

*Sweetwater Creek
Community Development District*

Agenda

November 8, 2021

AGENDA

Sweetwater Creek

Community Development District

Meeting Agenda

Monday
November 8, 2021
4:00 p.m.

625 Palencia Club Drive
St. Augustine, FL 32095
www.SweetwaterCreekCDD.com
Call-in: 1-866-705-2554; Code 186663

- I. Roll Call
- II. Public Comment (limited to three minutes)
- III. Consideration of Resolution 2022-03, Declaring a Vacancy on the Board and Appointing a Qualified Elector to Fill the Vacancy
- IV. Approval of the Consent Agenda
 - A. Minutes of the October 7, 2021 Meeting
 - B. Financial Statements
 - C. Check Register
- V. Public Comment on Board's Intent to Terminate Child Watch Services Effective February 1, 2022
- VI. Consideration of Proposals for Irrigation Smart Controllers
- VII. Items Related to Amenity Center Renovation
 - A. Discussion on Architectural RFQ
 - B. Construction Cost Estimates for Concept Plans
- VIII. Discussion on Non-Resident User Fees
- IX. Staff Reports
 - A. Landscape Maintenance Team
 - B. District Counsel
 - C. District Engineer
 - D. Field Manager
 - 1. Memorandum
 - 2. Updates
 - 3. Pond Fountain Proposals

4. Gate System Proposals

E. District Manager

F. Amenity Facilities Manager – Monthly Report

X. Supervisor Requests / Public Comment

XI. Next Scheduled Meeting – Thursday, December 2, 2021 at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida 32095

XII. Adjournment

THIRD ORDER OF BUSINESS

RESOLUTION 2022-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE SWEETWATER CREEK COMMUNITY
DEVELOPMENT DISTRICT DECLARING A VACANCY
ON THE BOARD OF SUPERVISORS; APPOINTING A
QUALIFIED ELECTOR TO FILL A VACANCY ON THE
BOARD OF SUPERVISORS; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, the Sweetwater Creek Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, on October 7, 2021, the supervisor elected to Seat 5 resigned, leaving a vacancy in Seat 5, whose term expires in November of 2024; and

WHEREAS, pursuant to Section 190.006(4), Florida Statutes, the Board desires to declare Seat 5 vacant and fill the vacancy by appointing a Qualified Elector, as that phrase is defined in Section 190.003(17), Florida Statutes, to serve the remainder of the term; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring a vacancy in Seat 5 and appointing a Qualified Elector to fill that vacancy.

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

SECTION 1. Seat 5 on the Board of Supervisors is hereby declared vacant.

SECTION 2. The following vacant seat is hereby filled by the Qualified Elector designated below:

Seat # 5 _____, whose term ends November, 2024

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 8th day of November, 2021.

ATTEST:

**SWEETWATER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Print Name:_____

Chairperson

FOURTH ORDER OF BUSINESS

A.

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

The regular meeting of the Board of Supervisors of the Sweetwater Creek Community Development District was held on Thursday, **October 7, 2021** at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida.

Present and constituting a quorum were:

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

Also present were:

Ernesto Torres	District Manager, GMS
Jennifer Kilinski	KE Law
Lauren Gentry	KE Law
Erin Gunia	Amenity Manager
Paul Hutchinson	District Engineer
Alison Mossing	RMS
Jerry Lambert	RMS
Jordan Tyndall	
Cheryl Graham	RMS

The following is a summary of the minutes and actions taken at the October 7, 2021 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

There were no public comments.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

A. Minutes of the September 2, 2021 Meeting

Mr. Lisotta presented the September 2, 2021 meeting minutes and asked for any comments or corrections from the Board. Mr. Usina noted his name was misspelled in several areas.

B. Financial Statements

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

C. Check Register

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

D. Ratification of ETM Work Authorization No. 9 for a Limited Topographic/Tree Survey

Mr. Lisotta noted this was a problem in the back of homes with drainage. District Engineer has been requested to do survey.

E. Ratification of Field Operations Management Services Agreement with Riverside Management Services, Inc.

Mr. Lisotta noted this is a revised trial period. The Board had no comments.

F. Ratification of Engagement Letter with McDirmit Davis for the Fiscal Year 2021 Audit

Mr. Lisotta presented the engagement letter for approval of McDirmit Davis to complete the Fiscal Year 2021 Audit.

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

FOURTH ORDER OF BUSINESS

Engineer Report of Survey for Areas

**This item was taken out of order*

Mr. Hutchinson reviewed the survey that identified all the CDD owned lands. He expanded on the specific areas and what would be allowed on these areas. After discussion, the Board decided to review further at a later meeting.

FIFTH ORDER OF BUSINESS

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

**This item was not discussed.*

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Geotechnical Road Inspection

Mr. Hutchinson summarized Phase 1 and the road inspection. No action was taken.

SIXTH ORDER OF BUSINESS

Discussion on Architectural RFQ

It was noted that no RFQs were received, and Ms. Kilinski added the Board had the options of going back out and placing an ad, being more aggressive in reaching an architectural service, or to go to direct contacting. Several others architectural services were mentioned. No action was taken.

SEVENTH ORDER OF BUSINESS

Consideration of Amended/Restated Interlocal Agreement

Ms. Kilinski reviewed the Interlocal Agreement issues of 2014. It was noted that Marshall Creek is maintaining outside the fitness center and Sweetwater pays them to maintain.

On MOTION by Mr. Usina, seconded by Mr. Handler, with all in favor, the Restated Interlocal Agreement as amended, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of ETM Work Authorization No. 10 to Update the Engineer's Report

It was stated this was an update to the Engineer's report recently submitted for the bond issuance. This will allow the renovation of the fitness center not to exceed \$2500.

On MOTION by Mr. Usina, seconded by Mr. Handler, with all in favor, the ETM Work Authorization No. 10 to Update the Engineer's Report, was approved.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2022-01,
Approving Waiver of Rule 1.3 of the District
Rules of Procedure**

Ms. Kilinski explained the current rules and procedures provide that all regular meetings are required by statute to have notice of all meetings. This resolution allows the Board to rely on the annual meeting schedule that has been published, with all additional meeting to be advertised. It was noted that a rescheduled meeting would need a notice.

On MOTION by Mr. Handler, seconded by Mr. Usina, with all in favor, Resolution 2022-01 Approving Waiver of Rule 1.3 of the District Rules of Procedure, was approved.

TENTH ORDER OF BUSINESS

Discussion on Non-Resident User Fees

Mr. Torres stated this topic will be covered at the next meeting.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2022-02,
Approving Change of Designating Registered
Agent and Registered Office**

Ms. Kilinski stated that Hopping Green and Sams will change the registered agent to the District Manager's office.

On MOTION by Mr. Usina, seconded by Mr. Lisotta, with all in favor, Resolution 2022-02, Approving the Change of Designating Registered Agent and Register Office, was approved.

TWELTH ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance Team

A representative from Duval Landscaping was present at the meeting. It was noted they had started maps of the property to show details of their services. Irrigation services were also discussed.

B. District Counsel – Stormwater Management Memo

Ms. Kilinski explained the storm water management requirements as stated in the memo and further reports will be shared with Board. Costs were mentioned as a concern. Ms. Kilinski introduced her colleague, Lauren Gentry, to the Board. She also updated the Board on Lennar improvements and costs.

C. District Engineer – Discussion of Land Survey Results

There were no further updates.

D. Field Manager – Memorandum

Mr. Lambert had no further updates. Discussion ensued on the video incidents and if the license plates were captured.

E. District Manager

Mr. Torres noted he was working with the Chair on the damages reported on 219 Oleta Way. He will also work with counsel to retrieve any reimbursements on the damages for the resident.

F. Amenity Facilities Manager – Monthly Report

Ms. Gunia gave a report to the Board that included pool resurfacing costs, expansion project, and the child watch ages tracking that is being completed. It was noted this will be discussed at the next meeting.

THIRTEENTH ORDER OF BUSINESS Supervisor Requests/Public Comment

Resident Comments:

- A comment was made about landscaping concerns. Mr. Lambert commented on his recent tour of the property and concerns he noted to address.
- Another comment was made about the Reserve Study and the funds needed for all issues. Resident Smith commented on the study of the playground area he had completed. It was
- asked that he share that with the Board via email.

Supervisor Comments:

- Supervisor Lisotta commented that child watch was less than 1% of the budget.
- A Supervisor asked for a timeline on construction.
- Supervisor Scott McNary asked that the Board accept his resignation from his position on the Board.

On MOTION by Mr. Lisotta, seconded by Mr. Usina, with all in favor, the Resignation of Supervisor Scott McNary, was approved.

**FOURTEENTH ORDER OF BUSINESS Next Scheduled Meetings – Thursday,
November 8, 2021 at 4:00 p.m. at 625 Palencia
Club Drive, St. Augustine, Florida 32095**

Mr. Lisotta stated next Board of Supervisors meeting on Thursday, November 8, 2021 at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida 32095. This is a change due to attendance and needing a quorum.

FIFTEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Sweetwater Creek
Community Development District

Unaudited Financial Reporting
September 30, 2021



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Sweetwater Creek
Community Development District
Balance Sheet
September 30, 2021

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash:					
Cash - Operating Account	\$ 276,042	\$ -	\$ 160,999	\$ -	\$ 437,041
Cash - Amenity Account	\$ 77,836	\$ -	\$ -	\$ -	\$ 77,836
Cash - Debit Card Account	\$ 2,222	\$ -	\$ -	\$ -	\$ 2,222
Investments:					
Series 2019					
Reserve - A-1	\$ -	\$ 133,070	\$ -	\$ -	\$ 133,070
Reserve - A-2	\$ -	\$ 111,488	\$ -	\$ -	\$ 111,488
Revenue	\$ -	\$ 170,513	\$ -	\$ -	\$ 170,513
Prepayment	\$ -	\$ 17,227	\$ -	\$ -	\$ 17,227
Construction	\$ -	\$ -	\$ -	\$ 1,249,616	\$ 1,249,616
Prepaid Expenses	\$ 40,655	\$ -	\$ -	\$ -	\$ 40,655
Investment SBA GF	\$ 300,157	\$ -	\$ -	\$ -	\$ 300,157
Investment - Custody	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
Assessment Receivable	\$ 13,455	\$ 7,101	\$ -	\$ -	\$ 20,556
Due from Other	\$ 667	\$ -	\$ -	\$ -	\$ 667
Total Assets	\$ 721,034	\$ 439,398	\$ 160,999	\$ 1,249,616	\$ 2,571,047
Liabilities:					
Accounts Payable	\$ 147,758	\$ -	\$ 1,733	\$ -	\$ 149,491
Accrued Expenses	\$ 31,091	\$ -	\$ -	\$ -	\$ 31,091
Total Liabilities	\$ 178,849	\$ -	\$ 1,733	\$ -	\$ 180,582
Fund Balances:					
Assigned For Debt Service	\$ -	\$ 439,398	\$ -	\$ -	\$ 439,398
Assigned For Capital Reserves	\$ -	\$ -	\$ 159,266	\$ -	\$ 159,266
Assigned For Capital Projects	\$ -	\$ -	\$ -	\$ 1,249,616	\$ 1,249,616
Unassigned	\$ 542,186	\$ -	\$ -	\$ -	\$ 542,186
Total Fund Balances	\$ 542,186	\$ 439,398	\$ 159,266	\$ 1,249,616	\$ 2,390,465
Total Liabilities & Fund Equity	\$ 721,034	\$ 439,398	\$ 160,999	\$ 1,249,616	\$ 2,571,047

Sweetwater Creek
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/21	Thru 09/30/21	Variance
<u>Revenues:</u>				
Assessments	\$ 1,423,886	\$ 1,423,886	\$ 1,440,906	\$ 17,020
Fitness Center Revenue	\$ 13,875	\$ 13,875	\$ (751)	\$ (14,626)
Cost Sharing - Marshall Creek Revenue	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 157	\$ 157
Miscellaneous Revenues	\$ -	\$ -	\$ 1,500	\$ 1,500
Total Revenues	\$ 1,437,761	\$ 1,437,761	\$ 1,441,813	\$ 4,052
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 12,800	\$ (800)
Engineering Fees	\$ 10,000	\$ 10,000	\$ 22,489	\$ (12,489)
District Counsel	\$ 30,000	\$ 30,000	\$ 49,523	\$ (19,523)
Audit Fees	\$ 5,000	\$ 5,000	\$ 3,700	\$ 1,300
Arbitrage	\$ 500	\$ 500	\$ -	\$ 500
Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Dissemination	\$ 5,000	\$ 5,000	\$ 5,000	\$ (0)
Trustee Fees	\$ 5,000	\$ 5,000	\$ 3,997	\$ 1,003
District Management Fees	\$ 40,000	\$ 40,000	\$ 40,000	\$ -
Telephone	\$ 250	\$ 250	\$ 81	\$ 169
Postage	\$ 3,050	\$ 3,050	\$ 2,226	\$ 824
Public Official Insurance	\$ 3,849	\$ 3,849	\$ 3,926	\$ (77)
Copies	\$ 1,000	\$ 1,000	\$ 759	\$ 241
Miscellaneous	\$ 1,500	\$ 1,500	\$ 1,676	\$ (176)
Legal Advertising	\$ 2,700	\$ 2,700	\$ 1,815	\$ 885
Information Technology	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 126,024	\$ 126,024	\$ 154,168	\$ (28,144)
<u>Operation and Maintenance</u>				
Electric	\$ 55,000	\$ 55,000	\$ 67,105	\$ (12,105)
Field Management Fees	\$ 20,000	\$ 20,000	\$ 27,000	\$ (7,000)
General Insurance	\$ 5,185	\$ 5,185	\$ 4,950	\$ 235
Landscape Maintenance	\$ 205,000	\$ 205,000	\$ 201,190	\$ 3,810
Landscape Improvements	\$ 125,000	\$ 125,000	\$ 98,028	\$ 26,972
Lake Maintenance	\$ 20,921	\$ 20,921	\$ 18,456	\$ 2,465
Fountain Maintenance	\$ 1,500	\$ 1,500	\$ -	\$ 1,500
Irrigation Repairs & Maintenance	\$ 17,045	\$ 17,045	\$ 60,787	\$ (43,742)
Storm Clean-Up	\$ 2,000	\$ 2,000	\$ -	\$ 2,000
Field Repairs & Maintenance	\$ 23,500	\$ 23,500	\$ 31,285	\$ (7,785)
Tree Removals	\$ 10,000	\$ 10,000	\$ 9,565	\$ 435
Streetlight Repairs	\$ 2,250	\$ 2,250	\$ 466	\$ 1,784
Signage Repairs	\$ 1,500	\$ 1,500	\$ 266	\$ 1,234
Holiday Decoration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Miscellaneous Field Supplies	\$ 4,250	\$ 4,250	\$ 3,249	\$ 1,001
Total Field Operations:	\$ 498,151	\$ 498,151	\$ 522,347	\$ (24,196)

