

*Sweetwater Creek  
Community Development District*

*Agenda*

*January 5, 2023*



## *AGENDA*



**Sweetwater Creek  
Community Development District**

475 West Town Place, Suite 114

St. Augustine, Florida 32092

www.SweetwaterCreekCDD.com

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December 29, 2022

Board of Supervisors  
Sweetwater Creek Community Development District  
**Call In #: 1-877-304-9269; Code 186663**

Dear Board Members:

The Sweetwater Creek Community Development District Board of Supervisors Meeting is scheduled for **Thursday, January 5, 2023 at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida 32095.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment (limited to three minutes)
- III. Staff Reports
  - A. Landscape Team
  - B. District Counsel
  - C. District Engineer
    - 1. Ratification of Requisitions 60-62
    - 2. Consideration of Requisitions 63-65
  - D. Field Manager – Report
  - E. District Manager
  - F. Director of Amenities – Consideration of Estimates for Pool Heaters (to be provided under separate cover)
- IV. Approval of the Consent Agenda
  - A. Minutes of the December 1, 2022 Meeting
  - B. Financial Statements
  - C. Check Register
- V. Discussion of Updated Comcast Proposal



- VI. Updates on Capital Improvement Projects
  - A. Fitness Center
  - B. Pickleball Courts
  - C. Parks
- VII. Consideration of Resolution 2023-03 on Prohibited Activities for Sexual Offenders and Predators in Reliance on SJC Ordinance 2009-43
- VIII. Other Business
- IX. Supervisor Requests / Public Comment
- X. Next Scheduled Meeting – Thursday, February 2, 2023 at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida 32095
- XI. Adjournment



### *THIRD ORDER OF BUSINESS*



*C.*



*1.*



**SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2019**

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

(A) Requisition Number: 60

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

(C) Amount Payable: \$168.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Invoice # 4873 2019 Project Construction

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

The undersigned hereby certifies that:

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

OR

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

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or



claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

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

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

**SWEETWATER CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Authorized Officer

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

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



\_\_\_\_\_  
Consulting Engineer





## INVOICE

Invoice # 4873  
Date: 11/13/2022  
Due On: 12/13/2022

### KE Law Group, PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

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

### SWTCDD-05

### SWEETWATER CREEK CDD - 2019 PROJECT CONSTRUCTION

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	GK	10/17/2022	Prepare letters to bidders notifying of rejection of all proposals.	0.40	\$265.00	\$106.00
Service	JK	10/17/2022	Review notice of rejection letters and transmit same	0.20	\$310.00	\$62.00
Total						\$168.00

### Detailed Statement of Account

#### Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
4408	11/11/2022	\$248.00	\$0.00	\$248.00

#### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
4873	12/13/2022	\$168.00	\$0.00	\$168.00
Outstanding Balance				\$416.00
Total Amount Outstanding				\$416.00



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

Please pay within 30 days.



**SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2019**

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(A) Requisition Number: 61

(B) Name and address of Payee: Invision Construction Inc  
11251 Business Park Blvd, Suite 4  
Jacksonville FL 32256-2711

(C) Amount Payable: \$42,531.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Initial deposit per agreement for Palencia Interior Renovation

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

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

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**SWEETWATER CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Authorized Officer

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NON-COST OF ISSUANCE REQUESTS ONLY**

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Consulting Engineer





Invision Construction, Inc.  
Printed: Nov 30, 2022  
11251 Business Park Blvd Ste 4, Jacksonville, FL 32256-  
2711  
Phone: 904-345-0515  
CBC1261890

## Owner Invoice

### Job Information

Jim Oliver  
1879 N Loop Pkway, St. Augustine, FL 32095

Invoice Title: Palencia Fitness Interior Renovation Org. Est. 50%

Invoice ID: PAL\_001

**Invoice Amount:** \$42,531.00  
**Amount Paid:** \$0.00

**Pending**

### Description of Invoice

\*ALLOWANCE : means that this is a estimate and could be higher or lower based upon job environment. Subject to change.

1. BUYER'S RIGHT TO CANCEL (Florida Statutes § 501.031) This is a home solicitation sale, and if you do not want the goods or services, you may cancel this agreement by providing written notice to the seller in person, by telegram, or by mail. This notice must indicate that you do not want the goods or services and must be delivered or postmarked before midnight of the third business day after you sign this agreement. If you cancel this agreement, the seller may not keep all or part of any cash down payment.

DEPOSITS. All deposits are non-refundable

2. PAYMENT. All payments are due on billing. Final payment is due upon completion of the work or issued certificate of occupancy. If Purchaser fails to make any payment, all warranties will be void.

3. CHANGES: Any alteration or deviation from specifications involving extra costs or changed/extra work will be performed only upon a signed written change order and will become an extra charge. Invision Construction requires full payment in advance from Purchaser for change orders as a condition for performing the changes. all change orders will be marked up 20% to cover invisions' operation costs.

4. CONTRACT TIME: All dates for completion of the work are estimates. Invision Construction is not responsible for delays due to weather conditions; Supply chain difficulties; labor difficulties; accidents; availability of materials; circumstances beyond our control. Invision Construction's time for performance is not of the essence. Purchaser shall not be entitled to damages for delays.

5. LIMITATION OF LIABILITY. InVision's liability for damages to purchaser relating to or arising out of the performance or non-performance of the work, or for any cause whatsoever, and regardless of the form of the action, whether in contract or in tort



including negligence, shall be limited to the contract price. The foregoing limitation of liability will not apply to claims for personal injury caused solely by InVision's negligence. Invision shall not be liable to purchaser or any person claiming through or against purchaser for any special, indirect or consequential damages (including lost profits, revenues, business opportunities or interruption of business) resulting from or arising out of performance, delay in or failure of the same. Even if purchaser has been advised of the possibility of such damages.

6. ATTORNEYS' FEES & COSTS/ VENUE / GOVERNING LAW. Purchaser agrees to pay reasonable attorney's fees and costs in the event an attorney is required to represent InVision for any reason related to the contract, through appeal, including all costs of collections. This contract shall be construed according to the laws of the State of Florida, and the exclusive venue for any dispute shall be a court of competent jurisdiction in St. Johns County, Florida.

7 RISK OF LOSS. Purchaser shall be responsible and bear the risk of loss to any material or equipment once delivered to the Project.

8. REMEDIES. In the event Purchaser fails to pay any amount due and owing hereunder and/or fails to perform any obligation hereunder, InVision shall have the right to exercise one or more of the following remedies: (a) recover the balance of all amounts due hereunder including interest on all unpaid sums; (b) recover InVision's anticipated lost profits on all work on yet performed; (c) enter the premises where the equipment might be located and take possession of the equipment and retain all prior payments as partial compensation for its use and depreciation; (d) incur collection and legal expenses (including) attorney's fees and costs in exercising any of its rights and remedies upon default; (e) suspend work and remove its equipment from the project; and/or (f) pursue any other remedy permitted by law.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

*Please use the "Pay Online" button to submit your payment. If you have additional questions about how to pay online, please call Buildertrend Support at 1-888-415-7149.*



**Deadline Date:** Dec 14, 2022

**Balance Due:** \$42,531.00



**SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2019**

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

(A) Requisition Number: 62

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

(C) Amount Payable: \$10,120.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Invoice # 204510 Palencia Fitness Center Addition and Modification (WA#12) Balance due

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

The undersigned hereby certifies that:

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

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**SWEETWATER CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Authorized Officer

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

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\_\_\_\_\_  
Consulting Engineer





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

September 01, 2022  
Project No: 05010.22000  
Invoice No: 0204510

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

**Professional Services rendered through August 27, 2022**

Task 01-05 Lump Sum Services

Task	Contract Amount	Percent Complete	Earned To Date	Previously Billed	Current Billed
1. Revised Master Development Plan	4,500.00	50.00	2,250.00	1,125.00	1,125.00
2. SJRWMD Minor Modifications	3,000.00	0.00	0.00	0.00	0.00
3. Modify Engineering Plans	25,000.00	90.00	22,500.00	16,250.00	6,250.00
<b>4. Regulatory Permitting/Approvals</b>					
4a. SJCUD Water, Sewer, Reuse Plan Rev.	4,000.00	0.00	0.00	0.00	0.00
4b. SJC DRC Submittal & Construction	3,250.00	0.00	0.00	0.00	0.00
4c. DEP Water Dist. System Gen. Permit	1,800.00	0.00	0.00	0.00	0.00
4d. DEP Sanitary Sewer Coll. Sys. Permit	1,800.00	0.00	0.00	0.00	0.00
5. Code Landscape & Tree Mitigation Plan	5,000.00	0.00	0.00	0.00	0.00
<b>Total Fee</b>	<b>48,350.00</b>		<b>24,750.00</b>	<b>17,375.00</b>	<b>7,375.00</b>

**Total Fee**

**Received \$7,375.00 9/27**

~~7,375.00~~

**Total this Task**

**\$7,375.00**

Task 06 Bidding Services

**Professional Personnel**

		Hours	Rate	Amount
CADD/GIS Technician				
Sims, Daniel	8/6/2022	18.75	125.00	2,343.75
Sims, Daniel	8/13/2022	5.50	125.00	687.50
Sims, Daniel	8/20/2022	3.00	125.00	375.00
Senior Engineer				
Lockwood, Scott	8/6/2022	12.50	205.00	2,562.50
Lockwood, Scott	8/13/2022	5.50	205.00	1,127.50
Lockwood, Scott	8/20/2022	10.75	205.00	2,203.75

**England-Thim & Miller, Inc.**

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-8990 • Fax 904-646-9485  
CA-00002584 LC-0000318



Lockwood, Scott	8/27/2022	4.00	205.00	820.00	
Totals		60.00		10,120.00	
<b>Total Labor</b>					<b>10,120.00</b>

	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>	
Total Billings	10,120.00	0.00	10,120.00	
Contract Limit			15,000.00	
Remaining			4,880.00	
			<b>Total this Task</b>	<b>\$10,120.00</b>

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Task	07	CEI Services			
			<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Total Billings			0.00	0.00	0.00
Contract Limit					12,500.00
Remaining					12,500.00
				<b>Total this Task</b>	<b>0.00</b>

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Task	XP	Expenses			
				<b>Total this Task</b>	<b>0.00</b>

Invoice Total this Period ~~\$17,495.00~~

Balance due: \$10,120.00 ✓

#### Outstanding Invoices

<b>Number</b>	<b>Date</b>	<b>Balance</b>
0204046	8/4/2022	7,392.55
<b>Total</b>		<b>7,392.55</b>

#### England-Thim & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
 14775 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-8990 • Fax 904-646-8455  
 CA-00002584 LC-0000318



2.



**SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2019**

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(A) Requisition Number: 63

(B) Name and address of Payee: Invision Construction Inc  
11251 Business Park Blvd, Suite 4  
Jacksonville FL 32256-2711

(C) Amount Payable: \$13,315.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Progress billing per agreement for Palencia Interior Renovation Change Order Id #PAL\_002

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

The undersigned hereby certifies that:

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

OR

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**SWEETWATER CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Authorized Officer

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\_\_\_\_\_  
Consulting Engineer





Invision Construction, Inc.

