

*Sweetwater Creek  
Community Development District*

*Agenda*

*June 1, 2023*

## *AGENDA*

**Sweetwater Creek  
Community Development District**  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
[www.SweetwaterCreekCDD.com](http://www.SweetwaterCreekCDD.com)

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May 25, 2023

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, June 1, 2023 at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida 32095.**

Following is the revised agenda for the meeting:

- I. Roll Call
- II. Public Comment (limited to three minutes)
- III. Approval of the Consent Agenda
  - A. Minutes of the May 4, 2023 Meeting
  - B. Financial Statements
  - C. Check Register
- IV. Discussion of Supervisors' Code of Conduct (Supervisor Handler)
- V. Staff Reports
  - A. Landscape Team – Maintenance Report
  - B. District Counsel
  - C. District Engineer
    - 1. Ratification of Requisitions 85-88
    - 2. Consideration of Requisition 89
    - 3. Update on Onda Park Drainage Survey
  - D. Field Manager – Report
  - E. District Manager

- F. Director of Amenities
- VI. Updates on Capital Improvement Projects
  - A. Pickleball Courts – Contractor Recommendation and Overview for Construction of Pickleball Courts (Submitted by Supervisor Smith. This document is for Board consideration and has not been Board approved)
  - B. Parks (Supervisor Usina)
- VII. Discussion of Park Benches (Supervisor Cervelli)
- VIII. Consideration of Resolution 2023-07, Approving a Proposed Budget for Fiscal Year 2024 and Setting a Public Hearing Date for Adoption
- IX. Consideration of Settlement Offer – Sports Surfaces
- X. Other Business
- XI. Supervisor Requests / Public Comment
- XII. Discussion of Nominations and a Vote for Leadership Positions (Supervisor Lisotta)
- XIII. Next Scheduled Meeting – Thursday, July 6, 2023 at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida 32095
- XIV. Envera Security Report\* (Supervisor Cervelli)
- XV. Adjournment

\* Note: In accordance with Sections 119.071(3)(a) and 281.301, *Florida Statutes*, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

**PUBLIC CONDUCT:** Members of the public are provided the opportunity for public comment during the meeting. Each member of the public is limited to three (3) minutes, at the discretion of the Presiding Officer, which may be shortened depending on the number of speakers. Speakers shall refrain from disorderly conduct, including launching personal attacks; the Presiding Officer shall have the discretion to remove any speaker that disregards the District's public decorum policies. Public comments are not a Q&A session; Board Supervisors are not expected to respond to questions during the public comment period.

### *THIRD ORDER OF BUSINESS*

*A.*

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

The regular meeting of the Board of Supervisors of the Sweetwater Creek Community Development District was held on **Thursday, May 4, 2023** at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida.

Present and constituting a quorum were:

Stephen Handler	Chairman
John Smith	Vice Chairman
Rob Lisotta	Supervisor
Charles Usina	Supervisor

Also present were:

Jim Oliver	District Manager, GMS
Jennifer Kilinski	District Counsel, KVV (via Zoom)
Paul Hutchinson	District Engineer, ETM
Belynda Tharpe	Amenities Operations Manager
Paul Stratton	Field Operations Manager, RMS
Grace Kobitter	Kilinski Van Wyk (via Zoom)
Josh Boucher	Duval Landscape
Mary Marchiano	Duval Landscape
Howard McGaffney	GMS, LLC

*The following is a summary of the discussions and actions taken at the May 4, 2023 Sweetwater Creek Community Development District's Regular Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment**

Mr. James Mitchell, 108 San Telmo, stated that there is a lot of traffic backed up on Las Calinas due to the bus stops. He proposed relocating the parked traffic to another road.

Mr. Lisotta responded that the CDD does not control the bus stops, the school district does, so like the recommendation made at the last meeting when a request was made for a crosswalk, he recommends the parents contact the school district and/or the bus company that performs the pick-

ups. He also noted that Ms. Tharpe schedules Sheriff's officers to work the neighborhood, so the concerns can be passed on to her to see if one of the deputies can patrol in the morning when the traffic issues are occurring.

Ms. Kristen Cohen, 748 Glorietta, stated that she was opposed to construction of a basketball court at the end of Glorietta Drive and suggested a survey be taken of the residents on Glorietta, Las Calinas and Antolin. She also asked that residents be given more information on the plans for the area.

Mr. Robert Cain, 762 Glorietta, concurred with Ms. Cohen's comments and added that he thinks a dog park would better serve the community.

### **THIRD ORDER OF BUSINESS**

#### **Approval of the Consent Agenda**

##### **A. Minutes of the April 6, 2023 Meeting**

There were no comments on the minutes.

##### **B. Financial Statements**

Copies of the financial statements were provided in the agenda package for informational purposes.

##### **C. Check Register**

A copy of the check register totaling \$94,950.92 was included in the agenda package.

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

### **FOURTH ORDER OF BUSINESS**

#### **Staff Reports**

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

###### **1. Maintenance Report**

Ms. Marchiano provided an overview of the maintenance report, a copy of which was included in the agenda package.

Mr. Lisotta asked that unsolicited quotes be withheld unless something needs to be addressed immediately.

##### **B. District Counsel**



Ms. Kobitter noted a memorandum was sent to the Board prior to the meeting.

Mr. Handler asked what the status is on a boat sitting on Rio Del Norte.

Ms. Kilinski stated that her firm has been reaching out every few weeks to follow up about removal of the boat.

**C. District Engineer**

**1. Ratification of Requisitions 75-81**

**2. Consideration of Requisitions 82-84**

Copies of requisition numbers 75 through 84 were included in the agenda package for the Board's review.

On MOTION by Mr. Usina, seconded by Mr. Smith, with all in favor, requisition numbers 75 through 84 were approved 4-0.

**D. Field Manager**

**1. Report**

A copy of the operations report was included in the agenda package for the Board's review.

**2. Proposals for Asphalt Repairs**

Mr. Stratton presented a proposal from Duval Asphalt totaling \$22,731.33.

Mr. Hutchinson stated that typical pavement life is 20 years and the majority of Las Calinas was paved in 2018, so the proposal is for interim repairs.

Mr. Lisotta noted that some of the areas included within the proposal are outside of the District's boundary.

The motion below was made to table the proposal until Duval can provide a revised proposal with just the District's roads included.

On MOTION by Mr. Usina, seconded by Mr. Lisotta, with Mr. Lisotta, Mr. Usina, and Mr. Handler in favor and Mr. Smith opposed, tabling the proposal from Duval Asphalt in the amount of \$22,731.33 was approved 3-1.

**3. Quotes for Benches**

No action was taken on this item.

**E. District Manager – Report on the Number of Registered Voters (1,561)**

Mr. Oliver informed the Board that as of April 15, 2023, the St. Johns County Supervisor of Elections Office reports that there are 1,561 registered voters within the District.

**F. Director of Amenities**

Mr. Handler stated that the fitness center is now averaging over 220 people per day and Ms. Gunia has reported that many times the parking lot is full. There is a grassy area behind the fitness center that could be turned into a parking lot.

Mr. Lisotta stated that the District needs to work with the club to enforce prohibiting parking at the fitness center for users of the golf course facility.

At the request of Mr. Usina, Ms. Kobitter will investigate whether costs for paving the grass area behind the fitness center would need to be shared with Marshall Creek.

Ms. Tharpe added that Ms. Gunia's report noted the parking would become a bigger issue once the pickleball courts come online.

**FIFTH ORDER OF BUSINESS**

**Updates on Capital Improvement Projects**

**A. Pickleball Courts – Consideration of Proposals for Construction Services**

Mr. Smith reported that three bids were received in response to a request for proposals for construction services for pickleball courts. He noted that up to \$100,000 is being proposed just for grading the area and adding a retaining wall before the courts can be built. He suggested proceeding with using Nidy Sports Construction Company, but noted they would not be available until mid-August or early September.

Mr. Oliver added that because one of the bids was over the threshold and the other two were not complete bids, the Board could reject all bids and authorize the Vice Chair and staff to negotiate with all three of the firms to come up with alternate bids to bring back to the Board.

<p>On MOTION by Mr. Usina, seconded by Mr. Smith, with all in favor, rejecting all bids and authorizing the Vice Chair and staff to negotiate with bidders and bring alternate proposals to the June meeting was approved 4-0.</p>
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Mr. Smith informed the Board that a light study is required to complete the permit requirements at a cost of \$1,500.

On MOTION by Mr. Usina, seconded by Mr. Smith, with Mr. Handler, Mr. Usina and Mr. Smith in favor and Mr. Lisotta opposed, performing a light study at the request of St. Johns County at a cost of \$1,500 was approved 3-1.

## **B. Parks**

Mr. Usina addressed concerns of parking, traffic and noise at the park at the end of Glorietta and Las Calinas as well as the comment made at the beginning of the meeting regarding a dog park being a better use of the space. He stated that he proposed a dog park in that area as well and was met with total opposition, so he's looking at putting a dog park between the cut-thru near a retention pond. He also added that a bathroom has not been considered for that park.

## **SIXTH ORDER OF BUSINESS**

### **Discussion of Updated Preliminary Fiscal Year 2024 Budget**

Mr. Oliver provided the Board with a preliminary budget for fiscal year 2024 noting that the budget is still in the works, however it will likely include a 5 to 6% assessment increase. Approval of the budget will be considered at the June meeting.

## **FOURTH ORDER OF BUSINESS**

### **Staff Reports (Continued)**

### **A. Landscape Team**

#### **2. Discussion of Drainage Issue at the Onda Park Field**

Mr. Gordon Boyd stated that he resides adjacent to the Onda Park fields and the last three summers there have been problems with water coming off the field and flooding his lot. Last summer one of the previous staff members visited the site and acknowledged there was an issue, but he has not heard anything since.

Mr. Hutchinson informed the Board that he conducted a site visit two weeks ago and it does appear that the field drains toward the homeowner's lot. He provided a quote to the District Manager in the amount of \$5,200 to survey the area to determine how much water is flowing towards their lot and to design a solution, which will likely be a swale to convey the water to the existing swale behind their home.

On MOTION by Mr. Lisotta, seconded by Mr. Usina, with all in favor, the proposal for a survey of the Onda Park field was approved 4-0.

**SEVENTH ORDER OF BUSINESS****Other Business**

Mr. Colin proposed putting a three-member group together that could take complaints from patrons, do all of the research to assist staff, and then ultimately come back with proposals for the Board to consider.

Mr. Lisotta stated that he is all for folks trying to be helpful, but his concern is it would be another committee providing direction to staff. He also read an email from District Counsel on the record, which states, “As it pertains to the request by Mr. Colin requesting creation of a three-member committee to review, research and provide input to staff and the Board is intended to serve as guidance and an advisory board. Advisory boards and committees created by the District may be subject to Sunshine Law depending on whether decision making authority has been delegated as opposed to information or fact finding. If there is a decision-making authority, the meetings must be open to the public with similar Sunshine Law requirements. The Sunshine Law does not apply to committees and advisory boards if they’re established for only fact-finding purposes. If a committee is reviewing and sorting options, perspective bids, proposals and making a recommendation to the Board, the committee would be deemed as having both fact-finding and decision-making authority if they approve one of those and that would be making it subject to the Sunshine Law.”

Mr. Handler added that he believes Mr. Colin’s proposal would be another layer of bureaucracy, so an informal committee that would share their thoughts with the Board would be the better way to work with the CDD.

**EIGHTH ORDER OF BUSINESS****Supervisor Requests / Public Comment****Public Comment:**

Ms. Gayle Friscia, 243 Rio Del Norte, stated that there was a row of Oliander under the Palm Trees on Pantano Vista Way that got damaged by the caterpillars and asked if it was scheduled to be replaced.

Mr. Handler responded not at the moment.

Mr. Desi Desiderio, 127 Brasilla Avenue, asked if there is a plan to reduce the number of speed bumps on Las Calinas.

Mr. Lisotta stated that the speed bump at the entrance has been taken out already.

There were no supervisor requests.

**NINTH ORDER OF BUSINESS**

**Next Scheduled Meeting – June 1, 2023 at 4:00  
p.m. at 625 Palencia Club Drive, St.  
Augustine, Florida 32095**

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Usina, seconded by Mr. Smith, 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***  
***April 30, 2023***



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**Sweetwater Creek**  
**Community Development District**  
**Balance Sheet**  
**April 30, 2023**

	<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	\$ 937,857	\$ -	\$ 186,093	\$ -	\$ 1,123,950
Cash - Amenity Account	\$ 250,555	\$ -	\$ -	\$ -	\$ 250,555
Cash - Debit Card Account	\$ 7,520	\$ -	\$ -	\$ -	\$ 7,520
Investments:					
Series 2019					
Reserve - A-1	\$ -	\$ 133,070	\$ -	\$ -	\$ 133,070
Reserve - A-2	\$ -	\$ 108,906	\$ -	\$ -	\$ 108,906
Revenue	\$ -	\$ 731,781	\$ -	\$ -	\$ 731,781
Prepayment	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenue	\$ -	\$ 20,431	\$ -	\$ -	\$ 20,431
Construction	\$ -	\$ -	\$ -	\$ 950,345	\$ 950,345
Prepaid Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Investment SBA	\$ 2,359	\$ -	\$ 68,229	\$ -	\$ 70,588
Investment - Custody	\$ 160,998	\$ -	\$ -	\$ -	\$ 160,998
Due From General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Due From Capital	\$ 8,898	\$ -	\$ 17,100	\$ -	\$ 25,998
Due from Other	\$ 596	\$ -	\$ 1,733	\$ -	\$ 2,329
<b>Total Assets</b>	<b>\$ 1,368,783</b>	<b>\$ 994,187</b>	<b>\$ 273,155</b>	<b>\$ 950,345</b>	<b>\$ 3,586,470</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 122,648	\$ -	\$ -	\$ -	\$ 122,648
Accrued Expenses	\$ 48,546	\$ -	\$ -	\$ -	\$ 48,546
Contracts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Amenity	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Liabilities</b>	<b>\$ 171,194</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 171,194</b>
<b>Fund Balances:</b>					
Assigned For Debt Service	\$ -	\$ 994,187	\$ -	\$ -	\$ 994,187
Assigned For Capital Reserves	\$ -	\$ -	\$ 273,155	\$ -	\$ 273,155
Assigned For Capital Projects	\$ -	\$ -	\$ -	\$ 950,345	\$ 950,345
Unassigned	\$ 1,197,589	\$ -	\$ -	\$ -	\$ 1,197,589
<b>Total Fund Balances</b>	<b>\$ 1,197,589</b>	<b>\$ 994,187.28</b>	<b>\$ 273,155</b>	<b>\$ 950,345</b>	<b>\$ 3,415,276</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 1,368,783</b>	<b>\$ 994,187</b>	<b>\$ 273,155</b>	<b>\$ 950,345</b>	<b>\$ 3,586,470</b>

**Sweetwater Creek**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2023**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	Variance
<b><u>Revenues:</u></b>				
Assessments	\$ 1,665,410	\$ 1,610,574	\$ 1,610,574	\$ -
Fitness Center Revenue	\$ 1,400	\$ 817	\$ 1,480	\$ 663
Interest	\$ -	\$ -	\$ 8,447	\$ 8,447
<b>Total Revenues</b>	<b>\$ 1,666,810</b>	<b>\$ 1,611,391</b>	<b>\$ 1,620,501</b>	<b>\$ 9,110</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 9,600	\$ 5,600	\$ 3,600	\$ 2,000
Engineering Fees	\$ 25,000	\$ 14,583	\$ 9,431	\$ 5,152
District Counsel	\$ 35,000	\$ 20,417	\$ 45,030	\$ (24,613)
Audit Fees	\$ 3,700	\$ -	\$ -	\$ -
Arbitrage	\$ 500	\$ 500	\$ 500	\$ -
Assessment Roll	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Dissemination	\$ 5,000	\$ 2,917	\$ 2,917	\$ (0)
Trustee Fees	\$ 3,800	\$ 3,143	\$ 3,143	\$ -
District Management Fees	\$ 35,000	\$ 20,417	\$ 20,417	\$ 0
Telephone	\$ 700	\$ 408	\$ 226	\$ 183
Postage	\$ 1,500	\$ 875	\$ 1,889	\$ (1,014)
Public Official Insurance	\$ 4,564	\$ 4,564	\$ 4,088	\$ 476
Copies (2)	\$ 1,000	\$ 583	\$ 2,075	\$ (1,492)
Miscellaneous	\$ 1,500	\$ 875	\$ 519	\$ 356
Legal Advertising	\$ 2,700	\$ 1,575	\$ 340	\$ 1,235
Information Technology	\$ 1,050	\$ 613	\$ 613	\$ -
Website Maintenance	\$ 800	\$ 467	\$ 467	\$ (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>\$ 80,211</b>	<b>\$ 97,928</b>	<b>\$ (17,717)</b>
<b><u>Operation and Maintenance</u></b>				
Electric	\$ 75,000	\$ 43,750	\$ 40,334	\$ 3,416
General Insurance	\$ 6,148	\$ 6,148	\$ 5,507	\$ 641
Landscape Maintenance (1)	\$ 346,000	\$ 201,833	\$ 194,911	\$ 6,922
Landscape Improvements	\$ 80,000	\$ 46,667	\$ 48,776	\$ (2,110)
Lake Maintenance	\$ 27,940	\$ 16,298	\$ 10,766	\$ 5,532
Fountain Maintenance	\$ 1,500	\$ 875	\$ 1,206	\$ (331)
Irrigation Repairs & Maintenance	\$ 22,000	\$ 12,833	\$ 21,027	\$ (8,194)
Storm Clean-Up	\$ 2,000	\$ 1,167	\$ -	\$ 1,167
Field Repairs & Maintenance	\$ 31,300	\$ 18,258	\$ 5,764	\$ 12,494
Tree Removals	\$ 12,540	\$ 12,540	\$ 13,718	\$ (1,178)
Streetlight Repairs	\$ 2,250	\$ 1,313	\$ -	\$ 1,313
Signage Repairs	\$ 1,500	\$ 875	\$ -	\$ 875
Holiday Decoration	\$ 5,000	\$ 2,917	\$ 362	\$ 2,555
Miscellaneous Field Supplies	\$ 1,000	\$ 583	\$ 1,130	\$ (547)
Guardhouse Maintenance	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Playground Repairs & Maintenance	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
<b>Total Field Operations:</b>	<b>\$ 619,178</b>	<b>\$ 368,974</b>	<b>\$ 343,502</b>	<b>\$ 25,472</b>

