

*Sweetwater Creek
Community Development District*

Agenda

March 7, 2024

AGENDA

**Sweetwater Creek
Community Development District**

475 West Town Place, Suite 114

St. Augustine, Florida 32092

www.SweetwaterCreekCDD.com

February 29, 2024

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, March 7, 2024 at 4:00 p.m. at 1865 N. Loop Parkway, St. Augustine, Florida 32095.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment (limited to three minutes)
- III. Approval of the Consent Agenda
 - A. Minutes of the February 6, 2024 Meeting
 - B. Financial Statements
 - C. Check Register
 - D. Ratification of Requisition Nos. 118-125
 - E. Ratification of Change Order from Florida Certified Contractors for Roof Repairs
- IV. Staff Reports
 - A. Landscape Team – Maintenance Report
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
 - E. Field Manager – Report
 - F. Director of Amenities – Report
- V. Business Items

- A. Consideration of Request for Resident Block Party
- B. Consideration of Proposals for Pruning Palm Trees
- C. Update Regarding Cost Share – FEMA/Marshall Creek CDD
- D. Consideration of Onda Park Related Matters
 - 1. Discussion Regarding Proposal from Matthews DCCM for Design, Management and Certification of Onda Park Project
 - 2. Discussion of Onda Park Project Scope, NTE, and Appointment of a Supervisor for Project Oversight
- E. Comcast Update for Fitness Center and Guard Gates
- VI. Other Business
- VII. Supervisor Requests / Public Comment
- VIII. Next Scheduled Meetings – Budget Workshop on Thursday, March 21, 2024 at 4:00 p.m. at the Palencia Amenity Center, 625 Palencia Club Drive, St. Augustine, Florida 32095; Regular Board Meeting on Thursday, April 4, 2024 at the Fitness Center, 1865 N. Loop Parkway, St. Augustine, Florida 32095
- IX. Adjournment

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 **Monday, February 6, 2024** at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida.

Present and constituting a quorum were:

Ron Cervelli	Chairman
John Smith	Vice Chairman
Rob Lisotta	Supervisor
Stephen Handler	Supervisor

Also present were:

Howard McGaffney	District Manager, GMS
Jennifer Kilinski <i>by Zoom</i>	District Counsel, KVV
Erin Gunia	Director of Amenities, RMS
Jerry Lambert	Operations Manager, RMS
Dan Wright	Riverside Management Services
Mary Marchiano	Duval Landscape
Joshua Boucher	Duval Landscape
Mary Grace Henley <i>by Zoom</i>	Kilinski | Van Wyk

The following is a summary of the discussions and actions taken at the February 6, 2024 Sweetwater Creek Community Development District's Regular Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

A. Minutes of the January 4, 2024 Meeting

Copies of the minutes of the January 4, 2024 meeting were included in the agenda package for the Board's review.

B. Financial Statements

Copies of the financial statements were provided to the Board for their review.

C. Check Register

A copy of the check register was included in the agenda package for the Board's review.

D. Ratification of Requisition Nos. 115-117

Copies of requisition numbers 115 through 117 were included in the agenda package for the Board's review.

E. Ratification of Water Heater Repair

An estimate from Griffin Service for installation of a tankless water heater was included in the agenda package for the Board's review.

F. Professional Engineering Services Agreement with Matthews Design Group

A copy of the executed agreement between Sweetwater Creek CDD and Matthews Design Group, LLC was included in the agenda package for the Board's review.

Mr. Smith asked the Board for permission to speak with Marshall Creek about the Comcast expenses and internet. There were no objections.

On MOTION by Mr. Handler, seconded by Mr. Smith, with all in favor, the consent agenda was approved 4-0.
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FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape Team

1. Maintenance Report

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

Mr. Boucher stated that irrigation was over budget, so he is working with the field operations team to manage that usage. The city will be sending a consumption report monthly to

Mr. Boucher. He also noted there is still an issue with the back gate pump that needs either a sand filter or a redrill. A proposal for the sand filter was included in the agenda package.

2. Consideration of Proposal for Trimming Crepe Myrtles

A proposal from Duval Landscape for trimming the Crepe Myrtles in the community totaling \$5,322.11 was included in the agenda package for the Board's review.

Mr. Lambert informed the Board that Lucas Tree Service has also provided a quote for trimming the Crepe Myrtles that totals \$3,500. Ms. Gunia added that Marshall Creek has used Lucas Tree Service to lift trees and there were no complaints.

Mr. Usina joined the meeting by phone at this time.

On MOTION by Mr. Smith, seconded by Mr. Lisotta, with all in favor, trimming the Crepe Myrtles at an amount not to exceed \$3,600 was approved 5-0.