Printed: Dec 5, 2022

11251 Business Park Blvd Ste 4, Jacksonville, FL 32256-

2711

Phone: 904-345-0515

CBC1261890

## Owner Invoice

### Job Information

Jim Oliver

1879 N Loop Pkway, St. Augustine, FL 32095

Invoice Title: Palencia Fitness Interior Renovation Change Order

Invoice ID: PAL\_002

Invoice Amount: \$13,315.00

Pending

Amount Paid: \$0.00

Items	Description	Qty/Unit	Unit Cost	Price
Demo Breakroom 1300 - Demolition		1.00	\$2,500.00	\$2,500.00
Framing 3210 - Framing labor		1.00	\$1,550.00	\$1,550.00
HVAC duct rework for breakroom 3610 - HVAC—rough		1.00	\$1,865.00	\$1,865.00
Door for breakroom 4280 - Interior Doors		1.00	\$2,700.00	\$2,700.00
Drywall Finishing 5100 - Drywall		1.00	\$1,300.00	\$1,300.00
Electrical rework in breakroom 5730 - Electrical		1.00	\$3,400.00	\$3,400.00

### Description of Invoice

\*ALLOWANCE : means that this is a estimate and could be higher or lower based upon job environment. Subject to change.

1.BUYER'S RIGHT TO CANCEL (Florida Statutes § 501.031)This is a home solicitation sale, and if you do not want the goods or services, you may cancel this agreement by providing written notice to the seller in person, by telegram, or by mail. This notice must indicate that you do not want the goods or services and must be delivered or postmarked before midnight of the third business



day after you sign this agreement. If you cancel this agreement, the seller may not keep all or part of any cash down payment.

DEPOSITS. All deposits are non-refundable

2. PAYMENT. All payments are due on billing. Final payment is due upon completion of the work or issued certificate of occupancy. If Purchaser fails to make any payment, all warranties will be void.

3. CHANGES: Any alteration or deviation from specifications involving extra costs or changed/extra work will be performed only upon a signed written change order and will become an extra charge. **Invision Construction requires full payment in advance from Purchaser for change orders as a condition for performing the changes.** all change orders will be marked up 20% to cover invisions' operation costs.

4. CONTRACT TIME: All dates for completion of the work are estimates. Invision Construction is not responsible for delays due to weather conditions; Supply chain difficulties; labor difficulties; accidents; availability of materials; circumstances beyond our control. Invision Construction's time for performance is not of the essence. Purchaser shall not be entitled to damages for delays.

5. LIMITATION OF LIABILITY. InVision's liability for damages to purchaser relating to or arising out of the performance or non-performance of the work, or for any cause whatsoever, and regardless of the form of the action, whether in contract or in tort including negligence, shall be limited to the contract price. The foregoing limitation of liability will not apply to claims for personal injury caused solely by InVision's negligence. Invision shall not be liable to purchaser or any person claiming through or against purchaser for any special, indirect or consequential damages (including lost profits, revenues, business opportunities or interruption of business) resulting from or arising out of performance, delay in or failure of the same. Even if purchaser has been advised of the possibility of such damages.

6. ATTORNEYS' FEES & COSTS/ VENUE / GOVERNING LAW. Purchaser agrees to pay reasonable attorney's fees and costs in the event an attorney is required to represent InVision for any reason related to the contract, through appeal, including all costs of collections. This contract shall be construed according to the laws of the State of Florida, and the exclusive venue for any dispute shall be a court of competent jurisdiction in St. Johns County, Florida.

7 RISK OF LOSS. Purchaser shall be responsible and bear the risk of loss to any material or equipment once delivered to the Project.

8. REMEDIES. In the event Purchaser fails to pay any amount due and owing hereunder and/or fails to perform any obligation hereunder, InVision shall have the right to exercise one or more of the following remedies: (a) recover the balance of all amounts due hereunder including interest on all unpaid sums; (b) recover InVision's anticipated lost profits on all work on yet performed; (c) enter the premises where the equipment might be located and take possession of the equipment and retain all prior payments as partial compensation for its use and depreciation; (d) incur collection and legal expenses (including) attorney's fees and costs in exercising any of its rights and remedies upon default; (e) suspend work and remove its equipment from the project; and/or (f) pursue any other remedy permitted by law.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS



KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

*Please use the "Pay Online" button to submit your payment. If you have additional questions about how to pay online, please call Buildertrend Support at 1-888-415-7149.*

**Deadline Date:** Dec 16, 2022

**Balance Due:** \$13,315.00



**SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2019**

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

(A) Requisition Number: 64

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

(C) Amount Payable: \$983.75

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Invoice # 205795 Palencia Fitness Center Addition and Modification (WA#12)

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

The undersigned hereby certifies that:

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

OR

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



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

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

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

**SWEETWATER CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Authorized Officer

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

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



\_\_\_\_\_  
Consulting Engineer



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

November 30, 2022  
Project No: 05010.22000  
Invoice No: 0205795

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

**Professional Services rendered through November 26, 2022**

Task 01-05 Lump Sum Services

Task	Contract Amount	Percent Complete	Earned To Date	Previously Billed	Current Billed
1.Revised Master Development Plan	4,500.00	100.00	4,500.00	4,500.00	0.00
2.SJRWMD Minor Modifications	3,000.00	0.00	0.00	0.00	0.00
3.Modify Engineering Plans	25,000.00	100.00	25,000.00	25,000.00	0.00
<b>4. Regulatory Permitting/Approvals</b>					
4a. SJCUD Water,Sewer,Reuse Plan Rev.	4,000.00	15.00	600.00	600.00	0.00
4b. SJC DRC Submittal & Construction	3,250.00	20.00	650.00	650.00	0.00
4c. DEP Water Dist. System Gen. Permit	1,800.00	0.00	0.00	0.00	0.00
4d. DEP Sanitary Sewer Coll. Sys. Permit	1,800.00	0.00	0.00	0.00	0.00
5.Code Landscape & Tree Mitigation Plan	5,000.00	100.00	5,000.00	5,000.00	0.00
Total Fee	48,350.00		35,750.00	35,750.00	0.00
<b>Total Fee</b>					<b>0.00</b>
<b>Total this Task</b>					<b>0.00</b>

Task 06 Bidding Services

	Current	Prior	To-Date
Total Billings	0.00	14,133.75	14,133.75
Contract Limit			15,000.00
Remaining			866.25
<b>Total this Task</b>			<b>0.00</b>

Task 07 CEI Services

Note: Discuss pickleball and have a couple of meetings to provide layout for pickleball courts

**Professional Personnel**

	Hours	Rate	Amount
CADD/GIS Technician			
Sims, Daniel	11/19/2022	5.00	125.00
			625.00

**England-Thimys & Miller, Inc.**

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



Senior Engineer				
Lockwood, Scott	11/5/2022	1.00	205.00	205.00
Lockwood, Scott	11/12/2022	.75	205.00	153.75
Totals		6.75		983.75
<b>Total Labor</b>				<b>983.75</b>

	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Total Billings	983.75	1,486.25	2,470.00
Contract Limit			12,500.00
Remaining			10,030.00
		<b>Total this Task</b>	<b>\$983.75</b>

Task	XP	Expenses	
		<b>Total this Task</b>	<b>0.00</b>

<b>Invoice Total this Period</b>	<b>\$983.75</b>
----------------------------------	-----------------

#### Outstanding Invoices

Number	Date	Balance
0204510	9/1/2022	10,120.00
0205415	11/2/2022	1,486.25
<b>Total</b>		<b>11,606.25</b>



**SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2019**

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

(A) Requisition Number: 65

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

(C) Amount Payable: \$31.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Invoice # 5089 2019 Project Construction

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

The undersigned hereby certifies that:

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

OR

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

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or



claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

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

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

**SWEETWATER CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Authorized Officer

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

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



\_\_\_\_\_  
Consulting Engineer





## INVOICE

Invoice # 5089  
Date: 12/12/2022  
Due On: 01/11/2023

### KE Law Group, PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

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

### SWTCDD-05

### SWEETWATER CREEK CDD - 2019 PROJECT CONSTRUCTION

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JK	11/11/2022	Review invasion change order request and confer with district manager on options for same	0.10	\$310.00	\$31.00
Total						<b>\$31.00</b>

### Detailed Statement of Account

#### Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
4873	12/13/2022	\$168.00	\$0.00	\$168.00

#### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
5089	01/11/2023	\$31.00	\$0.00	\$31.00
Outstanding Balance				<b>\$199.00</b>
Total Amount Outstanding				<b>\$199.00</b>



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

Please pay within 30 days.



*D.*



1/5/2023

# *Sweetwater Creek*

Community Development District

Field Operations Report



**Chris Hall**

FIELD OPERATIONS MANAGER  
RIVERSIDE MANAGEMENT SERVICES, INC.



Sweetwater Creek  
Community Development District

**Field Operations Report**

January 5, 2023

To: The Board of Supervisors

From: Chris Hall  
Field Operations Manager

RE: Sweetwater Creek Operations Report – January 5, 2023

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

**ACTION ITEMS**

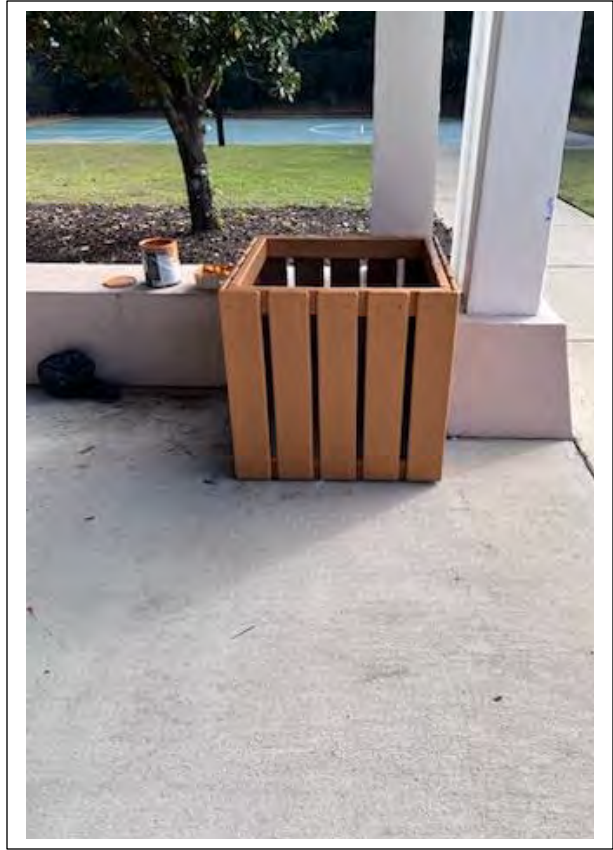
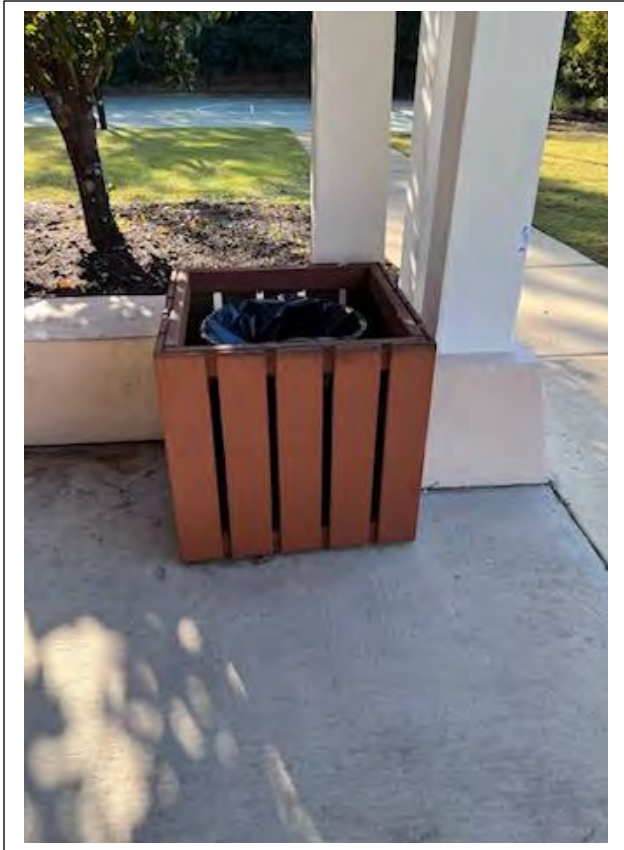
- Dog waste station bags are changed and stocked with waste bags weekly.
- Trash along the roadways and common areas are policed daily.
- Trash cans are changed weekly at the parks.
- Lights are inspected at least once per month.
- Picnic tables and trash can receptacle was painted.
- Maintenance shed has been cleaned out in preparation of supplies to be housed in there.
- The rotted maintenance shed ramp was rebuilt and painted.
- The basketball backboards were re-stripped.
- Replaced 5 light fixtures at the Las Calinas guard shack. 4 up-lights on the palm trees and one on the Palencia sign. Found a ground fault that was constantly tripping the breaker and had an electrician repair the broken wires under the sidewalk.