# Sweetwater Creek

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	Variance
<b>Amenities Cost Share</b>				
<b>Administrative:</b>				
Property & Casualty Insurance	\$ 26,520	\$ 26,520	\$ 24,779	\$ 1,741
Payroll - Salaried	\$ 82,160	\$ 47,927	\$ 47,927	\$ (0)
Payroll - Hourly	\$ 100,336	\$ 58,529	\$ 50,764	\$ 7,765
Payroll - Benefits	\$ 15,975	\$ 9,318	\$ 9,319	\$ (0)
Payroll Taxes	\$ 14,028	\$ 8,183	\$ 8,184	\$ (0)
Professional Services - Engineering	\$ 68,056	\$ 39,699	\$ 39,699	\$ 0
Professional Services - Information Technology	\$ 1,800	\$ 1,050	\$ 1,288	\$ (238)
Travel & Per Diem	\$ 150	\$ 88	\$ -	\$ 88
Training	\$ 200	\$ 117	\$ -	\$ 117
Licenses & Permits	\$ 400	\$ 233	\$ 25	\$ 208
Subscriptions & Memberships	\$ 500	\$ 292	\$ 189	\$ 103
Office Supplies	\$ 3,000	\$ 1,750	\$ 1,947	\$ (197)
Office Equipment	\$ 2,000	\$ 1,167	\$ 1,170	\$ (3)
Communication - Telephone/Internet/TV	\$ 12,000	\$ 7,000	\$ 5,913	\$ 1,087
Internet/Telephone - Guard House	\$ 5,400	\$ 3,150	\$ 3,056	\$ 94
<b>Field:</b>				
Field Management Fees	\$ 84,000	\$ 49,000	\$ 49,000	\$ -
General Utilities	\$ 83,000	\$ 48,417	\$ 36,674	\$ 11,742
Refuse Removal	\$ 3,885	\$ 2,266	\$ 2,846	\$ (579)
Security	\$ 82,200	\$ 47,950	\$ 43,938	\$ 4,012
Janitorial Services	\$ 16,000	\$ 9,333	\$ 7,765	\$ 1,568
Operating Supplies - Spa & Paper	\$ 4,500	\$ 2,625	\$ 1,661	\$ 964
Operating Supplies - Uniforms	\$ 500	\$ 292	\$ -	\$ 292
Cleaning Supplies	\$ 15,000	\$ 8,750	\$ 4,286	\$ 4,464
Amenity Landscape Maintenance & Improvements	\$ 24,000	\$ 14,000	\$ 13,027	\$ 973
Gate Repairs & Maintenance	\$ 2,500	\$ 1,563	\$ 1,563	\$ -
Dog Park Repairs & Maintenance	\$ 11,650	\$ 6,796	\$ 165	\$ 6,631
Park Mulch	\$ 1,500	\$ 1,500	\$ 5,201	\$ (3,701)
Miscellaneous Field Supplies	\$ 6,100	\$ 3,558	\$ 1,569	\$ 1,989
Buildings Repairs & Maintenance	\$ 15,000	\$ 8,750	\$ 4,099	\$ 4,651
Pest Control	\$ 2,500	\$ 1,458	\$ 530	\$ 928
Pool Maintenance - Contract	\$ 20,321	\$ 11,854	\$ 12,254	\$ (400)
Pool Repairs & Maintenance	\$ 10,000	\$ 5,833	\$ 1,103	\$ 4,731
Pool Chemicals	\$ 2,500	\$ 1,458	\$ 2,263	\$ (805)
Signage & Amenity Repairs	\$ 300	\$ 175	\$ -	\$ 175
Special Events	\$ 2,000	\$ 1,603	\$ 1,603	\$ -
<b>Fitness:</b>				
Professional Services - Outside Fitness	\$ 58,872	\$ 34,342	\$ 30,842	\$ 3,500
Fitness Equipment Repairs & Maintenance	\$ 7,000	\$ 4,083	\$ 4,660	\$ (576)
Fitness Equipment Rental	\$ 35,000	\$ 20,417	\$ 11,361	\$ 9,056
Miniature Golf Course Maintenance	\$ 750	\$ 438	\$ -	\$ 438
Miscellaneous Fitness Supplies	\$ 6,300	\$ 3,675	\$ 3,366	\$ 309
Capital Outlay - Machinery & Equipment	\$ 6,400	\$ 3,733	\$ 1,570	\$ 2,163
<b>Total Amenities Cost Share</b>	<b>\$ 834,302</b>	<b>\$ 498,892</b>	<b>\$ 435,603</b>	<b>\$ 63,290</b>
<b>Reserves</b>				
Capital Reserve Transfer	\$ 150,000	\$ 150,000	\$ 150,000	\$ -
<b>Total Reserves</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 1,777,569</b>	<b>\$ 1,098,077</b>	<b>\$ 1,027,033</b>	<b>\$ 71,044</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (110,759)</b>		<b>\$ 593,468</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 110,759</b>		<b>\$ 604,121</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,197,589</b>	

(1) 2022 Bed Dressing Renewal

(2) Easment Violation Notices

# Sweetwater Creek

## Community Development District

### Debt Service Fund - Series 2019

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	Variance
<b>Revenues:</b>				
Special Assessments	\$ 741,613	\$ 725,281	\$ 725,281	\$ -
Prepayments	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 7,773	\$ 7,773
<b>Total Revenues</b>	<b>\$ 741,613</b>	<b>\$ 725,281</b>	<b>\$ 733,054</b>	<b>\$ 7,773</b>
<b>Expenditures:</b>				
<b>Series 2019 - A1</b>				
Interest - 11/01	\$ 89,000	\$ 89,000	\$ 89,000	\$ -
Special Call - 11/01	\$ -	\$ -	\$ 15,000	\$ (15,000)
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	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
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>\$ 575,004</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 149,391</b>		<b>\$ 419,183</b>	
<b>Fund Balance - Ending</b>	<b>\$ 149,904</b>		<b>\$ 994,187</b>	

# Sweetwater Creek

## Community Development District

### Capital Reserve

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2023

	Adopted Budget	Prorated Budget Thru 04/30/23	Actual Thru 04/30/23	Variance
<b>Revenues:</b>				
Capital Reserve Transfer In	\$ 150,000	\$ 150,000	\$ 150,000	\$ -
Interest	\$ -	\$ -	\$ 2,229	\$ 2,229
Cost Share - Marshal Creek	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 152,229</b>	<b>\$ 2,229</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 50,000	\$ 29,167	\$ 35,575	\$ (6,408)
Repair and Maintenance	\$ 50,000	\$ 29,167	\$ -	\$ 29,167
Other Current Charges	\$ 1,000	\$ 583	\$ 312	\$ 272
<b>Total Expenditures</b>	<b>\$ 101,000</b>	<b>\$ 58,917</b>	<b>\$ 35,887</b>	<b>\$ 23,030</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>\$ 91,083</b>	<b>\$ 116,342</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 183,587</b>		<b>\$ 156,813</b>	
<b>Fund Balance - Ending</b>	<b>\$ 232,587</b>		<b>\$ 273,155</b>	

### Capital Reserve Study

	<u>General</u>	<u>Amenities</u>	<u>Combined</u>
<b>Decsription</b>	<b>FY 2023-Study (Pg. 17)</b>	<b>FY 2023-Study (Pg. 20)</b>	<b>Total - Study</b>
Reserves Beginning of Year	\$377,970	\$92,795	\$470,765
Contributions	\$186,100	\$61,700	\$247,800
Interest Income	\$7,302	\$ 1,927	\$9,229
Expenditures	(\$83,013)	\$ (20,565)	(\$103,578)
Anticipated Balance	\$488,359	\$135,857	\$624,216

### Capital Reserve Fund - Actuals

<b>Decsription</b>	<b>Actual</b>
Reserves Beginning of Year	\$ 156,813
Contributions	\$ 150,000
Interest Income	\$ 2,229
Expenditures	\$ (35,887)
Anticipated Balance	\$273,155
<b>Variance Reserve Study Vs Actual</b>	<b>(\$351,061)</b>

# Sweetwater Creek

## Community Development District Capital Projects Fund - Series 2019

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2023

	Adopted Budget	Prorated Budget Thru 04/30/23	Actual Thru 04/30/23	Variance
<b>Revenues:</b>				
Interest Income	\$ -	\$ -	\$ 13,623	\$ 13,623
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,623</b>	<b>\$ 13,623</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 206,651	\$ (206,651)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 206,651</b>	<b>\$ (206,651)</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>\$ (193,029)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 1,143,373</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 950,345</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	\$ 335,235	\$ 967,573	\$ 94,694	\$ 13,271	\$ 1,268	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,610,574
Fitness Center Revenue	\$ 275	\$ -	\$ 570	\$ -	\$ -	\$ 405	\$ 230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,480
Cost Sharing - Marshall Creek Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ 820	\$ 918	\$ 728	\$ 1,372	\$ 2,249	\$ 1,993	\$ 368	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,447
Miscellaneous Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
													\$ -
<b>Total Revenues</b>	<b>\$ 1,095</b>	<b>\$ 199,451</b>	<b>\$ 336,533</b>	<b>\$ 968,945</b>	<b>\$ 96,943</b>	<b>\$ 15,669</b>	<b>\$ 1,866</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,620,501</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ 800	\$ -	\$ 800	\$ 800	\$ 400	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
Engineering Fees	\$ 1,071	\$ 3,678	\$ 846	\$ 745	\$ 1,571	\$ 1,520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,431
District Counsel	\$ 6,160	\$ 9,673	\$ 7,577	\$ 8,551	\$ 8,424	\$ 4,646	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,030
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Assessment Roll	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,917
Trustee Fees	\$ 3,143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,143
District Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,417
Telephone	\$ -	\$ 25	\$ 54	\$ 19	\$ 49	\$ 37	\$ 42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 226
Postage	\$ 134	\$ 250	\$ 808	\$ 180	\$ 151	\$ 155	\$ 210	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,889
Public Official Insurance	\$ 4,088	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,088
Copies	\$ 126	\$ 306	\$ 785	\$ 154	\$ 142	\$ 262	\$ 301	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,075
Miscellaneous	\$ 200	\$ 21	\$ 31	\$ 13	\$ 119	\$ 26	\$ 111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 519
Legal Advertising	\$ -	\$ 77	\$ -	\$ -	\$ 15	\$ 248	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 340
Information Technology	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 613
Website Maintenance	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ 67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 467
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 21,884</b>	<b>\$ 18,018</b>	<b>\$ 14,388</b>	<b>\$ 13,949</b>	<b>\$ 14,358</b>	<b>\$ 10,381</b>	<b>\$ 4,951</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 97,928</b>
<b><u>Operation and Maintenance</u></b>													
Electric	\$ 5,428	\$ 5,562	\$ 5,554	\$ 6,010	\$ 6,010	\$ 5,679	\$ 6,091	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,334
General Insurance	\$ 5,507	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,507
Landscape Maintenance	\$ 49,273	\$ 24,273	\$ 24,273	\$ 24,273	\$ 24,273	\$ 24,273	\$ 24,273	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 194,911
Landscape Improvements	\$ -	\$ -	\$ 400	\$ -	\$ 11,636	\$ -	\$ 36,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,776
Lake Maintenance	\$ 1,538	\$ 1,538	\$ 1,538	\$ 1,538	\$ 1,538	\$ 1,538	\$ 1,538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,766
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,206	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,206
Irrigation Repairs & Maintenance	\$ 1,225	\$ 2,092	\$ 2,370	\$ 3,830	\$ -	\$ 7,625	\$ 3,885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,027
Storm Clean-Up	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Repairs & Maintenance	\$ 540	\$ 762	\$ 1,949	\$ 128	\$ 1,538	\$ 825	\$ 22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,764
Tree Removals	\$ 7,842	\$ -	\$ 3,727	\$ 2,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,718
Streetlight Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Holiday Decoration	\$ -	\$ 362	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 362
Miscellaneous Field Supplies	\$ 345	\$ -	\$ 615	\$ -	\$ -	\$ 170	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,130
<b>Total Field Operations:</b>	<b>\$ 71,697</b>	<b>\$ 34,589</b>	<b>\$ 40,426</b>	<b>\$ 37,929</b>	<b>\$ 44,995</b>	<b>\$ 41,316</b>	<b>\$ 72,549</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 343,502</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	\$ -	\$ -	\$ -	\$ 541	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	24,779
Payroll - Salaried	\$ 6,847	\$ 6,847	\$ 6,847	\$ 6,847	\$ 6,847	\$ 6,847	\$ 6,847	\$ -	\$ -	\$ -	\$ -	\$ -	47,927
Payroll - Hourly	\$ 7,252	\$ 7,252	\$ 7,252	\$ 7,252	\$ 7,252	\$ 7,252	\$ 7,252	\$ -	\$ -	\$ -	\$ -	\$ -	50,764
Payroll - Benefits	\$ 1,331	\$ 1,331	\$ 1,331	\$ 1,331	\$ 1,331	\$ 1,331	\$ 1,331	\$ -	\$ -	\$ -	\$ -	\$ -	9,319
Payroll Taxes	\$ 1,169	\$ 1,169	\$ 1,169	\$ 1,169	\$ 1,169	\$ 1,169	\$ 1,169	\$ -	\$ -	\$ -	\$ -	\$ -	8,184
Professional Services - Engineering	\$ 5,671	\$ 5,671	\$ 5,671	\$ 5,671	\$ 5,671	\$ 5,671	\$ 5,671	\$ -	\$ -	\$ -	\$ -	\$ -	39,699
Professional Services - Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 388	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	1,288
Travel & Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Training	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Licenses & Permits	\$ -	\$ -	\$ -	\$ -	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	25
Subscriptions & Memberships	\$ 27	\$ 27	\$ 27	\$ 27	\$ 27	\$ 27	\$ 27	\$ -	\$ -	\$ -	\$ -	\$ -	189
Office Supplies	\$ 11	\$ 493	\$ 41	\$ 690	\$ 174	\$ 58	\$ 479	\$ -	\$ -	\$ -	\$ -	\$ -	1,947
Office Equipment	\$ -	\$ 112	\$ -	\$ 958	\$ -	\$ -	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	1,170
Communication - Telephone/Internet/TV	\$ 1,026	\$ 966	\$ 904	\$ 689	\$ 893	\$ 776	\$ 659	\$ -	\$ -	\$ -	\$ -	\$ -	5,913
Internet/Telephone - Guard House	\$ 448	\$ 448	\$ 448	\$ 334	\$ 576	\$ 462	\$ 341	\$ -	\$ -	\$ -	\$ -	\$ -	3,056
Cost Share Expense - Marshall Creek	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Field:</b>													
Field Management Fees	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ -	\$ -	\$ -	\$ -	\$ -	49,000
General Utilities	\$ 4,334	\$ 4,567	\$ 4,919	\$ 6,264	\$ 5,795	\$ 5,286	\$ 5,509	\$ -	\$ -	\$ -	\$ -	\$ -	36,674
Refuse Removal	\$ 315	\$ 467	\$ 405	\$ 405	\$ 423	\$ 414	\$ 414	\$ -	\$ -	\$ -	\$ -	\$ -	2,846
Security	\$ 7,110	\$ 6,432	\$ 6,067	\$ 6,067	\$ 6,067	\$ 6,067	\$ 6,127	\$ -	\$ -	\$ -	\$ -	\$ -	43,938
Janitorial Services	\$ 1,109	\$ 1,109	\$ 1,109	\$ 1,109	\$ 1,109	\$ 1,109	\$ 1,109	\$ -	\$ -	\$ -	\$ -	\$ -	7,765
Operating Supplies - Spa & Paper	\$ 104	\$ 197	\$ 54	\$ 321	\$ 532	\$ 295	\$ 157	\$ -	\$ -	\$ -	\$ -	\$ -	1,661
Operating Supplies - Uniforms	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Cleaning Supplies	\$ 144	\$ 1,560	\$ -	\$ 62	\$ 1,179	\$ 166	\$ 1,175	\$ -	\$ -	\$ -	\$ -	\$ -	4,286
Amenity Landscape Maintenance & Improvements	\$ 2,000	\$ 2,250	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,777	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,027
Gate Repairs & Maintenance	\$ -	\$ -	\$ 1,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,563
Guardhouse Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dog Park Repairs & Maintenance	\$ 165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	165
Park Mulch	\$ -	\$ 5,201	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,201
Playground Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Miscellaneous Field Supplies	\$ 1,037	\$ 53	\$ 284	\$ -	\$ 195	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,569
Buildings Repairs & Maintenance	\$ 196	\$ 548	\$ 482	\$ 645	\$ 276	\$ 1,840	\$ 112	\$ -	\$ -	\$ -	\$ -	\$ -	4,099
Pest Control	\$ 72	\$ 72	\$ 72	\$ 79	\$ 79	\$ 79	\$ 79	\$ -	\$ -	\$ -	\$ -	\$ -	530
Pools Maintenance - Contract	\$ 1,524	\$ 1,524	\$ 1,524	\$ 1,920	\$ 1,920	\$ 1,920	\$ 1,920	\$ -	\$ -	\$ -	\$ -	\$ -	12,254
Pools Repairs & Maintenance	\$ 72	\$ -	\$ 346	\$ 33	\$ -	\$ 525	\$ 127	\$ -	\$ -	\$ -	\$ -	\$ -	1,103
Pools Chemicals	\$ 357	\$ -	\$ 277	\$ -	\$ 415	\$ 362	\$ 852	\$ -	\$ -	\$ -	\$ -	\$ -	2,263
Signage & Amenity Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Special Events	\$ -	\$ -	\$ -	\$ 1,603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,603
<b>Fitness:</b>													
Professional Services - Outside Fitness	\$ 4,406	\$ 4,406	\$ 4,406	\$ 4,406	\$ 4,406	\$ 4,406	\$ 4,406	\$ -	\$ -	\$ -	\$ -	\$ -	30,842
Fitness Equipment Repairs & Maintenance	\$ 1,103	\$ 498	\$ 675	\$ 1,732	\$ 7	\$ 644	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,660
Fitness Equipment Rental	\$ 513	\$ 513	\$ 1,522	\$ 513	\$ 2,444	\$ 2,927	\$ 2,927	\$ -	\$ -	\$ -	\$ -	\$ -	11,361
Miniature Golf Course Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Miscellaneous Fitness Supplies	\$ 762	\$ 53	\$ 635	\$ 910	\$ 796	\$ 115	\$ 95	\$ -	\$ -	\$ -	\$ -	\$ -	3,366
Capital Outlay - Machinery & Equipment	\$ -	\$ -	\$ -	\$ -	\$ 1,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,570
<b>Total Amenities</b>	<b>\$ 80,496</b>	<b>\$ 60,918</b>	<b>\$ 57,180</b>	<b>\$ 60,188</b>	<b>\$ 61,107</b>	<b>\$ 59,677</b>	<b>\$ 56,037</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>435,603</b>
<b>Reserves</b>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	150,000
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>150,000</b>
<b>Total Expenditures</b>	<b>\$ 174,078</b>	<b>\$ 113,524</b>	<b>\$ 111,995</b>	<b>\$ 262,066</b>	<b>\$ 120,459</b>	<b>\$ 111,374</b>	<b>\$ 133,537</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>1,027,033</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (172,983)</b>	<b>\$ 85,927</b>	<b>\$ 224,538</b>	<b>\$ 706,879</b>	<b>\$ (23,517)</b>	<b>\$ (95,705)</b>	<b>\$ (131,672)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>593,468</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)
LESS: NOV 1, 2022 (SPECIAL CALL)		(\$15,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$6,690,000</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)		(\$5,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$2,565,000</b>