Sweetwater Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending September 30, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/21	Thru 09/30/21	Variance
Amenities				
Administrative:				
Property & Casualty Insurance	\$ 18,000	\$ 18,000	\$ 21,094	\$ (3,094)
Payroll - Salaried	\$ 109,543	\$ 109,543	\$ 107,874	\$ 1,669
Payroll - Hourly	\$ 77,214	\$ 77,214	\$ 75,545	\$ 1,669
Payroll - Benefits	\$ 30,807	\$ 30,807	\$ 29,137	\$ 1,670
Payroll Taxes	\$ 17,853	\$ 17,853	\$ 16,184	\$ 1,669
Professional Services - Engineering	\$ 49,001	\$ 49,001	\$ 47,332	\$ 1,669
Professional Services - Information Technology	\$ 1,800	\$ 1,800	\$ 131	\$ 1,669
Travel & Per Diem	\$ 250	\$ 250	\$ 23	\$ 227
Training	\$ 200	\$ 200	\$ -	\$ 200
Licenses & Permits	\$ 400	\$ 400	\$ 45	\$ 355
Subscriptions & Memberships	\$ 500	\$ 500	\$ 323	\$ 177
Office Supplies	\$ 3,500	\$ 3,500	\$ 2,205	\$ 1,295
Office Equipment	\$ 2,000	\$ 2,000	\$ 317	\$ 1,683
Communication - Telephone/Internet/TV	\$ 10,000	\$ 10,000	\$ 9,256	\$ 744
Internet/Telephone - Guard House	\$ 3,600	\$ 3,600	\$ 3,566	\$ 34
Cost Share Expense - Marshall Creek	\$ 63,453	\$ 63,453	\$ 40,713	\$ 22,740
Field:				
General Utilities	\$ 83,000	\$ 83,000	\$ 59,372	\$ 23,628
Refuse Removal	\$ 3,000	\$ 3,000	\$ 2,956	\$ 44
Security	\$ 64,848	\$ 64,848	\$ 64,619	\$ 229
Janitorial Services	\$ 16,000	\$ 16,000	\$ 14,331	\$ 1,669
Operating Supplies - Spa & Paper	\$ 4,500	\$ 4,500	\$ 3,044	\$ 1,456
Operating Supplies - Uniforms	\$ 500	\$ 500	\$ 244	\$ 256
Cleaning Supplies	\$ 10,000	\$ 10,000	\$ 11,364	\$ (1,364)
Amenity Landscape Maintenance & Improvements	\$ 24,000	\$ 24,000	\$ 24,000	\$ -
Gate Repairs & Maintenance	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
Guardhouse Maintenance	\$ 2,500	\$ 2,500	\$ 372	\$ 2,128
Dog Park Repairs & Maintenance	\$ 3,650	\$ 3,650	\$ 144	\$ 3,506
Park Mulch	\$ 1,500	\$ 1,500	\$ -	\$ 1,500
Playground Repairs & Maintenance	\$ 2,500	\$ 2,500	\$ 2,988	\$ (488)
Miscellaneous	\$ 1,000	\$ 1,000	\$ 374	\$ 626
Buildings Repairs & Maintenance	\$ 10,000	\$ 10,000	\$ 10,349	\$ (349)
Pest Control	\$ 2,500	\$ 2,500	\$ 2,004	\$ 496
Pools Maintenance - Contract	\$ 12,500	\$ 12,500	\$ 13,734	\$ (1,234)
Pools Repairs & Maintenance	\$ 44,495	\$ 44,495	\$ 6,935	\$ 37,560
Pools Chemicals	\$ 6,250	\$ 6,250	\$ 1,590	\$ 4,660
Signage & Amenity Repairs	\$ -	\$ -	\$ 450	\$ (450)
Special Events	\$ 20,000	\$ 20,000	\$ 1,913	\$ 18,087
Fitness:				
Professional Services - Outside Fitness	\$ 52,872	\$ 52,872	\$ 51,203	\$ 1,669
Fitness Equipment Repairs & Maintenance	\$ 5,000	\$ 5,000	\$ 3,952	\$ 1,048
Fitness Equipment Rental	\$ 32,000	\$ 32,000	\$ 31,454	\$ 546
Miniature Golf Course Maintenance	\$ 750	\$ 750	\$ -	\$ 750
Miscellaneous Fitness Supplies	\$ 4,500	\$ 4,500	\$ 3,220	\$ 1,280
Capital Outlay - Machinery & Equipment	\$ 5,500	\$ 5,500	\$ 2,390	\$ 3,110
Total Amenities	\$ 803,986	\$ 803,986	\$ 666,749	\$ 137,237
Reserves				
Capital Reserve Transfer	\$ 45,000	\$ 45,000	\$ 45,000	\$ -
Total Reserves	\$ 45,000	\$ 45,000	\$ 45,000	\$ -
Total Expenditures	\$ 1,473,161	\$ 1,473,161	\$ 1,388,263	\$ 84,898
Excess Revenues (Expenditures)	\$ (35,400)		\$ 53,549	
Fund Balance - Beginning	\$ 35,400		\$ 488,636	
Fund Balance - Ending	\$ -		\$ 542,186	

Sweetwater Creek

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending September 30, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/21	Thru 09/30/21	Variance
Revenues:				
Special Assessments	\$ 755,838	\$ 755,838	\$ 760,429	\$ 4,591
Prepayments	\$ -	\$ -	\$ 66,143	\$ 66,143
Interest	\$ -	\$ -	\$ 27	\$ 27
Total Revenues	\$ 755,838	\$ 755,838	\$ 826,599	\$ 70,761
Expenditures:				
Series 2019 - A1				
Interest - 11/01	\$ 97,219	\$ 97,219	\$ 97,022	\$ 197
Special Call - 11/01	\$ -	\$ -	\$ 40,000	\$ (40,000)
Interest - 05/01	\$ 97,219	\$ 97,219	\$ 96,431	\$ 787
Principal - 05/01	\$ 340,000	\$ 340,000	\$ 340,000	\$ -
Special Call - 05/01	\$ -	\$ -	\$ 40,000	\$ (40,000)
Series 2019 - A2				
Interest - 11/01	\$ 54,425	\$ 54,425	\$ 54,225	\$ 200
Special Call - 11/1	\$ -	\$ -	\$ 15,000	\$ (15,000)
Interest - 05/01	\$ 54,425	\$ 54,425	\$ 53,925	\$ 500
Principal - 05/01	\$ 115,000	\$ 115,000	\$ 115,000	\$ -
Special Call - 05/01	\$ -	\$ -	\$ 15,000	\$ (15,000)
Total Expenditures	\$ 758,288	\$ 758,288	\$ 866,603	\$ (108,316)
Other Sources/(Uses)				
Transfer In	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (2,450)		\$ (40,004)	
Fund Balance - Beginning	\$ 224,257		\$ 479,402	
Fund Balance - Ending	\$ 221,807		\$ 439,398	

Sweetwater Creek

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending September 30, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/21	Thru 09/30/21	Variance
Revenues:				
Cost Share - Marshal Creek	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ -	\$ -	\$ 100	\$ 100
Total Revenues	\$ -	\$ -	\$ 100	\$ 100
Expenditures:				
Capital Outlay	\$ 40,000	\$ 40,000	\$ 1,733	\$ 38,267
Repair and Maintenance	\$ -	\$ -	\$ 2,670	\$ (2,670)
Other Current Charges	\$ -	\$ -	\$ 1,021	\$ (1,021)
Total Expenditures	\$ 40,000	\$ 40,000	\$ 5,424	\$ 34,576
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 45,000	\$ 45,000	\$ 45,000	\$ -
Total Other Financing Sources (Uses)	\$ 45,000	\$ 45,000	\$ 45,000	\$ -
Excess Revenues (Expenditures)	\$ 5,000		\$ 39,676	
Fund Balance - Beginning	\$ 119,720		\$ 119,590	
Fund Balance - Ending	\$ 124,720		\$ 159,266	

Sweetwater Creek

Community Development District Capital Projects Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending September 30, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/21	Thru 09/30/21	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 64	\$ 64
Total Revenues	\$ -	\$ -	\$ 64	\$ 64
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 73,609	\$ (73,609)
Total Expenditures	\$ -	\$ -	\$ 73,609	\$ (73,609)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ (73,545)	
Fund Balance - Beginning	\$ -		\$ 1,323,160	
Fund Balance - Ending	\$ -		\$ 1,249,616	

Sweetwater Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments	\$ -	\$ 193,650	\$ 451,270	\$ 690,064	\$ 45,658	\$ 14,088	\$ 16,071	\$ -	\$ 16,651	\$ -	\$ -	\$ -	\$ 1,427,451
Fitness Center Revenue	\$ -	\$ -	\$ -	\$ (71)	\$ (705)	\$ -	\$ -	\$ -	\$ 115	\$ 160	\$ -	\$ 150	\$ (751)
Cost Sharing - Marshall Creek Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8	\$ 28	\$ 24	\$ 50	\$ 26	\$ 22	\$ 157
Miscellaneous Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ 1,500
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
													\$ -
Total Revenues	\$ -	\$ 193,650	\$ 451,270	\$ 689,593	\$ 44,953	\$ 14,088	\$ 16,079	\$ 28	\$ 18,290	\$ 210	\$ 26	\$ 172	\$ 1,428,358
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 2,000	\$ 800	\$ 2,000	\$ 1,000	\$ 1,000	\$ 12,800
Engineering Fees	\$ 279	\$ 279	\$ 331	\$ 2,171	\$ -	\$ -	\$ 291	\$ 679	\$ 1,610	\$ 2,059	\$ 5,520	\$ 9,269	\$ 22,489
District Counsel	\$ 1,319	\$ 1,996	\$ 2,118	\$ 3,018	\$ 4,282	\$ 6,078	\$ 3,992	\$ 3,320	\$ 6,899	\$ -	\$ 3,863	\$ 12,640	\$ 49,523
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,700	\$ -	\$ -	\$ 3,700
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 5,000
Trustee Fees	\$ 3,143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 855	\$ 3,997
District Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 40,000
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81	\$ -	\$ -	\$ 81
Postage	\$ 1,413	\$ 24	\$ 250	\$ 22	\$ 38	\$ 29	\$ 9	\$ 6	\$ 15	\$ 414	\$ -	\$ 6	\$ 2,226
Public Official Insurance	\$ 3,674	\$ 252	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,926
Copies	\$ -	\$ 1	\$ -	\$ 5	\$ 7	\$ 66	\$ -	\$ -	\$ 118	\$ 562	\$ -	\$ -	\$ 759
Miscellaneous	\$ 256	\$ 253	\$ 3	\$ 6	\$ 97	\$ 6	\$ 350	\$ 313	\$ 59	\$ 21	\$ 313	\$ -	\$ 1,676
Legal Advertising	\$ 494	\$ 278	\$ 144	\$ -	\$ -	\$ -	\$ 191	\$ 211	\$ -	\$ -	\$ 99	\$ 399	\$ 1,815
Information Technology	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 1,000
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 19,585	\$ 7,916	\$ 7,679	\$ 10,055	\$ 9,256	\$ 11,013	\$ 9,665	\$ 10,362	\$ 13,335	\$ 12,671	\$ 14,627	\$ 28,002	\$ 154,168
Operation and Maintenance													
Electric	\$ 5,104	\$ 4,942	\$ 4,866	\$ 5,055	\$ 4,911	\$ 4,796	\$ 5,007	\$ 5,273	\$ 5,335	\$ 5,311	\$ 11,027	\$ 5,480	\$ 67,105
Field Management Fees	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 1,667	\$ 4,000	\$ 4,000	\$ 4,000	\$ 27,000
General Insurance	\$ 4,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,950
Landscape Maintenance	\$ 16,766	\$ 16,766	\$ 16,766	\$ 16,766	\$ 16,766	\$ 16,766	\$ 16,766	\$ 16,766	\$ 16,766	\$ 16,766	\$ 16,766	\$ 16,766	\$ 201,190
Landscape Improvements	\$ 1,755	\$ -	\$ -	\$ -	\$ 6,041	\$ -	\$ -	\$ 49,866	\$ 955	\$ -	\$ -	\$ 39,410	\$ 98,028
Lake Maintenance	\$ 1,538	\$ 1,538	\$ 1,538	\$ 1,538	\$ 1,538	\$ 1,538	\$ 1,538	\$ 1,538	\$ 1,538	\$ 1,538	\$ 1,538	\$ 1,538	\$ 18,456
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs & Maintenance	\$ 6,729	\$ 4,380	\$ 3,014	\$ 2,858	\$ 2,285	\$ 2,612	\$ 1,852	\$ 6,154	\$ 4,723	\$ -	\$ 18,188	\$ 7,993	\$ 60,787
Storm Clean-Up	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Repairs & Maintenance	\$ 3,029	\$ 1,118	\$ 9,190	\$ 2,370	\$ 2,828	\$ 1,148	\$ 1,477	\$ 1,329	\$ 1,710	\$ 4,139	\$ 1,420	\$ 1,526	\$ 31,285
Tree Removals	\$ -	\$ 3,105	\$ 2,305	\$ 1,107	\$ -	\$ 1,800	\$ 558	\$ -	\$ -	\$ -	\$ 690	\$ -	\$ 9,565
Streetlight Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 466	\$ 466
Signage Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 266	\$ 266
Holiday Decoration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Field Supplies	\$ -	\$ 994	\$ -	\$ 97	\$ -	\$ -	\$ -	\$ 1,974	\$ -	\$ 146	\$ 37	\$ -	\$ 3,249
Total Field Operations:	\$ 41,537	\$ 34,510	\$ 39,345	\$ 31,457	\$ 36,035	\$ 30,327	\$ 28,864	\$ 84,567	\$ 32,694	\$ 31,901	\$ 53,665	\$ 77,444	\$ 522,347

