ | 1,87 | | |
| Telephone | \$ 250 | \$ | 188 | \$ | 549 | \$ | (36 | | |
| Postage | \$ 3,050 | \$ | 2,288 | \$ | 782 | \$ | 1,50 | | |
| Public Official Insurance | \$ 4,041 | \$ | 4,041 | \$ | 3,803 | \$ | 23 | | |
| Copies | \$ 700 | \$ | 525 | \$ | 532 | \$ | (| | |
| Miscellaneous | \$ 1,500 | \$ | 1,125 | \$ | 393 | \$ | 73 | | |
| Legal Advertising | \$ 2,700 | \$ | 2,025 | \$ | 285 | \$ | 1,74 | | |
| Information Technology | \$ 800 | \$ | 600 | \$ | 600 | \$ | , | | |
| Website Maintenance | \$ 600 | \$ | 450 | \$ | 450 | \$ | | | |
| Dues, Licenses & Subscriptions | \$ 175 | \$ | 175 | \$ | 175 | \$ | | | |
| Total General & Administrative: | \$ 131,316 | \$ | 101,408 | \$ | 91,261 | \$ | 10,14 | | |
| Operation and Maintenance | | | | | | | | | |
| Electric | \$ 64,000 | \$ | 48,000 | \$ | 48,100 | \$ | (10 | | |
| Field Management Fees | \$ 80,000 | \$ | 60,000 | \$ | 60,000 | \$ | (| | |
| General Insurance | \$ 5,445 | \$ | 5,445 | \$ | 5,123 | \$ | 32 | | |
| Landscape Maintenance | \$ 346,000 | \$ | 259,500 | \$ | 218,457 | \$ | 41,04 | | |
| Landscape Improvements | \$ 50,000 | \$ | 37,500 | \$ | 36,761 | \$ | 73 | | |
| Lake Maintenance | \$ 20,921 | \$ | 15,691 | \$ | 13,842 | \$ | 1,84 | | |
| Fountain Maintenance | \$ 1,500 | \$ | 1,125 | \$ | 850 | \$ | 27 | | |
| Irrigation Repairs & Maintenance | \$ 17,000 | \$ | 12,750 | \$ | 12,895 | \$ | (14 | | |
| Storm Clean-Up | \$ 2,000 | \$ | 1,500 | \$ | - | \$ | 1,50 | | |
| Field Repairs & Maintenance | \$ 20,000 | \$ | 15,000 | \$ | 21,161 | \$ | (6,16 | | |
| Tree Removals | \$ 12,540 | \$ | 9,405 | \$ | 1,850 | \$ | 7,55 | | |
| Streetlight Repairs | \$ 2,250 | \$ | 1,688 | \$ | - | \$ | 1,68 | | |
| Signage Repairs | \$ 1,500 | \$ | 1,125 | \$ | 687 | \$ | 43 | | |
| Holiday Decoration | \$ 5,000 | \$ | 3,750 | \$ | 301 | \$ | 3,44 | | |
| Miscellaneous Field Supplies | \$ 4,250 | \$ | 3,188 | \$ | - | \$ | 3,18 | | |
| Total Field Operations: | \$ 632,406 | \$ | 475,666 | \$ | 420,028 | \$ | 55,638 | | |

Community Development District

General Fund

| | | Adopted | Pro | orated Budget | | Actual | | | | |
|--|----|----------------|----------|----------------|----------|--------------|----------|----------------|--|--|
| | | Budget | | ru 06/30/22 | Th | ıru 06/30/22 | | Variance | | |
| Amenities | | | | | | | | | | |
| Administrative: | | | | | | | | | | |
| Property & Casualty Insurance | \$ | 23,481 | \$ | 23,481 | \$ | 22,100 | \$ | 1,381 | | |
| Payroll - Salaried | \$ | 109,551 | \$ | 82,163 | \$ | 80,449 | \$ | 1,714 | | |
| Payroll - Hourly | \$ | 80,084 | \$ | 60,063 | \$ | 58,349 | \$ | 1,714 | | |
| Payroll - Benefits | \$ | 32,126 | \$ | 24,095 | \$ | 22,380 | \$ | 1,714 | | |
| Payroll Taxes | \$ | 18,551 | \$ | 13,913 | \$ | 12,199 | \$ | 1,714 | | |
| Professional Services - Engineering | \$ | 51,486 | \$ | 38,615 | \$ | 36,900 | \$ | 1,714 | | |
| Professional Services - Information Techr | \$ | 250 | \$ | 188 | \$ | 831 | \$ | (644 | | |
| Travel & Per Diem | \$ | 150 | \$ | 113 | \$ | - | \$ | 113 | | |
| Training | \$ | 200 | \$ | 150 | \$ | - | \$ | 150 | | |
| Licenses & Permits | \$ | 400 | \$ | 300 | \$ | 750 | \$ | (450 | | |
| Subscriptions & Memberships | \$ | 500 | \$ | 375 | \$ | 243 | \$ | 132 | | |
| Office Supplies | \$ | 3,000 | \$ | 2,250 | \$ | 1,201 | \$ | 1,049 | | |
| Office Equipment | \$ | 2,000 | \$ | 1,500 | \$ | 1,394 | \$ | 106 | | |
| Communication - Telephone/Internet/TV | \$ | 10,000 | \$ | 7,500 | \$ | 8,686 | \$ | (1,186 | | |
| Internet/Telephone - Guard House | \$ | 3,600 | \$ | 2,700 | \$ | 3,314 | \$ | (614 | | |
| Cost Share Expense - Marshall Creek | \$ | 63,453 | \$ | 8,360 | \$ | 8,360 | \$ | - | | |
| Field: | | | | | | | | | | |
| General Utilities | \$ | 83,000 | \$ | 62,250 | \$ | 46,028 | \$ | 16,222 | | |
| Refuse Removal | \$ | 3,000 | \$ | 2,250 | \$ | 2,712 | \$ | (462 | | |
| Security | \$ | 64,851 | \$ | 48,639 | \$ | 58,648 | \$ | (10,010 | | |
| Janitorial Services | \$ | 16,000 | \$ | 12,000 | \$ | 10,286 | \$ | 1,714 | | |
| Operating Supplies - Spa & Paper | \$ | 4,500 | \$ | 3,375 | \$ | 1,995 | \$ | 1,380 | | |
| Operating Supplies - Uniforms | \$ | 500 | \$ | 375 | \$ | 725 | \$ | (350 | | |
| Cleaning Supplies | \$ | 15,000 | \$ | 11,250 | \$ | 5,908 | \$ | 5,342 | | |
| Amenity Landscape Maintenance & Impro | \$ | 24,000 | \$ | 18,000 | \$ | 18,578 | \$ | (578 | | |
| Gate Repairs & Maintenance | \$ | 2,500 | \$ | 1,875 | \$ | 12 | \$ | 1,863 | | |
| Guardhouse Maintenance | \$ | 2,500 | \$ | 1,875 | \$ | 132 | \$ | 1,743 | | |
| Dog Park Repairs & Maintenance | \$ | 3,650 | \$ | 2,738 | \$ | 2,323 | \$ | 414 | | |
| Park Mulch | \$ | 1,500 | \$ | 1,125 | \$ | - | \$ | 1,125 | | |
| Playground Repairs & Maintenance | \$ | 2,500 | \$ | 1,875 | \$ | 788 | \$ | 1,087 | | |
| Miscellaneous Field Supplies | \$ | 1,000 | \$ | 750 | \$ | 3,741 | \$ | (2,991 | | |
| Buildings Repairs & Maintenance | \$ | 15,000 | \$ | 11,250 | \$ | 11,800 | \$ | (550 | | |
| Pest Control | \$ | 2,500 | \$ | 1,875 | \$ | 1,225 | \$ | 650 | | |
| Pools Maintenance - Contract | \$ | 15,000 | \$ | 11,250 | \$ | 12,249 | \$ | (999 | | |
| Pools Repairs & Maintenance | \$ | 10,000 | \$ | 7,500 | \$ | 1,948 | \$ | 5,552 | | |
| Pools Chemicals | \$ | 2,500 | \$ | 1,875 | \$ | 861 | \$ | 1,014 | | |
| Signage & Amenity Repairs | \$ | 300 | \$ | 225 | \$ | 143 | \$ | 82 | | |
| Special Events | \$ | 10,000 | \$ | 7,500 | \$ | 2,542 | \$ | 4,958 | | |
| • | | ,,,,,, | | , | | ,- | | , | | |
| Fitness: | ¢ | E2 072 | ø | 20 6 5 4 | ф | 27.075 | ø | 1 670 | | |
| Professional Services - Outside Fitness | \$ | 52,872 | \$ | 39,654 | \$ | 37,975 | \$ | 1,679 | | |
| Fitness Equipment Repairs & Maintenanc Fitness Equipment Rental | | 5,000 | \$ | 3,750 | \$ | 4,353 | \$ | (603 21,630 | | |
| • • | \$ | 35,000 750 | \$ \$ | 26,250 563 | \$ | 4,620 | \$ | , | | |
| Miniature Golf Course Maintenance | \$ | 750 6 200 | | 563 | \$ | - 002 | \$ | 563 | | |
| Miscellaneous Fitness Supplies Capital Outlay - Machinery & Equipment | \$ | 6,300 6,400 | \$ \$ | 4,725 4,800 | \$ \$ | 803 489 | \$ \$ | 3,922 4,311 | | |
| Total Amenities | \$ | 784,955 | \$ | | \$ | 488,039 | \$ | 67,318 | | |
| | Þ | 704,733 | 3 | 555,356 | 3 | 400,037 | Ф | 07,318 | | |
| <u>Reserves</u> | | 440 | | 446 | | 446 | | | | |
| Capital Reserve Transfer | \$ | 110,000 | \$ | 110,000 | \$ | 110,000 | \$ | - | | |
| Total Reserves | \$ | 110,000 | \$ | 110,000 | \$ | 110,000 | \$ | | | |
| Total Expenditures | \$ | 1,658,677 | \$ | 1,242,430 | \$ | 1,109,327 | \$ | 133,103 | | |
| Excess Revenues (Expenditures) | \$ | (57,207) | | | \$ | 463,913 | | | | |
| Fund Balance - Beginning | \$ | 57,207 | | | \$ | 539,277 | | | | |
| Fund Balance - Ending | \$ | - | | | \$ | 1,003,190 | | | | |

Community Development District

Debt Service Fund - Series 2019

| | Adopted | Pro | ated Budget | | Actual | | |
|----------------------------|---------------|-----|-------------|-----|-----------------|----|----------|
| | Budget | Thr | u 06/30/22 | Thr | u 06/30/22 | 7 | Variance |
| Revenues: | | | | | | | |
| | | _ | = 1 | | - 40 000 | | (0.400) |
| Special Assessments | \$ 746,019 | \$ | 746,019 | \$ | 743,889 | \$ | (2,130) |
| Prepayments | \$ - | \$ | - | \$ | - | \$ | - |
| Interest | \$ - | \$ | - | \$ | 24 | \$ | 24 |
| Total Revenues | \$ 746,019 | \$ | 746,019 | \$ | 743,913 | \$ | (2,106) |
| 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 Sour | \$ - | \$ | - | \$ | - | \$ | - |
| Excess Revenues (Expendit | \$ 2,562 | | | \$ | (44,265) | | |
| Fund Balance - Beginning | \$ 171,450 | | | \$ | 439,398 | | |
| Fund Balance - Ending | \$ 174,013 | | | \$ | 395,133 | | |

Community Development District

Capital Reserve

| | | Adopted | Pror | ated Budget | | Actual | | |
|--------------------------------------|------|---------|------|-------------|----------|------------|----|----------|
| | | Budget | Thr | u 06/30/22 | Thr | u 06/30/22 | 1 | Variance |
| Revenues: | | | | | | | | _ |
| Cost Share - Marshal Creek | \$ | - | \$ | - | \$ | - | \$ | - |
| Total Revenues | \$ | - | \$ | - | \$ | - | \$ | - |
| Expenditures: | | | | | | | | |
| Capital Outlay | \$ | 20,000 | \$ | 15,000 | \$ | 68,149 | \$ | (53,149) |
| Repair and Maintenance | \$ | 20,000 | \$ | 15,000 | \$ | 17,092 | \$ | (2,092) |
| Other Current Charges | \$ | 1,470 | \$ | 1,103 | \$ | 321 | \$ | 781 |
| Total Expenditures | \$ | 41,470 | \$ | 31,103 | \$ | 85,562 | \$ | (54,460) |
| 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 | | | \$ | 24,438 | | |
| Excess Revenues (Expenditures) | _ p_ | 00,330 | | | . | 24,430 | | |
| Fund Balance - Beginning | \$ | 160,961 | | | \$ | 159,266 | | |
| Fund Balance - Ending | \$ | 229,491 | | | \$ | 183,704 | | |

Community Development District

Capital Projects Fund - Series 2019

| | A | dopted | Prorat | ed Budget | | Actual | | | |
|--------------------------------------|----|--------|--------|-----------|-----|------------|----------|----------|--|
| | В | udget | Thru (| 06/30/22 | Thi | u 06/30/22 | Variance | | |
| Revenues: | | | | | | | | | |
| Interest Income | \$ | - | \$ | - | \$ | 47 | \$ | 47 | |
| Total Revenues | \$ | - | \$ | - | \$ | 47 | \$ | 47 | |
| Expenditures: | | | | | | | | | |
| Capital Outlay | \$ | - | \$ | - | \$ | 13,667 | \$ | (13,667) | |
| Total Expenditures | \$ | - | \$ | - | \$ | 13,667 | \$ | (13,667) | |
| Other Financing Sources/(Uses) | | | | | | | | | |
| Transfer In/(Out) | \$ | - | \$ | - | \$ | - | \$ | - | |
| Total Other Financing Sources (Uses) | \$ | - | \$ | - | \$ | - | \$ | - | |
| Excess Revenues (Expenditures) | \$ | - | | | \$ | (13,620) | | | |
| Fund Balance - Beginning | \$ | - | | | \$ | 1,249,616 | | | |
| Fund Balance - Ending | \$ | - | | | \$ | 1,235,995 | | | |