**Sweetwater Creek**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2023**

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

**ON ROLL ASSESSMENTS**

68.95%      31.05%      100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&amp;M Portion</i>	<i>2019 Debt Service Asmt</i>	<i>Total</i>
11/2/22	1	\$30,371.79	(\$576.36)	(\$1,553.80)	\$0.00	\$28,241.63	\$19,472.63	\$8,769.00	\$28,241.63
11/17/22	2	\$89,856.52	(\$1,725.34)	(\$3,589.71)	\$0.00	\$84,541.47	\$58,291.41	\$26,250.06	\$84,541.47
11/28/22	3	\$186,176.30	(\$3,574.58)	(\$7,447.09)	\$0.00	\$175,154.63	\$120,769.26	\$54,385.37	\$175,154.63
12/12/22	4	\$250,068.59	(\$4,801.32)	(\$10,002.81)	\$0.00	\$235,264.46	\$162,215.04	\$73,049.42	\$235,264.46
12/15/22	5	\$266,725.96	(\$5,121.14)	(\$10,669.10)	\$0.00	\$250,935.72	\$173,020.39	\$77,915.33	\$250,935.72
01/20/23	6	\$1,491,598.16	(\$28,638.68)	(\$59,664.34)	\$0.00	\$1,403,295.14	\$967,573.15	\$435,721.99	\$1,403,295.14
02/01/23	INTEREST				\$3,190.38	\$3,190.38	\$2,199.77	\$990.61	\$3,190.38
02/21/23	7	\$141,700.74	(\$2,737.68)	(\$4,816.66)	\$0.00	\$134,146.40	\$92,494.05	\$41,652.35	\$134,146.40
03/30/23	8	\$19,869.38	(\$392.79)	(\$229.70)	\$0.00	\$19,246.89	\$13,270.75	\$5,976.14	\$19,246.89
04/06/23	INTEREST	\$0.00	\$0.00	\$0.00	\$1,838.55	\$1,838.55	\$1,267.68	\$570.87	\$1,838.55
							\$0.00	\$0.00	\$0.00
							\$0.00	\$0.00	\$0.00
							\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		<b>\$ 2,476,367.44</b>	<b>\$ (47,567.89)</b>	<b>\$ (97,973.21)</b>	<b>\$ 5,028.93</b>	<b>\$ 2,335,855.27</b>	<b>\$ 1,610,574.13</b>	<b>\$ 725,281.14</b>	<b>\$ 2,335,855.27</b>

<b>97.91%</b>	<b>Net Percent Collected</b>
<b>\$ 49,937.52</b>	<b>Balance Remaining to Collect</b>

**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 Arsenault Certified Pool Consultant, Inc.	Invoice: SWCrefC120 - 40% Deposit to start services	\$ 46,000.00
1/6/20	7	Rick Arsenault Certified Pool Consultant, Inc.	Invoice: SWCrefD120 - 10% upon execution of the Agreement	\$ 11,500.00
2/6/20	8	East Coast Wells & Pump Service	Invoices: 34271 & 34167 - Fixed Pump Motor & Replaced Bad Motor	\$ 2,137.00
2/6/20	9	Rick Arsenault Certified Pool Consultant, Inc.	Invoice: SWCrrfml220 - 10% Balance Upon Final Sign Off	\$ 11,500.00
2/24/20	10	JLC Construction Inc.	Invoice: 1/20/2020 - Deposit for Perogola Replacement	\$ 6,790.80
2/26/20	11	Performance Painting Contractors, Inc.	Invoice: 9578 - Power Wash and Paint	\$ 35,240.00
2/24/20	12	Rick Arsenault Certified Pool Consultant, Inc.	Invoice: SWCrefF220 - 40% Commencement of Filling	\$ 46,000.00
2/26/20	13	Rick Arsenault Certified Pool Consultant, Inc.	Invoice: SWCgtr220 - Gutter Grating Supports repaired	\$ 500.00
3/17/20	14	Walter Carucci AE	Invoice: 1 - Services for Palencia Fitness Center from 11/11/19 thru 3/2/19	\$ 5,034.68
3/17/20	15	Bob's Backflow & Plumbing Services, Inc.	Invoice: 65745 - Back Flow Testing	\$ 265.00
3/23/20	16	JLC Construction Inc.	Invoice: 3/20/2020 - Final payment for Perogola Replacement	\$ 6,790.80
4/8/20	17	England Thims & Miller	Invoice: 0193131 Traffic Study & Certification Package	\$ 3,000.02
4/16/20	18	England Thims & Miller	Invoice: 0193703 Traffic Study & Certification Package	\$ 1,062.00
5/20/20	19	Fitness International Associates Corp	Invoice: 2904 Flooring	\$ 4,000.44
6/9/20	20	Beacon Electrical Contractors Inc	Invoice: 200503 - Electrical work	\$ 16,357.00
6/15/20	21	Sundancer Sign Graphics	Invoice: 2564 - Street Sign	\$ 12,310.00
6/22/20	22	Yellowstone Landscape	Invoice: JAX120765 & JAX 120768 - Onda Field Full Irrigation & Sod	\$ 25,583.33
7/14/20	23	Hopping Green & Sams	Invoice: 113207, 113803, 114427, 115066 - Project Construction	\$ 1,053.50
7/31/20	24	Duval Asphalt	Invoice: 21750 - Stripping - Layout Stripe Crosswalks	\$ 1,458.00
8/7/20	25	Yellowstone Landscape	Invoice: AJAX120768 - Onda Field Irrigation & Sod	\$ 24,722.16
9/10/20	26	Radarsign	Invoice: 10761 - Solar Powered	\$ 7,888.00
9/10/20	27	Hopping Green & Sams	Invoice: 116998 - Legal Services	\$ 559.00
9/14/20	28	Sweetwater Creek CDD	Invoice: 2940 & 2904 Deposit paid via credit card for flooring	\$ 2,644.28
10/21/20	29	Hopping Green & Sams	Invoice: 114427 - Legal services	\$ 258.00
10/29/20	30	Hopping Green & Sams	Invoice #117953 - Project Construction Legal Services	\$ 1,075.00
11/16/20	31	Clark Advisory Services, LLC	Services Rendered June 2020-October 2020	\$ 5,034.00
2/17/21	32	Yellowstone Landscape	Invoice #173437 - Irrigation Repairs	\$ 58,703.67
2/17/21	33	Armstrong Fence Company	Invoice #20210221 - Deposit for Vinyl Coated chain-link Ensenda Park	\$ 2,570.79
5/13/21	34	Armstrong Fence Company	Invoice #20210547 Remaining balance for Vinyl Coated chain-link	\$ 2,570.78
5/13/21	35	Riverside Management Services	Invoice #13 Soccer Goals & Lacrosse Equipment	\$ 3,444.73
5/13/21	36	Hopping Green & Sams	Invoice: 121275 - Legal Services	\$ 210.00
3/8/22	37	England Thims & Miller	Invoice 0201371 - Engineer's Report	\$ 2,500.00
4/20/22	38	Invision Construction	Invoice #0001 Fitness Center Expansion Process	\$ 2,000.00
4/20/22	39	Basham & Lucas Desing Group Inc	Invoice #8851 Palencia Amenity & CDs	\$ 5,200.00
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
12/5/22	58	England Thims & Miller	Invoice #205415 Palencia Fitness Center Addition & Modification	\$ 1,486.25
12/5/22	59	Sweetwater Creek CDD-Capital Reserve	Studio 1+ Professional Design Services Inv #21.069 Palencia Fitness Club	\$ 10,375.00
12/13/22	60	KE Law Group PLLC	Invoice #4873 2019 Project Construction	\$ 168.00
12/13/22	61	Invision Construction	Invoice #PAL_001 Initial deposit per agreement	\$ 42,531.00
12/13/22	62	England Thims & Miller	Invoice #204510 Palencia Fitness Center Addition & Modification	\$ 10,120.00
1/11/23	63	Sweetwater Creek CDD	Palencia Interior Renovation Change Order Id #PAL_002 Invision Construction Inc	\$ 13,315.00
1/11/23	64	England Thims & Miller	Invoice #205795 Palencia Fitness Center Addition & Modification	\$ 983.75
1/11/23	65	KE Law Group PLLC	Invoice #5089 2019 Project Construction	\$ 31.00
1/11/23	66	IT Systems of Jacksonville LLC	Invoice #1312 Deposit for New Audio System for Amenity Center	\$ 2,100.00
1/17/23	68	Bartram Trail Surveying Inc	Invoice #5651 Palencia Fitness Cnter Topographic Survey 1/4/23	\$ 3,080.00
2/14/23	67	Sweetwater Creek CDD	Invoice #1226 Mirrors for Fitness Room - Nassau Windows & Glass	\$ 5,300.00
2/14/23	69	England Thims & Miller	Invoice# 206344 Pickleball Courts Addition & Modifications	\$ 367.50
2/14/23	70	Sweetwater Creek CDD-Capital Reserve	Invoice# 01.10.2023 Anastasia Pool & Spa Inc Gas Heater Replacement for Pool and Invoice# PAL_004 Invision Construction Inc for Fitness Interior Renovation	\$ 16,218.00
2/14/23	71	Sweetwater Creek CDD	Invoice #1231 Nassau Windows & Glass Inc. Rain Glass installation for gym	\$ 850.00
2/28/23	73	Invision Construction	Final Payment per agreement for Palencia Interior Renovation	\$ 42,531.00
3/14/23	72	Bartram Trail Surveying Inc	Invoice #5789 Palencia Fitness Cnter Topographic Survey 2/7/23	\$ 770.00
4/4/23	74	England Thims & Miller	Invoice# 207105 Pickleball Courts Addition & Modifications	\$ 6,275.00
4/24/23	75	Design 2 Wellness	Invoice #41744 - Strength Equipment for remodel	\$ 21,441.00
4/24/23	76	England Thims & Miller	Invoice# 207521 Pickleball Courts Addition & Modifications	\$ 9,617.50
4/24/23	77	IT Systems of Jacksonville LLC	Invoice #1319 Wire work for coax for cameras	\$ 3,055.00
4/24/23	78	Heartline Fitness Systems	Deposit Invoice #154186-F Final payment on Flooring Materials	\$ 3,827.85
4/24/23	79	Sweetwater Creek CDD	Deposit Invoice #151945-F Final payment for Fitness Equipment	\$ 7,498.93
4/24/23	80	Motley Electric	Invoice #266805595 Install Addtl wiring/reconfigure circuits for Treadmill	\$ 1,020.00
4/24/23	81	Feather & Bloom	Invoice #000714 Moss Wall & Painting for Zen Room	\$ 2,775.00
<b>TOTAL</b>				<b>\$ 691,164.84</b>
Project (Construction) Fund at 08/30/19				\$ 1,540,777.96
Interest Earned and Transfer thru 04/30/23				\$ 100,731.84
Requisitions Paid thru 04/30/23				\$ (691,164.84)
<b>Remaining Project (Construction) Fund</b>				<b>\$ 950,344.96</b>

*C.*

# Sweetwater Creek

## Community Development District

### Summary of Invoices

April 01, 2023 - April 30, 2023

Fund	Date	Check No.'s	Amount
General Fund	4/5/23	3831	\$ 913.67
	4/10/23	3832-3835	800.00
	4/13/23	3836-3839	9,440.25
			<hr/> \$ 11,153.92
Amenity Fund	4/5/23	2252	\$ 407.33
	4/13/23	2253-2258	11,321.28
			<hr/> \$ 11,728.61
TOTAL			<hr/> \$ 22,882.53