Sweetwater Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenities													
Administrative:													
Property & Casualty Insurance	\$ 21,094	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	21,094
Payroll - Salaried	\$ 8,989	\$ 8,989	\$ 8,989	\$ 8,989	\$ 8,989	\$ 8,989	\$ 8,989	\$ 8,989	\$ 8,989	\$ 8,989	\$ 8,989	\$ 8,989	107,874
Payroll - Hourly	\$ 6,295	\$ 6,295	\$ 6,295	\$ 6,295	\$ 6,295	\$ 6,295	\$ 6,295	\$ 6,295	\$ 6,295	\$ 6,295	\$ 6,295	\$ 6,295	75,545
Payroll - Benefits	\$ 2,428	\$ 2,428	\$ 2,428	\$ 2,428	\$ 2,428	\$ 2,428	\$ 2,428	\$ 2,428	\$ 2,428	\$ 2,428	\$ 2,428	\$ 2,428	29,137
Payroll Taxes	\$ 1,349	\$ 1,349	\$ 1,349	\$ 1,349	\$ 1,349	\$ 1,349	\$ 1,349	\$ 1,349	\$ 1,349	\$ 1,349	\$ 1,349	\$ 1,349	16,184
Professional Services - Engineering	\$ 3,944	\$ 3,944	\$ 3,944	\$ 3,944	\$ 3,944	\$ 3,944	\$ 3,944	\$ 3,944	\$ 3,944	\$ 3,944	\$ 3,944	\$ 3,944	47,332
Professional Services - Information Technology	\$ 11	\$ 11	\$ 11	\$ 11	\$ 11	\$ 11	\$ 11	\$ 11	\$ 11	\$ 11	\$ 11	\$ 11	131
Travel & Per Diem	\$ -	\$ 23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	23
Training	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Licenses & Permits	\$ 25	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10	\$ -	\$ -	\$ -	\$ -	45
Subscriptions & Memberships	\$ 27	\$ 27	\$ 27	\$ 27	\$ 27	\$ 27	\$ 27	\$ 27	\$ 27	\$ 27	\$ 27	\$ 27	323
Office Supplies	\$ 75	\$ -	\$ 335	\$ 17	\$ 37	\$ 474	\$ 106	\$ 25	\$ 129	\$ -	\$ 263	\$ 743	2,205
Office Equipment	\$ -	\$ -	\$ -	\$ 64	\$ 253	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	317
Communication - Telephone/Internet/TV	\$ 728	\$ 866	\$ 728	\$ 715	\$ 828	\$ 784	\$ 724	\$ 724	\$ 717	\$ 782	\$ 722	\$ 936	9,256
Internet/Telephone - Guard House	\$ 302	\$ 302	\$ 302	\$ 303	\$ 203	\$ 308	\$ 308	\$ 308	\$ 308	\$ 307	\$ 307	\$ 307	3,566
Cost Share Expense - Marshall Creek	\$ -	\$ -	\$ -	\$ -	\$ 40,713	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	40,713
Field:													
General Utilities	\$ 3,518	\$ 3,596	\$ 4,574	\$ 5,549	\$ 8,154	\$ 6,833	\$ 6,168	\$ 3,811	\$ 4,917	\$ 3,953	\$ 4,184	\$ 4,115	59,372
Refuse Removal	\$ 202	\$ 202	\$ 202	\$ 348	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	2,956
Security	\$ 5,404	\$ -	\$ 5,404	\$ 5,404	\$ 5,404	\$ 5,404	\$ 5,404	\$ 5,404	\$ 7,900	\$ 5,500	\$ 6,676	\$ 6,712	64,619
Janitorial Services	\$ 1,194	\$ 1,194	\$ 1,194	\$ 1,194	\$ 1,194	\$ 1,194	\$ 1,194	\$ 1,194	\$ 1,194	\$ 1,194	\$ 1,194	\$ 1,194	14,331
Operating Supplies - Spa & Paper	\$ 181	\$ 128	\$ 84	\$ 226	\$ 143	\$ 88	\$ 341	\$ 958	\$ 111	\$ 316	\$ 177	\$ 291	3,044
Operating Supplies - Uniforms	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 244	\$ -	\$ -	\$ -	\$ -	\$ -	244
Cleaning Supplies	\$ 449	\$ 1,786	\$ 231	\$ 1,336	\$ 1,095	\$ 1,232	\$ 499	\$ 1,581	\$ 35	\$ 104	\$ 1,833	\$ 1,184	11,364
Amenity Landscape Maintenance & Improvements	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	24,000
Gate Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Guardhouse Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245	\$ 127	\$ -	372
Dog Park Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 144	\$ -	\$ -	\$ -	\$ -	\$ -	144
Park Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Playground Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 965	\$ 2,022	2,988
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7	\$ -	\$ -	\$ 367	374
Buildings Repairs & Maintenance	\$ 1,528	\$ 18	\$ 42	\$ 177	\$ 182	\$ -	\$ 7,795	\$ 260	\$ -	\$ 89	\$ 235	\$ 23	10,349
Pest Control	\$ 65	\$ 65	\$ 65	\$ 68	\$ 468	\$ 68	\$ 68	\$ 68	\$ 68	\$ 68	\$ 68	\$ 863	2,004
Pools Maintenance - Contract	\$ 1,129	\$ 1,129	\$ 1,264	\$ 1,264	\$ 1,264	\$ 1,129	\$ 909	\$ 1,129	\$ 1,129	\$ 1,129	\$ 1,129	\$ 1,129	13,734
Pools Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 766	\$ 94	\$ 1,008	\$ 136	\$ -	\$ 4,562	\$ 369	6,935
Pools Chemicals	\$ -	\$ -	\$ 612	\$ -	\$ 589	\$ -	\$ -	\$ 389	\$ -	\$ -	\$ -	\$ -	1,590
Signage & Amenity Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	450
Special Events	\$ 53	\$ 551	\$ -	\$ 1,175	\$ -	\$ 135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,913
Fitness:													
Professional Services - Outside Fitness	\$ 4,267	\$ 4,267	\$ 4,267	\$ 4,267	\$ 4,267	\$ 4,267	\$ 4,267	\$ 4,267	\$ 4,267	\$ 4,267	\$ 4,267	\$ 4,267	51,203
Fitness Equipment Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 428	\$ 667	\$ 487	\$ 260	\$ 2,110	3,952
Fitness Equipment Rental	\$ 2,621	\$ 2,621	\$ 2,621	\$ 2,621	\$ 2,621	\$ 2,621	\$ 2,621	\$ 2,621	\$ 2,621	\$ 2,621	\$ 2,621	\$ 2,621	31,454
Miniature Golf Course Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Miscellaneous Fitness Supplies	\$ -	\$ 500	\$ -	\$ 204	\$ 2,115	\$ 110	\$ 51	\$ 240	\$ -	\$ -	\$ -	\$ -	3,220
Capital Outlay - Machinery & Equipment	\$ 589	\$ 452	\$ -	\$ 1,083	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 266	\$ -	2,390
Total Amenities	\$ 68,469	\$ 42,754	\$ 46,970	\$ 51,060	\$ 94,825	\$ 50,707	\$ 56,685	\$ 49,331	\$ 49,891	\$ 46,357	\$ 55,151	\$ 54,548	\$ 666,749
Reserves													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	45,000
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000
Total Expenditures	\$ 129,591	\$ 85,180	\$ 93,995	\$ 92,572	\$ 140,117	\$ 137,046	\$ 95,214	\$ 144,261	\$ 95,920	\$ 90,928	\$ 123,444	\$ 159,995	\$ 1,388,263
Excess Revenues (Expenditures)	\$ (129,591)	\$ 108,470	\$ 357,275	\$ 597,021	\$ (95,164)	\$ (122,958)	\$ (79,136)	\$ (144,233)	\$ (77,630)	\$ (90,719)	\$ (123,418)	\$ (159,823)	\$ 40,094

Sweetwater Creek

Community Development District

Long Term Debt Report

SERIES 2019A-1, SPECIAL ASSESSMENT REVENUE BONDS	
INTEREST RATES:	2.000%, 2.125%, 2.250%, 2.375%, 2.500%, 2.950%, 3.170%
MATURITY DATE:	5/1/2038
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$133,070
RESERVE FUND BALANCE	\$133,070
BONDS OUTSTANDING - 07/30/19	\$7,825,000
LESS: MAY 1, 2020	(\$330,000)
LESS: MAY 1, 2020 (SPECIAL CALL)	(\$15,000)
LESS: NOV 1, 2020 (SPECIAL CALL)	(\$40,000)
LESS: MAY 1, 2021	(\$340,000)
LESS: MAY 1, 2021 (SPECIAL CALL)	(\$40,000)
CURRENT BONDS OUTSTANDING	\$7,060,000

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	\$111,488
BONDS OUTSTANDING - 07/30/19	\$2,980,000
LESS: MAY 1, 2020	(\$110,000)
LESS: MAY 1, 2020 (SPECIAL CALL)	(\$10,000)
LESS: NOV 1, 2020 (SPECIAL CALL)	(\$15,000)
LESS: MAY 1, 2021	(\$115,000)
LESS: MAY 1, 2021 (SPECIAL CALL)	(\$15,000)
CURRENT BONDS OUTSTANDING	\$2,715,000

Sweetwater Creek
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2021

Gross Assessments \$ 1,514,771.83 \$ 799,410.84 \$ 2,314,182.67
Net Assessments \$ 1,423,885.52 \$ 751,446.19 \$ 2,175,331.71

ON ROLL ASSESSMENTS

65.46% 34.54% 100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2019 Debt Service</i>	<i>Total</i>
11/2/20	1	\$23,988.86	(\$454.59)	(\$1,259.39)	\$0.00	\$22,274.88	\$14,580.25	\$7,694.63	\$22,274.88
11/12/20	2	\$118,783.63	(\$2,280.65)	(\$4,751.37)	\$0.00	\$111,751.61	\$73,148.15	\$38,603.46	\$111,751.61
11/24/20	3	\$172,003.43	(\$3,302.47)	(\$6,880.14)	\$0.00	\$161,820.82	\$105,921.47	\$55,899.35	\$161,820.82
12/04/20	4	\$381,991.42	(\$7,334.24)	(\$15,279.61)	\$0.00	\$359,377.57	\$235,234.25	\$124,143.32	\$359,377.57
12/16/20	5	\$350,664.36	(\$6,735.66)	(\$13,881.61)	\$0.00	\$330,047.09	\$216,035.68	\$114,011.41	\$330,047.09
01/11/21	6	\$1,120,490.36	(\$21,513.42)	(\$44,819.34)	\$0.00	\$1,054,157.60	\$690,009.59	\$364,148.01	\$1,054,157.60
01/19/21	Interest 1	\$82.56	\$0.00	\$0.00	\$0.00	\$82.56	\$54.04	\$28.52	\$82.56
02/22/21	7	\$73,228.84	(\$1,423.54)	(\$2,051.77)	\$0.00	\$69,753.53	\$45,657.88	\$24,095.65	\$69,753.53
03/11/21	8	\$22,309.80	(\$439.25)	(\$347.11)	\$0.00	\$21,523.44	\$14,088.39	\$7,435.05	\$21,523.44
04/08/21	Interest 2	\$17.90	\$0.00	\$0.00	\$0.00	\$17.90	\$11.72	\$6.18	\$17.90
04/13/21	9	\$25,034.86	(\$500.70)	\$0.00	\$0.00	\$24,534.16	\$16,059.08	\$8,475.08	\$24,534.16
06/15/21	10	\$25,687.11	(\$519.15)	\$270.16	\$0.00	\$25,438.12	\$16,650.78	\$8,787.34	\$25,438.12
10/28/21	Excess Fees	\$20,555.91	\$0.00	\$0.00	\$0.00	\$20,555.91	\$13,455.08	\$7,100.83	\$20,555.91
TOTAL		\$ 2,334,839.04	\$ (44,503.67)	\$ (89,000.18)	\$ -	\$ 2,201,335.19	\$ 1,440,906.36	\$ 760,428.83	\$ 2,201,335.19

101%	Net Percent Collected
\$ (26,003.48)	Balance Remaining to Collect

**SWEETWATER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Revenue Bonds, Series 2019

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2020				
11/15/19	1	England Thims & Miller	Invoices: 191327, 191598, 191935 - Traffic Study & Certification Package	\$ 8,032.00
11/15/19	2	East Coast Wells & Pump Service	Invoice: 34301 - Replaced Irrigation Pump	\$ 4,293.70
1/3/20	3	Performance Painting Contractors, Inc.	Invoice: 9579 - Mobilization	\$ 8,090.00
1/3/20	4	AC Concrete Enterprise, Inc.	Invoice: AB - Sidewalk Addition	\$ 6,250.00
1/3/20	5	Reflections	Invoice: 191036 - Roof Clean	\$ 4,495.00
1/6/20	6	Rick Arsenault Certified Pool Consultant, Inc.	Invoice: SWCrefC120 - 40% Deposit to start services	\$ 46,000.00
1/6/20	7	Rick Arsenault Certified Pool Consultant, Inc.	Invoice: SWCrefD120 - 10% upon execution of the Agreement	\$ 11,500.00
2/6/20	8	East Coast Wells & Pump Service	Invoices: 34271 & 34167 - Fixed Pump Motor & Replaced Bad Motor	\$ 2,137.00
2/6/20	9	Rick Arsenault Certified Pool Consultant, Inc.	Invoice: SWCrrfnl220 - 10% Balance Upon Final Sign Off	\$ 11,500.00
2/24/20	10	JLC Construction Inc.	Invoice: 1/20/2020 - Deposit for Perogola Replacement	\$ 6,790.80
2/26/20	11	Performance Painting Contractors, Inc.	Invoice: 9578 - Power Wash and Paint	\$ 35,240.00
2/24/20	12	Rick Arsenault Certified Pool Consultant, Inc.	Invoice: SWCrefF220 - 40% Commencement of Filling	\$ 46,000.00
2/26/20	13	Rick Arsenault Certified Pool Consultant, Inc.	Invoice: SWCgtr220 - Gutter Grating Supports repaired	\$ 500.00
3/17/20	14	Walter Carucci AE	Invoice: 1 - Services for Palencia Fitness Center from 11/11/19 thru 3/2/19	\$ 5,034.68
3/17/20	15	Bob's Backflow & Plumbing Services, Inc.	Invoice: 65745 - Back Flow Testing	\$ 265.00
3/23/20	16	JLC Construction Inc.	Invoice: 3/20/2020 - Final payment for Perogola Replacement	\$ 6,790.80
4/8/20	17	England Thims & Miller	Invoice: 0193131 Traffic Study & Certification Package	\$ 3,000.02
4/16/20	18	England Thims & Miller	Invoice: 0193703 Traffic Study & Certification Package	\$ 1,062.00
5/20/20	19	Fitness International Associates Corp	Invoice: 2904 Flooring	\$ 4,000.44
6/9/20	20	Beacon Electrical Contractors Inc	Invoice: 200503 - Electrical work	\$ 16,357.00
6/15/20	21	Sundancer Sign Graphics	Invoice: 2564 - Street Sign	\$ 12,310.00
6/22/20	22	Yellowstone Landscape	Invoice: JAX120765 & JAX 120768 - Onda Field Full Irrigation & Sod	\$ 25,583.33
7/14/20	23	Hopping Green & Sams	Invoice: 113207, 113803, 114427, 115066 - Project Construction	\$ 1,053.50
7/31/20	24	Duval Asphalt	Invoice: 21750 - Stripping - Layout Stripe Crosswalks	\$ 1,458.00
8/7/20	25	Yellowstone Landscape	Invoice: AJAX120768 - Onda Field Irrigation & Sod	\$ 24,722.16
9/10/20	26	Radarsign	Invoice: 10761 - Solar Powered	\$ 7,888.00
9/10/20	27	Hopping Green & Sams	Invoice: 116998 - Legal Services	\$ 559.00
9/14/20	28	Sweetwater Creek CDD	Invoice: 2940 & 2904 Deposit paid via credit card for flooring	\$ 2,644.28
10/21/20	29	Hopping Green & Sams	Invoice: 114427 - Legal services	\$ 258.00
10/29/20	30	Hopping Green & Sams	Invoice #117953 - Project Construction Legal Services	\$ 1,075.00
11/16/20	31	Clark Advisory Services, LLC	Services Rendered June 2020-October 2020	\$ 5,034.00
2/17/21	32	Yellowstone Landscape	Invoice #173437 - Irrigation Repairs	\$ 58,703.67
2/17/21	33	Armstrong Fence Company	Invoice #20210221 - Deposit for Vinyl Coated chain-link Ensenda Park	\$ 2,570.79
5/13/21	34	Armstrong Fence Company	Invoice #20210547 Remaining balance for Vinyl Coated chain-link	\$ 2,570.78
5/13/21	35	Riverside Management Services	Invoice #13 Soccer Goals & Lacrosse Equipment	\$ 3,444.73
5/13/21	36	Hopping Green & Sams	Invoice: 121275 - Legal Services	\$ 210.00
TOTAL				\$ 377,423.68
10/1/19		Interest		\$ 227.99
11/1/19		Interest		\$ 196.36
12/1/19		Interest		\$ 189.23
12/31/19		Transfer from COI		\$ 4,581.32
1/1/20		Interest		\$ 195.38
2/1/20		Interest		\$ 186.54
3/1/20		Interest		\$ 150.41
3/10/20		Transfer from Lennar Homes		\$ 79,820.57
4/1/20		Interest		\$ 65.90
5/1/20		Interest		\$ 11.65
6/1/20		Interest		\$ 12.01
7/1/20		Interest		\$ 6.89
8/1/20		Interest		\$ 6.32
9/1/20		Interest		\$ 5.71
10/1/20		Interest		\$ 5.44
11/1/20		Interest		\$ 5.60
11/24/20			Check returned from Hopping Green & Sams req # 29	\$ 258.00
12/1/20		Interest		\$ 5.41
1/1/21		Interest		\$ 5.58
2/1/21		Interest		\$ 5.59
3/1/21		Interest		\$ 4.95
4/1/21		Interest		\$ 5.33
5/1/21		Interest		\$ 5.16
6/1/21		Interest		\$ 5.32
7/1/21		Interest		\$ 5.14
8/1/21		Interest		\$ 5.31
9/1/21		Interest		\$ 5.31
TOTAL				\$ 85,978.42
Project (Construction) Fund at 07/30/19				\$ 1,540,777.96
Interest Earned and Transfer thru 7/31/21				\$ 86,261.25
Requisitions Paid thru 9/30/21				\$ (377,423.68)
Remaining Project (Construction) Fund				\$ 1,249,615.53
Approved Projects (not yet funded)				
Contractor TBD				
5/7/20		Yellowstone	Amenity Expansion	\$ 1,000,000.00
			Irrigation System Replacement	\$ 81,642.75
Total				\$ 1,081,642.75
Unassigned				\$ 167,972.78