Community Development District

Month to Month

| | | Oct | | Nov | Dec | | Jan | Feb | | March | A | pril | May | | June | J | uly | Aug | 3 | Sep | ot | Total |
|---------------------------------------|----------|--------|----|---------------|---------|----|--------------|--------|----------|--------------|------|-------|--------|----|--------------|---|---------|-----|----------|-----|-----------------|-----------|
| Revenues: | | | | | | | | | | | | | | | | | | | | | | |
| A | \$ | | ¢ | 269,678 \$ | 358,875 | ¢ | 860,097 \$ | 30,161 | ¢ | 10,882 \$ | 211 | 21 \$ | | \$ | 11.102 \$ | | \$ | | | | | 1,571,915 |
| Assessments | \$ | - | \$ | | | \$ | - \$ | 30,101 | \$ | | | 21 3 | | \$ | - \$ | - | 3 | - | \$ \$ | - | \$ | |
| Fitness Center Revenue | - | - | - | | | | | - | | | | | | | - \$ | - | \$ | - | - | - | \$ | 790 |
| Cost Sharing - Marshall Creek Revenue | \$ | - | \$ | * | | \$ | - \$ | - | \$ | - \$ | | , | | \$ | - | - | 4 | - | \$ | - | \$ | - |
| Interest | \$ | 24 | \$ | 18 \$ | | \$ | 23 \$ | 23 | \$ | 47 \$ | | 68 \$ | | \$ | 183 \$ | - | \$ | - | \$ | - | \$ | 535 |
| Miscellaneous Revenues | \$ \$ | - | \$ | - \$ | • | \$ | - \$ - \$ | - | \$ \$ | - \$ - \$ | | 9 | | \$ | - \$ - \$ | - | \$ | - | \$ | - | \$ | - |
| Carry Forward Surplus | \$ | - | 3 | - \$ | - | \$ | - 5 | - | 3 | - \$ | , - | 3 | - | \$ | - \$ | - | 2 | - | \$ | - | \$ | - |
| Total Revenues | \$ | 24 | • | 270,021 \$ | 359,019 | \$ | 860,120 \$ | 30,184 | \$ | 11,149 \$ | 31,1 | 90 \$ | 5 249 | \$ | 11,285 \$ | - | \$ | _ | \$ | - | \$ \$ | 1,573,240 |
| | 3 | 24 | 3 | 270,021 \$ | 339,019 | • | 860,120 \$ | 30,164 | Þ | 11,149 \$ | 31,1 | 90 3 | 249 | J | 11,205 \$ | - | 3 | - | • | - | 3 | 1,573,240 |
| Expenditures: | | | | | | | | | | | | | | | | | | | | | | |
| General & Administrative: | | | | | | | | | | | | | | | | | | | | | | |
| Supervisor Fees | \$ | 800 | \$ | 800 \$ | | \$ | - \$ | 600 | \$ | 800 \$ | | 00 \$ | | \$ | 800 \$ | | \$ | - | \$ | - | \$ | 6,200 |
| Engineering Fees | \$ | 8,002 | \$ | 332 \$ | | \$ | 332 \$ | | \$ | 722 \$ | | 18 \$ | | \$ | 293 \$ | - | \$ | - | \$ | - | \$ | 12,786 |
| District Counsel | \$ | 3,490 | \$ | 2,609 \$ | | \$ | 507 \$ | 3,451 | \$ | 3,155 \$ | | 98 \$ | | \$ | - \$ | - | \$ | - | \$ | - | \$ | 19,339 |
| Audit Fees | \$ | - | \$ | - \$ | - | \$ | - \$ | - | \$ | - \$ | | \$ | | \$ | 3,700 \$ | - | \$ | - | \$ | - | \$ | 3,700 |
| Arbitrage | \$ | - | \$ | - \$ | - | \$ | - \$ | - | \$ | - \$ | | 9 | | \$ | - \$ | - | \$ | - | \$ | - | \$ | - |
| Assessment Roll | \$ | 5,000 | \$ | - \$ | - | \$ | - \$ | - | \$ | - \$ | - | 9 | - | \$ | - \$ | - | \$ | - | \$ | - | \$ | 5,000 |
| Dissemination | \$ | 417 | \$ | 417 \$ | 417 | \$ | 417 \$ | 417 | \$ | 417 \$ | 4 | 17 \$ | 417 | \$ | 417 \$ | - | \$ | - | \$ | - | \$ | 3,750 |
| Trustee Fees | \$ | 2,917 | \$ | - \$ | - | \$ | - \$ | - | \$ | - \$ | - | 9 | - | \$ | - \$ | - | \$ | - | \$ | - | \$ | 2,917 |
| District Management Fees | \$ | 3,542 | \$ | 3,542 \$ | 3,542 | \$ | 3,542 \$ | 3,542 | \$ | 3,542 \$ | 2,9 | 17 \$ | 2,917 | \$ | 2,917 \$ | - | \$ | - | \$ | - | \$ | 30,000 |
| Telephone | \$ | 166 | \$ | - \$ | 71 | \$ | 132 \$ | 25 | \$ | - \$ | ; | 57 \$ | 25 | \$ | 73 \$ | - | \$ | - | \$ | - | \$ | 549 |
| Postage | \$ | 215 | \$ | - \$ | 300 | \$ | 69 \$ | 45 | \$ | - \$ | ; | 42 \$ | 67 | \$ | 44 \$ | - | \$ | - | \$ | - | \$ | 782 |
| Public Official Insurance | \$ | 3,803 | \$ | - \$ | - | \$ | - \$ | - | \$ | - \$ | | 9 | - | \$ | - \$ | - | \$ | - | \$ | - | \$ | 3,803 |
| Copies | \$ | 117 | \$ | - \$ | 76 | \$ | - \$ | 31 | \$ | - \$ | ; | 74 \$ | 14 | \$ | 221 \$ | - | \$ | - | \$ | - | \$ | 532 |
| Miscellaneous | \$ | 205 | \$ | - \$ | 9 | \$ | 1 \$ | 1 | \$ | - \$ | 1 | 64 \$ | 6 | \$ | 8 \$ | - | \$ | - | \$ | - | \$ | 393 |
| Legal Advertising | \$ | 99 | \$ | - \$ | - | \$ | - \$ | - | \$ | - \$ | 1 | 04 \$ | 82 | \$ | - \$ | - | \$ | - | \$ | - | \$ | 285 |
| Information Technology | \$ | 67 | \$ | 67 \$ | 67 | \$ | 67 \$ | 67 | \$ | 67 \$ | ; | 67 \$ | 67 | \$ | 67 \$ | - | \$ | - | \$ | - | \$ | 600 |
| Website Maintenance | \$ | 50 | \$ | 50 \$ | 50 | \$ | 50 \$ | 50 | \$ | 50 \$ | ; | 50 \$ | 50 | \$ | 50 \$ | - | \$ | - | \$ | - | \$ | 450 |
| Dues, Licenses & Subscriptions | \$ | 175 | \$ | - \$ | - | \$ | - \$ | - | \$ | - \$ | - | \$ | - | \$ | - \$ | - | \$ | - | \$ | - | \$ | 175 |
| Total General & Administrative: | \$ | 29,063 | \$ | 7,816 \$ | 9,780 | \$ | 5,116 \$ | 8,901 | \$ | 8,752 \$ | 8,6 | 07 \$ | 4,638 | \$ | 8,589 \$ | - | \$ | - | \$ | - | \$ | 91,261 |
| Operation and Maintenance | | | | | | | | | | | | | | | | | | | | | | |
| Electric | \$ | 5,204 | \$ | 5,168 \$ | 5,226 | \$ | 5,565 \$ | 5,116 | \$ | 5,239 \$ | 5,5 | 36 \$ | 5,468 | \$ | 5,579 \$ | | \$ | - | \$ | - | \$ | 48,100 |
| Field Management Fees | \$ | 6,667 | \$ | 6,667 \$ | 6,667 | \$ | 6,667 \$ | 6,667 | \$ | 6,667 \$ | 6,6 | 67 \$ | 6,667 | \$ | 6,667 \$ | | \$ | | \$ | - | \$ | 60,000 |
| General Insurance | \$ | 5,123 | \$ | - \$ | | \$ | - \$ | | \$ | - \$ | | 9 | | \$ | - \$ | | \$ | | \$ | - | \$ | 5,123 |
| Landscape Maintenance | \$ | 24,273 | \$ | 24,273 \$ | | \$ | 24,273 \$ | 24,273 | \$ | 24,273 \$ | | | | \$ | 24,273 \$ | | \$ | | \$ | - | \$ | 218,457 |
| Landscape Improvements | \$ | 529 | \$ | 9,838 \$ | | \$ | 6,751 \$ | | \$ | - \$ | | 9 | | \$ | - \$ | | \$ | | \$ | _ | \$ | 36,761 |
| Lake Maintenance | \$ | 1.538 | \$ | 1,538 \$ | | \$ | 1,538 \$ | 1,538 | | 1,538 \$ | | 38 \$ | | \$ | 1.538 \$ | | \$ | _ | \$ | | \$ | 13,842 |
| Fountain Maintenance | \$ | -, | \$ | - \$ | , | \$ | - \$ | -, | \$ | 850 \$ | | | | \$ | - \$ | _ | \$ | | \$ | _ | \$ | 850 |
| Irrigation Repairs & Maintenance | \$ | 4,024 | \$ | 3,275 \$ | | \$ | 180 \$ | 625 | \$ | 1,160 \$ | | 25 \$ | | \$ | - \$ | _ | \$ | | \$ | _ | \$ | 12,895 |
| Storm Clean-Up | \$ | .,021 | \$ | - \$ | | \$ | - \$ | - | \$ | - \$ | | 9 | | \$ | - \$ | | \$ | | \$ | | \$ | 12,030 |
| Field Repairs & Maintenance | \$ | 1,652 | \$ | 6,106 \$ | | \$ | 1,808 \$ | 1,238 | \$ | 2,974 \$ | | 15 \$ | | \$ | - \$ | _ | \$ | _ | \$ | _ | \$ | 21,161 |
| Tree Removals | \$ | | \$ | - \$ | 3,7 17 | \$ | - \$ | 1,850 | \$ | - \$ | , , | 15 4 | | \$ | - \$ | _ | \$ | _ | \$ | _ | \$ | 1,850 |
| Streetlight Repairs | \$ | - | \$ | - \$ | | \$ | - \$ | -,030 | \$ | - \$ | | 4 | | \$ | - \$ | - | ф Ф | _ | \$ | | \$ | 1,030 |
| Signage Repairs | \$ | - | \$ | - s 687 \$ | | \$ | - \$ | - | \$ | - \$ | | 4 | | \$ | - \$ | | \$ | | \$ | - | \$ | 687 |
| Holiday Decoration | \$ | - | \$ | - \$ | 269 | \$ | - \$ | 32 | \$ | - \$ | | 3 | | \$ | - \$ | - | э \$ | | \$ | - | \$ | 301 |
| Miscellaneous Field Supplies | \$ | | \$ | - \$ | | \$ | - \$ | - | \$ | - \$ | | 9 | | \$ | - \$ | - | \$ | - | \$ | - | \$ | - |
| | | | _ | | | _ | | | _ | | | | | | | | | | | | | |
| Total Field Operations: | \$ | 49,009 | \$ | 57,551 \$ | 43,717 | \$ | 46,782 \$ | 48,774 | \$ | 42,701 \$ | 39,8 | 54 \$ | 53,583 | \$ | 38,057 \$ | - | \$ | - | \$ | - | \$ | 420,028 |