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/05/23	00071	3/15/23 53	202302 320-53800-47301		*	586.70	
		FEB FAC MAIN 2/1-2/28					
		3/15/23 53	202302 320-53800-47301		*	326.97	
		MAINTENANCE SUPPLIES					
				RIVERSIDE MANAGEMENT SERVICES			913.67 003831
4/10/23	00075	4/06/23 04062023	202304 310-51300-11000		*	200.00	
		4/6/23 BOARD MEETING					
				CHARLES USINA III			200.00 003832
4/10/23	00089	4/06/23 04062023	202304 310-51300-11000		*	200.00	
		4/6/23 BOARD MEETING					
				JOHN T SMITH			200.00 003833
4/10/23	00051	4/06/23 04062023	202304 310-51300-11000		*	200.00	
		4/6/23 BOARD MEETING					
				ROBERT LISOTTA			200.00 003834
4/10/23	00040	4/06/23 04062023	202304 310-51300-11000		*	200.00	
		4/6/23 BOARD MEETING					
				STEPHEN J HANDLER			200.00 003835
4/13/23	00042	4/10/23 10	202304 310-51300-49000		*	100.00	
		SE2019A-2 AMORT PRE \$20K					
				DISCLOSURE SERVICES LLC			100.00 003836
4/13/23	00011	12/01/22 0205875	202211 310-51300-31100		*	2,545.00	
		GENERAL SERVICES/MTG					
				ENGLAND-THIMS & MILLER INC			2,545.00 003837
4/13/23	00063	3/31/23 77857	202303 320-53800-47000		*	1,538.00	
		MAR LAKE MAINTENANCE					
		3/31/23 77920	202303 320-53800-47100		*	1,206.10	
		AERATOR SERVICE					
				FUTURE HORIZONS			2,744.10 003838
4/13/23	00029	4/01/23 143	202304 310-51300-34000		*	2,916.67	
		APR MANAGEMENT FEES					
		4/01/23 143	202304 310-51300-35200		*	66.67	
		APR WEBSITE ADMIN					
		4/01/23 143	202304 310-51300-35100		*	87.50	
		APR INFO TECH					
		4/01/23 143	202304 310-51300-31300		*	416.67	
		APR DISSEM AGENT SRVCS					
		4/01/23 143	202304 310-51300-49000		*	10.72	
		OFFICE SUPPLIES					

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/01/23	143	202304	310-51300-42000		*	209.78	
		POSTAGE					
4/01/23	143	202304	310-51300-42500		*	301.20	
		COPIES					
4/01/23	143	202304	310-51300-41000		*	41.94	
		TELEPHONE					
GOVERNMENTAL MANAGEMENT SERVICES						4,051.15	003839
-----						-----	
TOTAL FOR BANK A						11,153.92	
TOTAL FOR REGISTER						11,153.92	

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/05/23	00005	3/16/23	41-25875 202303 330-53800-52200	SPA & PAPER	*	265.79	
		3/16/23	41-25875 202303 330-53800-52100	CLEANING SUPPLIES	*	141.54	
				DOWNEY'S JANITORIAL SUPPLIES			407.33 002252
4/13/23	00005	3/24/23	41-25955 202303 330-53800-52100	CLEANING SUPPLIES	*	24.85	
				DOWNEY'S JANITORIAL SUPPLIES			24.85 002253
4/13/23	00080	3/01/23	725463 202304 330-53800-48400	APR GATE MONITORING	*	6,067.11	
				HIDDEN EYES LLC DBA ENVERA SYSTEMS			6,067.11 002254
4/13/23	00014	2/23/23	E480-85 202302 330-53800-52100	GYM WIPES	*	1,040.00	
				LLOYD'S EXERCISE EQUIPMENT LLC			1,040.00 002255
4/13/23	00016	4/07/23	BB-16865 202303 330-53800-41000	FIT CNTR - BUS VOICE EDGE	*	116.91	
		4/07/23	BB-16865 202303 330-53800-41100	LAS CALINAS GUARDHOUSE	*	120.06	
		4/07/23	LANDSCAP 202303 330-53800-46200	MAR LANDSCAPE MAINTENANCE	*	2,000.00	
				MARSHALL CREEK CDD			2,236.97 002256
4/13/23	00019	4/01/23	13129561 202304 330-53800-52002	APR POOL CHEMICALS	*	1,920.37	
				POOLSURE			1,920.37 002257
4/13/23	00020	4/04/23	04042023 202303 330-53800-51000	2X ENER MAX AA 16PK	*	31.98	
				PUBLIX SUPER MARKETS INC			31.98 002258
TOTAL FOR BANK B						11,728.61	
TOTAL FOR REGISTER						11,728.61	



## *FOURTH ORDER OF BUSINESS*

**Sweetwater Creek Community Development District  
Board of Supervisors' Code of Conduct**

The Board of Supervisors ("Board") of the Sweetwater Creek Community Development District ("District") adopted this Code of Conduct ("Code") to encourage public confidence in the integrity of local government and its fair and effective operation, and to enable the Board to communicate in an open, focused, and orderly manner on the issues brought before them. It is intended to enable each member of the Board to be heard on individual contributions without interference or distractions.

**I. MEETING PROCEDURES.**

**A. *Presiding Officer.***

1. The "Presiding Officer" is the individual who conducts all meetings. The Chair of the Board is the Presiding Officer. In the absence of the Chair, the Vice Chair, or the Chair's designee should the Vice Chair be unavailable, shall perform the duties and functions of the Presiding Officer.
2. Responsibilities. The Presiding Officer's responsibilities shall include, but not be solely limited to:
  - (a) Open the meeting at the appointed time and call the meeting to order, having ascertained that a quorum is present.
  - (b) Designate an individual, generally the District Manager, to serve as the meeting's timekeeper.
  - (c) Announce the amount of time, if different from the standard of three minutes, that shall be allocated to a Supervisor each time they are recognized by the Presiding Officer and given the floor.
  - (d) Announce the business to come before the Board, in accordance with the agenda.
  - (e) Recognize all Supervisors, District staff, and members of the public who seek the floor under established procedure.
  - (f) Preserve decorum and order, and in case of disturbance or disorderly conduct, may cause the same to be cleared or cause any disruptive individual to be removed consistent with the District's adopted Public's Right to Speak & Public Decorum policy.
  - (g) Call to order any Supervisor who violates any of these rules and decide questions of order; provided, however, that the Board may overrule a decision on order by a majority vote.
  - (h) Declare the Board meeting adjourned when all agenda items have been introduced and disposed of by the Board, or at any time in the event of an emergency affecting the safety of those present.

**B. *Rules of Discussion.***

1. Every Supervisor desiring to speak will address the Presiding Officer, and once recognized by the Presiding Officer, shall confine discussion to the item under discussion.
2. An issue may be raised by any Supervisor, either extemporaneously or according to the agenda set forth before the meeting.
  - (a) The Presiding Officer shall decide whether to open discussion on an issue that was not included on the agenda. If discussion and a decision is to be

- made on an item not on the agenda, the public will also have a right to make comments on said item before a decision is rendered.
- (b) No discussion will be held unless the Presiding Officer opens the floor and recognizes a speaker. Alternatively, the Presiding Officer may choose to defer discussion until a later point in the meeting.
- (c) A majority vote of the attending Supervisors may override the Presiding Officer's decision.
- 3. A Supervisor may claim the floor only when recognized by the Presiding Officer and must yield the floor at the expiration of their allotted time.
- 4. The timekeeper shall track the time allowed for each speaker and shall notify the Presiding Officer when time is up. The Presiding Officer will then gavel the input from that Supervisor to cease and move to the next Supervisor.
- 5. Supervisors shall refrain from:
  - (a) attacking another Supervisor's motives or opinions;
  - (b) speaking adversely on a prior motion or a motion not currently pending;
  - (c) interrupting or otherwise speaking while the Presiding Officer or another Supervisor has the floor;
  - (d) speaking against their own motions;
  - (e) using inappropriate or obscene language or gestures, shouting, or otherwise exhibiting conduct unbecoming of an elected official.
- 6. A Supervisor, once recognized, cannot be interrupted when speaking unless the Supervisor is being called to order. The Supervisor is required to then cease speaking until the question of order is determined, without debate, by the Presiding Officer. If in order, said Supervisor shall be at liberty to proceed.
- 7. A Supervisor will be deemed to have yielded the floor when he or she has finished speaking, even if the allotted time has not yet expired.

## **II. SUPERVISOR CONDUCT.**

### **A. *Basic Tenants***

1. Act in the Public Interest. Recognizing that stewardship of the public interest should be a Supervisor's principal concern, all members of the Board should work for the common good of the District and not for private or personal interest, and each Supervisor should endeavor to treat all persons (residents, staff, vendors), claims and transactions in a fair and respectful manner.
2. Comply with the Law. All Supervisors and Staff shall comply with the laws of the nation and the State of Florida in the performance of their public duties. These laws include, but are not limited to, the United States and Florida constitutions; the State of Florida laws pertaining to code of ethics for public officers and employees; conflict of interest related laws; election campaigns laws; legally required financial disclosures; and the open processes of government, including Florida's public records and Sunshine Law.
3. Act Professionally and Civilly. All Supervisors should refrain from abusive conduct and verbal attacks upon the character or motives of other members of the Board of Supervisors or District staff. This is not to discourage public discourse and debate but rather to emphasize Supervisors should engage with the public in a

thoughtful, respectful and civil manner. Supervisors should also refrain from abusive conduct and verbal attacks on the public, on District vendors and other service providers of and for the District. All Supervisors should deal fairly and equitably with District staff, vendors, contractors, and members of the public, and are expected to treat others with dignity and respect. Supervisors shall demonstrate the same level of respect and professionalism shown towards fellow Supervisors and District staff to the District's vendors and contractors, and shall refrain from making threats of violence, discriminatory remarks, personal insults, bullying, stalking, or advocating for any of the aforementioned behavior. Supervisors should refrain from social media and other communication that only tells one version of the story so as to spread misinformation or confusing information to residents. This tenet applies to in-person contact, telephone conversations, social media posts and communications, and to any electronic communication or other written communication between and/or about any of the parties mentioned above. Specific examples and points of conduct are:

- (a) Use of Decorum with Public. Supervisors should use decorum in addressing fellow Supervisors and members of the public. No signs of partiality, prejudice or disrespect should be evident on the part of individual Board members toward an individual participating in a public forum. Supervisors should make every effort to be fair and impartial in listening to public comments.
- (b) Civility to Speakers. Speaking in front of the Board of Supervisors can be a difficult experience for some people. The way in which the Board treats people during public meetings can help members of the public relax or it can cause tense emotions. Supervisors should attempt to treat all members of the public and public comments with respect.
- (c) Actively Listening to Public Comments. Supervisors should endeavor to actively engage in each meeting, including actively listening to public comments. It is acceptable to look down at documents or to make notes, but reading for a long period of time or gazing around the room gives the appearance of disinterest. Supervisors should be aware of facial expressions, especially those that could be interpreted as "smirking," disbelief, anger or boredom.
- (d) Avoiding Uncivil Debate and Argument with Members of the Public and District staff. Supervisors should not belligerently challenge or intentionally belittle a member of the public or District staff who is providing public comment, update or otherwise. While public discourse is desirable, disagreements should be civil.
- (e) Avoiding Personal Attacks. Supervisors agree that they will be aware that their body language and tone of voice, as well as the words they use, can appear to be intimidating or aggressive and they should refrain from such actions. Supervisors should avoid making any personal, uncivil attacks on any member of the public, including fellow Supervisors or District staff.

4. Follow laws, rules, and policies. All Supervisors should perform their duties in accordance with the laws, rules and policies that affect the operations of the District, including the Rules of Procedure, processes and District policies approved or otherwise adopted by the Board.

**B. *Duties and Responsibilities.*** All Supervisors are expected to exercise the duties and responsibilities of their positions with integrity, collegiality, and care. This includes:

1. Making attendance at all meetings of the board a high priority.
2. Being prepared to discuss the issues and business on the agenda, having reviewed the supporting material relevant to the topics at hand.
3. Behaving courteously in all board and committee meetings by cooperating with and respecting the opinions of fellow Supervisors and leaving personal prejudices out of all board discussions.
4. Conducting public deliberations and processes openly, in an atmosphere of respect and civility.
5. Representing the District in a positive and supportive manner at all times and in all places, which includes supporting actions of the Board even when the Supervisor personally did not support the action taken.

## *FIFTH ORDER OF BUSINESS*

*A.*



**DUVAL  
LANDSCAPE  
MAINTENANCE, LLC**

With

**Sweetwater Creek  
Community Development  
District**

**Monthly Reporting  
June 2023**





# **DUVAL LANDSCAPE MAINTENANCE, LLC**

## **Monthly Reporting June 2023**

### **In Progress:**

1. Sod repairs throughout the community.
2. Determination of boundary lines between Sweetwater Creek and Las Calinas Community.

### **Completed:**

1. Flower rotation 2 of 4 completed on May 23, 2023, summer mix.
2. Trimming of trees in the Pool Area at the request of the Amenity Staff.
3. Removal of large dead shrub at Amenity/Fitness Center.

### **Attachments:**

1. Open Proposal Spreadsheet - Consideration of Opportunity Number 26383 as requested from Duval.
2. Irrigation Wet Check Reports for May 2023 will be sent to Management as soon as they are completed.

Thank you,

**YOUR DUVAL TEAM**

Mary Marchiano  
Account Manager

Michael Wooldridge  
Branch Manager

Joshua Boucher  
Irrigation Manager

Torre Dunham  
Fertilization

5/20/2023

## SCCDD Proposal Tracking Sheet

Proposal Number	Name/Description	Date	Amount/Cost	Action
16314	Enhancement plants Barbella Circle	10/6/21	\$1,900.93	
17832	Replace Bermuda sod at Privado Park	2/6/23	\$27,667.18	
24512	Remove Loropetalum, Replace with Sod	2/7/23	\$3,735.35	
24417	Level area 50 feet X 100 feet with retaining wall - Glorieta	2/1/23	\$35,591.83	
22700	Replace Crepe Myrtle with Chaste Trees at Privado Park	10/21/22	\$3,266.84	
23611	New low voltage lighting at Traffic Circle	2/8/23	\$4,822.90	
21277	Plant material each side of corner	8/9/23	\$1,853.81	
22398	Kill weeds, Make circle a bed with Pine Straw	2/7/23	\$1,790.23	
18105	Hide yellow poles on Glorieta with plants	1/31/22	\$8,939.71	
18106	Hide yellow poles on Antonlin with plants	1/31/22	\$7,451.64	
18779	Revamp entire outer traffic circle	2/6/23	\$43,819.06	
19680	Shrink all beds along Ensenada	5/2/22	\$38,946.48	
19679	Fill Las Calinas ornamental grass beds	5/2/22	\$4,718.82	
17206	Fill empty bed at Oleta stop sign area	11/30/21	\$4,075.34	
19874	Irrigation Proposal	3/10/23	\$6,150.00	
25085	Irrigation Proposal - Flow Sensors for pump stations with 2 pumps	3/10/23	\$2,750.00	
25650	Remove broken trees at Ponds 12 and 13	4/13/23	\$1,221.59	Paul to remove broken trees
25824	Irrigation Proposal - Valve Locating	4/21/23	\$1,725.00	
26383	Plant 100 Jack Frost Ligustrum on Pantano Vista Way (Left Side)	5/19/23	\$3,522.85	Requested by Stephen Handler
26396	Tree Removal on CDD Property Behind 51 Derecho Lane	5/20/23	1790.52	Requested by Mac McGaffney (GMS)/Approved

**Completed Projects/Proposals**

24514 Trim all palms	2/7/23	\$7,200.00	Completed 3/10/23
24513 Cutting/Trim Crepe Myrtles	2/7/23	\$4,436.28	Completed 3/20/23
21144 Irrigation Proposal - Barbella Pump	3/10/23	\$7,625.00	Completed 4/23
Pine Straw for Common Areas (In House)		\$36,740.00	Completed
21370 Service Agreement 2023 - Clubhouse	1/31/23	\$22,872.56	Starting 5/1/2023

**No Longer Considering****Action**

24807	Mulch for Common Areas	2/24/23	\$40,000.00	
24809	Pine Straw for Common Areas	2/24/23	\$41,850.00	
	Well for Onda (soccerfield)			
24418	Add Berm from Sidewalk (Left Side)	2/1/23	\$14,131.06	SCCDD Engineer Hired for Survey
24418r	Revision of above proposal - cost	3/13/23	\$10,559.18	SCCDD Engineer Hired for Survey



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

## PROPOSAL

Date	Proposal No.
05/19/23	26383

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

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

Plant 100 Jack Frost Ligustrum in single row between palms on Pantano Vista Way (left side off of Las Calinas). Please note that this amount of plants will not fill in the entire beds.

Irrigation Check and Adjustment for new planting.

Refresh pine straw.

Remove all debris from site.

DESCRIPTION	QTY	EXT PRICE
<b>Planting for Pantano Vista Way (Left Side off of Las Calinas between Palms)</b>		
Enhancement/Extra Services		
Ligustrum Jack Frost - 3 gal installed	100.00	\$2,767.86
Pinestraw - Installed - bales	35.00	\$624.99
Irrigation Service/Repairs		
Irrigation Labor		\$130.00

<b>Total:</b>	<b>\$3,522.85</b>
---------------	-------------------

By \_\_\_\_\_  
Mary Marchiano

Date 5/19/2023  
Duval Landscape Maintenance

By \_\_\_\_\_

Date \_\_\_\_\_  
Sweetwater Creek CDD



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

## PROPOSAL

Date	Proposal No.
05/20/23	26396

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

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

In the rear of 51 Derecho Lane on CDD Property:

Cut down dead tree at ground level.

Remove all debris from site.