C.

Sweetwater Creek

Community Development District

Summary of Invoices

September 01, 2021 - September 30, 2021

Fund	Date	Check No.'s	Amount
General Fund	9/7/21	3561-3565	\$ 11,749.28
	9/8/21	3566	\$ 3,839.33
	9/22/21	3567-3579	\$ 39,099.99
	9/30/21	3580	\$ 1,457.07
			<hr/> \$ 56,145.67
Amenity Fund	9/7/21	2011-2019	\$ 16,570.18
	9/22/21	2020-2022	\$ 28,896.28
	9/30/21	2023	\$ 301.30
			<hr/> \$ 45,767.76
TOTAL			<hr/> \$ 101,913.43

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/22/21	00014	5/31/21 123686	202105 310-51300-31500	MAY PROJECT CONSTRUCTION	*	806.40	
				HOPPING GREEN & SAM			806.40 003570
9/22/21	00049	9/02/21 09022021	202109 310-51300-11000	9/02/21 MEETING	*	200.00	
				JOHN V WILLIAMS			200.00 003571
9/22/21	00084	9/01/21 156	202108 310-51300-31500	AUG GENERAL COUNSEL	*	2,187.50	
				KE LAW GROUP			2,187.50 003572
9/22/21	00051	9/02/21 09022021	202109 310-51300-11000	9/02/21 MEETING	*	200.00	
				ROBERT LISOTTA			200.00 003573
9/22/21	00071	9/01/21 15	202109 320-53800-12100	SEPT CONTRACT ADMIN	*	4,000.00	
				RIVERSIDE MANAGEMENT SERVICES			4,000.00 003574
9/22/21	00018	9/02/21 09022021	202109 310-51300-11000	9/02/21 MEETING	*	200.00	
				SCOTT MCNARY			200.00 003575
9/22/21	00040	9/02/21 09022021	202109 310-51300-11000	9/02/21 MEETING	*	200.00	
				STEPHEN J HANDLER			200.00 003576
9/22/21	00067	9/09/21 09092021	202109 300-15100-10100	OPN CUSTODY ACT4TAX RCPTS	*	10,000.00	
				SWEETWATER CREEK CDD/CO US BANK			10,000.00 003577
9/22/21	00025	8/31/21 I0337278	202108 310-51300-48000	NOTICE OF MEETING 9/02/21	*	98.73	
				THE ST. AUGUSTINE RECORD			98.73 003578
9/22/21	00035	8/25/21 JAX25642	202108 320-53800-47300	IRRIGATION REPAIRS	*	467.50	
		8/25/21 JAX25642	202108 320-53800-47300	IRRIGATION REPAIRS	*	345.50	
		8/25/21 JAX25642	202108 320-53800-47300	IRRIGATION REPAIRS	*	570.00	
		8/25/21 JAX25642	202108 320-53800-47300	IRRIGATION REPAIRS	*	380.00	
		8/25/21 JAX25651	202108 320-53800-47300	IRRIGATION REPAIRS	*	969.00	

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		8/25/21	JAX25652 202108 320-53800-47300	IRRIGATION REPAIRS	*	1,372.50	
		8/25/21	JAX25652 202108 320-53800-47300	IRRIGATION REPAIRS	*	179.00	
		8/25/21	JAX25652 202108 320-53800-47300	IRRIGATION REPAIRS	*	125.35	
		8/25/21	JAX25652 202108 320-53800-47300	IRRIGATION REPAIRS	*	630.00	
		8/25/21	JAX25652 202108 320-53800-47300	IRRIGATION REPAIRS	*	1,522.90	
				YELLOWSTONE LANDSCAPE			6,561.75 003579
9/30/21	00071	9/21/21 16	202108 320-53800-47301	AUG FAC MAINTENANCE	*	1,420.34	
		9/21/21 16	202108 320-53800-49000	AUG MISC FIELD SUPPLIES	*	36.73	
				RIVERSIDE MANAGEMENT SERVICES			1,457.07 003580
				TOTAL FOR BANK A		56,145.67	
				TOTAL FOR REGISTER		56,145.67	

CHECK DATE	VEND#	.....INVOICE..... DATE	.....EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/07/21	00005	8/06/21	41-22439	202108	330-53800-52200					*	110.09		
			JANITORIAL SUPPLIES										
		8/06/21	41-22439	202108	330-53800-52100					*	29.90		
			CLEANING SUPPLIES										
									DOWNEY'S JANITORIAL SUPPLIES			139.99	002011
9/07/21	00005	8/19/21	41-22517	202108	330-53800-52200					*	66.96		
			TOILET PAPER										
									DOWNEY'S JANITORIAL SUPPLIES			66.96	002012
9/07/21	00080	8/01/21	705220	202109	330-53800-48400					*	6,700.28		
			SEPT ALARM MONITORING										
									ENVERA			6,700.28	002013
9/07/21	00096	8/01/21	1063	202108	330-53800-44000					*	513.32		
			AUG SPIN BIKE LEASE										
									FRANK A. FLORI DBA CHARIMAN'S ENT			513.32	002014
9/07/21	00057	8/12/21	126	202107	330-53800-48320					*	10.32		
			GUARD HOUSE MAINTENANCE										
		8/12/21	126	202107	330-53800-48320					*	35.82		
			GUARD HOUSE MAINTENANCE										
		8/12/21	126	202107	330-53800-48320					*	198.90		
			GUARD HOUSE MAINTENANCE										
									GOVERNMENTAL MANAGEMENT SERVICES			245.04	002015
9/07/21	00014	8/10/21	K480-75	202108	330-53800-52100					*	750.00		
			DISINFECTANT WIPES										
									LLOYD'S EXERCISE EQUIPMENT LLC			750.00	002016
9/07/21	00016	8/09/21	LANDSCAP	202107	330-53800-46200					*	2,000.00		
			LANDSCAPE										
		8/25/21	BB-12869	202108	330-53800-41000					*	100.24		
			FITNESS CTR-BUS VOICE EDG										
		8/25/21	BB-12869	202108	330-53800-41100					*	103.39		
			LAS CALINAS GUARD HOUSE										
		8/25/21	88-80183	202108	330-53800-52002					*	4,562.00		
			RPR POOLS										
									MARSHALL CREEK CDD			6,765.63	002017
9/07/21	00019	9/01/21	13129560	202109	330-53800-52000					*	1,128.96		
			SEPT POOL CHEMICALS										
									POOLSURE			1,128.96	002018
9/07/21	00038	8/18/21	16349A	202108	340-53800-48200					*	260.00		
			EQUIPMENT REPAIR										
									SOUTHEAST FITNESS REPAIR			260.00	002019
									SWCC SWEETWATER CRK BPEREGRINO				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/22/21	00107	9/13/21 14351	202109 300-15500-10000		*	22,100.00	
		FY22 INSURANCE RENEWAL		EGIS INSURANCE ADVISORS, LLC			22,100.00 002020
9/22/21	00080	8/24/21 705785	202108 330-53800-48400		*	24.00	
		8/1/21-9/30/21 SECURITY					
		9/01/21 706211	202109 300-15500-10000		*	6,712.28	
		10/1/21-10/31/21 SECURITY		ENVERA			6,736.28 002021
9/22/21	00042	7/01/21 336303	202107 330-53800-41000		*	60.00	
		MONITORING PHONE 7/1-9/30		VILLAGE KEY & ALARM INC			60.00 002022
9/30/21	00104	9/27/21 17	202108 330-53800-48320		*	126.91	
		AUG GUARD HOUSE MAINT					
		9/27/21 17	202108 330-53800-51000		*	174.39	
		OFFICE SUPPLIES		RIVERSIDE MANAGEMENT SERVICES, INC			301.30 002023
TOTAL FOR BANK B						45,767.76	
TOTAL FOR REGISTER						45,767.76	

SIXTH ORDER OF BUSINESS



October 28, 2021
Sweetwater CDD

Contract No. - 16701

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

WORK ORDER SUMMARY

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

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

By _____
Joshua Boucher

Date 10/28/2021
Duval Landscape Maintenance

By _____
Date _____
Sweetwater CDD



October 28, 2021
Sweetwater CDD

Contract No. - 16616

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

WORK ORDER SUMMARY

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

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

By _____
Joshua Boucher

Date 10/28/2021
Duval Landscape Maintenance

By _____
Date _____
Sweetwater CDD

SEVENTH ORDER OF BUSINESS

B.



Construction Cost Services, LLC

7061 Grand National Drive #108, Orlando, FL 32819
Phone (407) 370-0848 -- Fax (407) 370-0851

Palencia Fitness Center - St. Augustine, FL

Additional and Renovation Options

October 15, 2021

Scope:

Abbreviated Scope of Work by Area - See detailed estimate for additional information

- Building Addition - Concept 6 and 6 ALT - In both cases install new building with appropriate roof connection to existing building - CMU walls on concrete footings, Wood roof Trusses with plywood deck at concealed roof and T&G soffits at Exposed - Clay Tile Roof, Painted Stucco Exterior - Interior Finishes at FOH space based on Tile floor with tile base and Rubber flooring with rubber base at Fitness Area - Exterior Patio to have paver type finish - Existing site modified to relocate storm and domestic utilities, Electrical to be fed from existing building - Site Hardscape and finishes modified to allow for work and new building - Exclude work at pool or pool equipment

- Managers Office Demolition - Remove existing office and convert to space at large fitness Area - Finishes to match existing including floors and ceilings

- Storage Area Conversion - Convert Vending Area to Storage - Add door at opening, add shelves - Maintain existing ceilings, HVAC and Lighting

- New Managers Office - Convert Existing storage space into managers office with MEP closet in rear - Assumed existing equipment and piping to remain as installed, a new ACT ceiling to be installed lower than existing utilities - New wall and door added for MEP area, Allowed for additional stand alone HVAC unit, Allowed for Ventilation at new MEP room - Carpet and Painted walls as finish

- Laundry / Janitors Conversion to Hallway - Remove millwork and equipment, conceal / cap floor sink and washer boxes in walls, Patch Walls - Install new exterior door through CMU wall and match finishes - Existing ceiling to remain as installed - Adjust drain at new tile floor finish

- Group Exercise -- Remove walls adjacent to the large fitness area and add operable partitions - Includes rework and additional structural modifications at removed bearing CMU interior walls, affecting the soffits and ceiling in adjacent spaces - Floor finishes to remain as originally installed with transition plates between spaces - Operable door pockets, soffits and ACT main ceiling has been added back - Mechanical duct work has been adjusted - Electrical lighting and power modifications have been included

Provided Documents / Information

Site Walk Pictures and Email Scopes

Historical Documents - Various (used as ref only)

Palencia Fitness Center Concept 06 - Floor Plan - 09/28/2021

Palencia Fitness Center Concept 06 ALT - Floor Plan - 09/28/2021

Original Architectural Floor Plan XI-4931a21A (used as ref)

Area Breakdowns

Areas

Concept 6

Site	7,213 sf	0%	0	gsf
New Building - Interior	2,502 sf	100%	2,502	gsf
New Building - Covered Patio	600 sf	50%	300	gsf
Breezeway Connector	90 sf	50%	45	gsf

Totals 2,847 gsf

Concept 6 ALT

Site	7,213 sf	0%	0	gsf
New Building - Interior	2,982 sf	100%	2,982	gsf
New Building - Covered Patio	600 sf	50%	300	gsf
Breezeway Connector	169 sf	50%	85	gsf

Totals 3,367 gsf

Manager Office

Office Demolished	196 sf	100%	196	gsf
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Totals 196 gsf

Vending To Storage

Convert Vending to Storage	68 sf	100%	68	gsf
----------------------------	-------	------	----	-----