Community Development District

Month to Month

| | | Oct | | Nov | De | С | Jan | | Feb | | March | | April | | May | | June | | Jul | у | Au | ıg | 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 | \$ | | \$ | | \$ | | \$ | 80,449 |
| Payroll - Hourly | \$ | 6,483 | \$ | 6,483 | | | | \$ | | \$ | | \$ | | \$ | | \$ | 6,483 | \$ | - | \$ | - | \$ | - | \$ | 58,349 |
| Payroll - Benefits | \$ | 2,487 | \$ | 2,487 | | | | \$ | | \$ | | \$ | | \$ | | \$ | 2,487 | \$ | - | \$ | - | \$ | - | \$ | 22,380 |
| - | \$ | 1,355 | \$ | 1,355 | | | | \$ | | \$ | | \$ | | \$ | | \$ | 1,355 | \$ | - | \$ | | \$ | - | \$ | 12,199 |
| Payroll Taxes | \$ | 4,100 | \$ | | | | | \$ | | э \$ | | \$ | | \$ | 4,100 | \$ | | \$ | - | \$ | - | \$ | - | \$ | |
| Professional Services - Engineering | | | | | | | | | | | | | | | | | | | - | \$ | - | | - | | 36,900 |
| Professional Services - Information Technology | \$ | 150 | \$ | 266 | | | | \$ | | \$ | | \$ | | \$ | 21 | \$ | 21 | \$ | - | | - | \$ | - | \$ | 831 |
| Travel & Per Diem | \$ | - | \$ | - | | \$ | - | \$ | | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - |
| Training | \$ | - | \$ | - : | | \$ | - | \$ | | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - |
| Licenses & Permits | \$ | | \$ | 375 | | | | \$ | | \$ | | \$ | | \$ | | \$ | 350 | \$ | - | \$ | - | \$ | - | \$ | 750 |
| Subscriptions & Memberships | \$ | 27 | \$ | 27 | | | 27 | \$ | | \$ | | \$ | | \$ | 27 | \$ | 27 | \$ | - | \$ | - | \$ | - | \$ | 243 |
| Office Supplies | \$ | 65 | \$ | 59 | | | - | \$ | | \$ | | \$ | | \$ | 54 | \$ | 35 | \$ | - | \$ | - | \$ | - | \$ | 1,201 |
| Office Equipment | \$ | - | \$ | 13 | | | - | \$ | | \$ | | \$ | - | \$ | - | \$ | 873 | \$ | - | \$ | - | \$ | - | \$ | 1,394 |
| Communication - Telephone/Internet/TV | \$ | 997 | \$ | 937 | | | | \$ | | \$ | | \$ | | \$ | | \$ | | | - | \$ | - | \$ | - | \$ | 8,686 |
| Internet/Telephone - Guard House | \$ | 306 | \$ | 306 | | | | \$ | 311 | | | \$ | | \$ | 447 | \$ | 447 | \$ | - | \$ | - | \$ | - | \$ | 3,314 |
| 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 | \$ | 5,198 | \$ | - | \$ | - | \$ | - | \$ | 46,028 |
| Refuse Removal | \$ | 250 | \$ | 302 | \$ 302 | \$ | 302 | \$ | 302 | \$ | 319 | \$ | 311 | \$ | 311 | \$ | 311 | \$ | - | \$ | - | \$ | - | \$ | 2,712 |
| Security | \$ | 6,736 | \$ | 6,718 | \$ 6,790 | \$ | 6,766 | \$ | 6,820 | \$ | 6,802 | \$ | 6,790 | \$ | 4,404 | \$ | 6,820 | \$ | - | \$ | - | \$ | - | \$ | 58,648 |
| Janitorial Services | \$ | 1,143 | \$ | 1,143 | \$ 1,143 | \$ | 1,143 | \$ | 1,143 | \$ | 1,143 | \$ | 1,143 | \$ | 1,143 | \$ | 1,143 | \$ | - | \$ | - | \$ | - | \$ | 10,286 |
| Operating Supplies - Spa & Paper | \$ | 244 | \$ | 200 | \$ 272 | \$ | 202 | \$ | 200 | \$ | 198 | \$ | 183 | \$ | 330 | \$ | 165 | \$ | - | \$ | - | \$ | - | \$ | 1,995 |
| Operating Supplies - Uniforms | \$ | | \$ | - : | \$ - | \$ | - | \$ | | \$ | - | \$ | | \$ | 725 | \$ | - | \$ | - | \$ | | \$ | - | \$ | 725 |
| Cleaning Supplies | \$ | 38 | \$ | 1,071 | \$ 1,875 | \$ | 110 | \$ | 157 | \$ | 1,250 | \$ | 46 | \$ | 1,362 | \$ | _ | \$ | | \$ | _ | \$ | _ | \$ | 5,908 |
| Amenity Landscape Maintenance & Improvements | | 2,000 | \$ | 2.000 | | | | \$ | | \$ | | \$ | | \$ | 2,578 | \$ | 2.000 | \$ | _ | \$ | _ | \$ | _ | \$ | 18,578 |
| Gate Repairs & Maintenance | \$ | - | \$ | - : | | \$ | - | \$ | , | \$ | - | \$ | | \$ | - | \$ | - | \$ | _ | \$ | _ | \$ | _ | \$ | 12 |
| Guardhouse Maintenance | \$ | | \$ | | | | _ | \$ | | \$ | _ | \$ | | \$ | | \$ | _ | \$ | _ | \$ | _ | \$ | _ | \$ | 132 |
| Dog Park Repairs & Maintenance | \$ | | \$ | 1,850 | | | _ | \$ | | \$ | _ | \$ | _ | \$ | | \$ | _ | \$ | _ | \$ | _ | \$ | _ | \$ | 2,323 |
| Park Mulch | \$ | | \$ | - | | \$ | | \$ | | \$ | _ | \$ | _ | \$ | | \$ | | \$ | | \$ | | \$ | | \$ | 2,020 |
| Playground Repairs & Maintenance | \$ | (30) | | 79 | | | | \$ | | \$ | | \$ | | \$ | | \$ | | \$ | | \$ | | \$ | | \$ | 788 |
| Miscellaneous Field Supplies | \$ | 1,304 | \$ | 42 | | | 286 | \$ | | \$ | | \$ | | \$ | 27 | \$ | 117 | \$ | | \$ | | \$ | | \$ | 3,741 |
| Buildings Repairs & Maintenance | \$ | 989 | \$ | 1,565 | | \$ | | \$ | | \$ | | \$ | | \$ | 1.499 | \$ | | \$ | | \$ | | \$ | _ | \$ | 11,800 |
| Pest Control | \$ | 258 | \$ | 68 | | - | | \$ | | \$ | | \$ | | \$ | | \$ | 72 | \$ | - | \$ | - | \$ | - | \$ | 1,225 |
| Pools Maintenance - Contract | \$ | | \$ | 1,129 | | | | \$ | | \$ | | \$ | | \$ | | \$ | 1,524 | \$ | - | \$ | | \$ | - | э \$ | 12,249 |
| Pools Repairs & Maintenance | \$ | 330 | \$ | 176 | | \$ | | \$ | | \$ | | \$ | | \$ | 93 | \$ | 1,324 | \$ | - | \$ | - | \$ | - | \$ | 1,948 |
| Pools Chemicals | \$ | 229 | \$ | - : | | | - | \$ | | \$ | | \$ | 743 | \$ | 304 | \$ | - | \$ | - | \$ | | \$ | - | \$ | 861 |
| | | - | \$ | | \$ 290 \$ - | \$ | | | | э \$ | | \$ | - | \$ | 304 | | - | \$ | - | \$ | - | | - | | |
| Signage & Amenity Repairs | \$ \$ | | \$ | 224 | | \$ | 143 | \$ \$ | | | | \$ | - 95 | \$ | - | \$ \$ | - | \$ | - | \$ | - | \$ | - | \$ | 143 |
| Special Events | Э | /55 | Э | 224 | - | Э | - | э | 1,394 | \$ | /3 | Э | 95 | Э | - | Э | - | Ф | - | Э | - | Þ | - | \$ | 2,542 |
| Fitness: | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Services - Outside Fitness | \$ | | \$ | 4,216 | | | 4,216 | \$ | | \$ | | \$ | 4,216 | | | \$ | 4,216 | | - | \$ | - | \$ | - | \$ | 37,975 |
| Fitness Equipment Repairs & Maintenance | \$ | 685 | \$ | | \$ 2,020 | \$ | 41 | \$ | | \$ | | \$ | 683 | \$ | 85 | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 4,353 |
| Fitness Equipment Rental | \$ | 513 | \$ | 513 | \$ 513 | \$ | 513 | \$ | 513 | \$ | 513 | \$ | 513 | \$ | 513 | \$ | 513 | \$ | - | \$ | - | \$ | - | \$ | 4,620 |
| Miniature Golf Course Maintenance | \$ | - | \$ | - : | \$ - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - |
| Miscellaneous Fitness Supplies | \$ | 181 | \$ | 139 | \$ - | \$ | 173 | \$ | - : | \$ | - | \$ | - | \$ | 310 | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 803 |
| Capital Outlay - Machinery & Equipment | \$ | - | \$ | - : | \$ 353 | \$ | - | \$ | | \$ | - | \$ | 136 | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 489 |
| Total Amenities | \$ | 71,418 | \$ | 51,385 | \$ 53,652 | \$ | 48,225 | \$ | 59,257 | \$ | 50,677 | \$ | 54,227 | \$ | 49,105 | \$ | 50,092 | \$ | - | \$ | - | \$ | | \$ | 488,039 |
| Reserves | | | | | | | | | | | | | | | | | | | | | | | | | |
| Capital Reserve Transfer | \$ | - | \$ | - : | \$ - | \$ | - | \$ | - : | \$ | - | \$ | 110,000 | \$ | - | \$ | | \$ | - | \$ | - | \$ | | \$ | 110,000 |
| Total Reserves | \$ | - | \$ | - : | \$ - | \$ | | \$ | - | \$ | - | \$ | 110,000 | \$ | | \$ | - | \$ | | \$ | | \$ | - | \$ | 110,000 |
| | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Expenditures | \$ | 149,489 | \$ | 116,753 | \$ 107,149 | \$ | 100,124 | \$ | 116,932 | \$ | 102,129 | \$ | 212,688 | \$ | 107,326 | \$ | 96,737 | \$ | - | \$ | - | \$ | - | \$ | 1,109,327 |
| Excess Revenues (Expenditures) | \$ | (149,465) | \$ | 153,268 | \$ 251,870 | \$ | 759,996 | \$ | (86,748) | \$ | (90,980) | \$ | (181,498) | \$ | (107,077) | \$ | (85,452) | \$ | - | \$ | - | \$ | - | \$ | 463,913 |

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

\$7,825,000 BONDS OUTSTANDING - 07/30/19 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) (\$10,000) LESS: MAY 1, 2020 (SPECIAL CALL) 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

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% |
|----------|--------------|-----------------|----------------|-------------------|----------|-----------------|-----------------|---------------|-----------------|
| | | | | | | | | 2019 Debt | |
| Date | Distribution | Gross Amount | Commissions | Discount/Penalty | Interest | Net Receipts | O&M Portion | Service Asmt | Total |
| | | | | · · · · · · | | · | | | |
| 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 | | 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 | \$ | 2,137.0 | |
| 2/6/20 | 9 | Rick Arsenault Certified Pool Consultant, Inc. | Invoice: SWCrffnl220 - 10% Balance Upon Final Sign Off | \$ | 11,500.0 | |
| 2/24/20 | 10 | JLC Construction Inc. | Invoice: 1/20/2020 - Deposit for Perogola Replacement | \$ | 6,790.8 | |
| 2/26/20 | 11 | Performance Painting Contractors, Inc. | Invoice: 9578 - Power Wash and Paint | \$ | 35,240.0 | |
| 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 | \$ | 5,034.6 | |
| 3/17/20 | 15 | Bob's Backflow & Plumbing Services, Inc. | Invoice: 65745 -Back Flow Testing | \$ | 265.0 | |
| 3/23/20 | 16 | JLC Construction Inc. | Invoice: 3/20/2020 - Final payment for Perogola Replacement | \$ | 6,790.8 | |
| 4/8/20 | 17 | England Thims & Miller | Invoice: 0193131 Traffic Study & Certification Package | \$ | 3,000.0 | |
| 4/16/20 | 18 | England Thims & Miller | Invoice: 0193703 Traffice Study & Certification Package | \$ | 1,062.0 | |
| 5/20/20 | 19 | Fitness International Associates Corp | Invoice: 2904 Flooring | \$ | 4,000.4 | |
| 6/9/20 | 20 | Beacon Electrical Contractors Inc | Invoice: 200503 - Electrical work | \$ | 16,357.0 | |
| 6/15/20 | 21 | Sundancer Sign Graphics | Invoice: 2564 - Street Sign | \$ | 12,310.0 | |
| 6/22/20 | 22 | Yellowstone Landscape | Invoice: JAX120765 & JAX 120768 - Onda Field Full Irrigation & Sod | \$ | 25,583.3 | |
| 7/14/20 | 23 | Hopping Green & Sams | Invoice: 113207, 113803, 114427, 115066 - Project Construction | Ś | 1.053.5 | |
| 7/31/20 | 24 | Duval Asphalt | Invoice: 21750 - Stripping - Layout Stripe Crosswalks | \$ | 1,458.0 | |
| 8/7/20 | 25 | Yellowstone Landscape | Invoice: AJAX120768 - Onda Field Irrigation & Sod | \$ | 24,722.1 | |
| 9/10/20 | 26 | Radarsign | Invoice: 10761 - Solar Powered | \$ | 7,888.0 | |
| 9/10/20 | 27 | Hopping Green & Sams | Invoice: 116998 - Legal Services | \$ | 559.0 | |
| 9/14/20 | 28 | Sweetwater Creek CDD | Invoice: 2940 & 2904 Deposit paid via credit card for flooring | \$ | 2,644.2 | |
| | 29 | | Invoice: 114427 - Legal services | \$ | 258.0 | |
| 10/21/20 | 30 | Hopping Green & Sams | | \$ | | |
| 10/29/20 | | Hopping Green & Sams | Invoice #117953 - Project Construction Legal Services | | 1,075.0 | |
| 11/16/20 | 31 | Clark Advisory Services, LLC | Services Rendered June 2020-October 2020 | \$ | 5,034.0 | |
| 2/17/21 | 32 | Yellowstone Landscape | Invoice #173437 - Irrigation Repairs | \$ | 58,703.6 | |
| 2/17/21 | 33 | Armstrong Fence Company | Invoice #20210221 - Deposit for Vinyl Coated chain-link Ensenda Park | \$ | 2,570.7 | |
| 5/13/21 | 34 | Armstrong Fence Company | Invoice #20210547 Remaining balance for Vinyl Coated chain-link | \$ | 2,570.7 | |
| 5/13/21 | 35 | Riverside Management Services | Invoice #13 Soccer Goals & Lacrosse Equipment | \$ | 3,444.7 | |
| 5/13/21 | 36 | Hopping Green & Sams | Invoice: 121275 - Legal Services | \$ | 210.0 | |
| 3/8/22 | 37 | England Thims & Miller | Invoice 0201371 - Engineer's Report | \$ | 2,500.0 | |
| 4/20/22 | 38 | Invision Construction | Invoice #0001 Fitness Center Expansion Process | \$ | 2,000.0 | |
| 4/20/22 | 39 | Basham & Lucas Desing Group Inc | Invoice #8851 Palencia Amenity & CDs | \$ | 5,200.0 | |
| | 41 | England Thims & Miller | Invoice #203006 Palencia Fitness Center Addition & Modification | \$ | 3,750.0 | |
| | 42 | KE Law Group PLLC | Invoice #2879 2019 Project Construction | \$ | 217.0 | |
| | | TOTAL | | \$ | 391,090.6 | |
| | | | Project (Construction) Fund at 07/30/19 | \$ | 1,540,777.9 | |
| | | | Interest Earned and Transfer thru 06/30/22 | \$ | 86,307.9 | |
| | | | Requisitions Paid thru 06/30/22 | \$ | (391,090.6 | |
| | | Rei | maining Project (Construction) Fund | \$ | 1,235,995.2 | |

C.