DESCRIPTION	QTY	EXT PRICE
<b>Tree Removal on CDD Property Behind 51 Derecho Lane</b>		
Enhancement/Extra Services		
Tree Removal (large)	1.00	\$1,433.33
Debris Removal		\$357.19

Approved  
by Mac  
on 5/22/23

<b>Total:</b>	<b>\$1,790.52</b>
---------------	-------------------

By \_\_\_\_\_  
Mary Marchiano

Date 5/20/2023  
Duval Landscape Maintenance

By \_\_\_\_\_

Date \_\_\_\_\_  
Sweetwater Creek CDD

*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: 85

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

(C) Amount Payable: \$5,190.00

(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\_004

(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



Invision Construction, Inc.

Printed: Apr 24, 2023

11251 Business Park Blvd Ste 4, Jacksonville, FL 32256-2711

Phone: 904-345-0515

CBC1261890

## Owner Invoice

### Job Information

Jim Oliver

1865 N Loop Pkway, St. Augustine, FL 32095

Invoice Title: Change Order 3 \_Palencia Fitness Interior Renov.

Invoice ID: PAL\_004

Invoice Amount: \$5,190.00

Pending/Released

Amount Paid: \$0.00

Items	Cost Types	Description	Qty/Unit	Unit Cost	Price
Change Order 3 5730 - Electrical	Labor Material	Furnish and install electrical materials for following: (2) 3/4" conduit runs up to 200' each (9) 20 amp 120v circuits (1) Relocated a bank of 5 switches (Connecting to existing switched circuits)	1.00	\$5,190.00	\$5,190.00

## 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:** Jan 23, 2023

**Balance Due:** \$5,190.00



To make an online payment on this invoice, visit **[buildertrend.net/pay](https://buildertrend.net/pay)** and enter code **HWVJ JQVD** and invoice amount **\$5,190.00** or use your mobile device to scan the QR code.

**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: 86

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

(C) Amount Payable: \$3,023.75

(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 # 208098 Pickleball Courts Addition & Modifications.

(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

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

May 05, 2023  
Project No: 05010.24000  
Invoice No: 0208098

Project 05010.24000 Sweetwater Creek CDD (WA #13) Pickleball Courts Addition & Modifications

**Professional Services rendered through April 29, 2023**

Task 01-05 Lump Sum Services

Task	Contract Amount	Percent Complete	Earned To Date	Previously Billed	Current Billed
1. Revised MDP	2,600.00	75.00	1,950.00	1,950.00	0.00
2. SJRWMD Minor Modification	2,400.00	75.00	1,800.00	1,800.00	0.00
3. Modify Engineering Plans	7,000.00	100.00	7,000.00	7,000.00	0.00
<b>4. Regulatory Permitting/Approvals</b>					
a. SJC DRC Submittal & Cons. Plan App.	3,250.00	25.00	812.50	812.50	0.00
5. Code Landscape & Tree Mitigation	3,750.00	75.00	2,812.50	2,812.50	0.00
Total Fee	19,000.00		14,375.00	14,375.00	0.00
<b>Total Fee</b>					<b>0.00</b>
<b>Total this Task</b>					<b>0.00</b>

Task 06 Bidding Services

**Professional Personnel**

	Hours	Rate	Amount
Senior Engineer			
Lockwood, Scott 4/8/2023	8.50	205.00	1,742.50
Lockwood, Scott 4/15/2023	3.50	205.00	717.50
Lockwood, Scott 4/29/2023	2.75	205.00	563.75
Totals	14.75		3,023.75
<b>Total Labor</b>			<b>3,023.75</b>
	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Total Billings	3,023.75	1,867.50	4,891.25
Contract Limit			5,000.00
Remaining			108.75



**Total this Task                      \$3,023.75**

<hr/>					
Task	07	CEI Services			
			<b>Current</b>	<b>Prior</b>	<b>To-Date</b>
Total Billings			0.00	0.00	0.00
Contract Limit					5,000.00
Remaining					5,000.00
				<b>Total this Task</b>	<b>0.00</b>

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

**Invoice Total this Period                      \$3,023.75**

**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: 87

(B) Name and address of Payee: Heartline Fitness Systems  
7520 Standish Place, Suite 250  
Rockville MD 20855

Electronic Payments:

JP Morgan Chase Bank NA  
4 New York Plaza, NY 10004  
Heartline Fitness Products, Inc.  
Routing NO. 071000013  
Checking Account: 225839791

(C) Amount Payable: \$1290.90

(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): Remaining Balance Invoice # 154021-F Final payment for Resistance Wall Gym & Cable Caddy Complete Kit and Training Ropes.

(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.

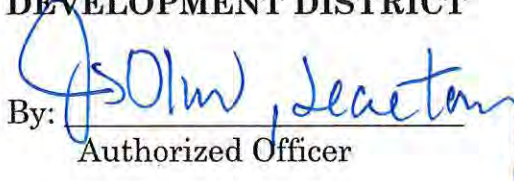
The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will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



# HEARTLINE FITNESS

## Invoice #154021-F

Download Our W9 Here

\*\*\* Remittance \*\*\*  
Heartline Fitness Systems  
7520 Standish Place, Suite 250  
Rockville, MD 20855

Phone (301) 921-0661 | Fax (301) 330-5479

Date: 03/31/2023

Due By: 05/01/2023

Terms: 50% Deposit/50% Net 15

Customer PO:

### Bill To

Sweetwater CDD  
Palecia Swim & Fitness Center  
1865 North Loop Parkway  
Saint Augustine FL 32095-8401  
United States

### Ship To

Sweetwater CDD  
Palecia Swim & Fitness Center  
1865 North Loop Parkway  
Saint Augustine FL 32095-8401  
United States

### Electronic Payments

JP Morgan Chase Bank NA  
4 New York Plaza, NY 10004  
Heartline Fitness Products, Inc.  
Routing NO. 071000013  
Checking Account: 306837391  
Remittance: accounting@heartlinefitness.com

Technician  
451 KELLY SPIVEY

Related Quote  
Quote #85169

Completed Date

Quantity	Item	Description	Rate	Amount
1	400-240-009	Smart Resistance Wall Gym & Cable Caddy Complete Kit, including exercise sign MSRP: \$1475	\$965.00	\$965.00
1	4086-40-R	40' Training Rope (1.5") RED	\$134.95	\$134.95
1	4085-25	25' Training Rope (1") BLACK	\$64.95	\$64.95
Note		DROP SHIP --- All items will drop ship directly to customer. Tracking will be provided once available.		

Subtotal	\$1,164.90
Discount	
Shipping	\$126.00
Tax(0%)	\$0.00
Total	\$1,290.90
Amount Paid	\$0.00
Amount Due	\$1,290.90

### Notes

Work Completed: 12/13/2022 Training ropes shipped FedEx 392106843792 - eta 12/16/2022

12/14 Prism shipped FedEx 609898781898 delivered 12/19

Recommended Work:

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

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(A) Requisition Number: 88

(B) Name and address of Payee: Heartline Fitness Systems  
7520 Standish Place, Suite 250  
Rockville MD 20855

Electronic Payments:

JP Morgan Chase Bank NA  
4 New York Plaza, NY 10004  
Heartline Fitness Products, Inc.  
Routing NO. 071000013  
Checking Account: 225839791

(C) Amount Payable: \$2624.08

(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): Remaining Balance Invoice # 151948-F Final payment for Flooring Materials.

(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



# HEARTLINE FITNESS

## Invoice #151948 - F

Download Our W9 Here

**\*\*\* Remittance \*\*\***

Heartline Fitness Systems  
7520 Standish Place, Suite 250  
Rockville, MD 20855

Phone (301) 921-0661 | Fax (301) 330-5479

Date: 11/30/2022

Due By: 12/31/2022

Terms: 50% Deposit/50% Net 15

Customer PO:

**Bill To**

Sweetwater CDD - St Augustine  
Saint Augustine FL 32095  
United States

**Ship To**

Sweetwater CDD - St Augustine  
Saint Augustine FL 32095  
United States

**Electronic Payments**

JP Morgan Chase Bank NA  
4 New York Plaza, NY 10004  
Heartline Fitness Products, Inc.  
Routing NO. 071000013  
Checking Account: 306837391  
Remittance: accounting@heartlinefitness.com

Technician		Related Quote		Completed Date	
451 KELLY SPIVEY		Quote #82919			
Quantity	Item	Description	Rate	Amount	
	Note	FLOORING MATERIAL			
		Order will account for an overage of approximately 10%			
720	RBRL1-001206	Roll - Rubber - L1, Basic Fit EL103 Blue Jays, Blue and Grey Spec 20% 8mm x 48in	\$3.30	\$2,376.00	
		MSRP: \$3.97			
		Order as 5 Rolls 36' in length			
2	TRD-000002	E-Grip III Adhesive, 4gal Pall Coverage of 360sf	\$271.46	\$542.92	
101	CoveBase-SE	4" Vinyl Cove Base - Black *Fully Installed	\$5.00	\$505.00	
	Note	SERVICES			
706	FlooringInstallatio n-SE<1000sf	Installation of Everlast Rubber Flooring Fully Glued - Under 1000sf	\$3.90	\$2,753.40	
706	FlooringInstallatio n-HL	Removal of existing flooring	\$1.50	\$1,059.00	
			Subtotal	\$7,236.32	
			Discount	\$-723.63	
			Shipping	\$600.10	
			Tax(0%)	\$0.00	
			Total	\$7,112.79	
			Amount Paid	\$4,488.71	
			Amount Due	\$2,624.08	

**Notes**

Work Completed:

Recommended Work:

2.



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

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

(A) Requisition Number: 89

(B) Name and address of Payee: Kilinski/Van Wyk PLLC  
PO BOX 6386  
Tallahassee FL 32314

(C) Amount Payable: \$1,179.00

(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 # 6585 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



**KILINSKI | VAN WYK**

## Kilinski | Van Wyk, 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	04/04/2023	Update/edit RFP for pickleball, contract documents, specifications, instructions and proposal summary form; confer with ETM re: supporting documentation and lighting plan requirements; confer re: bonding requirements; transmit same	1.30	\$310.00	\$403.00
Service	JK	04/05/2023	Conference call re: pickleball RFP; confer re: update on proposal form, scope and timelines for same	0.30	\$310.00	\$93.00
Service	JK	04/06/2023	Confer with Lockwood re: bid proposal and respond to inquiries on project	0.20	\$310.00	\$62.00
Service	JK	04/12/2023	Review bid addendum 1 and confer with staff on same	0.20	\$310.00	\$62.00
Service	MG	04/24/2023	Draft agreement with All Weather Contractors	1.10	\$170.00	\$187.00
Service	JK	04/25/2023	Review/edit all weather contract and transmit same; follow up on ETM site plan timeline for basketball/park improvements and pickleball correspondence	0.70	\$310.00	\$217.00
Service	JK	04/26/2023	Review pickleball bid questions and confer on same; transmit all weather updates; confer re: onda park drainage improvements and review communication on same	0.50	\$310.00	\$155.00
					<b>Total</b>	<b>\$1,179.00</b>

## INVOICE

Invoice # 6585  
Date: 05/17/2023  
Due On: 06/16/2023

## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6585	06/16/2023	\$1,179.00	\$0.00	\$1,179.00
Outstanding Balance				<b>\$1,179.00</b>
Total Amount Outstanding				<b>\$1,179.00</b>

Please make all amounts payable to: Kilinski | Van Wyk, PLLC

Please pay within 30 days.

*D.*

6/1/2023

# *Sweetwater Creek*

Community Development District

Field Operations Report



**Paul Stratton**

FIELD OPERATIONS MANAGER  
RIVERSIDE MANAGEMENT SERVICES, INC.

Sweetwater Creek  
Community Development District

Field Operations Report

June 1, 2023

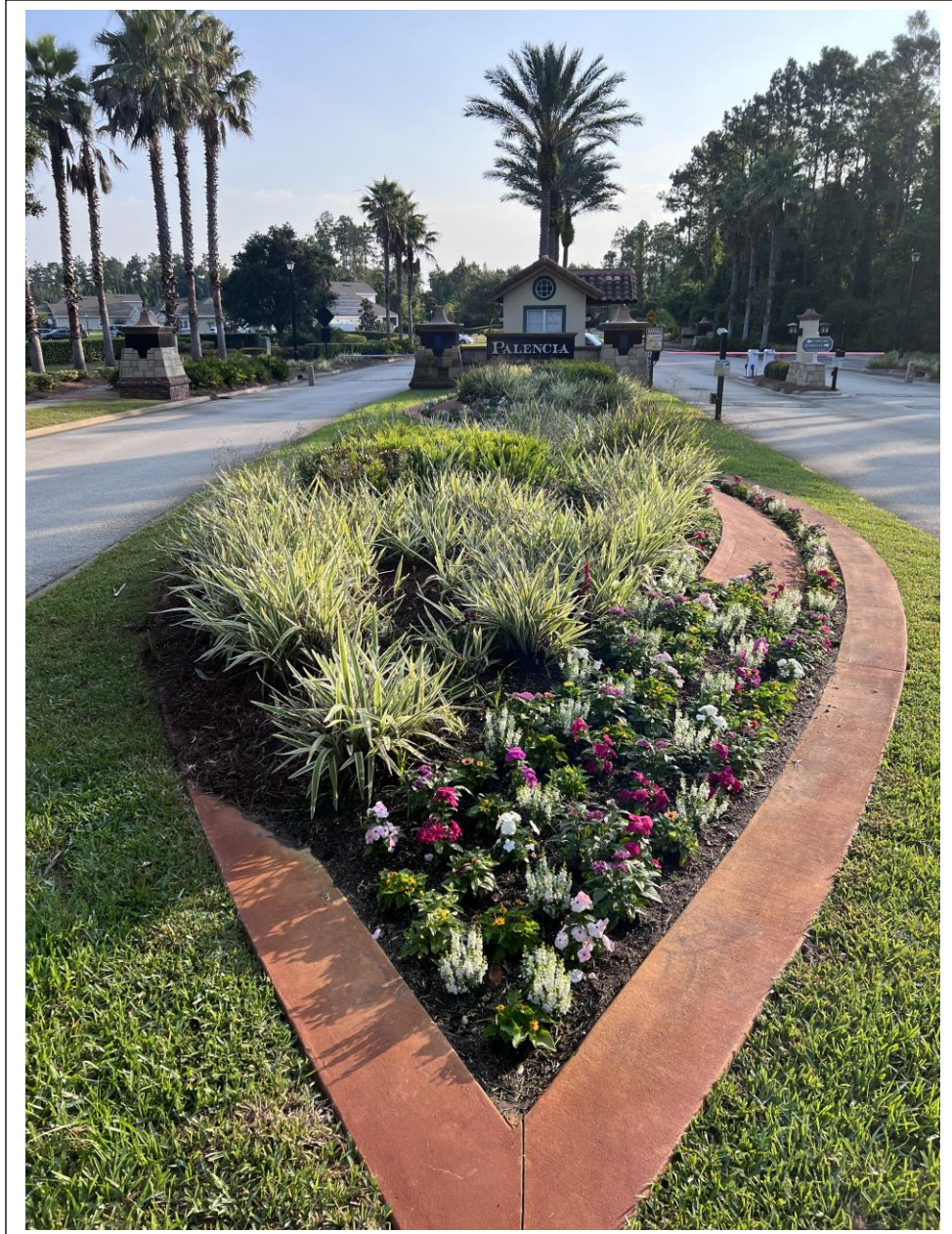
To: The Board of Supervisors

From: Paul Stratton  
Field Operations Manager

RE: Sweetwater Creek Operations Report – June 1, 2023

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

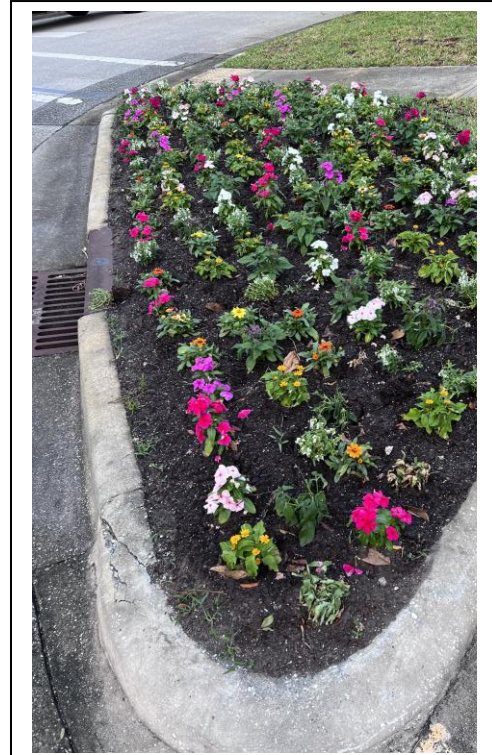
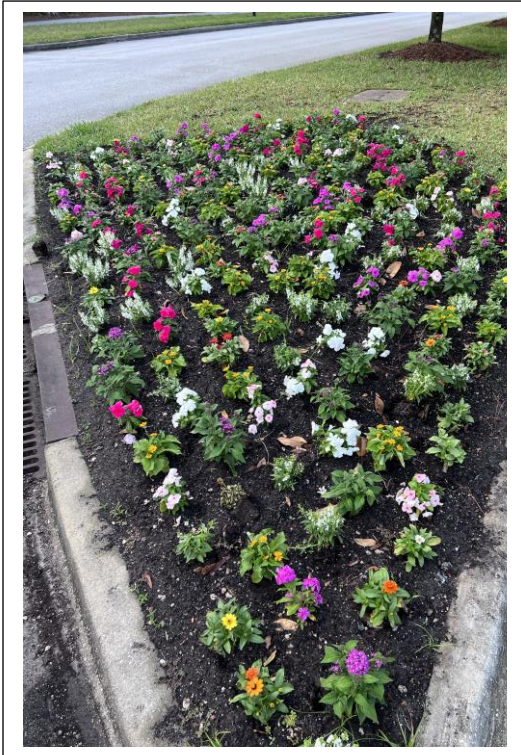
## Completed Items



New grasses and flowers installed at  
Las Calinas Entrance



## Completed Items



New Flowers planted throughout community.