Totals 68 gsf

Existing Storage to Managers

Office	227 sf	100%	227	gsf
MEP Closet	53 sf	100%	53	gsf

Totals 280 gsf



Construction Cost Services, LLC

7061 Grand National Drive #108, Orlando, FL 32819
Phone (407) 370-0848 -- Fax (407) 370-0851

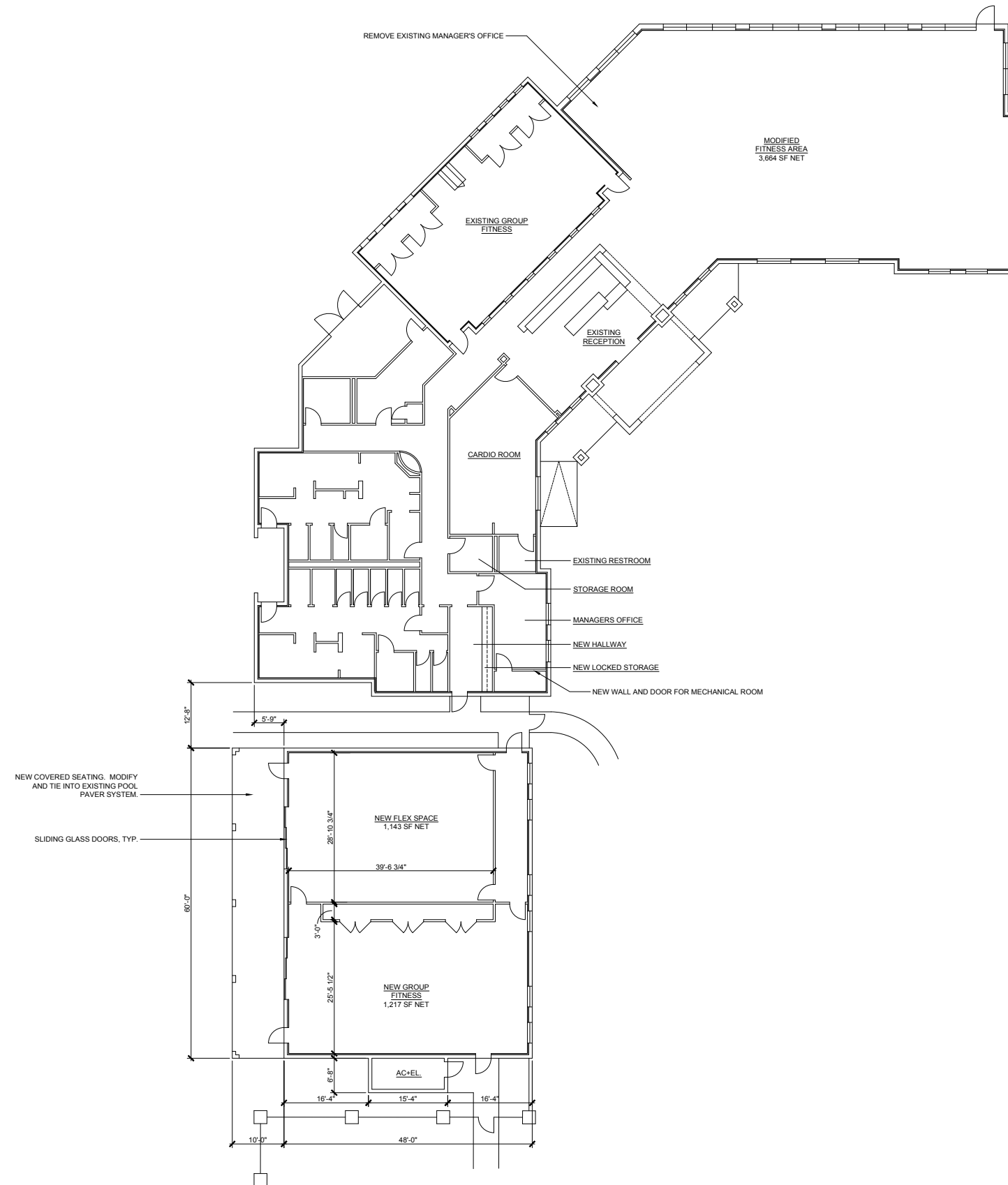
Palencia Fitness Center - St. Augustine, FL
Additional and Renovation Options
October 15, 2021

50	Janitor/Laundry to Hallway / Storage				
51	Hall Way	147 sf	100%	147	gsf
52					
53			Totals	147	gsf
54					
55	Group Fitness - Add Movable Partitions and Demo walls				
56	Entire Group Exercise Space	1,255 sf	100%	1,255	gsf
57			Totals	1,255	gsf
58					
59					
60					

Assumptions

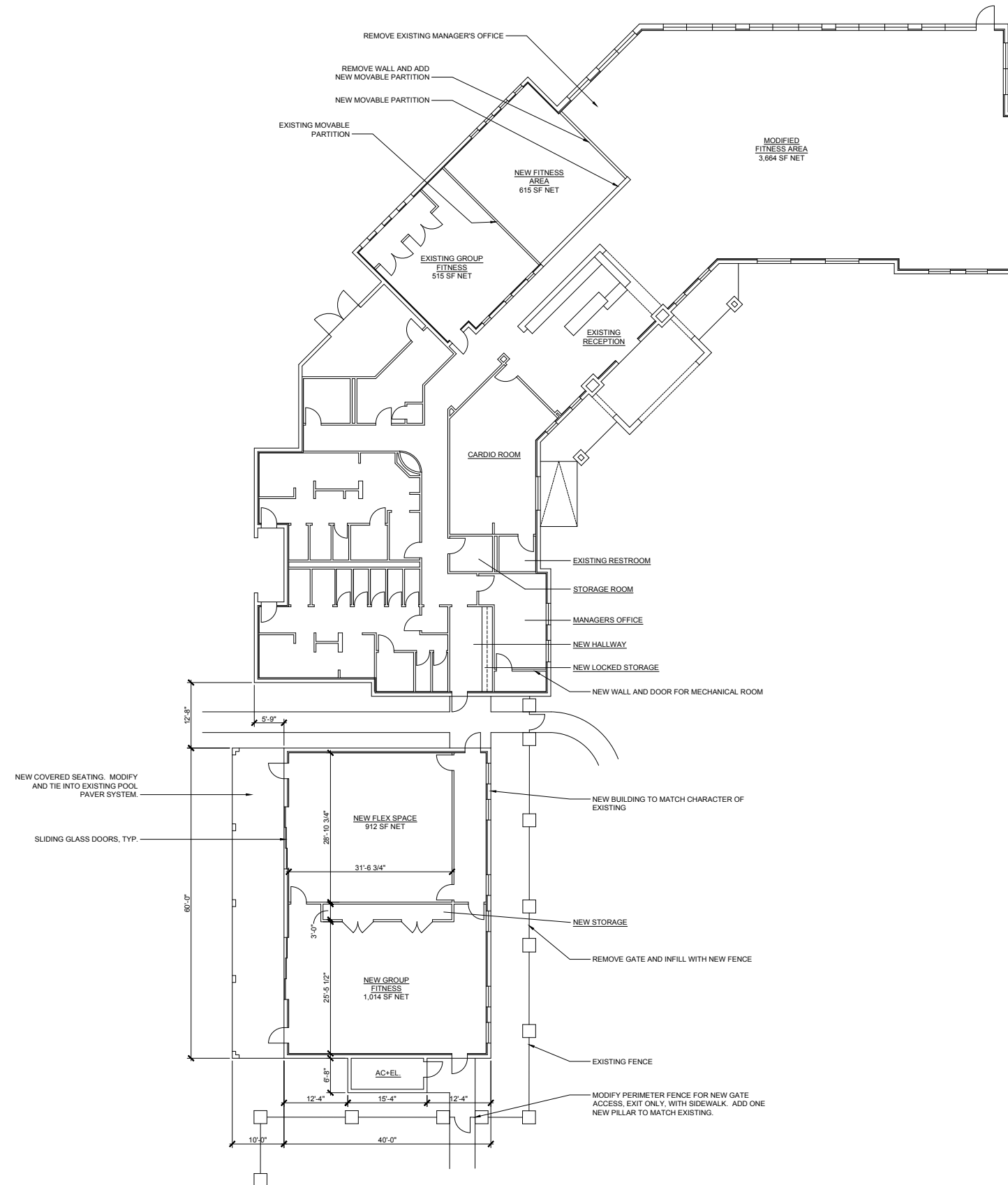
- Assumes that site fence and piers will need to be removed in Concept 6 and 6A due to access and utility work
- Group Fitness - Assumes existing floor material (recessed wood, tile & rubber flooring) to be repaired as installed with transition strips only
- Assumes FF&A will be by others - Excluded from estimate
- Equipment has been excluded from estimate
- Estimated based on US dollars based on date of estimate
- Excludes Escalation
- See attached tabs for estimate detail and backup information

70	Estimate Recap	Unit Price	Totals with Concept 6	Unit Price	Totals with Concept 6 ALT
71					
72	Added Building & Site Work - Flex Space & Group Fitness	\$ 339.45	\$ 966,499	\$ 314.67	\$ 1,059,402
73	Remove Managers Office and Incorporate into Modified Fitness Area	\$ 117.08	\$ 22,948	\$ 117	\$ 22,948
74	Convert Old Vending Area to Storage	\$ 222.59	\$ 15,025	\$ 222.59	\$ 15,025
75	Convert Storage Area to Managers Office with MEP Closet	\$ 108.16	\$ 30,286	\$ 108.16	\$ 30,286
76	Convert Luandry / Janitors to Hallway / Storage	\$ 243.11	\$ 35,737	\$ 243.11	\$ 35,737
77	Group Exercise Demo Walls and Add new Movable Partitions	\$ 216.92	\$ 272,232	\$ 216.92	\$ 272,232
78					
79					
80	Subtotal Trade Costs	\$ 280.16	\$ 1,342,726	\$ 270.25	\$ 1,435,630
81	Markups				
82	General Conditions	\$ 22.41	\$ 107,418	\$ 21.62	\$ 114,850
83	General Contractor Fee	\$ 14.01	\$ 67,136	\$ 13.51	\$ 71,781
84	Permits & Insurance	\$ 8.40	\$ 40,282	\$ 8.11	\$ 43,069
85	Construction Contingency	\$ 16.25	\$ 77,878	\$ 15.67	\$ 83,267
86	Escalation		Excluded		Excluded
87					
88	Hard Cost Total	\$ 341	\$ 1,635,441	\$ 329	\$ 1,748,597
89	Design / AE Costs		Excluded		Excluded
90	Additional Owner Expenses (FFE, Construction Manager, equipment, Etc.)		Excluded		Excluded
91					
92	Total	\$ 341	\$ 1,635,441	\$ 329	\$ 1,748,597
93	Project Contingency	\$ 34.12	\$ 163,544	\$ 32.92	\$ 174,860
94					
95	Project Total	\$ 375	\$ 1,798,985	\$ 362	\$ 1,923,457



PROJECT: PALENCIA FITNESS CENTER
 DRAWING NAME: CONCEPT 06 ALT - FLOOR PLAN
 DATE: 09/28/2021
 SQUARE FOOTAGE: 2,982 NEW





PROJECT: PALENCIA FITNESS CENTER
DRAWING NAME: CONCEPT 06 - FLOOR PLAN
DATE: 09/28/2021
SQUARE FOOTAGE: 2,502 NEW



NINTH ORDER OF BUSINESS

D.

1.

11/8/2021

Sweetwater Creek

Community Development District

Field Operations Report



Jerry Lambert

FIELD OPERATIONS MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Sweetwater Creek
Community Development District

Field Operations Report
November 8, 2021

To: The Board of Supervisors

From: Jerry Lambert
Field Operations Manager

RE: Sweetwater Creek Operations Report – November 8, 2021

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

Completed Projects



- 27 landscaping light fixtures in La Palma Park were replaced with new LED lights
- The new LED lights are low maintenance and have a 15-year warranty

Completed Projects



- All mounting poles for the new light fixtures in La Palma Park were painted black
- The light facing the American Flag was repaired
- The rope pulley for the third flagpole in La Palma Park was repaired and a new flag will be able to be displayed

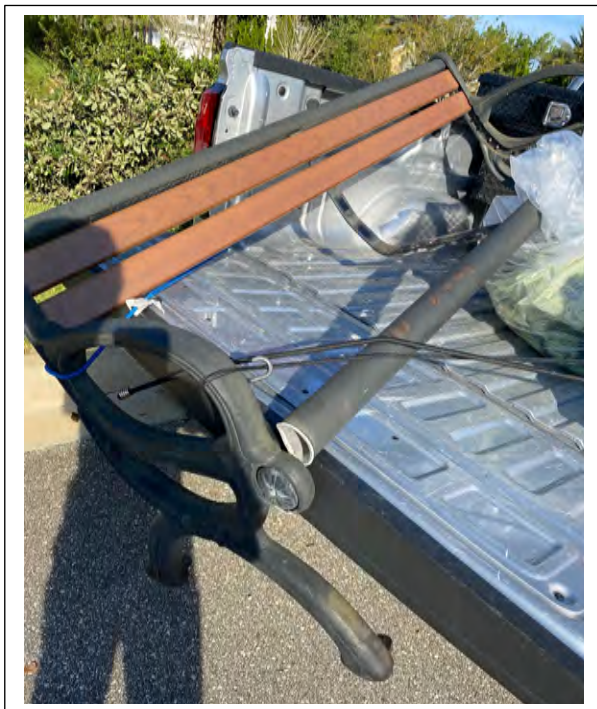
Completed Projects



- New lenses were made for the large horizontal lights in the entrance structure of La Palma Park



Completed Projects



- A broken bench in La Palma Park was able to be repaired by welding the frame back together – saving the district the cost of replacing the bench

Completed Projects



- Mulch was removed from walkways in Privado Ct Park on 10/11
- All pavers, sidewalks, and curbs in Privado Ct Park were cleaned



Completed Projects



- “No Skateboards” signs were installed in Ensenada Park on 10/04
 - Skateboard damage to the park pavilion was repaired earlier this year
- An additional light pole was painted black in Ensenada Park on 10/06



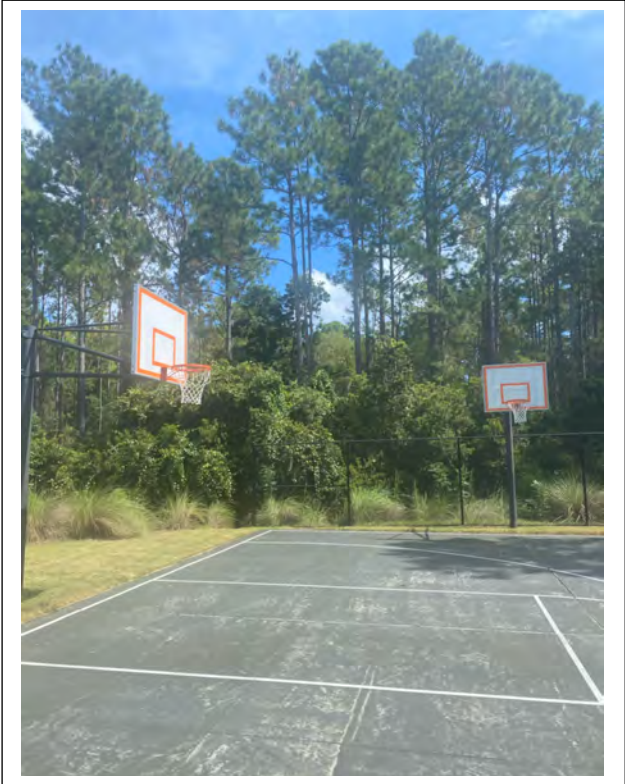
Completed Projects



- All cluster mailbox labels have been replaced throughout the community with the exception of two locations that have newer labels in good condition



In Progress Projects



- 3 quotes were obtained to resurface the basketball court at Ensenada Park
- Board of Supervisors has approved the court resurfacing to be completed by Sport Surfaces– Waiting on start date