Sweetwater CreekCommunity Development District

Summary of Invoices

June 01, 2022 - June 30, 2022

| Fund | Date | Check No.'s | | Amount |
|-----------------|---------|-------------|----|-----------|
| General Fund | | | | |
| | 6/9/22 | 3691-3697 | \$ | 9,350.67 |
| | 6/16/22 | 3698-3699 | | 35,624.76 |
| | 6/30/22 | 3700-3702 | | 32,480.27 |
| | | | \$ | 77,455.70 |
| Amenity Fund | | | | |
| | 6/3/22 | 2127 | \$ | 1,524.10 |
| | 6/9/22 | 2128 | | 2,000.00 |
| | 6/16/22 | 2129-2131 | | 43,941.25 |
| | 6/23/22 | 2132-2134 | | 1,025.30 |
| | | | \$ | 48,490.65 |
| Capital Reserve | | | | |
| capital reserve | 6/16/22 | 11-12 | \$ | 6,351.72 |
| | | | \$ | 6,351.72 |
| TOTAL \$132,29 | | 132,298.07 | | |

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/26/22 PAGE 1
*** CHECK DATES 06/01/2022 - 06/30/2022 *** SWEETWATER CREEK - GENERAL
BANK A GENERAL FUND

| BANK A GENERAL FUND | | | | | |
|---------------------|---|---------------------------------|--------|-----------|-------------------|
| CHECK VEND# DATE | INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S | VENDOR NAME SUB SUBCLASS | STATUS | AMOUNT | CHECK AMOUNT # |
| 6/09/22 00075 | 6/02/22 06022022 202206 310-51300-1 6/2/22 MEETING | 11000 | * | 200.00 | |
| | - · · · · | CHARLES USINA III | | | 200.00 003691 |
| 6/09/22 00064 | 5/19/22 42693 20205 320-53800-4 RPLCD POND PUMP CAPACITOR | 17300 | | 346.00 | |
| | | EAST COAST WELLS & PUMP SERVICE | | | 346.00 003692 |
| | 5/31/22 73261 202205 320-53800-4 MAY LAKE MAINTENANCE | 17000 | * | 1,538.00 | |
| | | FUTURE HORIZONS | | | 1,538.00 003693 |
| 6/09/22 00089 | 6/02/22 06022022 202206 310-51300-1 6/2/22 MEETING | | * | 200.00 | |
| | | JOHN T SMITH | | | 200.00 003694 |
| 6/09/22 00051 | 6/02/22 06022022 202206 310-51300-1 6/2/22 MEETING | 11000 | * | 200.00 | |
| | | ROBERT LISOTTA | | | 200.00 003695 |
| 6/09/22 00071 | 6/01/22 33 202206 320-53800-1 JUNE CONTRACT ADMIN | | * | 6,666.67 | |
| | CONE CONTINUE I IDILIN | RIVERSIDE MANAGEMENT SERVICES | | | 6,666.67 003696 |
| 6/09/22 00040 | 6/02/22 06022022 202206 310-51300-1 6/2/22 MEETING | | | 200.00 | |
| | 0/2/22 PEETING | STEPHEN J HANDLER | | | 200.00 003697 |
| 6/16/22 00086 | 5/23/22 16457 202205 320-53800-4 IRRIGATION REPAIRS | 17300 | * | 1,220.00 | |
| | 5/27/22 16501 202205 320-53800-4 | 17300 | * | 750.00 | |
| | RIO DEL NORTH PUMP REPAIR 5/31/22 16718 202205 320-53800-4 TREE REPLCMENT | | * | 986.89 | |
| | 5/31/22 16719 202205 320-53800-4 TREE REPLICEMNT | 46400 | * | 986.89 | |
| | 5/31/22 16721 202205 320-53800-4 | | * | 3,438.93 | |
| | TRAFFIC CIRCLE RE-VAMP 5/31/22 16722 202205 320-53800-4 NRTH TRAFFIC CRCLE REVAMP | 16400 | * | 3,397.25 | |
| | 6/01/22 16671 202206 320-53800-4 JUN LANDSCAPE MAINTENANCE | 16200 | * | 24,273.00 | |
| | 6/01/22 16731 202205 320-53800-4 IRRIGATION REPAIRS | 17300 | * | 490.00 | |
| | IRRIGATION REPAIRS | DUVAL LANDSCAPE MAINTENANCE | | | 35,542.96 003698 |
| | | | | | |

SWCC SWEETWATER CRK BPEREGRINO

| AP300R *** CHECK DATES 06/01/2022 - 06/30/2 | YEAR-TO-DATE ACCOUNT: 2022 *** SWEETWAT: BANK A G | S PAYABLE PREPAID/COMPUTER ER CREEK - GENERAL ENERAL FUND | CHECK REGISTER | RUN 7/26/22 | PAGE 2 |
|--|---|---|----------------|-------------|------------------|
| | EXPENSED TO YRMO DPT ACCT# SUB SU | | STATUS | AMOUNT | CHECK AMOUNT # |
| | 02205 310-51300-48000 RIOD CAND 5/17 THE S' | T. AUGUSTINE RECORD | * | 81.80 | 81.80 003699 |
| | 02205 320-53800-46200 CAPE MAINTENANCE | LANDSCAPE MAINTENANCE | * | 24,273.00 | 24,273.00 003700 |
| | | | | | |
| | 02203 310-51300-31100 SSIONAL SERVICES | | * | 721.52 | |
| | 02205 310-51300-31100 READING/H2O USE | | * | 195.00 | |
| COF METER | | ND-THIMS & MILLER, INC | | | 916.52 003701 |
| | 02205 320-53800-12100 | | * | 6,666.67 | |
| 6/16/22 36 20 | ADMIN-MAY 2022 02205 320-53800-47301 | | * | 624.08 | |
| MA TAC MA | AINTENANCE RIVER | SIDE MANAGEMENT SERVICES | | | 7,290.75 003702 |
| | | TOTAL FOR BA | NK A | 77,455.70 | |
| | | TOTAL FOR RE | GISTER | 77,455.70 | |

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/26/22 PAGE 1
*** CHECK DATES 06/01/2022 - 06/30/2022 *** SWEETWATER CREEK - POOL

JUN LEMOND INDR BIKE LEAS

| *** CHECK DATES 06/01/2022 - 06/30/2022 *** SWEETWATER CREEK - POOL BANK B AMENITY | | | |
|--|--------|----------|------------------|
| CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS | STATUS | AMOUNT | CHECK |
| 6/03/22 00019 6/01/22 13129560 202206 330-53800-52002 JUN POOL CHEMICALS | * | 1,524.10 | |
| POOLSURE | | | 1,524.10 002127 |
| 6/09/22 00016 6/03/22 LANDSCAP 202205 330-53800-46200 | * | 2,000.00 | |
| MARSHALL CREEK CDD | | | 2,000.00 002128 |
| 6/16/22 00080 5/31/22 715362 202204 330-53800-48300 ADD RES GATE MONITOR 4/30 | * | 12.00 | |
| 6/01/22 715756 202206 300-15500-10000 GATE MONITORING 7/1-7/31 | * | 6,826.28 | |
| ENVERA | | | 6,838.28 002129 |
| 6/16/22 00016 2/01/22 02012022 202202 330-53800-49100 COST SHARE-MARSHALL CREEK | | 8,359.55 | |
| MARSHALL CREEK CDD | | | 8,359.55 002130 |
| 6/16/22 00016 6/01/22 06012022 202206 330-53800-12000 JUN PAYROLL SALARIED | * | 8,938.79 | |
| 6/01/22 06012022 202206 330-53800-13000 | * | 6,483.21 | |
| JUN PAYROLL HOURLY 6/01/22 06012022 202206 340-53800-34500 JUN PROSERV OUTSIDE FITNE | * | 4,215.54 | |
| 6/01/22 06012022 202206 330-53800-23000 JUN PAYROLL BENEFITS | * | 2,486.71 | |
| 6/01/22 06012022 202206 330-53800-21000 | * | 1,355.46 | |
| JUN PAYROLL TAXES 6/01/22 06012022 202206 330-53800-31100 JUN PROFSERV ENGINEERING | * | 4,100.04 | |
| 6/01/22 06012022 202206 330-53800-35200 | * | 20.80 | |
| JUN PROFSERV TECHNOLOGY 6/01/22 06012022 202206 330-53800-46500 JUN PAYROLL JANITORIAL | * | 1,142.87 | |
| MARSHALL CREEK CDD | | | 28,743.42 002131 |
| 6/23/22 00005 5/26/22 41-24191 202205 330-53800-52200 PAPER PRODUCTS | * | 123.57 | |
| 6/15/22 41-24320 202206 330-53800-52200 PAPER PRODUCTS | * | 164.78 | |
| DOWNEY'S JANITORIAL SUPPLIES | | | 288.35 002132 |
| 6/23/22 00096 6/01/22 1111 202206 330-53800-44000 | * | 513.32 | |

SWCC SWEETWATER CRK BPEREGRINO

FRANK A. FLORI DBA CHARIMAN'S ENT

513.32 002133

| AP300R *** CHECK DATES 06/01/2022 - 0 | YEAR-TO-DATE ACCOUNTS PAY 06/30/2022 *** SWEETWATER CF BANK B AMENIT | REEK - POOL | CHECK REGISTER | RUN 7/26/22 | PAGE 2 |
|--|---|-------------------|----------------|-------------|-------------------|
| CHECK VEND#INVOICE DATE DATE INVOI | EXPENSED TO ICE YRMO DPT ACCT# SUB SUBCLAS | VENDOR NAME SS | STATUS | AMOUNT | CHECK AMOUNT # |
| | 1891 202206 330-53800-41100 | | * | 113.39 | |
| 6/17/22 BB-14 | CALINAS GUARDHOUSE 1891 202206 330-53800-41000 NESS CTR-BUSI VOIC EDG | | * | 110.24 | |
| | MARSHALL | CREEK CDD | | | 223.63 002134 |
| | | TOTAL FOR BA | NK B | 48,490.65 | |
| | | | | , | |
| | | TOTAL FOR RE | GISTER | 48,490.65 | |

SWCC SWEETWATER CRK BPEREGRINO

| AP300R YEAR-TO-DATE ACCOUNTS PAYABLE *** CHECK DATES 06/01/2022 - 06/30/2022 *** SWEETWATER CREEK-C BANK A CAPITAL PRO | | RUN 7/26/22 | PAGE 1 |
|--|--------------------|-------------|-------------------|
| CHECK VEND#INVOICEEXPENSED TO VENDATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS | NDOR NAME STATUS | AMOUNT | CHECK AMOUNT # |
| 6/16/22 00008 5/31/22 16717 202205 600-58400-60000 NEW PLANTS FOR DRAINAGE | * | 1,081.72 | |
| NEW PLANTS FOR DRAINAGE DUVAL LANDSCAPE | E MAINTENANCE | | 1,081.72 000011 |
| 6/16/22 00002 5/25/22 42719 202205 600-58400-61000 RESET NEW PUMP | * | 5,270.00 | |
| | LS & PUMP SERVICE | | 5,270.00 000012 |
| | TOTAL FOR BANK A | 6,351.72 | |
| | TOTAL TOR BANK A | 0,331.72 | |
| | TOTAL FOR REGISTER | 6,351.72 | |

SWCC SWEETWATER CRK BPEREGRINO



1.0 PURPOSE OF POLICY.

- 1.1 This Policy for Spending Authority and Procurement of Goods and Services ("Policy") is designed to establish clear standards delineating the authority of certain contractors and employees of the Sweetwater Creek Community Development District (the "District"), specifically the District Manager, Field Operations Manager and Amenity Manager, to enter into certain contracts or purchase orders for goods or services on behalf of the District. This policy is further designed to establish uniform procedures for the informal procurement of goods and services that are under the statutory threshold for formal public procurement under Florida law. Please refer to the District Rules of Procedure for the processes required when purchases exceed the public procurement threshold.
- 1.2 The fundamental purpose of this policy is not to restrict the effectiveness of the individuals involved in the day-to-day activities related to the procurement of goods and services, but to provide a sound foundation for effective, consistent and fair procurement practices and ensure fiscal responsibility, accountability and consistency. This Policy applies to the pre-authorization of funds and procurement of goods and services as provided for hereunder; the District Board of Supervisors are not required in any instance to sign checks, the authority for check signature rests with the District Manager and other individuals authorized pursuant to District Resolution.
- **1.3** Any and all questions regarding this Policy should be directed to the District Manager or District Counsel.

2.0 **DEFINITIONS.**

- 2.1 Emergency. A sudden or unexpected situation, event, or circumstance negatively impacting or impairing the health, safety, and welfare of the District's residents; or an unexpected failure of a District physical asset that significantly impacts the general operation, integrity or function of the District's operations. Examples of an Emergency include, but are in no way limited to: acts of God; riot; fires; floods; hurricanes; accidents; structural, electrical or chemical failure of a District facility; or other similar circumstances.
- 2.2 Emergency Approval. An approval of an Emergency Contract or Purchase Order (defined herein) by the District Manager, Field Operations Manager or Amenity Manager on behalf of the District, when an Emergency Authorization (defined herein) authorizes the same to approve such Emergency Contract or Purchase Order.
- 2.3 Emergency Authorization. A written authorization of the Chairperson of the Board ("Chairperson"), or another representative of the Board as provided in this Policy, authorizing the District Manager, Field Operations Manager or Amenity Manager to approve an Emergency Contract or Purchase Order (defined herein). The Emergency Authorization should contain the following minimum information, collected by the District Manager: a declaration that an Emergency exists; the reasons supporting such a declaration; the Emergency Contract or Purchase Order that the District Manager, Field Operations Manager or Amenity Manager expects to approve and a statement certifying that such goods or services will address the Emergency; the expected cost of the Emergency Contract or Purchase Order; language stating that the signing representative of

the Board approves the information in such Emergency Authorization; and a statement that any expenses resulting from the District entering into the Emergency Contract or Purchase Order shall be presented to the Board for ratification at the next Board meeting.