## Completed Items



Painted Electrical Box at Corner of  
Glorietta



## Completed Items



Assembled, Painted  
and installed 2 new  
swings.



## On Going



Repaired or replaced  
several more lights at the  
park



## Project in Progress



Painting light and sign poles  
throughout the district

## Projects in Progress



Installing metal lock boxes over  
the Smart Controllers.

## Conclusion

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

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

Respectfully,

Paul Stratton  
Riverside Management Services



# Action Items Report

## Sweetwater Creek CDD

Action Items Reported on by:			Paul Stratton
Action Items	Date	Initials	Comments
Landscape drive through	5/3/23	PS	Inspected property landscape manager
Install cabinets to protect the new irrigation controllers.	In progress	PS	Ordered the controller cabinets and began installing over the irrigation controllers
Painting the decorative street light poles.	On Going	PS	Prepping and painting the light pole throughout Sweetwater.
The barrier gates continue to get hit and/or malfunction	On Going	PS	They have been repaired/ongoing issue
New parks, basketball court and dog park	In Progress	PS	Working with Mr. Usina and several contractors for proposals
Duval Asphalt	5/1/23	PS	received proposal. Waiting on board direction
met with Ramco Security (barrier arm systems)	5/4/23	PS	quotes will be presented
removed dead tree behind 74 Mitad Cir	5/8/23	PS	completed
assembled and painted 2 benches	5/9/23	PS	park
repaired broken barrier arm (exit side)	5/12/23	PS	repaired and new one has been installed by Envera
repaired 2 irrigation leaks along Las Calinas	5/12/23	PS	completed
Landscape Drive through	5/30/23	PS	Reviewed boundary points and discussed on going and current projects
Trimmed 2 low hanging branches along Las Calinas	5/30/23	PS	completed
Gathered trash, dog pots, inspected parks and entire property daily	Daily	PS	General Maintenance



## *SIXTH ORDER OF BUSINESS*

*A.*

Pickle ball court recommendations – 06-01-2023  
John Smith Seat #2 SWCCDD

Supervisors,

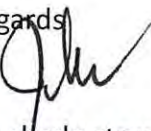
There were three contractors bidding for the build of the four pickleball courts behind the fitness center as determined by ETM the spot for placement of this project.

1. **Nidy Sports Construction** – would not bid entire project only the court construction not the prep, retention wall and drainage. ***Eliminated.***
2. **Court Surfaces**- met with president and his two subcontractors to do the prep, retention wall and drainage. After in person meeting and examination of our site, they decided they could not perform the drainage part. They are ***eliminated*** after several meetings.
3. Hoffman Commercial Construction – Met Paul Hoffman on site reviewed ETM plans and as a general contractor and civil engineer, Hoffman Commercial Construction can perform all phases of construction. This includes the prep, retention wall and drainage per Scott Lockwood's ETM engineering drawings for the build. This includes the acoustic sound reduction screening around the large HVAC units near the new courts. This company is a turnkey solution for our community and is the best one in my opinion.

My recommendation is to award the build to Hoffman Construction for \$452,000.

Please see the attached pages and pictures below to show the final view of the project. I have requested legal to prep the A1A form for these arrangements.

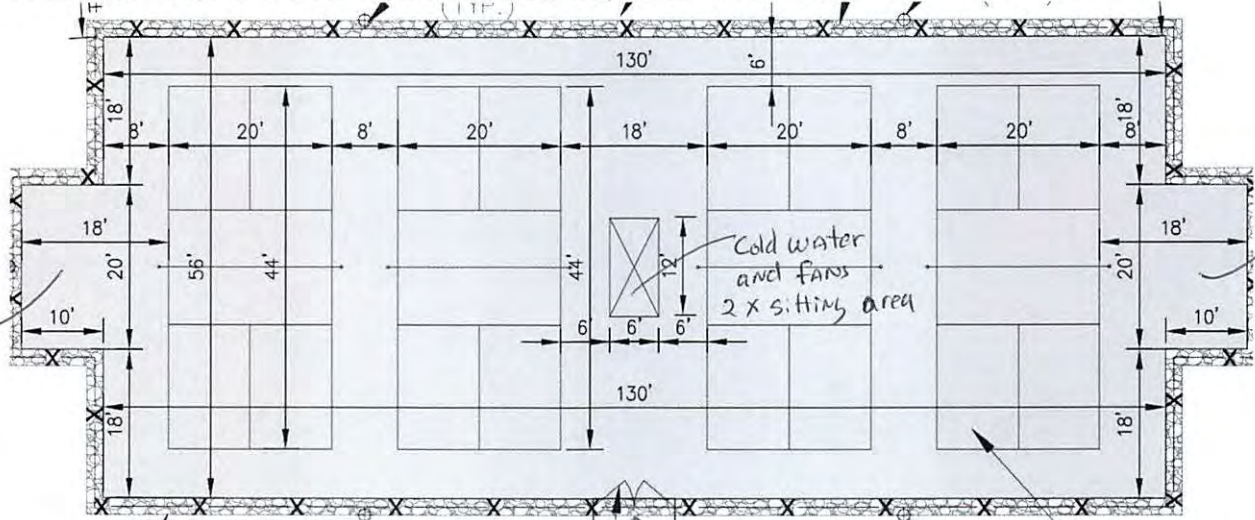
Best regards  
John



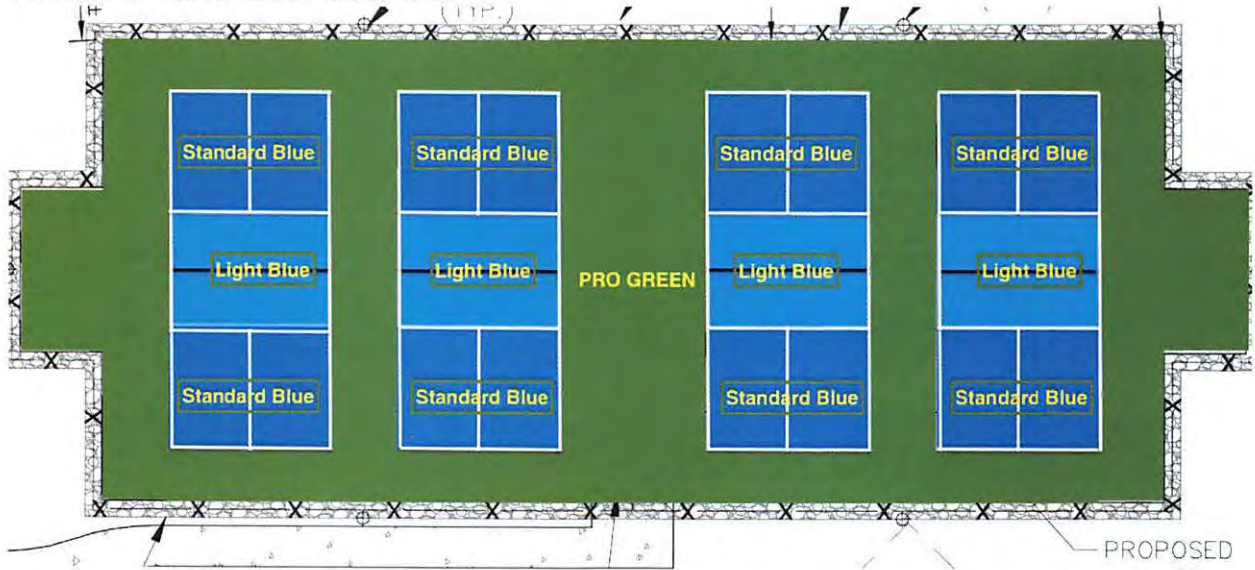
Cabana shade structures for ends and middle of court. Matches the Palencia tennis center look.



Pickle Ball Court 130' x 56' with 6 foot backstop to 10 foot fencing with wind screen.



Three Color scheme for the courts





May 17th, 2023

Re: Palencia Pickleball Courts

Mr. John Smith  
Sweetwater Creek Community Development District  
St. Johns County

Dear Mr. Smith:

We are pleased to submit our proposals for the construction of the Palencia Pickleball Court Addition based on the drawings prepared by ETM Engineering dated 04/01/2023 and Contractor's attached Proposal Clarifications dated May 17<sup>th</sup>, 2023.

**Base Bid- See attached Schedule of Values.**

**Lump sum amount of ..... \$452,000**

Sincerely,

Paul Hoffman  
President

## **PALENCIA PICKLEBALL COURTS**

### **PROPOSAL CLARIFICATIONS**

DATE: MAY 17<sup>TH</sup>, 2023

#### **INCLUDED ITEMS AND CLARIFICATIONS**

1. Building Permit Fee only.
2. Payment and Performance Bond
3. All Surveying, Included certified As-Builts at completion.
4. Builders Risk Insurance Policy
5. All site work, clearing, earthwork, retaining wall and drainage.
6. Pickleball courts and fencing. Fencing to be 10' high, black vinyl with 6' high wind screen.
7. Waterline to center canopy and hose bibb.
8. Area drains S-101, 102, 103 to be PVC tee with PVC grate in lieu of Nyloplastic.
9. Electric scope:
  - Install conduits with pull strings from electrical room to future lights location.
  - Install total of three 100 AC outdoor receptacles one at each canopy.
  - Provide power to keypad and maglock for access controls. Mag Lock and keypad by others.
10. Pickleball courts are three colors selected from the Standard Color chart.
11. Existing AC units to have a 48" high U-shaped fence (15' on the sides and 20' across the front) with Soundblock 850 series material install on chain link.

#### **EXCLUDED ITEMS**

1. Any impact fees, meter fees or other government / Utility fees.
2. Videotaping drainage pipe requirement by ETM.
3. Excludes mag lock and access controls. Owner's security vendor to provide. We will install electrical out to the gate.
4. Excludes light poles and light pole fixtures.



**HOFFMAN COMMERCIAL CONSTRUCTION****SCHEDULE OF VALUES**

PALENCIA PICKLEBALL COURTS REVISED  
 PALENCIA FITNESS CENTER  
 JACKSONVILLE, FLORIDA  
 DATE - 5/17/23

**HOFFMAN**  
 Commercial Construction, LLC

ITEM	ITEM DESCRIPTION	COST ESTIMATE
	GENERAL CONDITIONS	35,520
	GENERAL REQUIREMENTS (DUMPSTERS, EQUIPMENT)	12,600
	MOBLIZATION	7,200
	PREVENTATION,CONTROLS AND ABATEMENT OF EROSION	2,100
	STORMWATER POLLUTION PREVENTION PLAN	200
	CLEARING AND GRUBBING	20,700
	EARTHWORKS	29,100
	STORM DRAINAGE	72,600
	PAVING AND DRAINAGE AS-BUILTS	2,400
	RETAINING WALL	17,000
	PICKLEBALL COURTS-INCLUDES 3 COLORS FROM STANDARD S	115,300
	SEED AND MULCH	2,000
	FENCING WITH 6' HIGH WINDSCREEN	32,500
	SOUND FENCING AT AC UNITS 48" HIGH WITH 850 SOUNDBLOCK	2,680
	CONCRETE SIDEWALKS AND FOUNDATIONS FOR CANOPY	11,500
	IRRIGATION REPAIRS, SLEEVES AND CONDUITS WITH AS-BUILT	800
	COURT SHADE STRUCTURE (3)	14,400
	PLUMBING	2,900
	ELECTRICAL-3 recepticles, six 1" sleeves with pull strings to future lights, conduits and power to access card reader.	15,000
	BUILDERS RISK INSURANCE	700
	BUILDING PERMIT	1,300
	PERFORMANCE & PAYMENT BOND	7,600
	HCC OVERHEAD & PROFIT	45,900
<b>TOTAL OF BASE BID</b>		<b>452,000</b>

**CLARIFICATIONS AND EXCLUSIONS:**

1. EXCLUDES VIDEO TAPING DRAINAGE PIPE REQUIRMENT BY E.T.M.
2. EXCLUDES PROVIDING MAG LOCK AND ACCESS CONTROLS AT GATE. INCLUDES PROVIDING ELECTRICAL POWER TO GATE AND CONDUIT FOR SECURITY VENDOR WIRE BACK TO ELECTRICAL ROOM. KEY PAD AND MAG LOCK BY OTHERS.
3. ELECRICAL SCOPE - INSTALL CONDUITS WITH PULL STRING FROM ELEC RM TO FUTURE LIGHT POLE LOCATIONS. INSTALL THREE 110 AC WATERPROOF OUTDOOR RECEPTICLES TO THREE CANOPIES. ONE TO EACH.  
PROVIDE POWER TO MAG LOCK AND KEYPAD
4. EXCLUDES FUTURE LIGHT POLES AND LIGHTS
5. AREA DRAINS S-101, 102, 103 TO BE PVC TEE WITH PVC DRAIN COVER IN LIEU OF NYLOPLASTIC DRAIN.
6. PICKLEBALL COURTS TO HAVE THREE COLORS SELECTED FROM STANDARD COLOR SERIES.
7. EXISTING AC UNITS TO HAVE 48' FENCE ON THREE SIDES OF UNITS WITH SOUNDBLOCK 850 MATERIALS ATTACHED TO CHAINLINK.

*EIGHTH ORDER OF BUSINESS*



## RESOLUTION 2023-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 190, 170, AND/OR 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Sweetwater Creek Community Development District ("**District**") prior to June 15, 2023, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2023, and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

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

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

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

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 190, 170, and/or 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "**District's Office**," Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. If levied pursuant to Chapter 170, Florida Statutes, the Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2023, or, if levied pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes, the Assessments shall be collected on the tax roll of St. Johns County, Florida, and paid as directed therein.