3. Update on Intersection Landscape Bed Review / Revamp Project

Mr. Lisotta estimated that each landscape bed would cost around \$3,000 to \$5,000 each. He stated he could get with staff after the meeting to see if there is a budget to start the project this fiscal year.

Mr. McGaffney stated that there is \$50,000 in a landscape improvement budget, so one option is to allocate \$25,000 each year to the project.

Mr. Cervelli stated that he thought that there was \$30,000 in the budget for this year that the Board agreed to allocate for landscaping.

Mr. Lisotta asked for a consensus from the Board on making the main entrances and main drags a priority, moving away from standardizing the beds, and reusing foliage if they're able to be moved between beds.

There were no objections from the Board.

Mr. Cervelli asked that the landscape team avoid plants that attract deer and move toward using perennials rather than annuals.

On MOTION by Mr. Smith, seconded by Mr. Handler, with all in favor, authorizing a landscape bed improvement project at an amount not to exceed \$35,000 was approved 5-0.

B. District Engineer

There being nothing to report, the next item followed.

C. District Counsel – Update on Sports Surfaces and Reminder on Ethics Training

Ms. Kilinski reminded the Board that at the last meeting, the Chair was authorized to negotiate on behalf of the District. The result is a partially executed settlement agreement with Sports Surfaces for a settlement of \$4,000 and release of all claims. Next, she reminded the Board of the required ethics training for CDD board members that is due by December 31, 2024.

D. District Manager

There being nothing to report, the next item followed.

E. Field Manager – Report

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

Mr. Lambert noted there is a quote for a sand separator totaling \$3,600 in front of the Board and stated that the person who installed the well in the District now has his own business called Pumps Done Right so he has inspected the pump and determined a new well is not necessary at this time, although it is bringing some sand up so the solution may be to put in a new belt and pump it out prior to irrigation running. He believes that would be another \$3,000 if the Board wanted to look at doing that down the road.

Mr. Smith asked Mr. Lambert to research the possibility of pulling the pump up 20 to 40-feet to get it out of the hydraulic action of the sand, in addition to having the sand separator.

On MOTION by Mr. Handler, seconded by Mr. Lisotta, with all in favor, installing a sand separator on the well pump near the guard house at an amount not to exceed \$3,700 was approved 5-0.

Mr. Smith asked if he and Mr. Lambert can work with Pumps Done Right to inspect the other wells to see if there is any preventative maintenance needed as they are all around the same age.

Mr. Lisotta and Mr. Cervelli were opposed and stated their preference for repairing as needed.

F. Director of Amenities – Report

A copy of the amenities report was included in the agenda package for the Board's review. Ms. Gunia updated the Board on the status of various projects. Additionally, Ms. Gunia asked for a not to exceed amount of \$1,200 to purchase chairs to have the ability to hold meetings on Sweetwater Creek's property.

On MOTION by Mr. Smith, seconded by Mr. Handler, with all in favor, purchasing chairs at an amount not to exceed \$1,200 was approved 5-0.

Mr. Usina asked if there has been a response to the letter sent to a resident regarding his treatment of staff and supervisors.

Ms. Gunia responded that there has been no response to her or her staff, although she has heard from other residents that the latest interactions with the resident have been positive.

The following items were taken out of order of the agenda.

FIFTH ORDER OF BUSINESS

Business Items

D. Consideration of Proposal for Trimming Palm Trees

Mr. Lambert presented a proposal totaling \$1,400 from Lucas Tree Services to trim the palm trees at the entrance and roundabout on Las Calinas Boulevard.

Mr. Cervelli asked if the palm trees on Pantano Vista are on CDD or HOA property because they need some work.

Mr. Lambert responded that he assumes it is CDD property.

Mr. Lisotta asked staff to get additional quotes for trimming the palm trees and to include all of the palm trees in the District within those quotes.

Mr. Usina recommended staff getting quotes from three different vendors to trim and lift all the various trees in the community as it will likely produce a better rate and would make it easier on staff and the Board. The cost can then be included in the budget annually.

Mr. Lisotta stated that the Oaks are not lifted annually. He added that getting quotes annually at the same time for all trees may make it challenging if some trees are not in need of trimming at the same time as others.

E. Consideration of Revisions to Amenity Policies

A copy of the redline amenity policies was included in the agenda package for the Board's review.

Mr. Smith stated that section 5C is the hold harmless clause for all amenities and in the pickleball segment under 5H, the pickleball section can refer to section 5C. He also questioned is signage is needed on the court that the equipment is used at patron's own risk.