2.4 Emergency Contract or Purchase Order. A contract or purchase order for goods or services entered into to address an Emergency that otherwise exceeds the approval authority set forth in this Policy.

3.0 DISTRICT MANAGER APPROVAL AUTHORITY.

- 3.1 Per Florida law, the District Manager shall have charge and supervision of the District's works, and bear responsibility for preserving and maintaining any improvement or facility that is constructed or erected pursuant to Chapter 190, *Florida Statutes*; for operating and maintaining District-owned equipment; and for performing such other duties as are prescribed by the Board.
- 3.2 The District Manager has the authority to approve a contract or purchase order for goods or services on behalf of the District if the cost of such contract or purchase order is less than or equal to Ten Thousand Dollars and No Cents (\$10,000.00), and the District Manager is authorized to sign such contract or purchase order on behalf of the District. The contract or purchase order need not be presented for ratification by the Board but will appear in the check register in due course.
- 3.3 Purchases that are recurring purchases or services approved by the Board at a public meeting need not come back to the Board unless and until the terms of the contract for such purchase expires or requires formal Board renewal or action.
- 3.4 If the cost of a contract or purchase order for goods or services exceeds Ten Thousand Dollars and No Cents (\$10,000.00), or for purchases that are recurring purchases or services that would, when combined, exceed Ten Thousand Dollars and No Cents (\$10,000.00), the Board must approve such contract or purchase order at a public meeting, except as specified herein.

4.0 DISTRICT COUNSEL APPROVAL AUTHORITY.

- 4.1 This policy is in no way intended to repeal, diminish or otherwise conflict with Resolution 2006-09, which Resolution provides for the legal support and legal defense of the District, Board of Supervisors and District Staff. The provisions of that Resolution remain in full force and effect. This policy is intended to cover legal actions that are not covered by that Resolution.
- 4.2 Due to unique nature of any given legal proceeding or legal situation, a specific approval threshold is not provided for so as not to limit the District's ability to affirmatively defend itself against actual or potential claims. The Board may, however, at any time during a public meeting budget, delay, or cease legal proceedings or legal actions by affirmative vote as the policy setting body with fiduciary responsibility to the District. The Board will be advised of any potential legal implications and risks of such action for consideration prior to voting.
- **4.3** Outside normal day to day operational considerations in which the District's Counsel participates (including but not limited to meeting attendance, drafting of routine

agreements, counsel on policy or legal decisions in the normal course or other similar circumstances), any agreement for legal services, representation, or outside counsel must be signed by the Chair or Vice Chair to be deemed duly executed. Due to the urgent, confidential, or exempt matter of legal issues, or so as not to impair the District's legal position or strategy, such contracts/retainers/agreements are not required to be brought for a discussion and vote before the Board so long as the Chair or Vice Chair has signed authorizing such execution. The Board retains full authority to be apprised of ongoing expenditures and to limit or cease any legal proceeding or legal services by affirmative vote. To that end, District Staff shall update the Board at each Board meeting as to the status of expenditures on legal proceedings entered into pursuant to this policy but shall not be required to discuss items that are confidential or exempt from public disclosure or that would impair the District's legal position.

4.4 Any final judgements, settlements, or dispositions must be approved by the Board.

5.0 FIELD OPERATIONS MANAGER AND AMENITY MANAGER APPROVAL AUTHORITY.

- 5.1 The Field Operations Manager and the Amenity Manager shall have the authority to approve a contract or purchase order for goods or services on behalf of the District if the cost of such contract or purchase order is less than or equal to Five Thousand Dollars and No Cents (\$5,000.00), and the Field Operations Manager and the Amenity Manager is authorized to sign such contract or purchase order on behalf of the District. The contract or purchase order need not be presented for ratification by the Board but will appear in the check register in due course.
- 5.2 If the cost of a contract or purchase order for goods or services exceeds Five Thousand Dollars and No Cents (\$5,000.00), or for purchases that are recurring purchases or services that would, when combined, exceed Five Thousand Dollars and No Cents (\$5,000.00), but do not exceed the District Manager's purchasing authority set forth above, the District Manager may approve such expenditure.

6.0 DISTRICT MANAGER, FIELD OPERATIONS MANAGER AND AMENITY MANAGER'S EMERGENCY APPROVAL AUTHORITY.

- 6.1 The District Manager, Field Operations Manager, and Amenity Manager have the discretion to determine whether a situation, event, or circumstance constitutes an Emergency as set forth under this Policy. In the event of an Emergency, staff shall additionally follow the Emergency Notification Policy and Protocols adopted by the Board.
- Authorization, signed by the Chairperson, before an Emergency Approval may be issued. If the Chairperson is unavailable to sign the Emergency Authorization, then the Vice Chairperson may sign. If the Vice Chairperson is unavailable to sign the Emergency Authorization, then another Board Supervisor may sign. The District Manager shall prepare the Emergency Authorization as set forth herein. Following the execution of the Emergency Authorization, the District Manager and Field Operations Manager may make an Emergency Approval of the Emergency Contract or Purchase Order set forth in the Emergency Authorization. Any Emergency Contract or Purchase Order shall be presented to the Board for ratification at the next Board meeting.

6.3 In the event that the District Manager is unable to secure an Emergency Authorization that he or she deems necessary as set forth in this policy, the District agrees to hold the District Manager harmless in the event that such actions are challenged legally as inconsistent with the District Managers statutory duties set forth in Chapter 190, Florida Statutes.

7.0 APPROVAL AUTHORITY OF OTHER DISTRICT CONTRACTORS OR EMPLOYEES.

7.1 Except for the approval authority of the Board, District Manager and Field Operations Manager, as set forth in this Policy and the District's Rules of Procedure, District contractors or employees have no authority to approve or sign a contract or purchase order for goods or services, or a recurring obligation under a contract or purchase order for goods or services, on behalf of the District. Any such approval by such contractor or employee shall constitute an unauthorized approval.

8.0 PROCUREMENT PROCESS FOR PURCHASE OF GOODS AND SERVICES

- 8.1 To comply with Chapters 190 and 287, Florida Statutes, a District must abide by several procedures if it desires to enter into a contract for the purchase of professional services; insurance; construction; design-build services; goods, supplies, or materials; contractual services; and maintenance services over statutory bid thresholds. Please refer to the District Rules of Procedure for the processes required when purchases exceed the public procurement threshold.
- 8.2 If the cost of construction will be less than \$461,674.40, the cost of electrical purchases is less than \$115,418.60, and the cost of goods or services will be less than \$195,000, it is appropriate to informally solicit proposals for the work.** These should be written proposals, bid from a standard scope of services or scope of materials. The proposals should be included in the District agenda package and reviewed by the District's Board of Supervisors. The proposals presented to the Board shall be as provided by the proposer(s), in an unaltered format. The Field Operations Manager and Amenity Manager, as applicable, shall secure, whenever possible, a minimum of three written proposals, which shall be the result of written specifications transmitted by mail, electronic format or by facsimile. In those instances when securing three proposals is not practicable, the Field Operations Manager and Amenity Manager, as applicable, shall provide written justification of such. When applicable to the proposed project, companies must be properly authorized, licensed and insured to perform the work. The provisions of this section shall apply to purchases that exceed Five Thousand Dollars (\$5,000.00) for a single item or recurring item.
 - ** As of 2022. Note that the threshold amounts identified herein are established by Florida law and are subject to change; the construction and electrical thresholds change each calendar year. Please confer with District Counsel or District Management for up to date numbers.
- **8.3** Where, for any reason, a proposer is given an opportunity to re-bid on a solicitation, all competing proposers should also be given an equal opportunity to re-bid the requirement. Those conditions in which it is in the District's best interests to allow a re-bid may include changes in requirements or changes in specifications.
- **8.4** Unless an Emergency exists, as defined in this Policy, or the purchase is under the thresholds set forth in Section 3.0, the District's Board of Supervisors shall pre-approve

the proposal at a Board meeting prior to the execution of an agreement. If this pre-approval does not occur, it is possible that the agreement may not be honored by the District. The Field Operations Manager and Amenity Manager, as applicable, should seek District Counsel's review or drafting of an agreement once the proposal is approved by the Board.

- 8.5 Once the agreement is in place, provide copies of the executed agreement to the District Manager. The District Manager is the official records custodian of the District.
- 8.6 For District Capital Improvement Projects authorized by the District's Board of Supervisors, keep the District Engineer updated on the process of installation or construction. The District Engineer is ultimately responsible for the proper construction and installation of the District's improvements, so the District Engineer needs to know when construction commences, when inspections are scheduled, etc. Projects designed by other professionals should be inspected by that professional and accepted under terms set forth in agreement with the District.

9.0 POLICY ETHICS.

- **9.1** All District employees and contractors shall abide by the provisions of Chapter 112, *Florida Statutes*, including Section 112.313, pertaining to standards of conduct for public officers.
- **9.2** Acceptance of gifts by District employees at any time from contractors or suppliers is prohibited.
- 9.3 District employees shall not bid for, enter into, or be in any manner interested in any contract for District purchases or public works, nor shall District employees seek to influence the purchase or a product or service from any proposer.
- 9.4 No contract or purchase shall be subdivided to evade the threshold amounts or other requirements of this Policy or other purchasing policies of the District, including the Rules of Procedure. Purchases, orders, or contracts that are subdivided to circumvent this Policy or other purchasing policies of the District shall be considered unauthorized purchases.
- 9.5 Any and all offers of employment must be authorized by only the Board, upon the Board's affirmative vote authorizing the position and accompanying funds, and such offers of employment shall not be made by any entity or person other than the Board. This shall not be construed to prohibit hiring of independent contractors to provide goods or services to the District but rather is meant to prohibit offers of employment without Board authorization.

10.0 SEVERABILITY.

10.1 If any section, paragraph, clause, or provision of this Policy shall be held to be invalid or ineffective for any reason, the remainder of this Policy shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Policy would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause, or provision.

11.0 Interpretation.

11.1 This Policy shall be interpreted and construed as consistent with Florida law and the District's Rules of Procedure. This Policy shall not be interpreted or construed as restricting, undermining, or contravening the legal authority of the Board or the District.



Approved Budget

Fiscal Year 2023



Sweetwater Creek Community Development District

August 4, 2022



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General Fund

| | | Adopted Budget | | Actuals Thru | | rojected Next | | Total Thru | Approved Budget | | |
|---|----------|-------------------|----------|-----------------|----------|------------------|----------|-------------------|--------------------|-----------------|--|
| Description | | FY 2022 | | 6/30/22 | 3 | Months | _ | 9/30/22 | | FY 2023 | |
| REVENUES | | | | | | | | | | | |
| Assessments | \$ | 1,587,595 | \$ | 1,571,915 | \$ | - | \$ | 1,571,915 | \$ | 1,665,410 | |
| Fitness Center Revenue | \$ | 13,875 | \$ | 790 | \$ | 550 | \$ | 1,340 | \$ | 1,400 | |
| Interest | \$ | - | \$ | 535 | \$ | 549 | \$ | 1,084 | \$ | | |
| Carry Forward Surplus | \$ | 57,207 | \$ | - | \$ | - | \$ | (3) | \$ | 110,759 | |
| TOTAL REVENUES | \$ | 1,658,677 | \$ | 1,573,240 | \$ | 1,099 | \$ | 1,574,339 | \$ | 1,777,569 | |
| EXPENDITURES | | | | | | | | | | | |
| General and Administrative | | | | | | | _ | | _ | | |
| Supervisor Fees | \$ | 12,000 | \$ | 6,200 | \$ | 2,200 | \$ | 8,400 | \$ | 9,600 | |
| Engineering Fees | \$ | 10,000 | \$ | 12,786 | \$ | 2,055 | \$ | 14,841 | \$ | 25,000 | |
| District Counsel | \$ | 35,000 | \$ | 19,339 | \$ | 15,661 | \$ | 35,000 | \$ | 35,000 | |
| Audit Fees | \$ | 3,700 | \$ | 3,700 | \$ | 3,700 | \$ | 7,400 | \$ | 3,700 | |
| Arbitrage | \$ | 500 | \$ | | \$ | 500 | \$ | 500 | \$ | 500 | |
| Assessment Roll | \$ | 5,000 | \$ | 5,000 | \$ | - | \$ | 5,000 | \$ | 2,500 | |
| Dissemination | \$ | 5,000 | \$ | 3,750 | \$ | 1,250 | \$ | 5,000 | \$ | 5,000 | |
| Trustee Fees | \$ | 3,800 | \$ | 2,917 | \$ | 855 | \$ | 3,771 | \$ | 3,800 | |
| District Management Fees | \$ | 42,500 | \$ | 30,000 | \$ | 8,750 | \$ | 38,750 | \$ | 35,000 | |
| Telephone | \$ | 250 | \$ | 549 | \$ | 324 | \$ | 873 | \$ | 700 | |
| Postage | \$ | 3,050 | \$ | 782 | \$ | 599 | \$ | 1,381 | \$ | 1,500 | |
| Public Official Insurance | \$ | 4,041 | \$ | 3,803 | \$ | - | \$ | 3,803 | \$ | 4,564 | |
| Copies | \$ | 700 | \$ | 532 | \$ | 734 | \$ | 1,266 | \$ | 1,000 | |
| Miscellaneous | \$ | 1,500 | \$ | 393 | \$ | 300 | \$ | 693 | \$ | 1,500 | |
| Legal Advertising | \$ | 2,700 | \$ | 285 | \$ | 2,415 | \$ | 2,700 | \$ | 2,700 | |
| Information Technology | \$ | 800 | \$ | 600 | \$ | 200 | \$ | 800 | \$ | 1,050 | |
| Website Maintnenace | \$ | 600 | \$ | 450 | \$ | 150 | \$ | 600 | \$ | 800 | |
| Dues, Licenses & Subscriptions | \$ | 175 | \$ | 175 | \$ | - | \$ | 175 | \$ | 175 | |
| Subtotal General and Administrative | \$ | 131,316 | \$ | 91,261 | \$ | 39,693 | \$ | 130,954 | \$ | 134,089 | |
| Operations and Maintenance | | | | | | | | | | | |
| <u>Utilities</u> | | 54.000 | • | 40.400 | e | 46.740 | æ | 64.940 | \$ | 75.000 | |
| Electric | \$ | 64,000 | \$ | 48,100 | \$ | 16,740 | \$ | 64,840 | Ф | 75,000 | |
| Other Physical Environment | | | • | 00.000 | | 00.000 | œ | 00.000 | Φ. | 94.000 | |
| Field Management Fees | \$ | 80,000 | \$ | 60,000 | \$ | 20,000 | \$ | 80,000 | \$ \$ | 84,000 6,148 | |
| General Insurance | \$ | 5,445 | \$ | 5,123 | \$ | 70.040 | \$ | 5,123 | | 346.000 | |
| Landscape Maintenance | \$ | 346,000 | \$ | 218,457 | \$ | 72,819 | \$ | 291,276 50,000 | \$ \$ | 80,000 | |
| Landscape Improvements | \$ | 50,000 | \$ | 36,761 | | 13,239 | \$ | 18,456 | \$ | 27,940 | |
| Lake Maintenance | \$ | 20,921 | \$ | 13,842 | \$ | 4,614 | \$ | | \$ | 1,500 | |
| Fountain Maintenance | \$ | 1,500 | \$ | 850 | \$ | 0.000 | | 850 | \$ | | |
| Irrigation Repairs & Maintenance | \$ | 17,000 | \$ | 12,895 | \$ | 8,000 | \$ | 20,895 1,000 | \$ | 22,000 2,000 | |
| Storm Clean-Up | \$ | 2,000 | \$ | 04.404 | \$ | 1,000 | | | | 31,300 | |
| Field Repairs & Maintenance | \$ | 20,000 | \$ | 21,161 | \$ \$ | 10,124 | \$ \$ | 31,285 | \$ \$ | 12.540 | |
| Tree Removals | \$ | 12,540 | \$ | 1,850 | | 2,000 | | 3,850 | \$ | 2,250 | |
| Streetlight Repairs | \$ | 2,250 | \$ | - | \$ | - - | \$ | 607 | | | |
| Signage Repairs | \$ | 1,500 | \$ | 687 | \$ | 4 600 | \$ | 687 | \$ | 1,500 | |
| Holiday Decoration Miscellaneous Field Supplies | \$ \$ | 5,000 4,250 | \$ \$ | 301 | \$ \$ | 4,699 | \$ \$ | 5,000 ÷ | \$ \$ | 5,000 1,000 | |
| | \$ | 632,406 | \$ | 420,028 | \$ | 153,235 | \$ | 573,262 | \$ | 698,178 | |
| Subtotal Field Operations | D D | 032,400 | Ψ | 420,020 | Ψ | 100,200 | Ψ | 0,0,202 | Ψ | 000,110 | |