- The concrete barrier on the resident entry side was hit, and the rebar was ripped out of the asphalt. Had to cut the rebar to put it back in place.
- Found an electric box in the roundabout and had the electrician inspect it for power. There is no power going to it as of now, but I am working on tracing it back to one of the light poles. Once found we can add lights and/or outlets for holidays lights in the future.
- The exit gate arm was hit and broken. We did have a spare arm and it was replaced.
- The entrance side gates circuit board was also replaced after it went bad, and the belts were replaced as well.
- We are working to get the metal enclosures installed over the irrigation controllers.
- We will continue with painting light poles when time and weather permit.
- The broken gate lock at the Ensenada Park has been repaired.
- Removed a dead Armadillo out of a storm drain @ 100 Glorieta Dr.
- New sod as been installed along Las Calinas Blvd near Dosel Ln.
- Deer ate and trampled a lot of the annual flowers. The flowers were replanted, and deer repellent has been sprayed.
- I continue to receive calls about dead trees in the preserve areas. Once they are received, I determine if they are dead and need to be removed.
- Met with a contractor about installing a basketball court and small parking area for the Onda Park area. I sent the estimate to the Chairman.
- Currently seeking estimates for a shade structure/pavilion for the Onda Park project as directed by the Chairman.



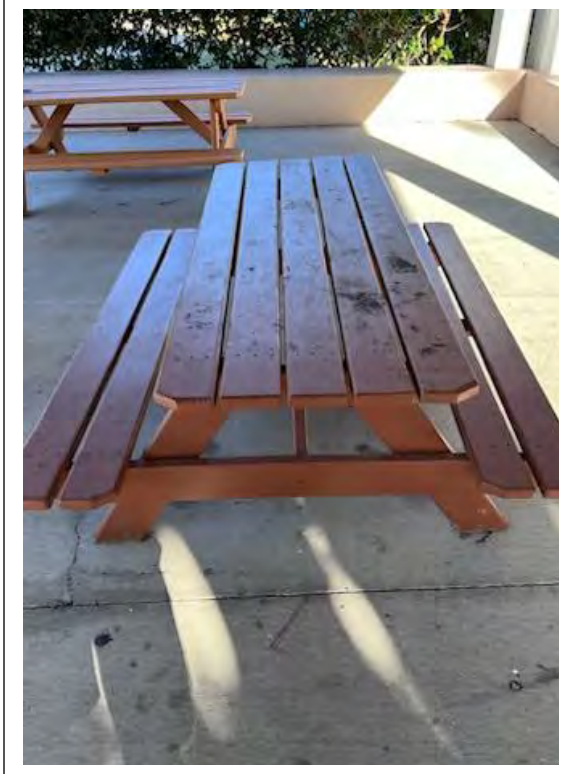
## Completed Items



Trash can holders have been repainted



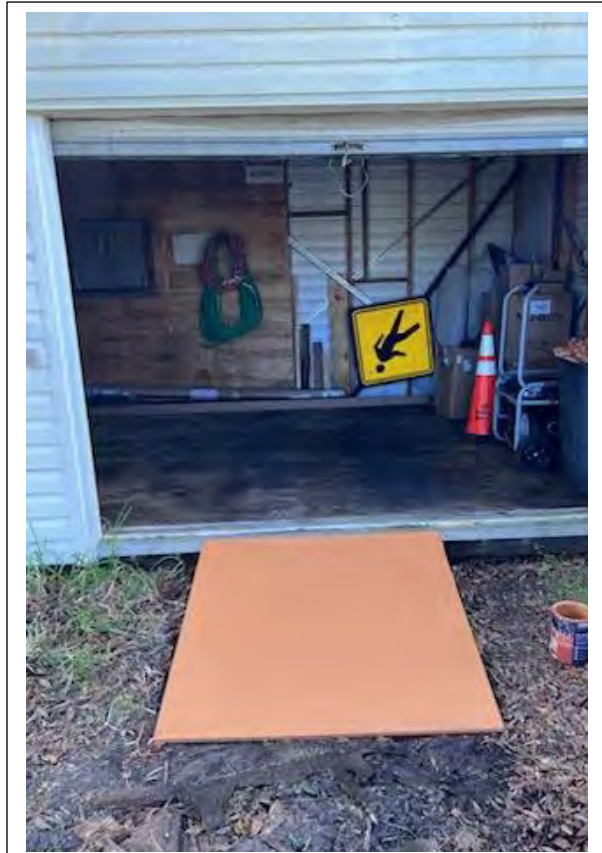
## Completed Items



Picnic tables have all been repainted.



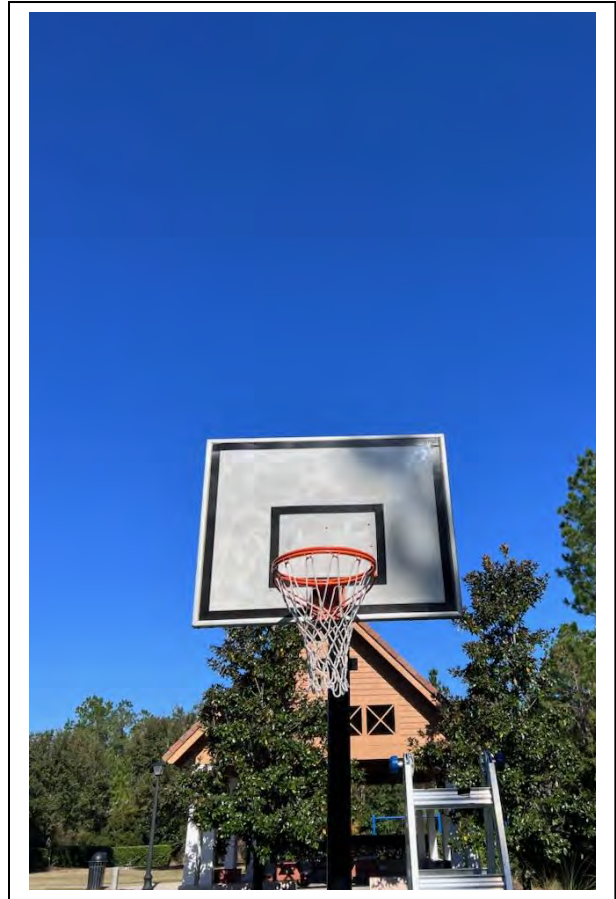
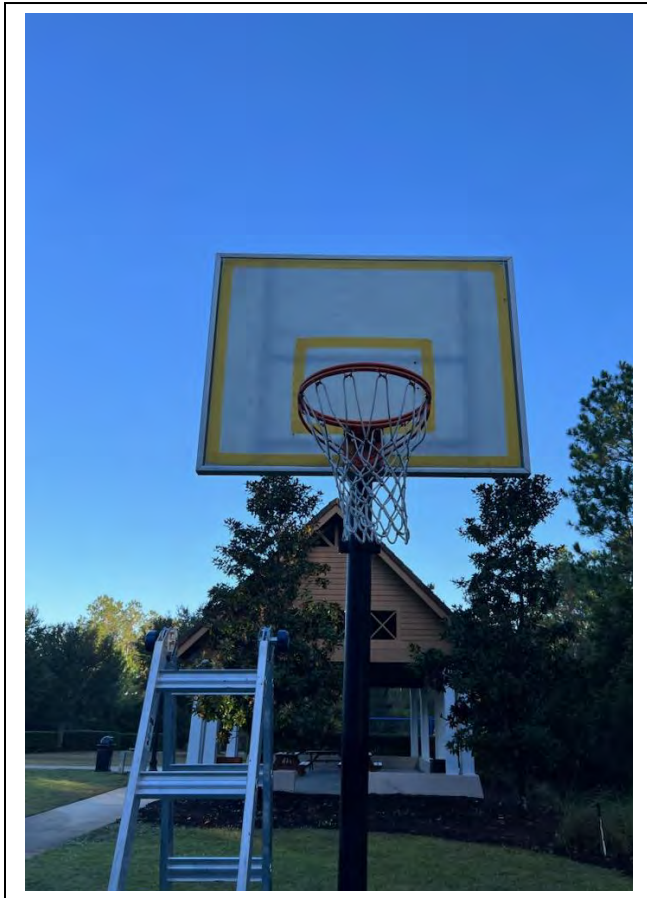
## Completed Items



Cleaned out the maintenance shed and  
rebuilt the ramp.



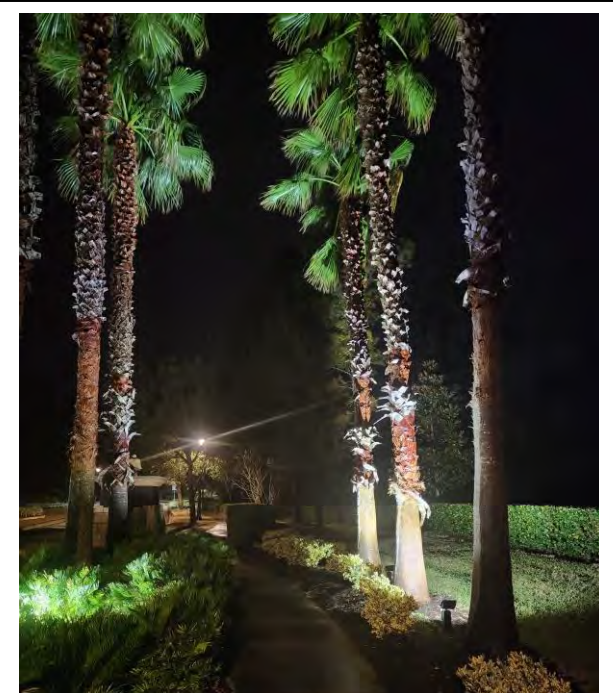
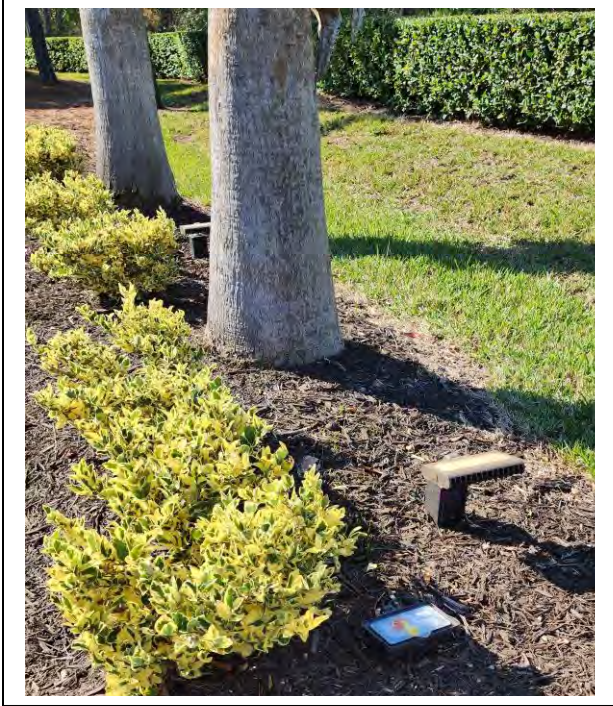
## Completed Items



New lines on the basketball goals



## Completed Items



Replaced 5 light fixtures at the Las Calinas guard shack exit side. Ground fault was also repaired.