Ms. Kilinski responded that Mr. McGaffney and Ms. Gunia were reaching out to the District's insurance carrier on the recommended risk management associated with the facilities and can report back if any signage is recommended. Additionally, she noted that when the access cards are issued, one of the representations is that the patrons have read the policies, will abide by them and will assume the risk.

The Board discussed the possibility of a non-resident membership. Mr. Lisotta recommended adding a reference to the pickleball courts under Section P, number two to make it clear the guest policy is the same throughout the amenities. There were no objections from the rest of the Board.

The Board took a brief recess at this time. Upon reconvening, the following items were taken.

F. Consideration of Resolution 2024-02, Instructing the St. Johns County Supervisor of Elections to Conduct the 2024 General Election

Ms. Kilinski informed the Board that St. Johns County requires the enclosed resolution that confirms the District is requesting the elections office to conduct the District's election. It also authorizes District staff to notice the qualifying period. She noted seats 3, 4 and 5 are scheduled for general election in November 2024.

On MOTION by Mr. Lisotta, seconded by Mr. Usina, with all in favor, Resolution 2024-02, instructing the St. Johns County Supervisor of Elections to conduct the District's 2024 general election was approved 5-0.

Mr. McGaffney asked if a motion is needed to adopt the changes to the amenity policies discussed under item E.

Ms. Kilinski responded that a motion can be taken if everyone is in agreement to the changes.

On MOTION by Mr. Lisotta, seconded by Mr. Smith, with all in favor, the amenity policy changes including the additional revisions as discussed above were approved 5-0.

G. Review of Communication from Marshall Creek re: FEMA Denial and Consideration of Same

Ms. Kilinski stated that the District was informed that Marshall Creek had a second appeal to FEMA regarding boardwalk improvements related to Hurricane Irma in 2017. The total amount requested by Marshall Creek was \$313,912.53 and they were approved initially by FEMA and then more recently FEMA found the project did not meet certain permitting requirements and issued a denial letter. Marshall Creek did two appeals, each unsuccessful, so FEMA has now requested the funds be returned. Staff has requested additional information on the first appeal and will do a financial review and can report back to the Board at the March meeting as this request for funds is being requested pursuant to the interlocal cost share agreement.

Mr. Handler asked why Sweetwater Creek would be held responsible when Marshall Creek didn't do what they were supposed to do.

Ms. Kilinski stated that more research needs to be done before a position can be taken on the interlocal agreement.

A. Consideration of Proposals for Dog Park Fencing and Water Stations

Proposals for fencing a dog park at Ensenada Park were included in the agenda package for the Board's review. Mr. Lambert's recommendation is Best Fence & Rail for a total of \$8,284. A proposal for installing a drinking fountain totaling \$995 was also included for the Board's review.

Mr. Smith asked that an automatic valve shut off be installed with the drinking fountain. The Board directed staff to ask Best Fence & Rail to waive the advance deposit.

On MOTION by Mr. Handler, seconded by Mr. Usina, with all in favor, installation of fencing and a drinking fountain at Ensenada Park at an amount not to exceed \$10,000 was approved 5-0.

B. Consideration of Proposals for Playground Mulch

Mr. Cervelli asked Mr. Usina to update the Board on the plans for Onda Park before the playground mulch is discussed.

Mr. Usina went over the design concept from the District Engineer. He recommended adding a play structure, a basketball court, a dog park, a pavilion and a walkway with fitness stations at Onda Park for an estimate of just under \$200,000, not including the playground installation and any engineering or legal fees.

The Board discussed each option and determined the majority of the Board was in favor of a basketball court, a walkway without fitness equipment, a play structure, and a covered pavilion with picnic tables.

Mr. McGaffney stated that he will relay the desired amenities to the engineer so that he can come up with an estimate and more finalized concept. Additionally, he will ask the county if a parking area will be required.

C. Consideration of Onda Park Improvements

- 1. Proposal from Matthews DCCM for Site Plan Development**
- 2. Playground Strucutre Design Concept**
- 3. Turf Preparation for Soccer Goals**

No action was taken on these items.

SIXTH ORDER OF BUSINESS

Other Business

Mr. Cervelli stated that Mr. Usina feels the entrance on the visitor's side at the Las Calinas gate is too fast and that there should be a longer recording asking for the name and address of who the person is visiting.

The Board discussed the timing of the agenda documents and the challenge with reviewing the information in time for the meeting when items are late.

SEVENTH ORDER OF BUSINESS

Supervisor Requests / Public Comment

A resident commented that she thinks the community would benefit from security patrols.

Mr. Usina stated that the District does pay for off-duty officer patrols.

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, March 7, 2024 at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida 32095

Mr. McGaffney asked if the Board would like to continue meeting in the fitness center.

Ms. Gunia stated that there is a fitness class that starts at 6:00 on Thursdays, but she can ask to move it later 30 minutes.