General Fund

| Baradatian | | Adopted Budget | | Actuals Thru | | rojected Next | | Total Thru 9/30/22 | Approved Budget FY 2023 | | |
|--|----|-------------------|---------|-----------------|----|------------------|----|--------------------------|-------------------------------|-----------|--|
| Description Amenities | | FY 2022 | | 6/30/22 | | Months | | 9/30/22 | | F1 2023 | |
| Administrative | | | | | | | | | | | |
| Property & Casualty Insurance | \$ | 23,481 | \$ | 22,100 | \$ | - | \$ | 22,100 | \$ | 26,520 | |
| Payroll - Salaried | \$ | 109,551 | \$ | 80,449 | \$ | 26,816 | \$ | 107,265 | \$ | 82,160 | |
| Payroll - Hourly | \$ | 80,084 | \$ | 58,349 | \$ | 19,450 | \$ | 77,799 | \$ | 100,336 | |
| Payroll - Benefits | \$ | 32,126 | \$ | 22,380 | \$ | 7,460 | \$ | 29,841 | \$ | 15,975 | |
| Payroll Taxes | \$ | 18,551 | \$ | 12,199 | \$ | 4,066 | \$ | 16,266 | \$ | 14,028 | |
| Professional Services - Engineering | \$ | 51,486 | \$ | 36,900 | \$ | 12,300 | \$ | 49,200 | \$ | 68,056 | |
| Professional Services - Information Technology | \$ | 250 | \$ | 831 | \$ | 62 | \$ | 894 | \$ | 1,800 | |
| • | \$ | 150 | \$ | - | \$ | - | \$ | - | \$ | 150 | |
| Travel & Per Diem | \$ | 200 | \$ | _ | \$ | | \$ | _ | \$ | 200 | |
| Training | \$ | 400 | \$ | 750 | \$ | - | \$ | 750 | \$ | 400 | |
| Licenses & Permits | | | Ф \$ | 243 | \$ | 81 | \$ | 323 | \$ | 500 | |
| Subscriptions & Memberships | \$ | 500 | | | | | \$ | | \$ | | |
| Office Supplies | \$ | 3,000 | \$ | 1,201 | \$ | 1,183 | | 2,384 | | 3,000 | |
| Office Equipment | \$ | 2,000 | \$ | 1,394 | \$ | 606 | \$ | 2,000 | \$ | 2,000 | |
| Communication - Telephone/Internet/TV | \$ | 10,000 | \$ | 8,686 | \$ | 2,868 | \$ | 11,554 | \$ | 12,000 | |
| Internet/Telephone - Guard House | \$ | 3,600 | \$ | 3,314 | \$ | 1,342 | \$ | 4,655 | \$ | 5,400 | |
| Cost Share Expense - Marshall Creek | \$ | 63,453 | \$ | 8,360 | \$ | - | \$ | 8,360 | \$ | 40,000 | |
| <u>Field</u> | | | _ | | | 04.000 | • | 27.052 | | 00.000 | |
| General Utilities | \$ | 83,000 | \$ | 46,028 | \$ | 21,230 | \$ | 67,258 | \$ | 83,000 | |
| Refuse Removal | \$ | 3,000 | \$ | 2,712 | \$ | 960 | \$ | 3,672 | \$ | 3,885 | |
| Security | \$ | 64,851 | \$ | 58,648 | \$ | 20,700 | \$ | 79,348 | \$ | 82,200 | |
| Janitorial Services | \$ | 16,000 | \$ | 10,286 | \$ | 3,429 | \$ | 13,714 | \$ | 16,000 | |
| Operating Supplies - Spa & Paper | \$ | 4,500 | \$ | 1,995 | \$ | 900 | \$ | 2,895 | \$ | 4,500 | |
| Operating Supplies - Uniforms | \$ | 500 | \$ | 725 | \$ | - | \$ | 725 | \$ | 500 | |
| Cleaning Supplies | \$ | 15,000 | \$ | 5,908 | \$ | 4,000 | \$ | 9,908 | \$ | 15,000 | |
| Amenity Landscape Maintenance & Improvements | \$ | 24,000 | \$ | 18,578 | \$ | 7,500 | \$ | 26,078 | \$ | 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 | \$ | 2,020 | \$ | 1,500 | \$ | 1,500 | \$ | 1,500 | |
| Playground Repairs & Maintenance | \$ | 2,500 | \$ | 788 | \$ | 1,000 | \$ | 1,788 | \$ | 2,500 | |
| | \$ | 1,000 | \$ | 3,741 | \$ | 2,206 | \$ | 5,947 | \$ | 6,100 | |
| Miscellaneous Field Supplies | \$ | 15,000 | \$ | 11,800 | \$ | 3,200 | \$ | 15,000 | \$ | 15,000 | |
| Buildings Repairs & Maintenance | | | | , | | 215 | \$ | 1,440 | \$ | 2,500 | |
| Pest Control | \$ | 2,500 | \$ | 1,225 | \$ | | | | \$ | | |
| Pools Maintenance - Contract | \$ | 15,000 | \$ | 12,249 | \$ | 4,572 | \$ | 16,822 | | 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 | \$ | 2,542 | \$ | 7,458 | \$ | 10,000 | \$ | 2,000 | |
| Fitness | _ | | | A= +== | _ | 40.04= | ^ | FC 001 | • | E0 0=0 | |
| Professional Services - Outside Fitness | \$ | 52,872 | \$ | 37,975 | \$ | 12,647 | \$ | 50,621 | \$ | 58,872 | |
| Fitness Equipment Repairs & Maintenance | \$ | 5,000 | \$ | 4,353 | \$ | 2,193 | \$ | 6,546 | \$ | 7,000 | |
| Fitness Equipment Rental | \$ | 35,000 | \$ | 4,620 | \$ | 1,540 | \$ | 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 | \$ | 488,039 | \$ | 185,305 | \$ | 673,344 | \$ | 795,302 | |
| 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 | \$ | 1,109,327 | \$ | 378,233 | \$ | 1,487,560 | \$ | 1,777,569 | |
| | • | | ÷ | 463,913 | \$ | (377,134) | \$ | 86,779 | \$ | | |
| EXCESS REVENUES/(EXPENDITURES) | \$ | | \$ | 403,913 | Ф | (311,134) | Φ | 00,119 | 4 | | |

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.

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.

<u>Miscellaneous</u>

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.

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 | \$1 44 |
| 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 |

GENERAL FUND BUDGET FISCAL YEAR 2023

Other Physical Environment:

Field Management

The District has contracted with Riverside Management Services to provide onsite filed 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.

Landscape Improvements

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

Lake Maintenance

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

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

Fountain Maintenance

The District will incur expenses related to fountain maintenance.

Irrigation Repairs & Maintenance

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

Storm Clean-Up

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

Field Repairs & Maintenance

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

GENERAL FUND BUDGET FISCAL YEAR 2023

Tree Removals

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

Streetlight Repairs

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

Signage Repair

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

Holiday Decoration

Represents an estimated cost for seasonal holiday decorations.

Miscellaneous Field Supplies

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

Amenities:

Administrative:

Property & Casualty Insurance

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

Payroll - Salaried

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

Payroll - Hourly

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

Payroll - Benefits

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

Payroll Taxes

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

GENERAL FUND BUDGET FISCAL YEAR 2023

Professional Services - Engineering

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

Professional Services - Information Technology

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

Travel & Per Diem

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

Training

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

Licenses & Permits

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

Subscriptions & Memberships

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

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 \$845 a month. Additional monies budgeted for Marshall Creek Fitness Center Business Voice Edge at \$110.24 per month.

Internet/Telephone - Guard House

This line item is for the Comcast service agreement for interest and telephone for the guard house location. The charge is \$333.83 per month. Additional monies were budgeted for the Las Calinas Guradhouse at \$113.39 per mont.

GENERAL FUND BUDGET FISCAL YEAR 2023

Cost Share Expense - Marshall Creek

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

Field

General Utilities

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

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

Refuse Removal

The District has contracted with Republic Services for trash removal.

Security

The District has contracted with Envera Services for security monitoring and Village Key and Alarm for Amenity Center monitoring.

| Description | Monthly | Annually |
|---------------------------|---------|----------|
| Envera | \$6,830 | \$81,960 |
| Village Key and Alarm Inc | \$20 | \$240 |
| | \$6,850 | \$82,200 |

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.

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 Field Supplies

This represents any Field Supplies expense that is purchased with Debit card 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.

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.

Capital Reserve Fund

| | | Adopted Budget FY 2022 | | Actuals Thru 6/30/2022 | | Projected Next 3 Months | | Total Thru 9/30/2022 | | Approved Budget FY 2023 | |
|--------------------------------|----------|------------------------------|----------|------------------------------|----------|-------------------------------|----|----------------------------|----------|-------------------------------|--|
| Revenues | | | | | | | | | | | |
| Transfer In | \$ \$ | 110,000 160,961 | \$ \$ | 110,000 159,266 | \$ \$ | - | \$ | 110,000 159,266 | \$ \$ | 150,000 183,587 | |
| Carry Forward Surplus | Ф | 100,001 | Φ | 159,200 | Ф | <u>-</u> | Φ | 159,200 | Ψ | 100,007 | |
| Total Revenues | \$ | 270,961 | \$ | 269,266 | \$ | - | \$ | 269,266 | \$ | 333,587 | |
| 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 | \$ | 321 | \$ | 117 | \$ | 438 | \$ | 1,000 | |
| Total Expenses | \$ | 41,470 | \$ | 85,562 | \$ | 117 | \$ | 85,679 | \$ | 101,000 | |
| Excess Revenues/(Expenditures) | \$ | 229,491 | \$ | 183,704 | \$ | (117) | \$ | 183,587 | \$ | 232,587 | |