## Completed Items



Concrete barrier has been put back in place



## Project in Progress



Painting light and sign poles  
throughout the district



## Conclusion

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

[chall@rmsnf.com](mailto:chall@rmsnf.com)

Respectfully,

Riverside Management Services





## *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, **December 1, 2022** at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida.

Present and constituting a quorum were:

Stephen Handler	Chairman (Newly appointed)
John Smith	Vice Chairman (Newly appointed)
Rob Lisotta	Supervisor
Charles Usina	Supervisor
Ron Cervelli	Supervisor

Also present were:

Jim Oliver	District Manager, GMS
Roy Van Wyk	KE Law Group
Erin Gunia	Director of Amenities
Chris Hall	Field Operations Manager
Daniel Todd	Account Manager, Duval Landscape
Mike Wooldridge	Duval Landscape
Robert Bullock	Duval Landscape

*The following is a summary of the discussions and actions taken at the December 1, 2022 Sweetwater Creek Community Development District's Regular Board of Supervisors meeting.*

**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. Usina joined the meeting in person late.

**SECOND ORDER OF BUSINESS**

**Public Comment**

- A resident commented on potential usage for areas.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Oath of Office for Newly Elected Supervisors**

Mr. Oliver administered the oath of office to newly elected Supervisors John Smith and Rob Lisotta.



The following item was moved up the agenda.

**SEVENTH ORDER OF BUSINESS                      Discussion      Regarding      Term      Limits  
(Supervisor Cervelli)**

Mr. Cervelli commented on the term limits for Chairman and noted that change was good. He asked if others wanted to discuss otherwise, he felt they should follow the two consecutive 1-year terms. Discussion ensued on how each Supervisor felt on the issue and they agreed this should be a gentlemen's agreement for the two consecutive 1-year terms. Mr. Lisotta noted that he did not feel a motion was appropriate. It was noted that Mr. Usina should participate in this discussion, but was delayed and he should be here late.

**THIRD ORDER OF BUSINESS                      Organizational Matters (Continued)**

**B. Consideration of Resolution 2023-02, Designating Officers**

Mr. Lisotta ask if they wanted to make changes to the officers. Mr. Smith made the motion to consider a new Chair, Mr. Handler. Nominations were taken around the room. Mr. Lisotta nominated Mr. Usina for Chair and for Vice Chair. Mr. Smith was nominated as Vice Chair.

The new slate of officers nominated was Mr. Handler as Chairman, Mr. Smith as Vice-Chair, and Mr. Lisotta, Mr. Cervelli, and Mr. Usina as Assistant Supervisors.

On MOTION by Mr. Smith, seconded by Mr. Cervelli, with 4-0 vote in favor, the Resolution 2023-02, Designating Officers as Mr. Handler as Chair and Mr. Smith as Vice Chair, and other officers as Assistant Supervisors, was approved 4-0.

Mr. Usina was not present at this point in the meeting. Mr. Handler commented on the new role, and thanked Mr. Lisotta for his service as Chairman.

**FOURTH ORDER OF BUSINESS                      Approval of the Consent Agenda**

**A. Minutes of the November 3, 2022 Meeting**

Mr. Handler presented the November 3, 2022 meeting minutes and asked for any comments or corrections from the Board.

**B. Financial Statements**

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



**C. Check Register**

Mr. Handler presented the check register and asked Mr. Oliver for comments. It was noted this was the new fiscal year. A question was asked about capital reserve. Discussion was held on money left for spending on amenities. Mr. Usina was not present at the meeting at this point.

On MOTION by Mr. Lisotta, seconded by Mr. Smith, with all in favor, the Consent Agenda, was approved 4-0.

**FIFTH ORDER OF BUSINESS****Updates on Capital Improvement Projects****A. Fitness Center****1. Plans**

Mr. Handler stated there was a Supervisor on the Board that has experience in commercial renovation, and he has the time to be there every day. Mr. Handler offered Mr. Smith the position of Lead Supervisor for the Fitness Center. Mr. Lisotta questioned on what front would Mr. Smith lead because the project is in the demo stage and the plans for construction were already completed and approved. Mr. Lisotta wanted clarification on what the recommendation was based on. Mr. Handler stated Mr. Smith had the opportunity to be there all day, any time of day, he had experience on doing commercial remodel in the past and the expertise to look at it. Discussion ensued on what the lead role would entail and the opinions of why this change would be made. Ms. Gunia commented that the major construction has been completed or is in process as far as the structure itself. After discussion, Mr. Lisotta noted he was still willing, able, and eager to continue as the lead for this project.

Mr. Handler stated that a budget needed to be set up for each of the three areas, the fitness center, the pickleball courts, and the parks. He noted Mr. Usina was not here at this point. He recommended setting an upper limit for the pickleball courts and the fitness center at about \$300,000. He doesn't mean they will be at this point, but wanted a budget to be set aside. The other \$500,000 he wanted for the parks and contingencies. Continued discussion was held on costs of other investments and security systems, the proposals and if further Board approval would be needed. It was clarified this would be projected limits and Board approval would be needed for specifics.



Ms. Gunia wanted to know if this budget limit would authorize her to spend the limit or would Board approval be needed. She had a list of items for review. Mr. Handler noted that additional parking was needed with the addition of the pickleball courts.

The Board discussed proposals of the following budgets:

- Fitness Center - \$200,000
- Pickleball Courts & FFE - \$325,000
- Parks (multiple) - \$350,000
- Remaining funds balance to serve as contingency.

## **2. Proposals**

Ms. Gunia reviewed the proposals in the packet. She explained the increase in pricing from Invision includes several items such as the laundry room, the flex space, meditation room and storage spaces.

On MOTION by Mr. Smith, seconded by Mr. Cervelli, with all in favor, the Proposal from Invision for Additional Space, was approved 4-0.

She discussed the added equipment proposal and flooring proposal. Mr. Lisotta suggested looking now for options for new space for potential Child Watch space in the future. Mr. Handler noted the Board had made a position for elimination of Child Watch and discussion ensued on the repurposing of several areas. Ms. Gunia suggested this extra \$2,000 could make good use of space.

On MOTION by Mr. Smith, seconded by Mr. Lisotta, with all in favor, the Extra Money to Support Spending for Flooring with a Not to Exceed \$5,000, was approved 4-0.

Ms. Gunia reviewed other proposals to include audio equipment. Discussion ensued on cost, space, and additional equipment. The total is \$40,000 for equipment, audio and other items needed. She added she would come back next month for security cameras.



On MOTION by Mr. Lisotta, seconded by Mr. Smith, with all in favor, the Proposal for Fitness Equipment, Audio Equipment, and Overage for \$40,000, was approved 4-0.

## **B. Pickleball Courts**

This topic was covered earlier in the meeting and a motion was made.

On MOTION by Mr. Smith, seconded by Mr. Cervelli, with all in favor, the Proposal for Pickle Ball Courts, was approved 4-0.

Mr. Smith reviewed the pickleball court proposals. He proposed putting the same shades and outdoor furniture at the pickleball court area. He added this will include the fencing and the screening. He reviewed all the vendors that submitted proposals. He added he cannot do anything until the survey is done and it should be completed in early January. It was requested the Board authorize the issuance of the RFP and approve the evaluation criteria in the packet. It was noted all details would be worked out in January.

On MOTION by Mr. Smith, seconded by Mr. Lisotta, with all in favor, Authorizing the Board to Issue the RFP and Approve the Evaluation Criteria for Pickleball Court, was approved 4-0.

The following items were taken out of order of the agenda to allow for Mr. Usina to weigh in on the parks. Mr. Usina jointed the meeting by phone during this time.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Code of Conduct Policy (Supervisor Cervelli)**

Mr. Cervelli covered the code of conduct policy including social media. He noted today this is not as much of an issue as it was at one time. He added social media is still a concern with a Board member commenting. He asked for the Board to agree if they go on social media to make it a Board decision and not an individual decision.

Mr. Cervelli made a motion to approve the code of conduct policy and Mr. Smith made a second. Further discussion continued.

Mr. Lisotta noted his concerns of not having enforcement and will not sign it. He added he refused to take a Board position on items and wanted to have his 1<sup>st</sup> amendment right to speak his



thoughts. Discussion ensued on the actual document, wording of the document, support of each other, meeting discussion and enforcement. Mr. Usina added comments from the phone on his perspective. Mr. Handler added comments about the Sunshine Law and Board members making comments on social media. Constitutional rights were further discussed.

Mr. Van Wyk added comments on Board responsibilities to obey the Sunshine Law. He noted it was an individual responsibility to make sure they don't violate the Sunshine Law. The Sunshine Law is a prohibition on the discussion of District items with other elected officials from the same Board about items that will come before the Board for discussion and vote. He added he can't say that you can't respond to friends, but you should not have a discussion between Board members. Social media is a fine line and can be easily crossed. He suggested Board members do not respond on social media. Mr. Handler noted this was needed to have it on record. Discussion continued on social media threads and Board responses. Mr. Handler asked Mr. Van Wyk to add comments on social media and Board responses. Mr. Van Wyk noted this was not an enforceable document and suggested the Board not adopt given discussion by the Board. Mr. Handler called for a vote.

On voice vote with one in favor and four opposed, the code of conduct policy was not approved.

## **EIGHTH ORDER OF BUSINESS**

### **Update on Grounded Boat (Supervisor Cervelli)**

Mr. Cervelli stated he understood the owner had been contacted and the owner stated he was in contact with his insurance company to get removal. He added the St. Johns Sheriff's Office had conversation with the boat owner relative to timelines of removal. It was noted it was 45 days. Mr. Cervelli added by the first of the year the boat owner or insurance company should remove the boat or potential criminal action would be taken. Mr. Van Wyk noted the state and local offices have been contacted.

*\*The Board took a 5-minute recess at 5:15 p.m. and would resume at 5:20 p.m. Mr. Usina joined the meeting in person at this time.*

## **TWELFTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Landscape Team**

The team covered the updates on new annuals, sodding, replacements and other items in



progress. Discussion ensued on the \$5000 quote for playground woodchips. It was clarified the woodchips were certified.

On MOTION by Mr. Cervelli, seconded by Mr. Smith, with all in favor, Playground Mulch Installation for \$5,000, was approved 5-0.

Mr. Smith mentioned the irritation issues which caused the St. Augustine grass to die. He asked what the plan is to remedy the issue. Mr. Woolridge responded that they will begin to replace the sod within the next two weeks at Duval's expense.

Mr. Smith suggested a board member be present for inspections on the irrigation systems. Mr. Usina requested the reports generated by recently installed "smart controller" irrigation system equipment. The Board asked for status of poinsettias per contract. The decision was made that annuals will be changed and that petunias are not a good seasonal choice. Further discussion continued on installation of oleanders.