- Multiple cracked sidewalks have been marked throughout the community for repair
- A+ Concrete will begin on the repairs at their first availability



Action Items Report

Sweetwater Creek CDD				
Action Items Reported on by:				Jerry Lambert
				Cheryl Graham
Action Items	Date Completed	Initials	Comments	
FPL to install 5 new lights throughout community			Estimated mid November install - Site plan with locations has been provided by FP&L - wiring has been installed.	
Monitor Wax Myrtle and Pine Tree install for irrigation issues	10/10/21	JL		
Multiple Side walk concrete repairs			A+ Concrete will be out to repair at their first availability	
Ensenada Park - replace sun damaged backboards on all basketball goals	9/29/21	JL	Completed	
Ensenada Park - Resurface basketball court			Quote from Sport Surfaces was approved by the Board. Waiting for start date.	
Ensenada Park - Add coating to deck of play structure where it is worn out	10/28/21	JL	Flex All Rubberized Paint was applied	
Ensenada Park - improve rusted swing chains	10/28/21	JL	Chains were cleaned	
Ensenada Park - Repair exposed rebar on handicap parking spot	10/4/21	JL	Rebar was bent down to avoid injury	
Ensenada Park - Have bushes by the road trimmed down 1 foot				
Ensenada " - Install "No Skateboard signs for the pavilion	10/4/21	JL	Installed and within two (2) days was removed by skateboarders	
Ensenada Park - Add pull up bars at the playground			*This was an owner request	

Ensenada Park - Add fence between playground and pond			*This was an owner request - Concerned for small children running towards pond
Have additional flowers added to bare beds on Ensenada Drive			
La Palma Park - Replace Flags	10/27/21	JL	Faded American Flag replaced - replace all flags with larger 4x6 flags
La Palma Park - Pressure wash mini golf course	9/17/21	JL	Course, pavers, playground cleaned
La Palma Park - Change palm tree lights to LED lights	10/20/21	JL	27 lights replaced
Sign pole and base damaged by vehicle needs to be replaced			Ordered by CG - 11/03 Delivery
Gate arms replaced due to damage from vehicle	9/15/21	CG	(1) 12' arm and (1) 15' arm are in storage in case additional accidents occur
Instruction sign for visitor lane at the gate	9/15/21	CG	Installed
Replace address labels on cluster mailboxes	10/21/21	CG	Completed
Remove construction debris from common area on Dosel Lane	9/15/21	CG	Removed by Lennar
4 park benches for placement by pond on Rincon Drive			Ordered by CG - Delivery expected between November 17th & December 9th
Fountain requested in pond 7 on Rincon Drive			CG obtained 3 quotes for Board consideration
Obtain proposal for Magnetic Gate Operating System	10/27/21	CG	Quote provided by Envera
Gloriette/Antolin Obtain proposals for Basketball Court, Bocce Ball Court and Dog Park			One (1) quote received: Sport Surfaces- Two more to be obtained

Conclusion

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

Respectfully,

Jerry Lambert

3.

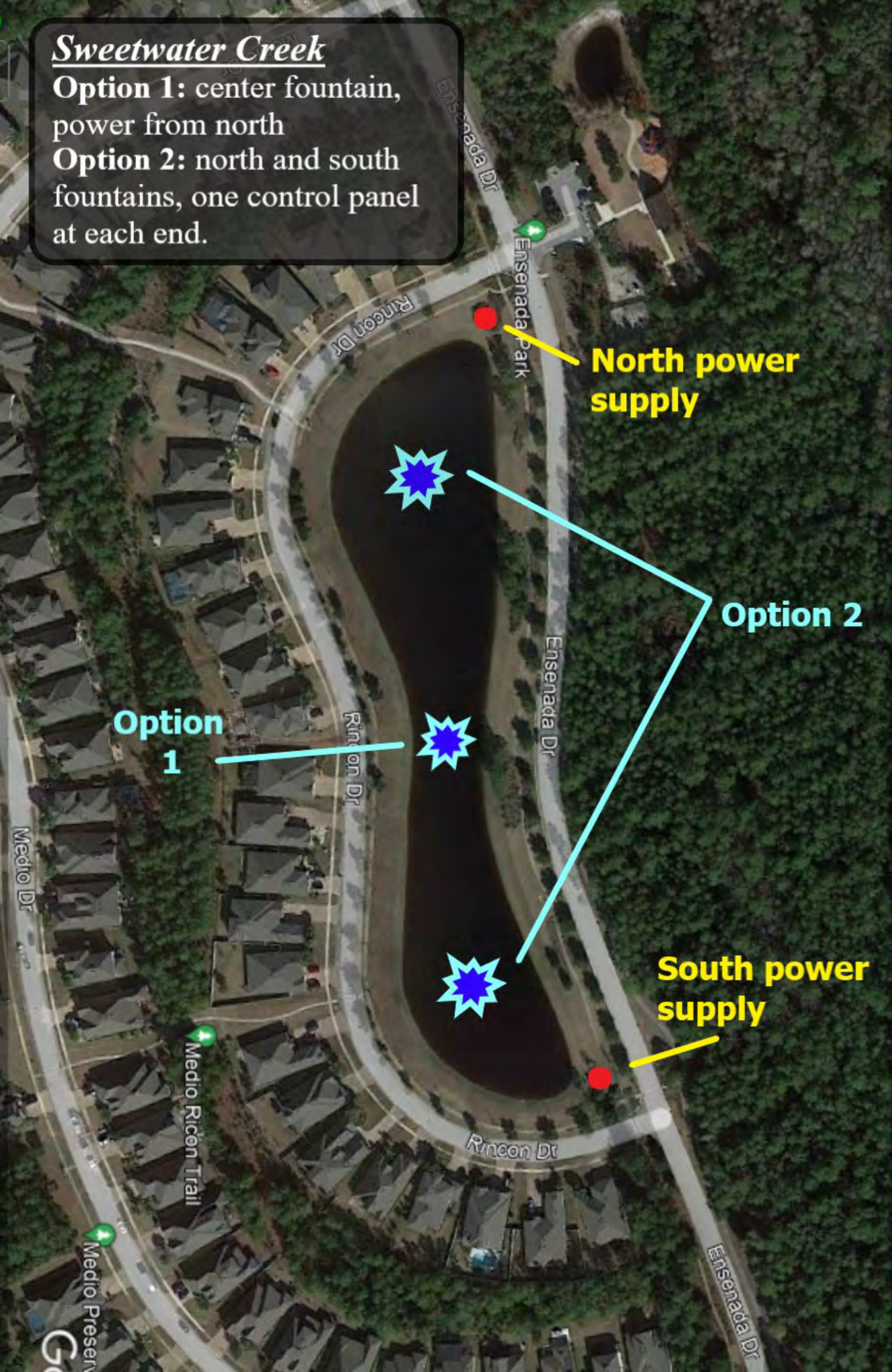
Sweetwater Creek CDD
Comparison Worksheet for Pond Fountains - Pond # 7

Vendor	Location of Fountain Center	Location of Fountain Center	Location of Fountain North End	Location of Fountain South End	Lighting Options	
Charles Aquatics	One (1) 5 hp 208-240V	One 7.5 hp 220-240v	One 5 hp 208-240v	One 5 hp 208-240v	35 Watt LED - 3 Lights	\$2,312.00 Per Fountain
	Aqua Masters Series	Aqua Masters Series	Aqua Masters Series	Aqua Masters Series	35 Watt LED - 4 Lights	\$2,876.00 Per Fountain
	575 Ft	575 feet	260 Ft	260 Ft	40 Watt LED - 3 Lights	\$3,931.00 Per Fountain
	\$17,278.00	\$26,340.00	\$11,165.00	\$11,165.00	40 Watt LED - 4 Lights	\$4,706.00 Per Fountain
	5 year Fountain Warranty	4 Year Fountain Warranty	5 year Fountain Warranty	5 year Fountain Warranty		
	3 year Control Panel Warranty	3 Year Control Panel Warranty	3 year Control Panel Warranty	3 year Control Panel Warranty		
Future Horizons	One (1) 5 hp 100' cable	One (1) 7 hp 230 V 3 ph	Two (2) 5 hp	OR	Two (2) 3 hp 200' cable	
	Decorative Kasco Fountain 5.1 JF	Display Fountain by Kasco Marine	Decorative Fountain by Kasco		Kasco 3.1 JF Aerating Fountain	
	Aerator Service	Aerator Service	Aerator Service			
	\$6,072.55	\$8,264.62	\$12,529.37		\$11,003.93	
	5 year warranty	5 year warranty	5 year warranty		5 year warranty	
Solitude	One 7.5 hp 240v/1ph		One (1) 5 hp 240v/1ph		One (1) 5 Hp 240V/1Ph	
	Aqua Masters Series - Firestone Nozzle		Aqua Masters Series- Augusta Nozzle		Aqua Masters Series- Augusta Nozzle	
	Four (4) 35 Watt Lights - 575 Ft. Cable		Three (3) 35 Watt Lights - 275 Ft. Cable		Three (3) 35 Watt Lights - 250 Ft. Cable	
	\$29,232.00		\$14,810.00		\$14,554.00	
	4 year Fountain Warranty		5 year Fountain Warranty		5 year Fountain Warranty	
	3 year Light Sets Warranty		3 year Light Sets Warranty		3 year Light Sets Warranty	
	3 Year Components Warranty		3 Year Components Warranty		3 Year Components Warranty	

Sweetwater Creek

Option 1: center fountain,
power from north

Option 2: north and south
fountains, one control panel
at each end.



**North power
supply**

Option 2

**Option
1**

**South power
supply**



This agreement dated _____, is made
between **Charles Aquatics, Inc.**, a Florida Corporation, and

Name Sweetwater Creek c/o Cheryl Graham—Operations Manager, Riverside
Management Services

Address _____

City _____ State FL Zip _____

Phone 904-239-5305 Fax _____

E-mail Cgraham@rmsnf.com

Hereinafter called "CLIENT".

1. **Charles Aquatics, Inc.**, agrees to provide fountain services in accordance with the terms and conditions of this Agreement at the following location(s):
Sweetwater Creek Pond 7
2. CLIENT agrees to pay **Charles Aquatics, Inc.**, the following sum(s) for the listed fountain services:

Fountain:

Provide and install one 5hp 208-240v 1ph AquaMaster Masters Series Fountain with Control Panel (including lightning/surge arrestor) and 575ft of 4/4 PPE Power Cable. **Unit is UL and cUL Listed. 5 Year Fountain Warranty and 3 Year Control Panel Warranty**

5Hp Fountain – 575 feet 4/4 PPE in-water cable,

\$ 17,278.00

Masters Series 5hp Nozzle Options & Prices

Straightened Flow Pattern

Turnberry (H), (SFP) \$371
Double Eagle (H), (SFP) \$405
Half Moon, (SFP) \$354
Medinah (H), (SFP) \$421
Valhalla (H), (SFP) \$371
Champion (H), (SFP) \$401
Diamondback, (SFP) \$371
Firestone (H), (SFP) \$490
Bayside (H), (SFP) \$405
Prestwick (H), (SFP) \$473
Monterey, (SFP) \$596
Baytree (H), (SFP) \$579
Augusta, (SFP) \$1,652
Royal (H)*, (SFP) \$664
Arabella (H), (SFP) \$605
Doral (H), (SFP) \$405
Colonial (H), (SFP) \$516
Riviera (H), (SFP) \$421
Imperial (H)*, (SFP) \$686
Somerset (H), (SFP) \$520

Basic Flow Pattern

Geyser, (BFP) \$200
Wide Geyser, (BFP) \$204
Crown & Geyser, (BFP) \$230
Crystal Geyser, (BFP) \$213
Ace, (BFP) \$350
Birdie, (BFP) \$243
Par, (BFP) \$213
Eagle, (BFP) \$265
Biscayne, (BFP) \$247
Crown & Wide Geyser, (BFP) \$273

Adjustable Straightened Flow Pattern

Reflection (H), (ASFP) \$528
Sanibel (H), (ASFP) \$498

Specialty Pattern

Captiva, Specialty \$733

Diffuser Pattern

Lakewood \$26

Lighting: All lighting systems are UL and cUL Listed and have a three year warranty. LED lamps have three year warranty.

Fountain Lighting Options:

Masters Series 35 watt LED Night Glow Lighting

35 Watt LED – 3 Light Set 575 feet 14/3 SEOOW in-water cable
\$ 3,005.00

35 Watt LED – 4 Light Set 575 feet 14/3 SEOOW in-water cable
\$ 3,569.00

35watt LED Color Board Options – Cool White, Warm White, Amber, Blue, Green or Red - Circle one if 35watt LED Light Set is Selected

Masters Series 40 watt RGBW LED Night Glow Lighting

40 Watt RGBW LED – 3 Light Set 575 feet 14/5 SEOOW in-water cable
\$ 4,853.00

40 Watt RGBW LED – 4 Light Set 575 feet 14/5 SEOOW in-water cable
\$ 5,627.00

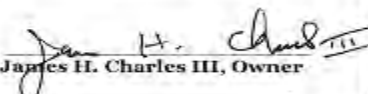
Fountain Selection – 5hp 208-240v 1ph Masters Series \$ 17,278.00

Nozzle Selection - \$ _____

Light Set Selection - \$ _____

TOTAL - \$ _____

3. Client agrees to pay 25% deposit and then the balance in full within 10 days of installation. Client agrees to pay 1.5% of unpaid sum(s) after 30 days of installation. This quote is valid for 60 days.

Charles Aquatics, Inc.

James H. Charles III, Owner

Representative of Charles Aquatics, Inc. 10-11-21
Date

Customer Signature Date



This agreement dated _____, is made
between **Charles Aquatics, Inc.**, a Florida Corporation, and

Name Sweetwater Creek c/o Cheryl Graham—Operations Manager, Riverside
Management Services

Address _____

City _____ State FL Zip _____

Phone 904-239-5305 Fax _____

E-mail Cgraham@rmsnf.com

Hereinafter called "CLIENT".

1. **Charles Aquatics, Inc.**, agrees to provide fountain services in accordance with the terms and conditions of this Agreement at the following location(s):
Sweetwater Creek Pond 7
2. CLIENT agrees to pay **Charles Aquatics, Inc.**, the following sum(s) for the listed fountain services:

Fountain:

Provide and install one 7.5hp 220-240v 1ph AquaMaster Masters Grand Series Fountain with Control Panel (including lightning/surge arrestor) and 575ft of 2/4 PPE Power Cable. **Unit is UL and cUL Listed. 4 Year Fountain Warranty and 3 Year Control Panel Warranty**

The 7.5HP 1PH models require a minimum voltage of 220v or a boost transformer must be supplied and installed by a qualified electrician.

7.5Hp Fountain – 575 feet 2/4 PPE in-water cable,

\$ 26,340.00

Masters Grand Series 7.5hp Nozzle Options & Prices

Straightened Flow Pattern

AUGUSTA \$1,456

FIRESTONE \$993

VALHALLA \$634

Basic Flow Pattern

BISCAYNE \$284

CROWN & GEYSER \$305

CROWN & WIDE GEYSER \$305

CRYSTAL GEYSER \$313

LAKEWOOD \$121

WIDE GEYSER \$280

Lighting: All lighting systems are UL and cUL Listed and have a three year warranty. LED lamps have three year warranty.