Debt Service Fund - Series 2019

| | | Adopted Budget FY 2022 | | Actuals Thru 6/30/2022 | | Projected Next 3 Months | | Total Thru 9/30/2022 | | Approved Budget FY 2023 |
|--------------------------------|----------|------------------------------|----|------------------------------|----|-------------------------------|----------|----------------------------|----------|-------------------------------|
| Revenues | | | | | | | | | | |
| Special Assessments | \$ | 746,019 | \$ | 738,635 | \$ | 2,978 | \$ | 741,613 | \$ | 741,613 |
| Interest | \$ | | \$ | 22 | \$ | 5 | \$ | 27 | \$ | - |
| Carry Forward Surplus (1) | \$ | 171,450 | \$ | 195,928 | \$ | * | \$ | 195,928 | \$ | 149,391 |
| Total Revenues | \$ | 917,469 | \$ | 934,586 | \$ | 2,983 | \$ | 937,569 | \$ | 891,004 |
| Expenditures | | | | | | | | | | |
| <u>Series 2019 - A1</u> | | | _ | 00.550 | • | | Φ. | 00.570 | • | 00.000 |
| Interest - 11/01 | \$ | 92,578 | \$ | 92,578 | \$ | - | \$ | 92,578 | \$ | 89,000 |
| Special Call - 11/1 | \$ | 00.570 | \$ | 15,000 | \$ | - | \$ \$ | 15,000 92,400 | \$ \$ | 89,000 |
| Interest - 05/01 | \$ \$ | 92,578 | \$ | 92,400 | \$ | - | \$ | 340,000 | \$ | 345,000 |
| Principal - 05/01 | Ф | 340,000 | \$ | 340,000 | Φ | - | φ | 340,000 | Ψ | 3-3,000 |
| 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 | \$ | 35 | \$ | 25,000 | \$ | - | \$ | 25,000 | \$ | - |
| Total Expenses | \$ | 743,456 | \$ | 788,178 | \$ | - | \$ | 788,178 | \$ | 741,100 |
| Excess Revenues/(Expenditures) | \$ | 174,013 | \$ | 146,407 | \$ | 2,983 | \$ | 149,391 | \$ | 149,904 |

⁽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 \$ 132,500

SERIES 2019A-1 AMORTIZATION SCHEDULE

| DATE | | BALANCE | | PRINCIPAL | | INTEREST | | TOTAL |
|-----------|----|--------------|----|--------------|----|--------------|----|-------------|
| | | | | | | | | |
| 11/1/2022 | \$ | 6,705,000.00 | | | \$ | 89,000.00 | \$ | 521,400.00 |
| 5/1/2023 | \$ | 6,705,000.00 | \$ | 345,000.00 | \$ | 89,000.00 | _ | |
| 11/1/2023 | \$ | 6,360,000.00 | \$ | - | \$ | 85,550.00 | \$ | 519,550.00 |
| 5/1/2024 | \$ | 6,360,000.00 | \$ | 355,000.00 | \$ | 85,550.00 | _ | |
| 11/1/2024 | \$ | 6,005,000.00 | \$ | - | \$ | 82,000.00 | \$ | 522,550.00 |
| 5/1/2025 | \$ | 6,005,000.00 | \$ | 360,000.00 | \$ | 82,000.00 | | |
| 11/1/2025 | \$ | 5,645,000.00 | \$ | - | \$ | 78,400.00 | \$ | 520,400.0 |
| 5/1/2026 | \$ | 5,645,000.00 | \$ | 370,000.00 | \$ | 78,400.00 | | |
| 11/1/2026 | \$ | 5,275,000.00 | \$ | - | \$ | 74,468.75 | \$ | 522,868.7 |
| 5/1/2027 | \$ | 5,275,000.00 | \$ | 375,000.00 | \$ | 74,468.75 | | |
| 11/1/2027 | \$ | 4,900,000.00 | \$ | • | \$ | 70,250.00 | \$ | 519,718.7 |
| 5/1/2028 | \$ | 4,900,000.00 | \$ | 385,000.00 | \$ | 70,250.00 | | |
| 11/1/2028 | \$ | 4,515,000.00 | \$ | - | \$ | 65,678.13 | \$ | 520,928.13 |
| 5/1/2029 | \$ | 4,515,000.00 | \$ | 395,000.00 | \$ | 65,678.13 | | |
| 11/1/2029 | \$ | 4,120,000.00 | \$ | - | \$ | 60,740.63 | \$ | 521,418.7 |
| 5/1/2030 | \$ | 4,120,000.00 | \$ | 405,000.00 | \$ | 60,740.63 | | |
| 11/1/2030 | \$ | 3,715,000.00 | \$ | - | \$ | 54,918.75 | \$ | 520,659.3 |
| 5/1/2031 | \$ | 3,715,000.00 | \$ | 420,000.00 | \$ | 54,918.75 | | |
| 11/1/1931 | \$ | 3,690,000.00 | \$ | - | \$ | 48,881.25 | \$ | 523,800.0 |
| 5/1/1932 | \$ | 3,295,000.00 | \$ | 430,000.00 | \$ | 48,881.25 | | |
| 11/1/1932 | \$ | 2.865,000.00 | \$ | - | \$ | 42,700.00 | \$ | 521,581.2 |
| 5/1/1933 | \$ | 2,865,000.00 | \$ | 440,000.00 | \$ | 42,700.00 | | |
| 11/1/1933 | \$ | 2,425,000.00 | \$ | · <u>-</u> | \$ | 36,375.00 | \$ | 519,075.0 |
| 5/1/1934 | \$ | 2,425,000.00 | \$ | 455,000.00 | \$ | 36,375.00 | | |
| 11/1/1934 | \$ | 1.970.000.00 | \$ | - | \$ | 29,550.00 | \$ | 520,925.0 |
| 5/1/1935 | \$ | 1.970.000.00 | \$ | 470,000.00 | \$ | 29,550,00 | | |
| 11/1/1935 | \$ | 1,500,000.00 | \$ | - | \$ | 22,500,00 | \$ | 522,050.0 |
| 5/1/1936 | \$ | 1,500,000.00 | \$ | 485,000.00 | \$ | 22,500.00 | • | , |
| 11/1/1936 | \$ | 1,015,000.00 | \$ | - | \$ | 15,225.00 | \$ | 522,725.0 |
| 5/1/1937 | \$ | 1,015,000.00 | \$ | 500,000.00 | \$ | 15,225,00 | • | ,. = |
| 11/1/1937 | \$ | 515,000.00 | \$ | , | \$ | 7,725.00 | \$ | 522,950.0 |
| 5/1/1938 | \$ | 515,000.00 | \$ | 515,000.00 | \$ | 7,725.00 | • | , |
| 3/11/1830 | Ψ | 0.10,000.00 | Ψ | 3.0,003.00 | - | .,0.00 | \$ | 522,725.0 |
| | | | \$ | 6,705,000.00 | \$ | 1,727,925.00 | \$ | 8,865,325.0 |

SERIES 2019A-2 AMORTIZATION SCHEDULE

| DATE | | BALANCE | PRINCIPAL | | INTEREST | | TOTAL |
|-----------|----|--------------|--------------------|----|------------|----|--------------|
| | | 0.570.000.00 | | • | 40.050.00 | • | 40.050.00 |
| 11/1/2022 | \$ | 2,570,000.00 | \$ 400 000 00 | \$ | 49,050.00 | \$ | 49,050.00 |
| 5/1/2023 | \$ | 2,570,000.00 | \$ 120,000.00 | \$ | 49,050.00 | \$ | 040.000.00 |
| 11/1/2023 | \$ | 2,450,000.00 | \$ - | \$ | 46,950.00 | \$ | 216,000.00 |
| 5/1/2024 | \$ | 2,450,000.00 | \$ 125,000.00 | \$ | 46,950.00 | \$ | 040.740.50 |
| 11/1/2024 | \$ | 2,325,000.00 | \$ - | \$ | 44,762.50 | \$ | 216,712.50 |
| 5/1/2025 | \$ | 2,325,000.00 | \$ 130,000.00 | \$ | 44,762.50 | \$ | |
| 11/1/2025 | \$ | 2,195,000.00 | \$ | \$ | 42,487.50 | \$ | 217,250.00 |
| 5/1/2026 | \$ | 2,195,000.00 | \$ 135,000.00 | \$ | 42,487.50 | \$ | |
| 11/1/2026 | \$ | 2,060,000.00 | \$ - | \$ | 40,125.00 | \$ | 217,612.50 |
| 5/1/2027 | \$ | 2,060,000.00 | \$ 140,000.00 | \$ | 40,125.00 | \$ | · |
| 11/1/2027 | \$ | 1,920,000.00 | \$ - | \$ | 37,675.00 | \$ | 217,800.00 |
| 5/1/2028 | \$ | 1,920,000.00 | \$ 145,000.00 | \$ | 37,675.00 | \$ | - |
| 11/1/2028 | \$ | 1,775,000.00 | \$ - | \$ | 35,137.50 | \$ | 217,812.50 |
| 5/1/2029 | \$ | 1,775,000.00 | \$ 145,000.00 | \$ | 35,137.50 | \$ | - |
| 11/1/2029 | \$ | 1,630,000.00 | \$ - | \$ | 32,600.00 | \$ | 212,737.50 |
| 5/1/2030 | \$ | 1,630,000.00 | \$ 155,000.00 | \$ | 32,600.00 | \$ | - |
| 11/1/2030 | \$ | 1,475,000.00 | \$ - | \$ | 29,500.00 | \$ | 217,100.00 |
| 5/1/2031 | \$ | 1,475,000.00 | \$ 160,000.00 | \$ | 29,500.00 | \$ | - |
| 11/1/1931 | \$ | 1,315,000.00 | \$ - | \$ | 26,300.00 | \$ | 215,800.00 |
| 5/1/1932 | \$ | 1,315,000.00 | \$ 165,000.00 | \$ | 26,300.00 | \$ | - |
| 11/1/1932 | \$ | 1,150,000.00 | \$ - | \$ | 23,000.00 | \$ | 214,300.00 |
| 5/1/1933 | \$ | 1,150,000.00 | \$ 175,000.00 | \$ | 23,000.00 | \$ | - |
| 11/1/1933 | \$ | 975,000.00 | \$ - | \$ | 19,500.00 | \$ | 217,500.00 |
| 5/1/1934 | \$ | 975,000.00 | \$ 180,000.00 | \$ | 19,500.00 | \$ | - |
| 11/1/1934 | \$ | 795,000.00 | \$ <u> </u> | \$ | 15,900.00 | \$ | 215,400.00 |
| 5/1/1935 | \$ | 795,000.00 | \$ 185,000.00 | \$ | 15,900.00 | \$ | - |
| 11/1/1935 | \$ | 610,000.00 | \$ - | \$ | 12,200.00 | \$ | 213,100.00 |
| 5/1/1936 | \$ | 610,000.00 | \$ 195,000.00 | \$ | 12,200.00 | \$ | - |
| 11/1/1936 | \$ | 415,000.00 | \$ · - | \$ | 8,300.00 | \$ | 215,500.00 |
| 5/1/1937 | \$ | 415,000.00 | \$ 205,000.00 | \$ | 8,300.00 | \$ | - |
| 11/1/1937 | \$ | 210,000.00 | \$ · - | \$ | 4,200.00 | \$ | 217,500.00 |
| 5/1/1938 | \$ | 210,000.00 | \$ 210,000.00 | \$ | 4,200.00 | \$ | - |
| 5 | • | | | | · | \$ | 214,200.00 |
| | | | \$ 2,570,000.00 | \$ | 935,375.00 | \$ | 3,505,375.00 |

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 |

| | Assessable | | | | Total Net | | | |
|-----------------------------|------------|----------|--------|--------|--------------------|-------------|----|----------|
| Product | Units | ERU/Unit | ERU's | % ERUs | Assessments | Net O&M | Gr | oss 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 |

| | Assessable | | | | Total Net | | | | |
|-----------------------------|------------|----------|--------|--------|--------------------|-------------|-------|--------|--------------|
| Product | Units | ERU/Unit | ERU's | % ERUs | Assessments | Net O&M | Gross | O&M | Increase |
| 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 | | | | |

A.

RESOLUTION 2022-11

THE ANNUAL APPROPRIATION RESOLUTION OF THE SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors ("Board") of the Sweetwater Creek Community Development District ("District") proposed budget(s) ("Proposed Budget") for the fiscal year beginning October 1, 2022, and ending September 30, 2023 ("Fiscal Year 2022/2023") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, has considered any proposed amendments thereto, and approves the appropriations reflected in the Proposed Budget, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, if applicable, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be

- subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended (if applicable), shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Sweetwater Creek Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

| There is he | reby appropriated out of the | revenues of the District, for Fiscal Year 2 | 022/2023, the |
|--------------------|--------------------------------|---|-----------------|
| sum of \$ | to be raised by th | e levy of assessments and/or otherwise, | which sum is |
| deemed by the Boa | rd to be necessary to defray a | ll expenditures of the District during said b | oudget year, to |
| be divided and app | ropriated in the following fas | iion: | |
| | | | |
| TOTAL GEN | IERAL FUND | \$ | |
| | | | |
| TOTAL CAP | ITAL RESERVE FUND | \$ | |
| | | | |
| DERT SERV | ICE FLIND (SERIES 2019) | 5 | |

SECTION 3. BUDGET AMENDMENTS

TOTAL ALL FUNDS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within sixty (60) days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 4TH DAY OF AUGUST, 2022.

| ATTEST: | SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT |
|-------------------------------|---|
| Country / Assistant Country | Ву: |
| Secretary/Assistant Secretary | lts: |



RESOLUTION 2022-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sweetwater Creek Community Development District ("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 is located in St. Johns County, Florida ("County"); and

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

WHEREAS, the Board of Supervisors ("Board") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"), attached hereto as Exhibit "A" and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Sweetwater

Creek Community Development District ("Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

- **SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B"**, is hereby found to be fair and reasonable.
- **SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B".** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
- **SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B".** The decision to collect special assessments by any particular method e.g., on the tax roll or by direct bill does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- **SECTION 4.** ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B"**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.
- **SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.
- **SECTION 6. 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 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption

of this Resolution by the Board.