## **FIFTH ORDER OF BUSINESS**

### **Updates on Capital Improvement Projects (Continued)**

#### **C. Parks**

Mr. Usina mentioned at the last meeting development of Onda Park was discussed and stated that he does not believe it is in the best interest of the community to put all resources into one park or area. He asked the Board to consider how much money the pickleball project will cost and how much money is earmarked for the fitness center, and to put a contingency buffer in and whatever funds are remaining, allow a certain amount of funds for Mr. Usina's project.

Discussion continued on budgeting for various projects. Mr. Handler wanted to know the number of locations for parks. Mr. Usina wanted a ballpark for spending on this project. Mr. Handler noted the need for parking as budgeting was considered. Discussion continued on various locations for parks.

The Board discussed proposals of the following budgets: Fitness Center - \$200,000, Pickleball Courts & FFE - \$325,000, Parks (multiple) - \$350,000, and remaining funds balance to serve as contingency.

## **NINTH ORDER OF BUSINESS**

### **Discussion on Revisions to Suspension Rule**



This item was discussed, and it was noted a public hearing was needed. Mr. Lisotta wanted to know what the current rule was for the District. Mr. Lisotta suggested the Board pause on this decision and reach out to Marshall Creek to ensure no conflicting language in the policies are adopted by the two sister Districts. A motion was made to table this issue.

On MOTION by Mr. Usina, seconded by Mr. Lisotta, with all in favor, tabling the Discussion on Revisions to Suspension Rule, was approved 5-0.

**TENTH ORDER OF BUSINESS****Discussion of Issues Brought up at Marshall Creek Meeting (Supervisor Smith)**

Mr. Smith shared his concerns on the damage to the dock and budgeting for sharing the expenses for repair. Discussion ensued on cost, timeline, repair and maintenance costs.

**ELEVENTH ORDER OF BUSINESS****Other Business**

There being none, the next item followed.

**TWELFTH ORDER OF BUSINESS****Staff Reports (Continued)****B. District Counsel**

District Counsel noted a letter had been received from the HOA regarding wetland issues and they have been addressed. A letter has been sent to the property owner. Discussion continued on decision to take action or to drop this issue.

**C. District Engineer****1. Consideration of Requisitions No. 58-59**

Mr. Oliver gave an overview of the requisitions #58 and #59 on the area surveyed and the reimbursement on the initial work.

On MOTION by Mr. Lisotta, seconded by Mr. Smith, with all in favor, Requisitions No. 58-59, were approved 5-0.

**2. Consideration of Work Authorization 14 for Palencia Phase 1 Surveying**



Mr. Oliver explained the Work Authorization 14 on a flooding issue and the surveying to detect the problem. It was asked if this was a necessity or not. Mr. Lisotta expressed concerns on the water and flooding and lack of confirmation on corrections.

Mr. Handler made the motion to approve the work authorization. The motion failed due to lack of a second.

#### **D. Field Manager – Report**

Mr. Hall was commended on the painting of the basketball court. Mr. Hall summarized the Field Manager's report. Mr. Usina had a question regarding a check issued to Duval removal for fallen trees. He expressed concerns on how the costs added up for landscape maintenance. Mr. Lisotta explained he approved one of the projects on removal of a tree. Discussion ensued on tree removal due to liability, concerns with paying Duval and oversight of their work.

#### **E. District Manager – Discussion Regarding Board Direction for Court Resurfacing Contractor**

Mr. Oliver noted court resurfacing had previously been discussed. Sport Surfaces had been contacted for refund and there has been no response from the company. Mr. Smith will work with District Counsel to make a joint call in a final attempt to secure a refund. If there is no response, the small claims court will be next if it is worth the legal costs to pursue.

#### **F. Director of Amenities**

Ms. Gunia noted the tree lighting would be December 2, 2022.

### **THIRTEENTH ORDER OF BUSINESS      Supervisor Requests / Public Comment**

#### **Resident Comments:**

A resident commented on her previous request for CPR training to residents. Discussion ensued on how to proceed and costs for providing.

#### **Supervisor Comments:**

A question was directed to Mr. Hall regarding parks, security, cameras, and costs.

Mr. Handler ask for updates on Comcast. It was noted that Comcast is working on the 3 red line areas of concerns on insurance liability risks, customer service, and fee. Mr. Lisotta stated the compensation is not changing. Comcast topic will be brought back to the agenda in January. It was noted the two areas of concerns are risk and services.



Mr. Lisotta made the motion the meetings be capped at 2 hours. It was noted it is the responsibility of the Chair to make the direction and control the meeting.

On MOTION by Mr. Lisotta, seconded by Mr. Smith, with Mr. Handler and Mr. Cervelli opposed, Capping the Meetings to 2 hours, was approved 3-2.

**FOURTEENTH ORDER OF BUSINESS      Next Scheduled Meeting – Thursday, January 5, 2023 at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida 32095**

Mr. Handler noted the next Board meeting will be held on Thursday, January 5, 2023 at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida 32095.

**FIFTEENTH ORDER OF BUSINESS      Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



*B.*



***Sweetwater Creek***  
***Community Development District***

***Unaudited Financial Reporting***  
***November 30, 2022***





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**Sweetwater Creek**  
**Community Development District**  
**Balance Sheet**  
**November 30, 2022**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>					
Cash:					
Cash - Operating Account	\$ 89,977	\$ -	\$ 39,054	\$ -	\$ 129,030
Cash - Amenity Account	\$ 22,000	\$ -	\$ -	\$ -	\$ 22,000
Cash - Debit Card Account	\$ 5,694	\$ -	\$ -	\$ -	\$ 5,694
Investments:					
Series 2019					
Reserve - A-1	\$ -	\$ 133,070	\$ -	\$ -	\$ 133,070
Reserve - A-2	\$ -	\$ 108,906	\$ -	\$ -	\$ 108,906
Revenue	\$ -	\$ 109,695	\$ -	\$ -	\$ 109,695
Prepayment	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenue	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ 1,145,698	\$ 1,145,698
Prepaid Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Investment SBA	\$ 177,707	\$ -	\$ 70,106	\$ -	\$ 247,813
Investment - Custody	\$ 246,900	\$ -	\$ -	\$ -	\$ 246,900
Due From General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Due From Capital	\$ -	\$ -	\$ 10,375	\$ -	\$ 10,375
Due from Other	\$ 596	\$ -	\$ 1,733	\$ -	\$ 2,329
<b>Total Assets</b>	<b>\$ 542,874</b>	<b>\$ 351,671</b>	<b>\$ 121,268</b>	<b>\$ 1,145,698</b>	<b>\$ 2,161,510</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 2,515	\$ -	\$ -	\$ -	\$ 2,515
Accrued Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Contracts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Amenity	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Liabilities</b>	<b>\$ 2,515</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,515</b>
<b>Fund Balances:</b>					
Assigned For Debt Service	\$ -	\$ 351,671	\$ -	\$ -	\$ 351,671
Assigned For Capital Reserves	\$ -	\$ -	\$ 121,268	\$ -	\$ 121,268
Assigned For Capital Projects	\$ -	\$ -	\$ -	\$ 1,145,698	\$ 1,145,698
Unassigned	\$ 540,359	\$ -	\$ -	\$ -	\$ 540,359
<b>Total Fund Balances</b>	<b>\$ 540,359</b>	<b>\$ 351,670.70</b>	<b>\$ 121,268</b>	<b>\$ 1,145,698</b>	<b>\$ 2,158,995</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 542,874</b>	<b>\$ 351,671</b>	<b>\$ 121,268</b>	<b>\$ 1,145,698</b>	<b>\$ 2,161,510</b>



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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/22	Thru 11/30/22	Variance
<b><u>Revenues:</u></b>				
Assessments	\$ 1,665,410	\$ 198,533	\$ 198,533	\$ -
Fitness Center Revenue	\$ 1,400	\$ 233	\$ 275	\$ 42
Interest	\$ -	\$ -	\$ 1,738	\$ 1,738
<b>Total Revenues</b>	<b>\$ 1,666,810</b>	<b>\$ 198,767</b>	<b>\$ 200,546</b>	<b>\$ 1,780</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 9,600	\$ 1,600	\$ 800	\$ 800
Engineering Fees	\$ 25,000	\$ 4,167	\$ 1,871	\$ 2,295
District Counsel	\$ 35,000	\$ 5,833	\$ 6,160	\$ (327)
Audit Fees	\$ 3,700	\$ -	\$ -	\$ -
Arbitrage	\$ 500	\$ 500	\$ 500	\$ -
Assessment Roll	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Dissemination	\$ 5,000	\$ 833	\$ 833	\$ -
Trustee Fees	\$ 3,800	\$ 3,143	\$ 3,143	\$ -
District Management Fees	\$ 35,000	\$ 5,833	\$ 5,833	\$ -
Telephone	\$ 700	\$ 117	\$ 25	\$ 92
Postage	\$ 1,500	\$ 250	\$ 384	\$ (134)
Public Official Insurance	\$ 4,564	\$ 4,564	\$ 4,088	\$ 476
Copies	\$ 1,000	\$ 167	\$ 432	\$ (265)
Miscellaneous	\$ 1,500	\$ 250	\$ 21	\$ 229
Legal Advertising	\$ 2,700	\$ 450	\$ -	\$ 450
Information Technology	\$ 1,050	\$ 175	\$ 175	\$ -
Website Maintenance	\$ 800	\$ 133	\$ 133	\$ (0)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Cost Share Expense - Marshall Creek	\$ 40,000	\$ -	\$ -	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 174,089</b>	<b>\$ 30,690</b>	<b>\$ 27,073</b>	<b>\$ 3,617</b>
<b><u>Operation and Maintenance</u></b>				
Electric	\$ 75,000	\$ 12,500	\$ 10,989	\$ 1,511
General Insurance	\$ 6,148	\$ 6,148	\$ 5,507	\$ 641
Landscape Maintenance	\$ 346,000	\$ 57,667	\$ 73,546	\$ (15,879)
Landscape Improvements	\$ 80,000	\$ 13,333	\$ -	\$ 13,333
Lake Maintenance	\$ 27,940	\$ 4,657	\$ 3,076	\$ 1,581
Fountain Maintenance	\$ 1,500	\$ 250	\$ -	\$ 250
Irrigation Repairs & Maintenance	\$ 22,000	\$ 3,667	\$ 3,317	\$ 350
Storm Clean-Up	\$ 2,000	\$ 333	\$ -	\$ 333
Field Repairs & Maintenance	\$ 31,300	\$ 5,217	\$ 540	\$ 4,677
Tree Removals	\$ 12,540	\$ 2,090	\$ 7,842	\$ (5,752)
Streetlight Repairs	\$ 2,250	\$ 375	\$ -	\$ 375
Signage Repairs	\$ 1,500	\$ 250	\$ -	\$ 250
Holiday Decoration	\$ 5,000	\$ 833	\$ 362	\$ 471
Miscellaneous Field Supplies	\$ 1,000	\$ 345	\$ 345	\$ -
Guardhouse Maintenance	\$ 2,500	\$ 417	\$ -	\$ 417
Playground Repairs & Maintenance	\$ 2,500	\$ 417	\$ -	\$ 417
<b>Total Field Operations:</b>	<b>\$ 619,178</b>	<b>\$ 108,498</b>	<b>\$ 105,524</b>	<b>\$ 2,974</b>