Fountain Lighting Options:

Masters Grand Series 35 watt LED Night Glow Lighting

35 Watt LED – 4 Light Set 575 feet 14/3 SEOW in-water cable

\$ 4,257.00

35watt LED Color Board Options – Cool White, Warm White, Amber, Blue, Green or Red - Circle one if 35watt LED Light Set is Selected

Masters Grand Series 40 watt RGBW LED Night Glow Lighting

40 Watt RGBW LED – 4 Light Set 575 feet 14/5 SEOW in-water cable

\$ 6,546.00

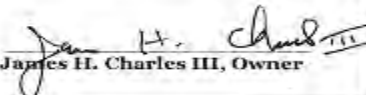
Fountain Selection – 7.5hp 220-240v 1ph Masters Grand Series \$ 26,340.00

Nozzle Selection - \$

Light Set Selection - \$

TOTAL - \$

3. Client agrees to pay 25% deposit and then the balance in full within 10 days of installation. Client agrees to pay 1.5% of unpaid sum(s) after 30 days of installation. This quote is valid for 60 days.

Charles Aquatics, Inc.

James H. Charles III, Owner

10-11-21

Representative of Charles Aquatics, Inc.

Date

Customer Signature

Date



This agreement dated _____, is made
between **Charles Aquatics, Inc.**, a Florida Corporation, and

Name Sweetwater Creek c/o Cheryl Graham—Operations Manager, Riverside
Management Services

Address _____

City _____ State FL Zip _____

Phone 904-239-5305 Fax _____

E-mail Cgraham@rmsnf.com

Hereinafter called "CLIENT".

1. **Charles Aquatics, Inc.**, agrees to provide fountain services in accordance with the terms and conditions of this Agreement at the following location(s):
Sweetwater Creek Pond 7
2. CLIENT agrees to pay **Charles Aquatics, Inc.**, the following sum(s) for the listed fountain services:

Fountains:

Provide and install Two 5hp 208-240v 1ph AquaMaster Masters Series Fountains with Control Panels (including lightning/surge arrestors) and 260ft of 6/4 PPE Power Cable per fountain. **Units are UL and cUL Listed. 5 Year Fountain Warranty and 3 Year Control Panel Warranty**

5Hp Fountain – 260 feet 6/4 PPE in-water cable,

\$ 11,165.00 Per Fountain

Masters Series 5hp Nozzle Options & Prices

Straightened Flow Pattern

Turnberry (H), (SFP) \$371
Double Eagle (H), (SFP) \$405
Half Moon, (SFP) \$354
Medinah (H), (SFP) \$421
Valhalla (H), (SFP) \$371
Champion (H), (SFP) \$401
Diamondback, (SFP) \$371
Firestone (H), (SFP) \$490
Bayside (H), (SFP) \$405
Prestwick (H), (SFP) \$473
Monterey, (SFP) \$596
Baytree (H), (SFP) \$579
Augusta, (SFP) \$1,652
Royal (H)*, (SFP) \$664
Arabella (H), (SFP) \$605
Doral (H), (SFP) \$405
Colonial (H), (SFP) \$516
Riviera (H), (SFP) \$421
Imperial (H)*, (SFP) \$686
Somerset (H), (SFP) \$520

Basic Flow Pattern

Geyser, (BFP) \$200
Wide Geyser, (BFP) \$204
Crown & Geyser, (BFP) \$230
Crystal Geyser, (BFP) \$213
Ace, (BFP) \$350
Birdie, (BFP) \$243
Par, (BFP) \$213
Eagle, (BFP) \$265
Biscayne, (BFP) \$247
Crown & Wide Geyser, (BFP) \$273

Adjustable Straightened Flow Pattern

Reflection (H), (ASFP) \$528
Sanibel (H), (ASFP) \$498

Specialty Pattern

Captiva, Specialty \$733

Diffuser Pattern

Lakewood \$26

Lighting: All lighting systems are UL and cUL Listed and have a three year warranty. LED lamps have three year warranty.

Fountain Lighting Options:

Masters Series 35 watt LED Night Glow Lighting

35 Watt LED – 3 Light Set 260 feet 14/3 SEOOW in-water cable
\$ 2,312.00 Per Fountain

35 Watt LED – 4 Light Set 260 feet 14/3 SEOOW in-water cable
\$ 2,876.00 Per Fountain

35watt LED Color Board Options – Cool White, Warm White, Amber, Blue, Green or Red - Circle one if 35watt LED Light Set is Selected

Masters Series 40 watt RGBW LED Night Glow Lighting

40 Watt RGBW LED – 3 Light Set 260 feet 14/5 SEOOW in-water cable
\$ 3,931.00 Per Fountain

40 Watt RGBW LED – 4 Light Set 260 feet 14/5 SEOOW in-water cable
\$ 4,706.00 Per Fountain

Fountain 1 Selection – 5hp 208-240v 1ph Masters Series \$ 11,165.00

Nozzle Selection - \$

Light Set Selection - \$

TOTAL - \$

Fountain 2 Selection – 5hp 208-240v 1ph Masters Series \$ 11,165.00

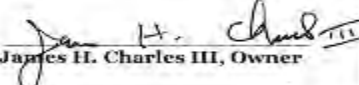
Nozzle Selection - \$

Light Set Selection - \$

TOTAL - \$

TOTAL for 2 Fountains - \$

3. Client agrees to pay 25% deposit and then the balance in full within 10 days of installation. Client agrees to pay 1.5% of unpaid sum(s) after 30 days of installation. This quote is valid for 60 days.

Charles Aquatics, Inc.

James H. Charles III, Owner

10-11-21
Representative of Charles Aquatics, Inc. Date

Customer Signature Date

Charles Aquatics, Inc.
6869 Phillips Parkway Drive South Jacksonville, FL 32256
(904) 997-0044 Fax: (904) 807-9158

Future Horizons, Inc.

403 North First Street
P O Box 1115
Hastings, FL 32145-1115

Voice: 800-682-1187
Fax: 904-692-1193

QUOTATION

Quote Number: 2606
Quote Date: Oct 19, 2021
Page: 1

Quoted To:

Sweetwater Creek CDD
c/o GMS, LLC
135 West Central Blvd, Ste 320
Orlando, FL 32801

Customer ID	Good Thru	Payment Terms	Sales Rep
Palencia01	11/18/21	Net 45 Days	Railing01

Quantity	Item	Description	Unit Price	Amount
1.00	Kasco 5.1 JF	5 hp Decorative Fountain with 7 patterns, 100' of underwater cable and a C-95 control panel - placed in the narrow middle portion on Pond # 7	5,047.55	5,047.55
1.00	Aerator Service	In-Water Installation - Pond #7 Option #1 Comes with a Five Year Warranty Future Horizons is not responsible for on-shore installation of the power control center, this work must be accomplished by a certified/licensed electrician provided by customer. Conduit sufficient for unit cable should be used from water to power control center.	625.00	625.00
Subtotal				5,672.55
Sales Tax				
Freight				400.00
TOTAL				6,072.55

Future Horizons, Inc.

403 North First Street
P O Box 1115
Hastings, FL 32145-1115

Voice: 800-682-1187

Fax: 904-692-1193

QUOTATION

Quote Number: 2607

Quote Date: Oct 19, 2021

Page: 1

Quoted To:

Sweetwater Creek CDD
c/o GMS, LLC
135 West Central Blvd, Ste 320
Orlando, FL 32801

Customer ID	Good Thru	Payment Terms	Sales Rep
Palencia01	11/18/21	Net 45 Days	Railing01

Quantity	Item	Description	Unit Price	Amount
2.00	Kasco 3.1JF	Kasco 3.1JF Aerating Fountain with 200' of underwater cable and a C-85 Control Panel	4,901.97	9,803.93
1.00	Aerator Service	In-Water Installation into Pond # 7 Option # 2 - Two 3hp Units Units come with a Five Year Warranty Future Horizons is not responsible for on-shore installation of the power control center, this work must be accomplished by a certified/licensed electrician provided by customer. Conduit sufficient for unit cable should be used from water to power control center.	1,200.00	1,200.00
			Subtotal	11,003.93
			Sales Tax	
			Freight	
			TOTAL	11,003.93

SERVICES QUOTE

CUSTOMER NAME: Sweetwater Creek - St. Augustine
SUBMITTED TO: Cheryl Graham
CONTRACT DATE: October 4, 2021
SUBMITTED BY: Katie Cabanillas
SERVICES: Option 1 - Center Fountain at Sweetwater Creek

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. **PAYMENT TERMS.** The fee for the Services is **\$29,232.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services. For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.
3. **TERM AND EXPIRATION.** This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.
4. **DISCLAIMER.** SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.
Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation

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of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

12. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

THIS IS FOR QUOTE PURPOSES ONLY. SOLITUDE LAKE MANAGEMENT NOW USES ADOBE SIGN TO PROCESS ITS CONTRACTS.

PLEASE CONTACT YOUR BUSINESS DEVELOPMENT CONSULTANT WITH ANY QUESTIONS, FOR A CONTRACT FOR SIGNATURE, OR TO PROVIDE YOUR OWN VENDOR AGREEMENT.

THANK YOU!

-Katie Cabanillas
North Florida Business Development Consultant
Katie.cabanillas@solitudelake.com

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SCHEDULE A - FOUNTAIN INSTALLATION SERVICES

Fountain Installation:

1. Company will install the following floating surface aerator:
 - 1 AquaMaster Masters Series 7.5 HP (240V/1PH)****
 - Includes: Firestone Nozzle
 - Standard Stainless Steel Intake Debris Screen
 - 575 ft.** of underwater power cable
 - Underwater Oil Cooled motor w/ Thermal Protection
 - Control Panel (UL Listed / NEMA Rated)
 - GFCI Protection Breaker
 - Control Breaker
 - Motor Starter / Contactor
 - Motor Overload Protection Assembly
 - Digital Timer*
 - Control Fuse Protection
 - Motor Start & Run Capacitors
 - All labor and parts necessary for proper installation***

**Digital timer includes battery backup, etc. so as to eliminate the need for service calls and adjustments that occur as a result of power outages, sunrise and sunset time changes, daylight savings time, and more.*

*LED power indicator
LCD screen display
Lithium battery for memory backup
Three-way operation manual
Digital Electronics time switch
One touch, multi-functional keys*

***Customer must provide a properly sized power source for the amp load and voltage requirement of the units specified above, and a suitable structure adjacent to the power source to which the control panel will be mounted. Single-phase 208/240V units will require a 2-pole breaker for fountain control panel electrical connection and must be configured with 3 wire (2 hots + 1 neutral) and 1 ground wire for fountain control panel connection. SOLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above.*

****The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).*

Lighting Installation:

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



1. Floating Fountain will include an Underwater **LED** Lighting Package
Includes: **4** Underwater **LED** Lights (35 Watt)
Lighting Controls mounted in the Fountain Control Panel
GFCI Protection Breaker
Control Breaker
Automatic Digital Timer*
Control Fuse Protection
575 ft. of underwater power cable
All labor and parts necessary for proper installation

Warranty:

1. Company warrants that all installation work will be done in a safe and professional manner.
2. Manufacturer warrants 7.5 HP fountains for four (4) years from the date of installation against any defects in materials and workmanship.
3. Manufacturer warrants light sets for three (3) years from the date of installation against any defects in materials and workmanship.
4. Manufacturer warrants all other components for three (3) years from the date of installation against any defects in materials and workmanship.
5. Company warrants all labor and parts necessary for installation of the fountain aeration system for a period of one (1) year from the date of installation.
6. The manufacturer's warranty and the SÖLititude Lake Management® warranty will be voided if:
 - a. Any person not specifically authorized by the manufacturer and by SÖLititude Lake Management® performs any service, repair, or other work to the fountain aeration system.
 - b. The fountain aeration system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.

Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
 - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
 - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
 - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
 - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities:

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SÖLititude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SÖLititude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



- b. Providing Certified Abutters List for abutter notification where required.
- c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
- d. Compliance with any Order of Conditions or other special requirements or conditions required by the local municipality.
- e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

- 1. Company is a licensed pesticide applicator in the state in which service is to be provided.
- 2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
- 3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
- 4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
- 5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
- 6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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SERVICES QUOTE

CUSTOMER NAME: Sweetwater Creek - St. Augustine
SUBMITTED TO: Cheryl Graham
CONTRACT DATE: October 4, 2021
SUBMITTED BY: Katie Cabanillas
SERVICES: Option 2 - North Fountain

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. PAYMENT TERMS. The fee for the Services is **\$14,810.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services. For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. TERM AND EXPIRATION. This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation

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of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by

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both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

12. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

THIS IS FOR QUOTE PURPOSES ONLY. SOLITUDE LAKE MANAGEMENT NOW USES ADOBE SIGN TO PROCESS ITS CONTRACTS.

PLEASE CONTACT YOUR BUSINESS DEVELOPMENT CONSULTANT WITH ANY QUESTIONS, FOR A CONTRACT FOR SIGNATURE, OR TO PROVIDE YOUR OWN VENDOR AGREEMENT.

THANK YOU!

-Katie Cabanillas
North Florida Business Development Consultant
Katie.cabanillas@solitudelake.com

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SCHEDULE A - FOUNTAIN INSTALLATION SERVICES

Fountain Installation:

1. Company will install the following floating surface aerator:

1 AquaMaster Masters Series 5 HP (240V/1PH)**

Includes: Augusta Nozzle
Standard Stainless Steel Intake Debris Screen
275 ft. of underwater power cable
Underwater Oil Cooled motor w/ Thermal Protection
Control Panel (UL Listed / NEMA Rated)
GFCI Protection Breaker
Control Breaker
Motor Starter / Contactor
Motor Overload Protection Assembly
Digital Timer*
Control Fuse Protection
Motor Start & Run Capacitors
All labor and parts necessary for proper installation***

**Digital timer includes battery backup, etc. so as to eliminate the need for service calls and adjustments that occur as a result of power outages, sunrise and sunset time changes, daylight savings time, and more.*

*LED power indicator
LCD screen display
Lithium battery for memory backup
Three-way operation manual
Digital Electronics time switch
One touch, multi-functional keys*

***Customer must provide a properly sized power source for the amp load and voltage requirement of the units specified above, and a suitable structure adjacent to the power source to which the control panel will be mounted. Single-phase 208/240V units will require a 2-pole breaker for fountain control panel electrical connection and must be configured with 3 wire (2 hots + 1 neutral) and 1 ground wire for fountain control panel connection. SOLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above.*

****The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).*

Lighting Installation:

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1. Floating Fountain will include an Underwater **LED** Lighting Package
Includes: **3** Underwater **LED** Lights (35 Watt)
 Lighting Controls mounted in the Fountain Control Panel
 GFCI Protection Breaker
 Control Breaker
 Automatic Digital Timer*
 Control Fuse Protection
 275 ft. of underwater power cable
 All labor and parts necessary for proper installation

Warranty:

1. Company warrants that all installation work will be done in a safe and professional manner.
2. Manufacturer warrants 5 HP fountains for five (5) years, from the date of installation against any defects in materials and workmanship.
3. Manufacturer warrants light sets for three (3) years from the date of installation against any defects in materials and workmanship.
4. Manufacturer warrants all other components for three (3) years from the date of installation against any defects in materials and workmanship.
5. Company warrants all labor and parts necessary for installation of the fountain aeration system for a period of one (1) year from the date of installation.
6. The manufacturer's warranty and the SÖLitude Lake Management® warranty will be voided if:
 - a. Any person not specifically authorized by the manufacturer and by SÖLitude Lake Management® performs any service, repair, or other work to the fountain aeration system.
 - b. The fountain aeration system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.

Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
 - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
 - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
 - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
 - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities:

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.

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- b. Providing Certified Abutters List for abutter notification where required.
- c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
- d. Compliance with any Order of Conditions or other special requirements or conditions required by the local municipality.
- e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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SERVICES QUOTE

CUSTOMER NAME: Sweetwater Creek - St. Augustine
SUBMITTED TO: Cheryl Graham
CONTRACT DATE: October 4, 2021
SUBMITTED BY: Katie Cabanillas
SERVICES: Option 2 - South Fountain

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. **PAYMENT TERMS.** The fee for the Services is **\$14,554.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services. For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. **TERM AND EXPIRATION.** This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

4. **DISCLAIMER.** SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

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Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or

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unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

12. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

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PLEASE CONTACT YOUR BUSINESS DEVELOPMENT CONSULTANT WITH ANY QUESTIONS, FOR A CONTRACT FOR SIGNATURE, OR TO PROVIDE YOUR OWN VENDOR AGREEMENT.

THANK YOU!

-Katie Cabanillas
North Florida Business Development Consultant
Katie.cabanillas@solitudelake.com

SCHEDULE A - FOUNTAIN INSTALLATION SERVICES

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Fountain Installation:

1. Company will install the following floating surface aerator:

1 AquaMaster Masters Series 5 HP (240V/1PH)**

Includes: Augusta Nozzle
Standard Stainless Steel Intake Debris Screen
250 ft. of underwater power cable
Underwater Oil Cooled motor w/ Thermal Protection
Control Panel (UL Listed / NEMA Rated)
GFCI Protection Breaker
Control Breaker
Motor Starter / Contactor
Motor Overload Protection Assembly
Digital Timer*
Control Fuse Protection
Motor Start & Run Capacitors
All labor and parts necessary for proper installation***

**Digital timer includes battery backup, etc. so as to eliminate the need for service calls and adjustments that occur as a result of power outages, sunrise and sunset time changes, daylight savings time, and more.*

*LED power indicator
LCD screen display
Lithium battery for memory backup
Three-way operation manual
Digital Electronics time switch
One touch, multi-functional keys*

***Customer must provide a properly sized power source for the amp load and voltage requirement of the units specified above, and a suitable structure adjacent to the power source to which the control panel will be mounted. Single-phase 208/240V units will require a 2-pole breaker for fountain control panel electrical connection and must be configured with 3 wire (2 hots + 1 neutral) and 1 ground wire for fountain control panel connection. SŌLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above.*

****The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).*

Lighting Installation:

1. Floating Fountain will include an Underwater **LED** Lighting Package

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Includes: **3 Underwater LED Lights (35 Watt)**
 Lighting Controls mounted in the Fountain Control Panel
 GFCI Protection Breaker
 Control Breaker
 Automatic Digital Timer*
 Control Fuse Protection
 250 ft. of underwater power cable
 All labor and parts necessary for proper installation

Warranty:

1. Company warrants that all installation work will be done in a safe and professional manner.
2. Manufacturer warrants 5 HP fountains for five (5) years, from the date of installation against any defects in materials and workmanship.
3. Manufacturer warrants light sets for three (3) years from the date of installation against any defects in materials and workmanship.
4. Manufacturer warrants all other components for three (3) years from the date of installation against any defects in materials and workmanship.
5. Company warrants all labor and parts necessary for installation of the fountain aeration system for a period of one (1) year from the date of installation.
6. The manufacturer's warranty and the SÖLitude Lake Management® warranty will be voided if:
 - a. Any person not specifically authorized by the manufacturer and by SÖLitude Lake Management® performs any service, repair, or other work to the fountain aeration system.
 - b. The fountain aeration system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.

Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
 - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
 - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
 - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
 - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities:

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Providing Certified Abutters List for abutter notification where required.

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- c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
- d. Compliance with any Order of Conditions or other special requirements or conditions required by the local municipality.
- e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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4.



Quote #: Q-09696-1
 Date: 10/27/2021
 Expires On: 1/31/2022

Envera Systems

Next Generation Security
 4171 W Hillsboro Blvd Ste 2
 Coconut Creek, FL 33073
 Phone: (855) 936-8372 | Email: info@enverasystems.com

Prepared for

Palencia HOA - Sweetwater Creek CDD
 St. Augustine, Florida

SECURITY CONSULTANT	PHONE	EMAIL
Eddie Coalwell	+1 9044208464	ecoalwell@enverasystems.com

INSTALLATION INVESTMENT

Las Calinas Gate - Barrier Gates

QTY	PRODUCT	INSTALL INVESTMENT
2	12' Magnetic Toll Barrier Arm (Left Side) - LED	
2	Ground Loop - Reno Detector Harness	
1	12' Magnetic Toll Barrier Arm (Right Side) - LED	
1	Ground Loop - Reno Detector Harness	
0	Ground Loop - Reno Detector Harness	
25	Conduit	
150	Wire	
1	15' Magnetic Access Pro H Barrier Arm (Right Side) - LED	
1	Ground Loop - Reno Detector Harness	
1	Bore Setup	
50	Bore	
20	Trenching & Backfilling	
Las Calinas Gate - Barrier Gates TOTAL:		\$24,386.00

Installation Investment Total: \$24,386.00

THIRD PARTY FINANCING OPTIONS

36 Months Financing at 3.99%

Monthly Payment: \$719.87

- Finance Options Based on Credit Approval
- \$85 Documentation Fee & First Month Required at Signing
- Eligibility subject to credit approval upon receipt of credit application to Canon Financial Services, Inc.
- Finance Application can be found at enverasystems.com/financing

MONTHLY INVESTMENT

Las Calinas Gate - Barrier Gates

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Service & Maintenance Plan	\$214.63	\$214.63
Las Calinas Gate - Barrier Gates TOTAL:			\$214.63

Monthly Investment Total: \$214.63

SERVICE & MAINTENANCE PLAN

- During Primary Period, should any equipment need to be serviced or replaced, Envera will not charge for labor or system parts and materials.
- During Renewal Periods, should any equipment need to be serviced or replaced, Envera will not charge for labor and will only charge cost for system parts and materials.
- Ground loops are warrantied for a period of 90 days and are not included in the Service & Maintenance Plan
- Service Level Commitment
 - Envera will perform system checks of all cameras on a daily basis.
 - Envera will proactively troubleshoot any discovered issues, which may include sending a technician onsite.
 - Since most issues can be resolved remotely, emergency service requests will be responded to within 24 hours.
- Service and Maintenance Plan excludes accident, vandalism, flood, water, lightning, fire, intrusion, abuse, misuse, an act of God, any casualty, including electricity, unauthorized repair service, modification or improper installation or any other cause beyond the control of Envera, including interruption of electrical power or internet service.

TERMS & CONDITIONS

- Monthly pricing is based on 721 current homes, with a maximum of 736 homes at full build out.
- Package pricing is applied to installation and monthly pricing. Pricing presented in this Quote is based on the purchase of all items as presented.
- Minimum 36-month agreement is required for monthly services (sales tax will be added to all monthly charges).
- Community will be responsible for all costs related to permits, bonds, surveys, drawings or site plan modifications.
- Community will be responsible for all required internet lines with minimum of 5MB upload and download speeds for most systems to operate. This may require multiple primary and backup lines throughout the community. Envera's team will work with internet providers to assist Client as necessary.
- Community will be responsible for providing adequate power at all head-end locations.
- Deposit due at signing equal to 50% of installation costs and two (2) months of the monthly services costs prior to Envera scheduling work. Envera will give an additional 3% discount on installation if 100% of installation is paid within 7 days of signing. 40% of installation will be due within 5 days of Envera beginning installation. Final 10% of installation is due within 5 days of Envera completing installation.
- If purchasing a Virtual Gate Guard or Access Control System, Community will be responsible for providing a list of all residents with addresses, phone numbers, and email addresses in an Excel or CSV format.
- If purchasing a Virtual Gate Guard System:
 - *Virtual Gate Guard Monitoring is a per home charge and any additional homes added above those reported in the Qty field above (or at signing) will be charged to the Community at the per home price per month.
 - Installation of the equipment will take approximately six weeks to complete and fully test
 - Envera's Implementation Team will provide a resident orientation session
 - Once the system is activated and on-line, Envera will conduct a "soft opening" giving residents 21 days to get acclimated (Guests will be asked where they are going but no guest will be denied entry)
 - After the soft opening period expires, all guests will be verified before being granted entry into the community

- Recurring monthly pricing is based on all resident and renters having Envera programmed credentials on their vehicles and unencumbered access to use MyEnvera.com or the MyEnvera App for guest management

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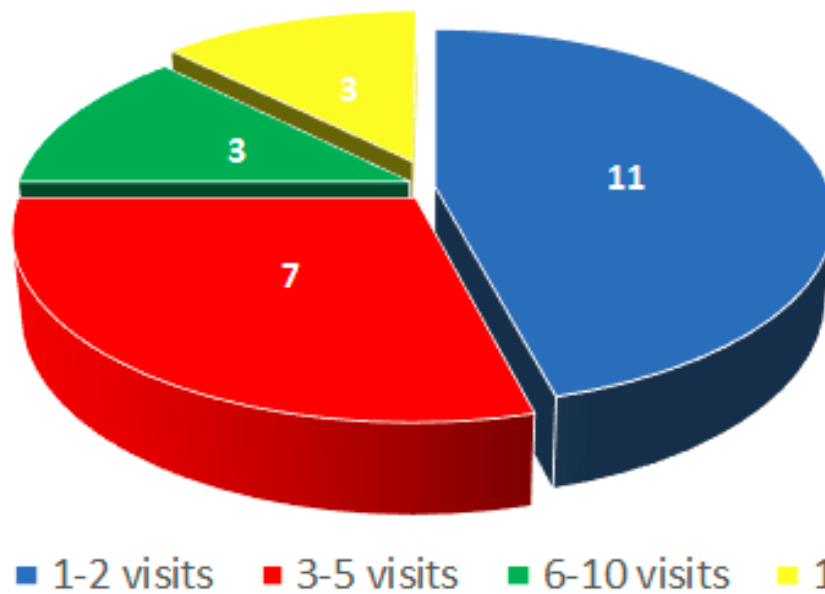
RnM Building/Pool

- Large Repairs
 - AC Units
 - Pool Heaters Replaced
- Minor Repairs
 - Cleaned and Painted areas on walls
 - Pressure wash of back entrance
 - Pool gate repairs

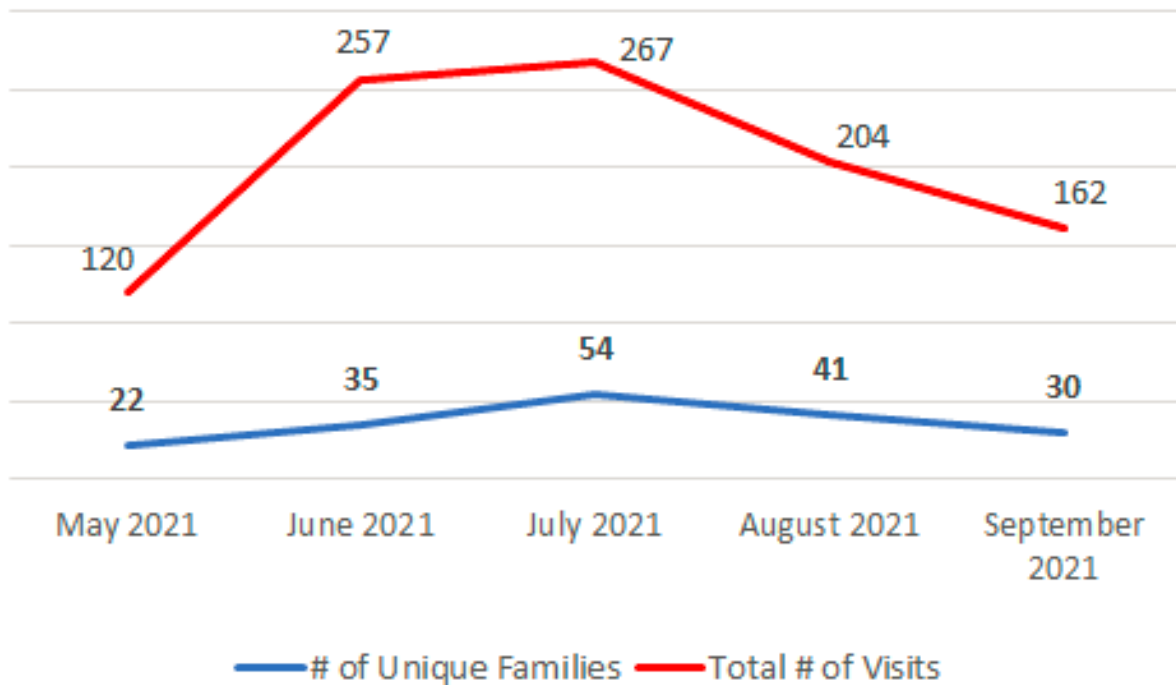
Equipment Repairs

- Treadmills
- Cable Equipment
- Tricep Machine
- Leg Extension
- CPR Certification for staff complete
- Attended several virtual National meetings for Lifestyle
- Hired two more staff for the department
- Continued assessment of Group Fitness participation per class
- Purchase of small equipment that can facilitate individual use or class use
- Meetings with Vendors, Contractors and Residents
- Planning of Future Community Events-Fall Festival and Tree Lighting
- Community Events that Occurred in October:
 - Trivia Night-50+ attendees
 - Two Food Truck Fridays/Artisan Night
 - Taco Tuesday
 - Blood Drive
 - Football Party with Kokomo's
 - Breakfast on Market Street
 - Planksgiving-30 Day Challenge
- Child Watch Data:
 - 26 Days of Child Watch
 - 132 Visits Total, Day Visits-102, Evening Visits-30
 - Unique Families 24
 - 11 Families from Marshall Creek and 13 Families from Sweetwater

CHILD WATCH - OCTOBER 2021
VISITS PER UNIQUE FAMILY
TOTAL UNIQUE FAMILIES = 24, TOTAL VISITS = 132



CHILD WATCH USAGE
MAY - SEPTEMBER 2021



CHILD WATCH - OCTOBER 2021

TOTAL UNIQUE FAMILIES = 24

TOTAL VISITS = 132