PASSED AND ADOPTED this 4th DAY of AUGUST, 2022.

| ATTEST: | | SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT |
|---------------|---------------------|---|
| Secretary / A | Assistant Secretary | Ву: |
| Exhibit A: | Budget | lts: |
| Exhibit B: | Assessment Roll | |



SWC CDD Fitness Center Construction Project

| Vendor | Purpose | Paid | Committed | Estimated Future Costs |
|-----------------------------------|---|----------|-----------|-------------------------------|
| Studio One | Architectural conceptual plans | \$10,375 | | |
| Walter Carucci, AE | Feasability study | \$5,035 | | |
| PROJECT CANCELLED (1) | TOTAL | \$15,410 | | |
| RE-DESIGN PROJECT | | | | |
| Basham Lucas Design Group | Architectural Services | \$5,950 | \$36,050 | |
| 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 | \$217 | \$344 | \$4,439 |
| Bartram Trails Survey | Topographic Survey | | \$2,900 | |
| ECS Florida | Subsurface Exploration/Geotechnical | | \$3,500 | |
| Potential Additional Services suc | ch as geo-tech, utility locates, and surveyin | g | | \$30,000 |
| Sub-Totals | | \$8,167 | \$91,324 | \$1,117,939 |
| Total Estimated Costs | | | | \$1,209,263 |
| | Construction Fund Balance 6/30/2022 | | | <u>\$1,235,995</u> |
| | Projected available | | | <u>\$26,732</u> |

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

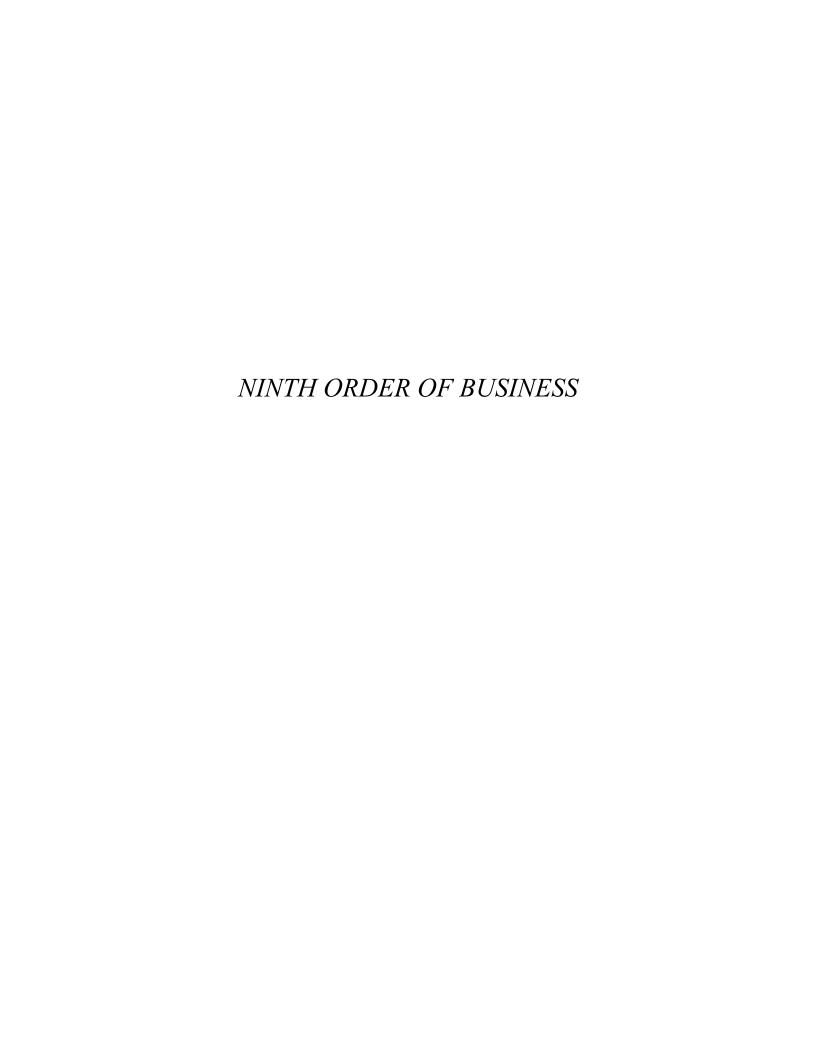
⁽²⁾ Not to Exceed Costs - some CA cost estmates may overlap...duplicate services will be avoided

VI(b) Consideration of additional projects for inclusion with Fitness center expansion: In light of the consequence that could possibly reduce the bond dollars to a zero amount (or a dangerously low amount to complete the project) I recommend we (the board) consider that the north and south Palencia surveys recently rendered asks for additional items which the community would enjoy:

- 1. Pickleball courts
- 2. Ondo play ground organization, elements of play, workout and some sort of parking solution.
- 3. The potential of using a skinny down approach to the existing building such as
 - a. Build out the right end of the building for additional 2-3000 square feet)Plans exist and they could be retrofitted for \$400.
 - b. Remove child watch area and populate this with some new equipment and perhaps Peletons or like spin cycle equipment
 - c. So new and upgraded treadmills and motion exercise equipment as it's getting quite old and long in the tooth.

We as a team of supervisors should be cognizant to not spend last penny on a building without consideration to the above mentioned items. It is my concern that should this building project come in at greater than 70% of the value of the remaining treasury balance of the bond money it would be dereliction of duty to proceed with such a plan with no headroom for out of control expenses.

I wish to see the facts and numbers with due consideration for the home owners within North and South Palencia.



C.

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: 44
- (B) Name and address of Payee: KE Law Group PLLC PO BOX 6386

Tallahassee FL 32314

- (C) Amount Payable: \$344.50
- (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 # 2993 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 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 # 2993 Date: 07/06/2022 Due On: 08/05/2022

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

| Туре | Professional | Date | Notes | Quantity | Rate | Total |
|---------|--------------|------------|---|----------|----------|----------|
| Service | LG | 06/01/2022 | Confer with Supervisor Handler and Mike Lucas regarding amenity project status and upcoming action items. | 0.60 | \$265.00 | \$159.00 |
| Service | LG | 06/02/2022 | Confer with ETM regarding status of project; update District Manager regarding same. | 0.70 | \$265.00 | \$185.50 |

Total \$344.50

Detailed Statement of Account

Current Invoice

| Invoice Number | Due On | Amount Due | Payments Received | Balance Due |
|----------------|------------|------------|--------------------------|-------------|
| 2993 | 08/05/2022 | \$344.50 | \$0.00 | \$344.50 |
| | | | Outstanding Balance | \$344.50 |
| | | | Total Amount Outstanding | \$344.50 |

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

Please pay within 30 days.

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: 45
- (B) Name and address of Payee: England, Thims & Miller Inc 14775 Old St. Augustine Rd Jacksonville FL 32258
- (C) Amount Payable: \$6250.00
- (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 # 203518 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.

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

| Bv: | | |
|-----|--------------------|--|
| | 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 July 07, 2022

Project No: 05010.22000

Invoice No: 0203518

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

Professional Services rendered through July 2, 2022

Task 01-05 Lump Sum Services

| Ta | ask | | Contract Amount | Percent Complete | Earned To Date | Previously Billed | Current Billed |
|----------------------|-----------------------------------|-------------------|--------------------|---------------------|-------------------|----------------------|-------------------|
| 1 | 1.Revised Master Development Plan | | 4,500.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2 | SJRWMD Minor Modific | cations | 3,000.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 3 | .Modify Engineering Pla | ns | 25,000.00 | 40.00 | 10,000.00 | 3,750.00 | 6,250.00 |
| 4 | . Regulatory Permitting | g/Approvals | | | | | |
| | 4a. SJCUD Water,Sewe | r,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. Sys | tem 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 & Tre | e Mitigation Plan | 5,000.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| To | otal Fee | | 48,350.00 | | 10,000.00 | 3,750.00 | 6,250.00 |
| | | | Total Fee | | | 6,2 | 50.00 |
| | | | | Total t | his Task | \$6,2 | 50.00 |
| Task | 06 | Bidding Service | | | | | |
| | | ŭ | Current | Prior | To-D | ate | |
| To | otal Billings | | 0.00 | 0.00 | (| 0.00 | |
| | Contract Limit | | | | 15,000 | 0.00 | |
| | Remaining | | | | 15,000 | | |
| | | | | Total t | his Task | | 0.00 |
| – – – Task | 07 | CEI Services | | | | | |
| | - | | Current | Prior | To-D | ate | |
| To | otal Billings | | 0.00 | 0.00 | _ | 0.00 | |
| | Contract Limit | | - | | 12,500 | | |
| | Remaining | | | | 12,500 | | |

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: 46
- (B) Name and address of Payee: Basham & Lucas Design Group Inc 7645 Gate Pkwy Ste 101 Jacksonville FL 32256
- (C) Amount Payable: \$13,025.00
- (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 #9014
- (E) Fund or Account and subaccount, if any, from which disbursement to be made: Series 2019 Construction Account

The undersigned hereby certifies that:

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

OR

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

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

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

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

SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT

| By: | | |
|-----|--------------------|--|
| | Authorized Officer | |

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

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

| Consulting Engineer | |
|---------------------|--|



Basham & Lucas Design Group Inc.

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

INVOICE

DATE

TERMS

DUE DATE

9014

07/20/2022

07/31/2022

Due on receipt

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

PROJECT NAME

(21-57) Palencia Amenity & CDs

| (21-57) Falcifold Amenity & ODS | | | |
|--|-----------|----------------------|------------|
| CONTRACT SERVICES | CONTRACT | DUE | AMOUNT DUE |
| Part 3: Architectural & Engineering Construction Documents | 17,800.00 | 50.00 % of 17,800.00 | 8,900.00 |
| Part 4: Interior Design Construction Documents | 5,500.00 | 75.00 % of 5,500.00 | 4,125.00 |
| 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 | \$13,025.00 |
|------------------|-------------|
| Estimate Summary | |
| Estimate 20-214 | 59,500.00 |
| Invoice 8929 | 3,889.78 |
| Invoice 8963 | 13,600.00 |
| | |

 Invoice 8851
 5,200.00

 This invoice 9014
 \$13,025.00

 Total invoiced
 35,714.78

| | | | Total this Task | 0.00 |
|------|----|----------|----------------------------------|------------|
| Task | XP | Expenses | Total this Task | 0.00 |
| | | | Invoice Total this Period | \$6,250.00 |



Sweetwater Creek

8/4/2022

Community Development District Field Operations Report



Chris Hall

FIELD OPERATIONS MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Sweetwater Creek Community Development District

Field Operations Report August 4, 2022

To: The Board of Supervisors

From: Chris Hall

Field Operations Manager

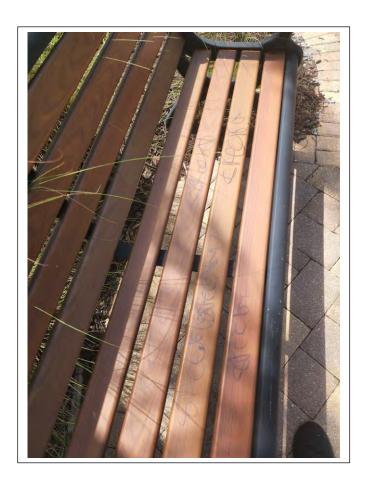
RE: Sweetwater Creek Operations Report – August 4, 2022

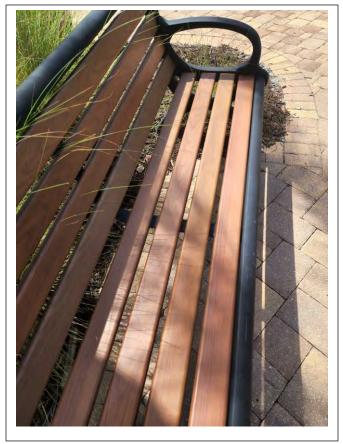
The following is a summary of items related to the field operations and maintenance management of Sweetwater Creek CDD.





• The graffiti on the shed door has been painted over.





Graffiti on the benches has been removed.



• Graffiti on the shed has been removed





Graffiti on the flag poles has been removed.

In Progress Projects





 Decorative street poles are being painted throughout the community.

In Progress Projects





Decorative street poles continued.

Future 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. They have scheduled to start between August 5 - 12

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



Action Items Report

| Action items Report | | | | | | |
|---------------------------------|-------------|----------|---|--|--|--|
| Sweetwater Creek CDD | | | | | | |
| Action Items Reported on by: | | | Chris Hall | | | |
| | | | Cheryl Graham | | | |
| • | Date | | | | | |
| Action Items | Completed | Initials | Comments | | | |
| Ensenada Park - Resurface | Jon process | | Quote from Sport Surfaces was approved - | | | |
| basketball court | | CG | Scheduled for August 5 - 12th. | | | |
| La Privade Park - Palencia Flag | | | | | | |
| was stolen. | 7/27/22 | СН | New Flag was installed. | | | |
| La Privade Park - Vandalism: | | | _ | | | |
| Shed door damaged, lots of | | | | | | |
| obscene graffiti on benches, | | | Painted over the graffiti on the shed door. | | | |
| playground, flag poles, etc. | 7/13/22 | CH | Removed all other graffiti | | | |
| Painting the decrative street | | | Prepping and painting the light pole | | | |
| light poles. | On going | СН | throughout Sweetwater. | | | |
| Exit gate stuck in the open | | | Reset the system, cleaned the battery | | | |
| position | 7/26/22 | СН | terminals. | | | |
| Pantano Vista Way lake fountain | | | Future Horizons removed fountain and | | | |
| kept tripping the breaker | 7/18/22 | СН | rebuilt it and found a problem with wires. | | | |
| | | | FWC removed nuisance alligator from | | | |
| Nuisance Alligator | 7/8/22 | СН | pond on Pantano Vista | | | |
| | | | Duval has installed one of the smart | | | |
| One (1) Smart irrigation | - /- / | | controllers and has ordered 5 more to be | | | |
| controller has been installed. | 7/7/22 | СН | installed in October. | | | |
| | | | | | | |
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BOARD OF SUPERVISORS MEETING DATES SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023

The Board of Supervisors of the Sweetwater Creek Community Development District will hold their regular meetings for Fiscal Year 2023 at 625 Palencia Club Drive, St. Augustine, FL 32095 at 4:00 p.m. on the first Thursday of each month, unless otherwise indicated as follows:

October 6, 2022 November 3, 2022 December 1, 2022 January 5, 2023 February 2, 2023 March 2, 2023 April 6, 2023 May 4, 2023 June 1, 2023 July 6, 2023 August 3, 2023 September 7, 2023