# Sweetwater Creek

## Community Development District

### General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/22	Thru 11/30/22	Variance
<b>Amenities Cost Share</b>				
<b>Administrative:</b>				
Property & Casualty Insurance	\$ 26,520	\$ 26,520	\$ 24,238	\$ 2,282
Payroll - Salaried	\$ 82,160	\$ 13,693	\$ 13,693	\$ (0)
Payroll - Hourly	\$ 100,336	\$ 16,723	\$ 14,504	\$ 2,219
Payroll - Benefits	\$ 15,975	\$ 2,662	\$ 2,663	\$ (0)
Payroll Taxes	\$ 14,028	\$ 2,338	\$ 2,338	\$ (0)
Professional Services - Engineering	\$ 68,056	\$ 11,343	\$ 11,343	\$ 0
Professional Services - Information Technology	\$ 1,800	\$ 300	\$ 300	\$ -
Travel & Per Diem	\$ 150	\$ 25	\$ -	\$ 25
Training	\$ 200	\$ 33	\$ -	\$ 33
Licenses & Permits	\$ 400	\$ 67	\$ -	\$ 67
Subscriptions & Memberships	\$ 500	\$ 83	\$ 54	\$ 29
Office Supplies	\$ 3,000	\$ 500	\$ 504	\$ (4)
Office Equipment	\$ 2,000	\$ 333	\$ 112	\$ 221
Communication - Telephone/Internet/TV	\$ 12,000	\$ 2,000	\$ 2,107	\$ (107)
Internet/Telephone - Guard House	\$ 5,400	\$ 900	\$ 782	\$ 118
<b>Field:</b>				
Field Management Fees	\$ 84,000	\$ 14,000	\$ 14,000	\$ -
General Utilities	\$ 83,000	\$ 13,833	\$ 8,902	\$ 4,932
Refuse Removal	\$ 3,885	\$ 648	\$ 783	\$ (135)
Security	\$ 82,200	\$ 13,700	\$ 13,542	\$ 158
Janitorial Services	\$ 16,000	\$ 2,667	\$ 2,219	\$ 448
Operating Supplies - Spa & Paper	\$ 4,500	\$ 750	\$ 104	\$ 646
Operating Supplies - Uniforms	\$ 500	\$ 83	\$ -	\$ 83
Cleaning Supplies	\$ 15,000	\$ 2,500	\$ 144	\$ 2,356
Amenity Landscape Maintenance & Improvements	\$ 24,000	\$ 4,000	\$ 2,250	\$ 1,750
Gate Repairs & Maintenance	\$ 2,500	\$ 417	\$ -	\$ 417
Dog Park Repairs & Maintenance	\$ 11,650	\$ 1,942	\$ 165	\$ 1,777
Park Mulch	\$ 1,500	\$ 250	\$ -	\$ 250
Miscellaneous Field Supplies	\$ 6,100	\$ 1,017	\$ 1,091	\$ (74)
Buildings Repairs & Maintenance	\$ 15,000	\$ 2,500	\$ 639	\$ 1,861
Pest Control	\$ 2,500	\$ 417	\$ -	\$ 417
Pool Maintenance - Contract	\$ 20,321	\$ 3,387	\$ 3,048	\$ 339
Pool Repairs & Maintenance	\$ 10,000	\$ 1,667	\$ 72	\$ 1,594
Pool Chemicals	\$ 2,500	\$ 417	\$ 357	\$ 60
Signage & Amenity Repairs	\$ 300	\$ 50	\$ -	\$ 50
Special Events	\$ 2,000	\$ 333	\$ -	\$ 333
<b>Fitness:</b>				
Professional Services - Outside Fitness	\$ 58,872	\$ 9,812	\$ 8,812	\$ 1,000
Fitness Equipment Repairs & Maintenance	\$ 7,000	\$ 1,167	\$ 1,103	\$ 63
Fitness Equipment Rental	\$ 35,000	\$ 5,833	\$ 1,027	\$ 4,807
Miniature Golf Course Maintenance	\$ 750	\$ 125	\$ -	\$ 125
Miscellaneous Fitness Supplies	\$ 6,300	\$ 1,050	\$ 816	\$ 234
Capital Outlay - Machinery & Equipment	\$ 6,400	\$ 1,067	\$ -	\$ 1,067
<b>Total Amenities Cost Share</b>	<b>\$ 834,302</b>	<b>\$ 161,150</b>	<b>\$ 131,711</b>	<b>\$ 29,440</b>
<b>Reserves</b>				
Capital Reserve Transfer	\$ 150,000	\$ -	\$ -	\$ -
<b>Total Reserves</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 1,777,569</b>	<b>\$ 300,339</b>	<b>\$ 264,308</b>	<b>\$ 36,031</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (110,759)</b>		<b>\$ (63,762)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 110,759</b>		<b>\$ 604,121</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 540,359</b>	



# Sweetwater Creek

## Community Development District

### Debt Service Fund - Series 2019

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/22	Thru 11/30/22	Variance
<b>Revenues:</b>				
Special Assessments	\$ 741,613	\$ 89,404	\$ 89,404	\$ -
Prepayments	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 1,133	\$ 1,133
<b>Total Revenues</b>	<b>\$ 741,613</b>	<b>\$ 89,404</b>	<b>\$ 90,537</b>	<b>\$ 1,133</b>
<b>Expenditures:</b>				
<b>Series 2019 - A1</b>				
Interest - 11/01	\$ 89,000	\$ 89,000	\$ 89,000	\$ -
Special Call - 11/01	\$ -	\$ -	\$ 20,000	\$ (20,000)
Interest - 05/01	\$ 89,000	\$ -	\$ -	\$ -
Principal - 05/01	\$ 345,000	\$ -	\$ -	\$ -
Special Call - 05/01	\$ -	\$ -	\$ -	\$ -
<b>Series 2019 - A2</b>				
Interest - 11/01	\$ 49,050	\$ 49,050	\$ 49,050	\$ -
Interest - 05/01	\$ 49,050	\$ -	\$ -	\$ -
Principal - 05/01	\$ 120,000	\$ -	\$ -	\$ -
Special Call - 05/01	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 741,100</b>	<b>\$ 138,050</b>	<b>\$ 158,050</b>	<b>\$ (20,000)</b>
<b>Other Sources/(Uses)</b>				
Transfer In	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 513</b>		<b>\$ (67,513)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 149,391</b>		<b>\$ 419,183</b>	
<b>Fund Balance - Ending</b>	<b>\$ 149,904</b>		<b>\$ 351,671</b>	



# Sweetwater Creek

## Community Development District

### Capital Reserve

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/22	Thru 11/30/22	Variance
<b>Revenues:</b>				
Capital Reserve Transfer In	\$ 150,000	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 106	\$ 106
Cost Share - Marshal Creek	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ 106</b>	<b>\$ 106</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 50,000	\$ 8,333	\$ 35,575	\$ (27,242)
Repair and Maintenance	\$ 50,000	\$ 8,333	\$ -	\$ 8,333
Other Current Charges	\$ 1,000	\$ 167	\$ 76	\$ 91
<b>Total Expenditures</b>	<b>\$ 101,000</b>	<b>\$ 16,833</b>	<b>\$ 35,651</b>	<b>\$ (18,818)</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 49,000</b>	<b>\$ (16,833)</b>	<b>\$ (35,545)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 183,587</b>		<b>\$ 156,813</b>	
<b>Fund Balance - Ending</b>	<b>\$ 232,587</b>		<b>\$ 121,268</b>	



# Sweetwater Creek

## Community Development District Capital Projects Fund - Series 2019

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

	Adopted Budget	Prorated Budget Thru 11/30/22	Actual Thru 11/30/22	Variance
<b>Revenues:</b>				
Interest Income	\$ -	\$ -	\$ 3,239	\$ 3,239
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,239</b>	<b>\$ 3,239</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 11,035	\$ (11,035)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,035</b>	<b>\$ (11,035)</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ (7,795)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 1,153,493</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,145,698</b>	



**Sweetwater Creek**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments	\$ -	\$ 198,533	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	198,533
Fitness Center Revenue	\$ 275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	275
Cost Sharing - Marshall Creek Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Interest	\$ 820	\$ 918	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,738
Miscellaneous Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
													\$ -
<b>Total Revenues</b>	<b>\$ 1,095</b>	<b>\$ 199,451</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>200,546</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	800
Engineering Fees	\$ 1,071	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,871
District Counsel	\$ 6,160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,160
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Arbitrage	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	500
Assessment Roll	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,500
Dissemination	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	833
Trustee Fees	\$ 3,143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,143
District Management Fees	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,833
Telephone	\$ -	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	25
Postage	\$ 134	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	384
Public Official Insurance	\$ 4,088	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,088
Copies	\$ 126	\$ 306	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	432
Miscellaneous	\$ -	\$ 21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	21
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Information Technology	\$ 88	\$ 88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Website Maintenance	\$ 67	\$ 67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	133
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
<b>Total General &amp; Administrative:</b>	<b>\$ 21,684</b>	<b>\$ 5,389</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>27,073</b>
<b><u>Operation and Maintenance</u></b>													
Electric	\$ 5,428	\$ 5,562	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,989
General Insurance	\$ 5,507	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,507
Landscape Maintenance	\$ 49,273	\$ 24,273	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	73,546
Landscape Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 1,538	\$ 1,538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,076
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs & Maintenance	\$ 1,225	\$ 2,092	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,317
Storm Clean-Up	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Repairs & Maintenance	\$ 540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	540
Tree Removals	\$ 7,842	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,842
Streetlight Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Signage Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Holiday Decoration	\$ -	\$ 362	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	362
Miscellaneous Field Supplies	\$ 292	\$ 53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	345
<b>Total Field Operations:</b>	<b>\$ 71,644</b>	<b>\$ 33,880</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>105,524</b>



**Sweetwater Creek**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Amenities</b>													
<b>Administrative:</b>													
Property & Casualty Insurance	\$ 24,238	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	24,238
Payroll - Salaried	\$ 6,847	\$ 6,847	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,693
Payroll - Hourly	\$ 7,252	\$ 7,252	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,504
Payroll - Benefits	\$ 1,331	\$ 1,331	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,663
Payroll Taxes	\$ 1,169	\$ 1,169	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,338
Professional Services - Engineering	\$ 5,671	\$ 5,671	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,343
Professional Services - Information Technology	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	300
Travel & Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Training	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Licenses & Permits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subscriptions & Memberships	\$ 27	\$ 27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	54
Office Supplies	\$ 11	\$ 493	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	504
Office Equipment	\$ -	\$ 112	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	112
Communication - Telephone/Internet/TV	\$ 1,026	\$ 1,080	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,107
Internet/Telephone - Guard House	\$ 448	\$ 334	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	782
Cost Share Expense - Marshall Creek	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Field:</b>													
Field Management Fees	\$ 7,000	\$ 7,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,000
General Utilities	\$ 4,334	\$ 4,567	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,902
Refuse Removal	\$ 315	\$ 467	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	783
Security	\$ 7,110	\$ 6,432	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,542
Janitorial Services	\$ 1,109	\$ 1,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,219
Operating Supplies - Spa & Paper	\$ 104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	104
Operating Supplies - Uniforms	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Cleaning Supplies	\$ 144	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	144
Amenity Landscape Maintenance & Improvements	\$ 2,000	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,250
Gate Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Guardhouse Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dog Park Repairs & Maintenance	\$ 165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	165
Park Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Playground Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Miscellaneous Field Supplies	\$ 1,037	\$ 53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,091
Buildings Repairs & Maintenance	\$ 196	\$ 443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	639
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pools Maintenance - Contract	\$ 1,524	\$ 1,524	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,048
Pools Repairs & Maintenance	\$ 72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	72
Pools Chemicals	\$ 357	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	357
Signage & Amenity Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Special Events	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Fitness:</b>													
Professional Services - Outside Fitness	\$ 4,406	\$ 4,406	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,812
Fitness Equipment Repairs & Maintenance	\$ 1,103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,103
Fitness Equipment Rental	\$ 513	\$ 513	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,027
Miniature Golf Course Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Miscellaneous Fitness Supplies	\$ 762	\$ 53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	816
Capital Outlay - Machinery & Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Amenities</b>	<b>\$ 80,425</b>	<b>\$ 51,286</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>131,711</b>
<b>Reserves</b>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Total Expenditures</b>	<b>\$ 173,753</b>	<b>\$ 90,555</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>264,308</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (172,657)</b>	<b>\$ 108,896</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>(63,762)</b>