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

DATE: August 3, 2023  
HOUR: 4:00 p.m.  
LOCATION: 625 Palencia Club Drive  
St. Augustine, Florida 32095

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

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

**6. PUBLICATION OF NOTICE.** Notice of the public hearings shall be published in the manner prescribed in Florida law.

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

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

**PASSED AND ADOPTED THIS 1<sup>ST</sup> DAY OF JUNE, 2023.**

ATTEST:

**SWEETWATER CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Proposed Budget

## RESOLUTION 2023-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Sweetwater Creek Community Development District ("**District**") prior to June 15, 2023, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2023, and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 3, 2023
HOUR:	4:00 p.m.
LOCATION:	625 Palencia Club Drive St. Augustine, Florida 32095

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 1<sup>ST</sup> DAY OF JUNE, 2023.**

ATTEST:

**SWEETWATER CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

## **Proposed Budget**

**Fiscal Year 2024**



## **Sweetwater Creek Community Development District**

**June 1, 2023**



# **Sweetwater Creek Community Development District**

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Series 2019A-2 Amortization Schedule	Page 15
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**Sweetwater Creek  
Community Development District**

**General Fund**

<b>Description</b>	<b>Adopted Budget FY 2023</b>	<b>Actuals Thru 4/30/23</b>	<b>Projected Next 5 Months</b>	<b>Total Thru 9/30/23</b>	<b>Proposed Budget FY 2024</b>
<b>REVENUES</b>					
Assessments	\$ 1,665,410	\$ 1,610,574	\$ 34,432	\$ 1,645,006	\$ 1,745,702
Fitness Center Revenue	\$ 1,400	\$ 1,480	\$ 750	\$ 2,230	\$ 2,000
Cost Sharing - Marshall Creek Revenue	\$ -	\$ -	\$ 29,405	\$ 29,405	\$ -
Interest	\$ -	\$ 8,447	\$ 1,840	\$ 10,287	\$ 5,000
Carry Forward Surplus	\$ 110,759	\$ -	\$ -	\$ -	\$ 30,000
<b>TOTAL REVENUES</b>	<b>\$ 1,777,569</b>	<b>\$ 1,620,501</b>	<b>\$ 66,427</b>	<b>\$ 1,686,928</b>	<b>\$ 1,782,702</b>
<b>EXPENDITURES</b>					
<b><u>General and Administrative</u></b>					
Supervisor Fees	\$ 9,600	\$ 3,600	\$ 4,000	\$ 7,600	\$ 9,600
Engineering Fees	\$ 25,000	\$ 9,431	\$ 7,850	\$ 17,281	\$ 20,000
District Counsel	\$ 35,000	\$ 45,030	\$ 32,164	\$ 77,194	\$ 55,000
Audit Fees	\$ 3,700	\$ -	\$ 3,700	\$ 3,700	\$ 3,800
Arbitrage	\$ 500	\$ 500	\$ -	\$ 500	\$ 500
Assessment Roll	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ 5,000
Dissemination	\$ 5,000	\$ 2,917	\$ 2,083	\$ 5,000	\$ 5,300
Trustee Fees	\$ 3,800	\$ 3,143	\$ 657	\$ 3,800	\$ 3,800
District Management Fees	\$ 35,000	\$ 20,417	\$ 14,583	\$ 35,000	\$ 42,500
Telephone	\$ 700	\$ 226	\$ 295	\$ 521	\$ 742
Postage	\$ 1,500	\$ 1,889	\$ 845	\$ 2,734	\$ 3,000
Public Official Insurance	\$ 4,564	\$ 4,088	\$ -	\$ 4,088	\$ 4,497
Copies	\$ 1,000	\$ 2,075	\$ 2,000	\$ 4,075	\$ 4,100
Miscellaneous	\$ 1,500	\$ 519	\$ 981	\$ 1,500	\$ 1,500
Legal Advertising	\$ 2,700	\$ 340	\$ 1,428	\$ 1,768	\$ 2,000
Information Technology	\$ 1,050	\$ 613	\$ 438	\$ 1,050	\$ 1,425
Website Maintenance	\$ 800	\$ 467	\$ 333	\$ 800	\$ 1,000
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Cost Share Expense - Marshall Creek	\$ 40,000	\$ -	\$ -	\$ -	\$ 20,000
<b>Subtotal General and Administrative</b>	<b>\$ 174,089</b>	<b>\$ 97,928</b>	<b>\$ 71,358</b>	<b>\$ 169,286</b>	<b>\$ 183,939</b>
<b><u>Operations and Maintenance</u></b>					
<b><u>Utilities</u></b>					
Electric	\$ 75,000	\$ 40,334	\$ 27,886	\$ 68,220	\$ 75,000
<b><u>Other Physical Environment</u></b>					
General Insurance	\$ 6,148	\$ 5,507	\$ -	\$ 5,507	\$ 6,058
Landscape Maintenance	\$ 346,000	\$ 194,911	\$ 121,365	\$ 316,276	\$ 291,276
Landscape Improvements	\$ 80,000	\$ 48,776	\$ 11,224	\$ 60,000	\$ 50,000
Mulch	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Lake Maintenance	\$ 27,940	\$ 10,766	\$ 7,690	\$ 18,456	\$ 22,000
Fountain Maintenance	\$ 1,500	\$ 1,206	\$ -	\$ 1,206	\$ 1,500
Irrigation Repairs & Maintenance	\$ 22,000	\$ 21,027	\$ 17,500	\$ 38,527	\$ 39,000
Storm Clean-Up	\$ 2,000	\$ -	\$ -	\$ -	\$ 2,000
Field Repairs & Maintenance	\$ 31,300	\$ 5,764	\$ 18,596	\$ 24,360	\$ 26,000
Tree Removals	\$ 12,540	\$ 13,718	\$ -	\$ 13,718	\$ 14,000
Palm Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -
Crepe Myrtle Trimming	\$ -	\$ -	\$ -	\$ -	\$ -
New Trees/Replacement Trees	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Flower Replacement (add'l to contract rotation)	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlight Repairs	\$ 2,250	\$ -	\$ -	\$ -	\$ 2,250
Signage Repairs	\$ 1,500	\$ -	\$ 700	\$ 700	\$ 1,000
Holiday Decoration	\$ 5,000	\$ 362	\$ 4,638	\$ 5,000	\$ 5,000
Miscellaneous Field Supplies	\$ 1,000	\$ 1,130	\$ 2,120	\$ 3,250	\$ 3,500
Guardhouse Maintenance	\$ 2,500	\$ -	\$ 1,000	\$ 1,000	\$ 2,500
Playground Repairs & Maintenance	\$ 2,500	\$ -	\$ 1,000	\$ 1,000	\$ 2,500
<b>Subtotal Field Operations</b>	<b>\$ 619,178</b>	<b>\$ 343,502</b>	<b>\$ 211,719</b>	<b>\$ 555,221</b>	<b>\$ 593,584</b>

**Sweetwater Creek  
Community Development District**

**General Fund**

<b>Description</b>	<b>Adopted Budget FY 2023</b>	<b>Actuals Thru 4/30/23</b>	<b>Projected Next 5 Months</b>	<b>Total Thru 9/30/23</b>	<b>Proposed Budget FY 2024</b>
<b>Amenities</b>					
<u>Administrative</u>					
Property & Casualty Insurance	\$ 26,520	\$ 24,779	\$ -	\$ 24,779	\$ 37,581
Payroll - Salaried	\$ 82,160	\$ 47,927	\$ 34,233	\$ 82,160	\$ 86,268
Payroll - Hourly	\$ 100,336	\$ 50,764	\$ 36,260	\$ 87,024	\$ 91,375
Payroll - Benefits	\$ 15,975	\$ 9,319	\$ 6,656	\$ 15,975	\$ 16,775
Payroll Taxes	\$ 14,028	\$ 8,184	\$ 5,845	\$ 14,029	\$ 14,730
Professional Services - Engineering	\$ 68,056	\$ 39,699	\$ 28,356	\$ 68,055	\$ 71,457
Professional Services - Information Technology	\$ 1,800	\$ 1,288	\$ 750	\$ 2,038	\$ 1,890
Travel & Per Diem	\$ 150	\$ -	\$ -	\$ -	\$ 200
Training	\$ 200	\$ -	\$ -	\$ -	\$ 400
Licenses & Permits	\$ 400	\$ 25	\$ 375	\$ 400	\$ 400
Subscriptions & Memberships	\$ 500	\$ 189	\$ 135	\$ 323	\$ 500
Office Supplies	\$ 3,000	\$ 1,947	\$ 1,053	\$ 3,000	\$ 3,000
Office Equipment	\$ 2,000	\$ 1,170	\$ 830	\$ 2,000	\$ 2,500
Communication - Telephone/Internet/TV	\$ 12,000	\$ 5,913	\$ 5,715	\$ 11,627	\$ 12,000
Internet/Telephone - Guard House	\$ 5,400	\$ 3,056	\$ 2,308	\$ 5,363	\$ 5,821
<u>Field</u>					
Field Management Fees	\$ 84,000	\$ 49,000	\$ 35,000	\$ 84,000	\$ 89,040
General Utilities	\$ 83,000	\$ 36,674	\$ 28,049	\$ 64,723	\$ 75,000
Refuse Removal	\$ 3,885	\$ 2,846	\$ 2,115	\$ 4,961	\$ 5,200
Security	\$ 82,200	\$ 43,938	\$ 30,456	\$ 74,393	\$ 60,000
Janitorial Services	\$ 16,000	\$ 7,765	\$ 5,547	\$ 13,312	\$ 13,978
Operating Supplies - Spa & Paper	\$ 4,500	\$ 1,661	\$ 1,500	\$ 3,161	\$ 4,000
Operating Supplies - Uniforms	\$ 500	\$ -	\$ 500	\$ 500	\$ 500
Cleaning Supplies	\$ 15,000	\$ 4,286	\$ 6,714	\$ 11,000	\$ 12,500
Amenity Landscape Maintenance & Improvements	\$ 24,000	\$ 13,027	\$ 12,000	\$ 25,027	\$ 29,500
Gate Repairs & Maintenance	\$ 2,500	\$ 1,563	\$ 937	\$ 2,500	\$ 2,500
Dog Park Repairs & Maintenance	\$ 11,650	\$ 165	\$ 11,485	\$ 11,650	\$ 6,000
Park Mulch	\$ 1,500	\$ 5,201	\$ -	\$ 5,201	\$ 5,000
Miscellaneous Field Supplies	\$ 6,100	\$ 1,569	\$ 2,431	\$ 4,000	\$ 4,100
Buildings Repairs & Maintenance	\$ 15,000	\$ 4,099	\$ 10,901	\$ 15,000	\$ 15,000
Pest Control	\$ 2,500	\$ 530	\$ 1,094	\$ 1,624	\$ 1,800
Pools Maintenance - Contract	\$ 20,321	\$ 12,254	\$ 9,602	\$ 21,856	\$ 25,349
Pools Repairs & Maintenance	\$ 10,000	\$ 1,103	\$ 1,397	\$ 2,500	\$ 3,000
Pools Chemicals	\$ 2,500	\$ 2,263	\$ 1,500	\$ 3,763	\$ 3,800
Signage & Amenity Repairs	\$ 300	\$ -	\$ 150	\$ 150	\$ 300
Special Events	\$ 2,000	\$ 1,603	\$ 397	\$ 2,000	\$ 2,000
<u>Fitness</u>					
Professional Services - Outside Fitness	\$ 58,872	\$ 30,842	\$ 22,030	\$ 52,872	\$ 55,515
Fitness Equipment Repairs & Maintenance	\$ 7,000	\$ 4,660	\$ 2,340	\$ 7,000	\$ 7,000
Fitness Equipment Rental	\$ 35,000	\$ 11,361	\$ 14,636	\$ 25,997	\$ 35,000
Miniature Golf Course Maintenance	\$ 750	\$ -	\$ 375	\$ 375	\$ 500
Miscellaneous Fitness Supplies	\$ 6,300	\$ 3,366	\$ 2,934	\$ 6,300	\$ 6,300
Capital Outlay - Machinery & Equipment	\$ 6,400	\$ 1,570	\$ 3,730	\$ 5,300	\$ 6,400
<b>Subtotal Amenities</b>	<b>\$ 834,302</b>	<b>\$ 435,603</b>	<b>\$ 330,336</b>	<b>\$ 765,938</b>	<b>\$ 814,179</b>
<b>Reserves</b>					
Capital Reserve Transfer	\$ 150,000	\$ 150,000	\$ -	\$ 150,000	\$ 191,000
<b>Subtotal Reserves</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ 150,000</b>	<b>\$ 191,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,777,569</b>	<b>\$ 1,027,033</b>	<b>\$ 613,412</b>	<b>\$ 1,640,445</b>	<b>\$ 1,782,702</b>
<b>EXCESS REVENUES/(EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 593,468</b>	<b>\$ (546,985)</b>	<b>\$ 46,483</b>	<b>\$ -</b>



# *Sweetwater Creek*

## *Community Development District*

GENERAL FUND BUDGET  
FISCAL YEAR 2024

### **REVENUES:**

#### Assessments

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

#### Fitness Center Revenue

The onsite fitness center provides various services that are fee based. Trainer will provide \$5 fee for each session to the district.

#### Interest

The District will have excess funds invested in custody accounts with US Bank and State Board of Administration. The amount is based upon the estimated average balance of funds available during the fiscal year.

#### Carry Forward Surplus

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

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### **EXPENDITURES:**

#### **Administrative:**

##### Supervisors Fees

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

##### Engineering Fees

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

##### District Counsel

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

##### Audit Fees

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

##### Arbitrage

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

# *Sweetwater Creek*

## *Community Development District*

GENERAL FUND BUDGET  
FISCAL YEAR 2024

### Assessment Roll

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

### Dissemination

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

### Trustee Fees

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

### District Management Fees

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

### Telephone

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

### Postage

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

### Public Officials Insurance

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

### Copies

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

### Miscellaneous

This represents any administrative expense that cannot be otherwise categorized.

### Legal Advertising

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

# *Sweetwater Creek*

## *Community Development District*

GENERAL FUND BUDGET  
FISCAL YEAR 2024

### Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

### Website Maintenance

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

### Dues, Licenses & Subscriptions

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

### Cost Share Expense – Marshall Creek

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

### Field Operations:

#### Utilities:

#### Electric Services

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

Description	Monthly	Annually
661 Ensenada Drive # IRR	\$111	\$1,332
Street Lights # PALENCIA	\$4,455	\$53,463
166 Torcido Blvd # IRR	\$42	\$504
166 Pantano Vista Way # FOUNTAIN	\$313	\$3,756
1504 Las Calinas Blvd # IRR	\$154	\$1,848
43 Privado Court # LITE	\$32	\$384
537 Ensenada Drive # IRR	\$38	\$456
2036 Las Calinas Blvd # IRR	\$65	\$780
97 Onda Ln #IRR	\$74	\$888
1329 Las Calinas Blvd # IRR	\$88	\$1,056
1802 N Loop Parkway # LGT	\$12	\$144
499 Ensenada Drive # IRR	\$12	\$144
633 Glorieta Dr # IRR	\$18	\$216
2064 Las Calinas Blvd # IRR	\$22	\$264
336 Rio Del Norte Road # IRR	\$40	\$480
Contingency	\$774	\$9,285
<b>Total</b>	<b>\$6,250</b>	<b>\$75,000</b>

### Other Physical Environment:

#### General Insurance

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

# *Sweetwater Creek Community Development District*

GENERAL FUND BUDGET  
FISCAL YEAR 2024

## Landscape Maintenance

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

## Landscape Improvements

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

## Mulch

The District will incur expenses related to providing ground covering.

## Lake Maintenance

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

Description	Monthly	Annually
Future Horizons	\$1,538	\$18,456
Contingency	\$295	\$3,544
	<b>\$1,833</b>	<b>\$22,000</b>

## Fountain Maintenance

The District will incur expenses related to fountain maintenance.

## Irrigation Repairs & Maintenance

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

## Storm Clean-Up

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

## Field Repairs & Maintenance

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

## Tree Removals

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

## Palm Tree Trimming

This item represents the estimated costs of trimming Palm trees within the district.

## Crepe Myrtle Trimming

This item represents the estimated costs of trimming Crepe Myrtle trees within the district.

*Sweetwater Creek*  
*Community Development District*

GENERAL FUND BUDGET  
FISCAL YEAR 2024

New Trees/Replacement Trees

This item represents the estimated costs of installing and replacing damaged trees throughout the fiscal year.

Annual Flower Replacement

This item represents the estimated costs of annual flower replacement in addition to contract rotation.

Streetlight Repairs

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

Signage Repair

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

Holiday Decoration

Represents an estimated cost for seasonal holiday decorations.

Miscellaneous Field Supplies

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

Guardhouse Maintenance

Represents the cost of maintenance for the guardhouse.

Playground Repairs & Maintenance

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

**Amenities:**

**Administrative:**

Property & Casualty Insurance

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

Payroll - Salaried

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

Payroll – Hourly

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

Payroll – Benefits

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

# *Sweetwater Creek*

## *Community Development District*

GENERAL FUND BUDGET  
FISCAL YEAR 2024

### Payroll Taxes

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

### Professional Services - Engineering

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

### Professional Services - Information Technology

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

### Travel & Per Diem

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

### Training

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

### Licenses & Permits

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

### Subscriptions & Memberships

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

### Office Supplies

The cost allocation for amenity office supplies.

### Office Equipment

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

### Communication – Telephone/Internet/TV

The District has an agreement with Comcast for this service. Additional monies budgeted for Marshall Creek Fitness Center Business Voice Edge and Village Key for quarterly monitoring with phone line.

Description	Monthly	Annually
Village Key (Quarterly)	\$20	\$240
Comcast - 8495 74 310 1274272	\$659	\$7,908
Marshall Creek Comcast	\$111	\$1,330
Contingency	\$210	\$2,522
<b>Total</b>	<b>\$1,000</b>	<b>\$12,000</b>

# *Sweetwater Creek*

## *Community Development District*

GENERAL FUND BUDGET  
FISCAL YEAR 2024

### Internet/Telephone - Guard House

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

Description	Monthly	Annually
Comcast - 8495 74 140 1391168	\$341	\$4,097
Marshall Creek Las Calinas Guardhouse	\$114	\$1,368
Contingency	\$30	\$356
<b>Total</b>	<b>\$485</b>	<b>\$5,821</b>

### Field

#### Field Management

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

#### General Utilities

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

Description	Monthly	Annually
FP&L – 1187 Las Calinas Blvd #LITE	\$184	\$2,208
FP&L – 1865 N Loop Parkway	\$4,500	\$54,000
FP&L – 491 Ensenada Drive #PARK	\$38	\$456
TECO – 1865 N Loop Parkway	\$80	\$960
Florida Natural Gas – 1865 N Loop Parkway	\$50	\$600
St John's Utility Dept – 1187 Las Calinas Blvd	\$34	\$408
St John's Utility Dept – 1865 N Loop Parkway	\$879	\$10,548
St John's Utility Dept – 491 Ensenada Park	\$16	\$192
Contingency	\$469	\$5,628
<b>Total</b>	<b>\$6,250</b>	<b>\$75,000</b>

### Refuse Removal

The District has contracted with Republic Services for trash removal.