# Sweetwater Creek

## Community Development District

### Long Term Debt Report

SERIES 2019A-1, SPECIAL ASSESSMENT REVENUE BONDS	
INTEREST RATES:	2.000%, 2.125%, 2.250%, 2.375%, 2.500%, 2.950%, 3.170%
MATURITY DATE:	5/1/2038
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$133,070
RESERVE FUND BALANCE	\$133,070
BONDS OUTSTANDING - 07/30/19	\$7,825,000
LESS: MAY 1, 2020	(\$330,000)
LESS: MAY 1, 2020 (SPECIAL CALL)	(\$15,000)
LESS: NOV 1, 2020 (SPECIAL CALL)	(\$40,000)
LESS: MAY 1, 2021	(\$340,000)
LESS: MAY 1, 2021 (SPECIAL CALL)	(\$40,000)
LESS: NOV 1, 2021 (SPECIAL CALL)	(\$15,000)
LESS: MAY 1, 2022	(\$340,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$6,705,000</b>

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	\$108,906
BONDS OUTSTANDING - 07/30/19	\$2,980,000
LESS: MAY 1, 2020	(\$110,000)
LESS: MAY 1, 2020 (SPECIAL CALL)	(\$10,000)
LESS: NOV 1, 2020 (SPECIAL CALL)	(\$15,000)
LESS: MAY 1, 2021	(\$115,000)
LESS: MAY 1, 2021 (SPECIAL CALL)	(\$15,000)
LESS: NOV 1, 2021 (SPECIAL CALL)	(\$5,000)
LESS: MAY 1, 2022	(\$115,000)
LESS: MAY 1, 2022 (SPECIAL CALL)	(\$25,000)
LESS: NOV 1, 2022 (SPECIAL CALL)	(\$20,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$2,550,000</b>



Gross Assessments	\$ 1,750,006.48	\$ 788,070.96	\$ 2,538,077.44
Net Assessments	\$ 1,645,006.09	\$ 740,786.70	\$ 2,385,792.79

68.95%	31.05%	100.00%
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32.45%	Net Percent Collected
\$ 1,611,654.88	Balance Remaining to Collect



# SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT

## Special Assessment Revenue Bonds, Series 2019

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2020</b>				
11/15/19	1	England Thims & Miller	Invoices: 191327, 191598, 191935 - Traffic Study & Certification Package	\$ 8,032.00
11/15/19	2	East Coast Wells & Pump Service	Invoice: 34301 - Replaced Irrigation Pump	\$ 4,293.70
1/3/20	3	Performance Painting Contractors, Inc.	Invoice: 9579 - Mobilization	\$ 8,090.00
1/3/20	4	AC Concrete Enterprise, Inc.	Invoice: AB - Sidewalk Addition	\$ 6,250.00
1/3/20	5	Reflections	Invoice: 191036 - Roof Clean	\$ 4,495.00
1/6/20	6	Rick Arsenaault Certified Pool Consultant, Inc.	Invoice: SWCrefC120 - 40% Deposit to start services	\$ 46,000.00
1/6/20	7	Rick Arsenaault Certified Pool Consultant, Inc.	Invoice: SWCrefD120 - 10% upon execution of the Agreement	\$ 11,500.00
2/6/20	8	East Coast Wells & Pump Service	Invoices: 34271 & 34167 - Fixed Pump Motor & Replaced Bad Motor	\$ 2,137.00
2/6/20	9	Rick Arsenaault Certified Pool Consultant, Inc.	Invoice: SWCrffnl220 - 10% Balance Upon Final Sign Off	\$ 11,500.00
2/24/20	10	JLC Construction Inc.	Invoice: 1/20/2020 - Deposit for Perogola Replacement	\$ 6,790.80
2/26/20	11	Performance Painting Contractors, Inc.	Invoice: 9578 - Power Wash and Paint	\$ 35,240.00
2/24/20	12	Rick Arsenaault Certified Pool Consultant, Inc.	Invoice: SWCrefF220 - 40% Commencement of Filling	\$ 46,000.00
2/26/20	13	Rick Arsenaault Certified Pool Consultant, Inc.	Invoice: SWCgtr220 - Gutter Grating Supports repaired	\$ 500.00
3/17/20	14	Walter Carucci AE	Invoice: 1 - Services for Palencia Fitness Center from 11/11/19 thru 3/2/19	\$ 5,034.68
3/17/20	15	Bob's Backflow & Plumbing Services, Inc.	Invoice: 65745 - Back Flow Testing	\$ 265.00
3/23/20	16	JLC Construction Inc.	Invoice: 3/20/2020 - Final payment for Perogola Replacement	\$ 6,790.80
4/8/20	17	England Thims & Miller	Invoice: 0193131 Traffic Study & Certification Package	\$ 3,000.02
4/16/20	18	England Thims & Miller	Invoice: 0193703 Traffic Study & Certification Package	\$ 1,062.00
5/20/20	19	Fitness International Associates Corp	Invoice: 2904 Flooring	\$ 4,000.44
6/9/20	20	Beacon Electrical Contractors Inc	Invoice: 200503 - Electrical work	\$ 16,357.00
6/15/20	21	Sundancer Sign Graphics	Invoice: 2564 - Street Sign	\$ 12,310.00
6/22/20	22	Yellowstone Landscape	Invoice: JAX120765 & JAX 120768 - Onda Field Full Irrigation & Sod	\$ 25,583.33
7/14/20	23	Hopping Green & Sams	Invoice: 113207, 113803, 114427, 115066 - Project Construction	\$ 1,053.50
7/31/20	24	Duval Asphalt	Invoice: 21750 - Stripping - Layout Stripe Crosswalks	\$ 1,458.00
8/7/20	25	Yellowstone Landscape	Invoice: AJAX120768 - Onda Field Irrigation & Sod	\$ 24,722.16
9/10/20	26	Radarsign	Invoice: 10761 - Solar Powered	\$ 7,888.00
9/10/20	27	Hopping Green & Sams	Invoice: 116998 - Legal Services	\$ 559.00
9/14/20	28	Sweetwater Creek CDD	Invoice: 2940 & 2904 Deposit paid via credit card for flooring	\$ 2,644.28
10/21/20	29	Hopping Green & Sams	Invoice: 114427 - Legal services	\$ 258.00
10/29/20	30	Hopping Green & Sams	Invoice #117953 - Project Construction Legal Services	\$ 1,075.00
11/16/20	31	Clark Advisory Services, LLC	Services Rendered June 2020-October 2020	\$ 5,034.00
2/17/21	32	Yellowstone Landscape	Invoice #173437 - Irrigation Repairs	\$ 58,703.67
2/17/21	33	Armstrong Fence Company	Invoice #20210221 - Deposit for Vinyl Coated chain-link Ensenda Park	\$ 2,570.79
5/13/21	34	Armstrong Fence Company	Invoice #20210547 Remaining balance for Vinyl Coated chain-link	\$ 2,570.78
5/13/21	35	Riverside Management Services	Invoice #13 Soccer Goals & Lacrosse Equipment	\$ 3,444.73
5/13/21	36	Hopping Green & Sams	Invoice: 121275 - Legal Services	\$ 210.00
3/8/22	37	England Thims & Miller	Invoice 0201371 - Engineer's Report	\$ 2,500.00
4/20/22	38	Invision Construction	Invoice #0001 Fitness Center Expansion Process	\$ 2,000.00
4/20/22	39	Basham & Lucas Desing Group Inc	Invoice #8851 Palencia Amenity & CDs	\$ 5,200.00
7/11/22	40	Basham & Lucas Desing Group Inc	Invoice #8929 Palencia Amenity & CDs	\$ 3,889.78
6/22/22	41	England Thims & Miller	Invoice #203006 Palencia Fitness Center Addition & Modification	\$ 3,750.00
6/22/22	42	KE Law Group PLLC	Invoice #2879 2019 Project Construction	\$ 217.00
7/11/22	43	Basham & Lucas Desing Group Inc	Invoice #8963 Palencia Amenity & CDs	\$ 13,600.00
8/8/22	44	KE Law Group PLLC	Invoice #2993 2019 Project Construction	\$ 344.50
8/8/22	45	England Thims & Miller	Invoice #203518 Palencia Fitness Center Addition & Modification	\$ 6,250.00
8/8/22	46	Basham & Lucas Desing Group Inc	Invoice #9014 Palencia Amenity & CDs	\$ 13,025.00
9/19/22	47	ECS Florida LLC	Palencia Fitness Center Addition Invoice #995173	\$ 3,500.00
9/19/22	48	England Thims & Miller	Invoice #204046 Palencia Fitness Center Addition & Modification	\$ 7,392.55
9/19/22	49	Basham & Lucas Desing Group Inc	Invoice #9028 Palencia Amenity & CDs	\$ 8,046.25
9/19/22	50	KE Law Group PLLC	Invoice #3599 2019 Project Construction	\$ 992.00
9/19/22	51	England Thims & Miller	Invoice #204510 Palencia Fitness Center Addition & Modification	\$ 7,375.00
9/19/22	52	KE Law Group PLLC	Invoice #3955 2019 Project Construction	\$ 726.00
11/8/22	53	Bartram Trail Surveying	Invoice # 5394 Palencia Fitness Center Topographic Survey	\$ 2,900.00
11/8/22	54	England Thims & Miller	Invoice #204943 Palencia Fitness Center Addition & Modification	\$ 15,013.75
11/8/22	55	KE Law Group PLLC	Invoice #3955 2019 Project Construction	\$ 248.00
11/8/22	56	Heartline Fitness Systems	Deposit Invoice #151945 50% deposit on Fitness Equipment	\$ 7,498.94
11/8/22	57	Heartline Fitness Systems	Deposit Invoice #151948 50% deposit on Flooring Material	\$ 3,535.61
<b>TOTAL</b>				<b>\$ 485,428.06</b>
<b>Project (Construction) Fund at 08/30/19</b>				<b>\$ 1,540,777.96</b>
<b>Interest Earned and Transfer thru 11/30/22</b>				<b>\$ 90,348.18</b>
<b>Requisitions Paid thru 11/30/22</b>				<b>\$ (485,428.06)</b>
<b>Remaining Project (Construction) Fund</b>				<b>\$ 1,145,698.08</b>



# Sweetwater Creek

## Community Development District

### Summary of Invoices

November 01, 2022 - November 30, 2022

Fund	Date	Check No.'s	Amount
General Fund			
	11/3/22	3754-3755	\$ 529.96
	11/4/22	3756-3759	800.00
	11/15/22	3760-3765	42,523.34
	11/30/22	3766-3770	38,775.87
			<hr/>
			\$ 82,629.17
Amenity Fund			
	11/3/22	2186-2190	\$ 6,231.29
	11/15/22	2191-2192	6,078.53
	11/30/22	2193-2197	58,994.73
			<hr/>
			\$ 71,304.55
Capital Reserve			
	11/15/22	13-14	\$ 134,080.00
			<hr/>
			\$ 134,080.00
<b>TOTAL</b>			<hr/> <b>\$ 288,013.72</b>



*C.*



# Sweetwater Creek

## Community Development District

### Summary of Invoices

November 01, 2022 - November 30, 2022

Fund	Date	Check No.'s	Amount
General Fund	11/3/22	3754-3755	\$ 529.96
	11/4/22	3756-3759	800.00
	11/15/22	3760-3765	42,523.34
	11/30/22	3766-3770	38,775.87
			<hr/> \$ 82,629.17
Amenity Fund	11/3/22	2186-2190	\$ 6,231.29
	11/15/22	2191-2192	6,078.53
	11/30/22	2193-2197	58,994.73
			<hr/> \$ 71,304.55
Capital Reserve	11/15/22	13-14	\$ 134,080.00
			<hr/> \$ 134,080.00
TOTAL			<hr/> \$ 288,013.72







CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/15/22	00029	11/01/22 138	202211 310-51300-34000	NOV MANAGEMENT FEES	*	2,916.67	
		11/01/22 138	202211 310-51300-35200	NOV WEBSITE ADMIN	*	66.67	
		11/01/22 138	202211 310-51300-35100	NOV INFO TECHNOLOGY	*	87.50	
		11/01/22 138	202211 310-51300-49000	OFFICE SUPPLIES	*	20.69	
		11/01/22 138	202211 310-51300-42000	POSTAGE	*	249.86	
		11/01/22 138	202211 310-51300-42500	COPIES	*	306.15	
		11/01/22 138	202211 310-51300-41000	TELEPHONE	*	24.99	
		11/01/22 138	202211 310-51300-31300	NOV DISSEMINATION	*	416.67	
				GOVERNMENTAL MANAGEMENT SERVICES			4,089.20 003764
11/15/22	00071	11/01/22 44	202211 320-53800-12100	NOV CONTRACT ADMIN	*	7,000.00	
				RIVERSIDE MANAGEMENT SERVICES			7,000.00 003765
11/30/22	00086	10/31/22 18522	202210 320-53800-46200	2022 BED DRESSING RENEWAL	*	25,000.00	
				DUVAL LANDSCAPE MAINTENANCE			25,000.00 003766
11/30/22	00038	11/04/22 7138	202211 310-51300-31200	SERIES 2019 A1 AND A2	*	500.00	
				GNP SERVICES, CPA PA			500.00 003767
11/30/22	00084	11/13/22 4872	202210 310-51300-31500	OCT GEN COUNSEL/MONTHLY	*	6,160.00	
				KE LAW GROUP PLLC			6,160.00 003768
11/30/22	00084	10/12/22 4407	202209 310-51300-31500	SEP GEN COUNSEL/MEETING	*	6,230.63	
				KE LAW GROUP PLLC			6,230.63 003769
11/30/22	00071	11/18/22 46	202210 320-53800-47301	OCT FIELD RPRS/MAINT	*	539.84	
		11/18/22 46	202210 320-53800-49000	OCT MISC FIELD SUPPLIES	*	345.40	
				RIVERSIDE MANAGEMENT SERVICES			885.24 003770
				TOTAL FOR BANK A		82,629.17	
				SWCC SWEETWATER CRK BPHEREGRINO			



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
TOTAL FOR REGISTER						82,629.17	

SWCC SWEETWATER CRK BPEREGRINO



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/03/22	00118	9/17/22 3632	202209 330-53800-46200	TREE TRIMMING	*	1,225.00	
				AFFORDABLE TREE AND LANDSCAPE			1,225.00 002186
11/03/22	00005	9/22/22 41-24945	202209 330-53800-52200	SPA & PAPERS	*	52.21	
		9/22/22 41-24945	202209 330-53800-52100	CLEANING SUPPLIES	*	129.98	
				DOWNEY'S JANITORIAL SUPPLIES			182.19 002187
11/03/22	00014	8/31/22 E480-82	202208 330-53800-52100	DISINFECTANT GYM WIPES	*	1,300.00	
				LLOYD'S EXERCISE EQUIPMENT LLC			1,300.00 002188
11/03/22	00016	10/04/22 LANDSCAP	202209 330-53800-46200	SEP LANDSCAPE MAINTENANCE	*	2,000.00	
				MARSHALL CREEK CDD			2,000.00 002189
11/03/22	00019	11/01/22 13129561	202211 330-53800-52002	NOV POOL CHEMICALS	*	1,524.10	
				POOLSURE			1,524.10 002190
11/15/22	00080	11/01/22 721237	202211 330-53800-48400	NOV GATE MONITORING	*	6,067.11	
				ENVERA			6,067.11 002191
11/15/22	00020	11/08/22 18112070	202210 330-53800-51000	PIE PUMPKINS	*	11.42	
				PUBLIX SUPER MARKETS INC			11.42 002192
11/30/22	00096	11/01/22 1140	202211 330-53800-44000	NOV SPIN BIKE LEASE	*	513.32	
				FRANK A. FLORI DBA CHARIMAN'S ENT			513.32 002193
11/30/22	00016	10/01/22 10012022	202210 330-53800-12000	OCT PAYROLL-SALARIED	*	6,846.67	
		10/01/22 10012022	202210 330-53800-13000	OCT PAYROLL-HOURLY	*	7,252.00	
		10/01/22 10012022	202210 340-53800-34500	OCT PROFSERV-OUTSIDE FIT	*	4,406.00	
		10/01/22 10012022	202210 330-53800-23000	OCT PAYROLL-BENEFITS	*	1,331.25	
		10/01/22 10012022	202210 330-53800-21000	OCT PAYROLL TAXES	*	1,169.08	
		10/01/22 10012022	202210 330-53800-31100	OCT PROFSERV-ENGINEERING	*	5,671.25	

SWCC SWEETWATER CRK BPEREGRINO



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		10/01/22	10012022 202210 330-53800-35200	OCT PROFSERV-INFO TECH	*	150.00	
		10/01/22	10012022 202210 330-53800-46500	OCT PAYROLL JANITORIAL	*	1,109.33	
				MARSHALL CREEK CDD			27,935.58 002194
11/30/22	00016	11/07/22	#LANDSCA 202210 330-53800-46200	OCT LANDSCAPE SERVICES	*	2,000.00	
				MARSHALL CREEK CDD			2,000.00 002195
11/30/22	00016	11/21/22	11212022 202211 330-53800-12000	NOV PAYROLL-SALARIED	*	6,846.67	
		11/21/22	11212022 202211 330-53800-13000	NOV PAYROLL-HOURLY	*	7,252.00	
		11/21/22	11212022 202211 340-53800-34500	NOV PROFSERV-OUTSIDE FIT	*	4,406.00	
		11/21/22	11212022 202211 330-53800-23000	NOV PAYROLL-BENEFITS	*	1,331.25	
		11/21/22	11212022 202211 330-53800-21000	NOV PAYROLL TAXES	*	1,169.08	
		11/21/22	11212022 202211 330-53800-31100	NOV PROFSERV-ENGINEERING	*	5,671.25	
		11/21/22	11212022 202211 330-53800-35200	NOV PROFSERV-INFO TECH	*	150.00	
		11/21/22	11212022 202211 330-53800-46500	NOV PAYROLL JANITORIAL	*	1,109.33	
				MARSHALL CREEK CDD			27,935.58 002196
11/30/22	00038	10/25/22	100790 202210 340-53800-48200	10/25 REPAIR SERVICE	*	610.25	
				SOUTHEAST FITNESS REPAIR			610.25 002197
TOTAL FOR BANK B						71,304.55	
TOTAL FOR REGISTER						71,304.55	



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/15/22	00008	9/23/22 17855	202209 600-58400-60000	HUNTER INTERNET CONTROLER	*	28,505.00	
		10/23/22 18179	202210 600-58400-60000	HUNTER INTERNET CONTRLS	*	35,575.00	
DUVAL LANDSCAPE MAINTENANCE							64,080.00 000013
11/15/22	00079	11/03/22 11032022	202211 600-15100-10000	EXCESS FUNDS TXF TO SBA	*	70,000.00	
STATE BOARD OF ADMINISTRATION							70,000.00 000014
TOTAL FOR BANK A						134,080.00	
TOTAL FOR REGISTER						134,080.00	



## *SEVENTH ORDER OF BUSINESS*



## **RESOLUTION 2023-03**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT REGARDING PROHIBITING SEXUAL OFFENDERS AND SEXUAL PREDATORS FROM PARTICIPATING IN HOLIDAY ACTIVITIES THAT WOULD PRESENT INCREASED OPPORTUNITIES FOR SEXUAL OFFENDERS AND SEXUAL PREDATORS TO GAIN AND VIOLATE THE TRUST OF CHILDREN; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the Supreme Court has found there is a substantial rate of recidivism among sexual offenders (*Smith v. Doe*, 538 U.S. 84 (2003));

**WHEREAS**, the Supreme Court has found sexual offenders are a dangerous class and that their high recidivism poses a grave concern ((*Smith v. Doe*, 538 U.S. 84 (2003)));

**WHEREAS**, the Supreme Court has found the prevention of sexual exploitation and abuse of children constitutes a government objective of surpassing importance (*New York v. Ferber*, 458 U.S. 747 (1982));

**WHEREAS**, based on these Supreme Court findings and other governmental objectives, the Board of County Commissioners of St. Johns County passed and enacted Ordinance No. 2009-43, known as St. Johns County Prohibited Holiday Activity Ordinance for Sexual Offenders and Sexual Predators, effective on October 12, 2009, ordaining, among other things, that it is unlawful for any sexual offender or sexual predator to participate in a holiday event involving children under 18 years of age;

**WHEREAS**, the District’s Board of Supervisors (the “Board”) strives to protect and promote the general welfare and safety of children in the District by limiting children’s contact with sexual offenders and sexual predators; and

**WHEREAS**, the Board hereby determines it is in the best interests of children living within the District and visiting District property to prohibit sexual offenders and sexual predators from participating in certain holiday activities.

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



**SECTION 1.** All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

**SECTION 2.** The Board hereby finds and determines that sexual predators and sexual offenders present an extreme threat to the public health, safety, and welfare of children living and visiting property and amenities of the District.

**SECTION 3.** It is the intent of the District's Board to reduce the potential risk of harm to children on District property and amenities by limiting the opportunity for sexual offenders and sexual predators to be in contact with unsuspecting children.

**SECTION 4.** The following terms are defined as follows for the purposes of this Resolution:

- A. *Child* or *Children* shall mean individuals whose chronological age is less than eighteen (18) years.
- B. *Sex Offender* shall mean an individual who is registered by any state or federal agency as either a sexual offender or sexual predator and whose name is published on any state or federal registered sexual offender or sexual predator listing, including, but not limited to the sexual offenders and sexual predator's registry established in Section 943.0435; 775.21; and 944.607, *Florida Statutes*.
- C. *Participation* shall mean actively taking part in the event.

**SECTION 5.** Sex Offenders shall be prohibited from Participation in any holiday event involving Children, including but not limited to distributing candy or other items to Children on Halloween or wearing costumes for the primary purpose of entertaining or attracting Children, such as dressing up as Santa Claus for Christmas events.

**SECTION 6.** Holiday events in which the Sex Offender is the parent or guardian of the Child or Children involved, and no non-familial Children are present, are exempt from Section 5 above provided that the Sex Offender is not otherwise prohibited by law from Participation.

**SECTION 7.** The provisions of this Resolution shall be applied pursuant to and in conjunction with the provisions of St. Johns County Ordinance No. 2009-43.

**SECTION 8.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 9.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.



**PASSED AND ADOPTED** this 5th day of January, 2023.

ATTEST:

**SWEETWATER CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary

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Chairman/Vice Chairman