### Security

The District has contracted with Hidden Eyes DBA Envera Services for security gate monitoring

Description	Monthly	Annually
Hidden Eyes DBA Envera	\$5,000	\$60,000

### Janitorial Services

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

*Sweetwater Creek*  
*Community Development District*

GENERAL FUND BUDGET  
FISCAL YEAR 2024

Operating Supplies - Spa & Paper

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

Operating Supplies - Uniforms

Costs that will be incurred for uniforms for employees

Cleaning Supplies

Represents expenses for cleaning supplies.

Amenity Landscape Maintenance & Improvements

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

Gate Repairs & Maintenance

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

Dog Park Repairs & Maintenance

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

Park Mulch

Cost for mulch used in the park.

Miscellaneous Field Supplies

This represents any Field Supplies expense that is purchased with Debit card cannot be otherwise categorized.

Buildings Repairs & Maintenance

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

Pest Control

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

Pool Maintenance – Contract

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

Description	Monthly	Annually
Poolsure	\$1,920	\$23,044
Contingency	\$192	\$2,305
<b>Total</b>	<b>\$2,112</b>	<b>\$25,349</b>

Pools Repairs & Maintenance

Represents any costs for pool maintenance services and repairs.



# *Sweetwater Creek Community Development District*

GENERAL FUND BUDGET  
FISCAL YEAR 2024

## Pool Chemicals

Represents extra cost for pool chemicals purchased for amenity pool by amenity manager.

## Signage & Amenity Repairs

Cost for sign purchases and replacements.

## Special Events

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

## **Fitness:**

### Professional Service - Outside Fitness

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

### Fitness Equipment Repairs & Maintenance

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

### Fitness Equipment Rental

The District has a lease agreement with Geneva Capital for rental of fitness equipment for the Fitness facility. Currently renting spin bikes from Frank A Flori.

Description	Monthly	Annually
Geneva Capital	\$2,414	\$28,968
Frank A Flori DBA Chariman's Enterprise	\$513	\$6,032
<b>Total</b>	<b>\$2,927</b>	<b>\$35,000</b>

### Miniature Golf Course Maintenance

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

### Miscellaneous Fitness Supplies

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

### Capital Outlay - Machinery & Equipment

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

### Capital Reserve Transfer

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

**Sweetwater Creek  
Community Development District**

**Capital Reserve Fund**

<b>Description</b>	<b>Adopted Budget FY 2023</b>	<b>Actuals Thru 4/30/23</b>	<b>Projected Next 5 Months</b>	<b>Total Thru 9/30/23</b>	<b>Proposed Budget FY 2024</b>
<b><u>Revenues</u></b>					
Transfer In	\$ 150,000	\$ 150,000	\$ -	\$ 150,000	\$ 191,000
Interest	\$ -	\$ 2,229	\$ 1,400	\$ 3,629	\$ 1,814
Carry Forward Surplus	\$ 183,587	\$ 156,813	\$ -	\$ 156,813	\$ 274,360
<b>Total Revenues</b>	<b>\$ 333,587</b>	<b>\$ 309,041</b>	<b>\$ 1,400</b>	<b>\$ 310,441</b>	<b>\$ 467,174</b>
<b><u>Expenditures</u></b>					
Capital Outlay	\$ 50,000	\$ 35,575	\$ -	\$ 35,575	\$ -
Repair & Maintenance	\$ 50,000	\$ -	\$ -	\$ -	\$ 79,024
Other Current Charges	\$ 1,000	\$ 312	\$ 195	\$ 507	\$ 525
<b>Total Expenses</b>	<b>\$ 101,000</b>	<b>\$ 35,887</b>	<b>\$ 195</b>	<b>\$ 36,082</b>	<b>\$ 79,549</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 232,587</b>	<b>\$ 273,155</b>	<b>\$ 1,205</b>	<b>\$ 274,360</b>	<b>\$ 387,625</b>

**Capital Reserve Study**

	<b><u>General</u></b>	<b><u>Amenities</u></b>	<b><u>Combined</u></b>
<b>Description</b>	<b>FY 2023-Study (Pg. 17)</b>	<b>FY 2023-Study (Pg. 20)</b>	<b>Total - Study</b>
Reserves Beginning of Year	\$377,970	\$92,795	\$470,765
Contributions	\$186,100	\$61,700	\$247,800
Interest Income	\$7,302	\$ 1,927	\$9,229
Expenditures	(\$83,013)	\$ (20,565)	(\$103,578)
Anticipated Balance	\$488,359	\$135,857	\$624,216

**Capital Reserve Fund - Actuals**

<b>Description</b>	<b>Actual</b>
Reserves Beginning of Year	\$ 156,813
Contributions	\$ 150,000
Interest Income	\$ 2,229
Expenditures	\$ (35,887)
Anticipated Balance	\$273,155

<b>Variance Reserve Study Vs Actual</b>	<b>(\$351,061)</b>
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**Sweetwater Creek  
Community Development District**

**Debt Service Fund - Series 2019**

<b>Description</b>	<b>Adopted Budget FY 2023</b>	<b>Actuals Thru 4/30/23</b>	<b>Projected Next 5 Months</b>	<b>Total Thru 9/30/23</b>	<b>Proposed Budget FY 2024</b>
<b><u>Revenues</u></b>					
Special Assessments	\$ 741,613	\$ 725,281	\$ 15,506	\$ 740,787	\$ 741,613
Interest	\$ -	\$ 7,773	\$ 5,000	\$ 12,773	\$ 6,300
Carry Forward Surplus <sup>(1)</sup>	\$ 149,391	\$ 177,207	\$ -	\$ 177,207	\$ 149,976
<b>Total Revenues</b>	<b>\$ 891,004</b>	<b>\$ 910,262</b>	<b>\$ 20,506</b>	<b>\$ 930,767</b>	<b>\$ 897,889</b>
<b><u>Expenditures</u></b>					
<b><u>Series 2019 - A1</u></b>					
Interest - 11/01	\$ 89,000	\$ 89,000	\$ -	\$ 89,000	\$ 85,328
Special Call - 11/1	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ -
Interest - 05/01	\$ 89,000	\$ -	\$ 88,778	\$ 88,778	\$ 85,328
Principal - 05/01	\$ 345,000	\$ -	\$ 345,000	\$ 345,000	\$ 355,000
<b><u>Series 2019 - A2</u></b>					
Interest - 11/01	\$ 49,050	\$ 49,050	\$ -	\$ 49,050	\$ 46,475
Special Call - 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Interest - 05/01	\$ 49,050	\$ -	\$ 48,963	\$ 48,963	\$ 46,475
Principal - 05/01	\$ 120,000	\$ -	\$ 120,000	\$ 120,000	\$ 125,000
Special Call - 05/1	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ -
<b>Total Expenses</b>	<b>\$ 741,100</b>	<b>\$ 158,050</b>	<b>\$ 622,741</b>	<b>\$ 780,791</b>	<b>\$ 743,606</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 149,904</b>	<b>\$ 752,212</b>	<b>\$ (602,235)</b>	<b>\$ 149,976</b>	<b>\$ 154,283</b>

<sup>(1)</sup> Carry forward surplus is net of the reserve requirement

A-1 Interest - 11/1/24	\$ 81,778
A-2 Interest - 11/1/24	\$ 44,288
	<u>\$ 126,066</u>

# Sweetwater Creek Community Development District

## SERIES 2019A-1 AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/23	\$ 6,345,000.00	\$ -	\$ 85,328.13	\$ 85,328.13
5/1/24	\$ 6,345,000.00	\$ 355,000.00	\$ 85,328.13	.
11/1/24	\$ 5,990,000.00	\$ -	\$ 81,778.13	\$ 522,106.26
5/1/25	\$ 5,990,000.00	\$ 360,000.00	\$ 81,778.13	
11/1/25	\$ 5,630,000.00	\$ -	\$ 78,178.13	\$ 519,956.26
5/1/26	\$ 5,630,000.00	\$ 370,000.00	\$ 78,178.13	
11/1/26	\$ 5,260,000.00	\$ -	\$ 74,246.88	\$ 522,425.01
5/1/27	\$ 5,260,000.00	\$ 375,000.00	\$ 74,246.88	
11/1/27	\$ 4,885,000.00	\$ -	\$ 70,028.13	\$ 519,275.01
5/1/28	\$ 4,885,000.00	\$ 385,000.00	\$ 70,028.13	
11/1/28	\$ 4,500,000.00	\$ -	\$ 65,456.25	\$ 520,484.38
5/1/29	\$ 4,500,000.00	\$ 395,000.00	\$ 65,456.25	
11/1/29	\$ 4,105,000.00	\$ -	\$ 60,518.75	\$ 520,975.00
5/1/30	\$ 4,105,000.00	\$ 405,000.00	\$ 60,518.75	
11/1/30	\$ 3,700,000.00	\$ -	\$ 54,696.88	\$ 520,215.63
5/1/31	\$ 3,700,000.00	\$ 415,000.00	\$ 54,696.88	
11/1/31	\$ 3,680,000.00	\$ -	\$ 48,731.25	\$ 518,428.13
5/1/32	\$ 3,285,000.00	\$ 430,000.00	\$ 48,731.25	
11/1/32	\$ 2,855,000.00	\$ -	\$ 42,550.00	\$ 521,281.25
5/1/33	\$ 2,855,000.00	\$ 440,000.00	\$ 42,550.00	
11/1/33	\$ 2,415,000.00	\$ -	\$ 36,225.00	\$ 518,775.00
5/1/34	\$ 2,415,000.00	\$ 455,000.00	\$ 36,225.00	
11/1/34	\$ 1,960,000.00	\$ -	\$ 29,400.00	\$ 520,625.00
5/1/35	\$ 1,960,000.00	\$ 470,000.00	\$ 29,400.00	
11/1/35	\$ 1,490,000.00	\$ -	\$ 22,350.00	\$ 521,750.00
5/1/36	\$ 1,490,000.00	\$ 485,000.00	\$ 22,350.00	
11/1/36	\$ 1,005,000.00	\$ -	\$ 15,075.00	\$ 522,425.00
5/1/37	\$ 1,005,000.00	\$ 495,000.00	\$ 15,075.00	
11/1/37	\$ 510,000.00	\$ -	\$ 7,650.00	\$ 517,725.00
5/1/38	\$ 510,000.00	\$ 510,000.00	\$ 7,650.00	
			\$	517,650.00
		\$ 6,345,000.00	\$ 1,544,425.00	\$ 7,889,425.05

# Sweetwater Creek Community Development District

## SERIES 2019A-2 AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/23	\$ 2,425,000.00	\$ -	\$ 46,475.00	\$ 46,475.00
5/1/24	\$ 2,425,000.00	\$ 125,000.00	\$ 46,475.00	\$ -
11/1/24	\$ 2,300,000.00	\$ -	\$ 44,287.50	\$ 215,762.50
5/1/25	\$ 2,300,000.00	\$ 130,000.00	\$ 44,287.50	\$ -
11/1/25	\$ 2,170,000.00	\$ -	\$ 42,012.50	\$ 216,300.00
5/1/26	\$ 2,170,000.00	\$ 135,000.00	\$ 42,012.50	\$ -
11/1/26	\$ 2,035,000.00	\$ -	\$ 39,650.00	\$ 216,662.50
5/1/27	\$ 2,035,000.00	\$ 135,000.00	\$ 39,650.00	\$ -
11/1/27	\$ 1,900,000.00	\$ -	\$ 37,287.50	\$ 211,937.50
5/1/28	\$ 1,900,000.00	\$ 140,000.00	\$ 37,287.50	\$ -
11/1/28	\$ 1,760,000.00	\$ -	\$ 34,837.50	\$ 212,125.00
5/1/29	\$ 1,760,000.00	\$ 145,000.00	\$ 34,837.50	\$ -
11/1/29	\$ 1,615,000.00	\$ -	\$ 32,300.00	\$ 212,137.50
5/1/30	\$ 1,615,000.00	\$ 150,000.00	\$ 32,300.00	\$ -
11/1/30	\$ 1,465,000.00	\$ -	\$ 29,300.00	\$ 211,600.00
5/1/31	\$ 1,465,000.00	\$ 160,000.00	\$ 29,300.00	\$ -
11/1/31	\$ 1,305,000.00	\$ -	\$ 26,100.00	\$ 215,400.00
5/1/32	\$ 1,305,000.00	\$ 165,000.00	\$ 26,100.00	\$ -
11/1/32	\$ 1,140,000.00	\$ -	\$ 22,800.00	\$ 213,900.00
5/1/33	\$ 1,140,000.00	\$ 170,000.00	\$ 22,800.00	\$ -
11/1/33	\$ 970,000.00	\$ -	\$ 19,400.00	\$ 212,200.00
5/1/34	\$ 970,000.00	\$ 180,000.00	\$ 19,400.00	\$ -
11/1/34	\$ 790,000.00	\$ -	\$ 15,800.00	\$ 215,200.00
5/1/35	\$ 790,000.00	\$ 185,000.00	\$ 15,800.00	\$ -
11/1/35	\$ 605,000.00	\$ -	\$ 12,100.00	\$ 212,900.00
5/1/36	\$ 605,000.00	\$ 195,000.00	\$ 12,100.00	\$ -
11/1/36	\$ 410,000.00	\$ -	\$ 8,200.00	\$ 215,300.00
5/1/37	\$ 410,000.00	\$ 200,000.00	\$ 8,200.00	\$ -
11/1/37	\$ 210,000.00	\$ -	\$ 4,200.00	\$ 212,400.00
5/1/38	\$ 210,000.00	\$ 210,000.00	\$ 4,200.00	\$ -
			\$	\$ 214,200.00
		\$ 2,425,000.00	\$ 829,500.00	\$ 3,254,500.00

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

**FY2023**

Net O&M Assessments	\$1,665,410.49
Collection fees (6%)	\$106,302.80
Gross Assessments	\$1,771,713.29

Product	Assessable		ERU's	% ERUs	Total Net		
	Units	ERU/Unit			Assessments	Net O&M	Gross O&M
Up to 63' Lot	444	1.00	444	54.40%	\$ 905,901.69	\$ 2,040.32	\$ 2,170.55
64-73' Lot	166	1.16	192.56	23.59%	\$ 392,883.85	\$ 2,366.77	\$ 2,517.84
80-88' Lot	67	1.40	93.8	11.49%	\$ 191,381.93	\$ 2,856.45	\$ 3,038.77
90' Lot	4	1.43	5.72	0.70%	\$ 11,670.63	\$ 2,917.66	\$ 3,103.89
Marsh (less than 15K sq ft)	6	1.40	8.4	1.03%	\$ 17,138.68	\$ 2,856.45	\$ 3,038.77
Marsh (15K-30K sq ft)	35	1.43	50.05	6.13%	\$ 102,117.97	\$ 2,917.66	\$ 3,103.89
Marsh (30K and greater)	6	1.50	9	1.10%	\$ 18,362.87	\$ 3,060.48	\$ 3,255.83
McCann Lots	8	1.59	12.72	1.56%	\$ 25,952.86	\$ 3,244.11	\$ 3,451.18
Total ERU's	736		816.25		\$ 1,665,410.49		

**FY2024**

Net O&M Assessments	\$1,745,702.08
Collection fees (6%)	\$111,427.79
Gross Assessments	\$1,857,129.88

Product	Assessable		ERU's	% ERUs	Total Net			Increase
	Units	ERU/Unit			Assessments	Net O&M	Gross O&M	
Up to 63' Lot	444	1.00	444.00	54.40%	\$ 949,576.39	\$ 2,138.69	\$ 2,275.20	\$ 104.65
64-73' Lot	166	1.16	192.56	23.59%	\$ 411,825.29	\$ 2,480.88	\$ 2,639.23	\$ 121.39
80-88' Lot	67	1.40	93.80	11.49%	\$ 200,608.71	\$ 2,994.16	\$ 3,185.28	\$ 146.50
90' Lot	4	1.43	5.72	0.70%	\$ 12,233.28	\$ 3,058.32	\$ 3,253.53	\$ 149.64
Marsh (less than 15K sq ft)	6	1.40	8.40	1.03%	\$ 17,964.96	\$ 2,994.16	\$ 3,185.28	\$ 146.50
Marsh (15K-30K sq ft)	35	1.43	50.05	6.13%	\$ 107,041.21	\$ 3,058.32	\$ 3,253.53	\$ 149.64
Marsh (30K and greater)	6	1.50	9.00	1.10%	\$ 19,248.17	\$ 3,208.03	\$ 3,412.80	\$ 156.97
McCann Lots	8	1.59	12.72	1.56%	\$ 27,204.08	\$ 3,400.51	\$ 3,617.56	\$ 166.39
Total ERU's	736		816.25		\$ 1,745,702.08			