On MOTION by Mr. Handler, seconded by Mr. Cervelli, with Mr. Cervelli, Mr. Usina, Mr. Smith and Mr. Handler in favor and Mr. Lisotta opposed, moving future meetings to the multi-purpose room of the fitness center was approved 4-1.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lisotta, seconded by Mr. Usina, with all in favor, adjourning the meeting was approved 5-0.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Sweetwater Creek
Community Development District

Unaudited Financial Reporting
January 31, 2024



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Sweetwater Creek
Community Development District
Combined Balance Sheet
January 31, 2024

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account General Fund	\$ 450,902	\$ -	\$ 190,339	\$ -	\$ 641,241
Operating Account Amenity Account	101,163	-	-	-	101,163
Debit Card Account	6,612	-	-	-	6,612
Due from General Fund	-	7,605	-	-	7,605
Due from Others	596	-	1,733	-	2,329
Due from Capital Reserve	5,086	-	-	5,190	10,276
	-	-	-	-	-
Investments:					
State Board of Administration (SBA)	2,448	-	70,786	-	73,234
US Bank Custody Account	1,031,031	-	-	-	1,031,031
	-	-	-	-	-
Series 2019					
Reserve - A-1	-	133,070	-	-	133,070
Reserve - A-2	-	108,331	-	-	108,331
Revenue	-	668,169	-	-	668,169
Prepayment	-	481	-	-	481
Excess Revenue	-	605	-	-	605
Construction	-	-	-	426,285	426,285
Prepaid Expenses	166	-	-	-	166
Deposits	-	-	-	-	-
Total Assets	\$ 1,598,004	\$ 918,261	\$ 262,858	\$ 431,475	\$ 3,210,598
Liabilities:					
Accounts Payable	\$ 55,010	\$ -	\$ -	\$ -	\$ 55,010
Accrued Expenses	1,538	-	-	-	1,538
Due to Debt Service	7,605	-	-	-	7,605
Due to Amenity Fund	-	-	-	2,960	2,960
Due to Capital Projects	-	-	-	-	-
Total Liabilities	\$ 64,153	\$ -	\$ -	\$ 2,960	\$ 67,113
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 166	\$ -	\$ -	\$ -	\$ 166
Deposits	-	-	-	-	-
Restricted for:					
Debt Service	-	918,261	-	-	918,261
Capital Project	-	-	-	428,515	428,515
Assigned for:					
Capital Reserve Fund	-	-	262,858	-	262,858
Capital Reserves	-	-	-	-	-
Unassigned	1,533,684	-	-	-	1,533,684
Total Fund Balances	\$ 1,533,851	\$ 918,261	\$ 262,858	\$ 428,515	\$ 3,143,485
Total Liabilities & Fund Balance	\$ 1,598,004	\$ 918,261	\$ 262,858	\$ 431,475	\$ 3,210,598

Sweetwater Creek
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance

Revenues:

Special Assessments - Tax Roll	\$ 1,724,315	\$ 1,469,578	\$ 1,469,578	\$ -
Fitness Center Revenue	2,000	667	650	(17)
Interest	5,000	1,667	5,412	3,746

Total Revenues	\$ 1,731,315	\$ 1,471,911	\$ 1,475,640	\$ 3,729
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Expenditures:

General & Administrative:

Supervisor Fees	\$ 9,600	\$ 3,200	\$ 2,800	400
Engineering	20,000	6,667	4,184	2,482
District Counsel	55,000	18,333	23,208	(4,875)
Annual Audit	3,800	-	-	-
Assessment Administration	5,000	5,000	5,000	-
Arbitrage Rebate	500	-	-	-
Dissemination Agent	5,300	1,767	1,767	-
Trustee Fees	3,800	3,800	3,143	657
Management Fees	42,500	14,167	14,167	-
Information Technology	1,425	475	475	-
Website Maintenance	1,000	333	333	-
Telephone	742	247	120	127
Postage & Delivery	3,000	1,000	800	200
Public Official Insurance	4,497	1,499	4,938	(3,439)
Printing & Binding	4,100	1,367	551	816
Legal Advertising	2,000	667	462	204
Miscellaneous	1,500	500	84	416
Office Supplies	-	-	-	-
Dues, Licenses & Subscriptions	175	175	175	-
Cost Share Expense - Marshall Creek	20,000	-	-	-

Total General & Administrative	\$ 183,939	\$ 59,196	\$ 62,207	\$ (3,010)
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Operations & Maintenance

Utilities

Electric	\$ 75,000	\$ 25,000	\$ 25,683	(683)
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Other Physical Environment

General Insurance	6,058	2,019	5,507	(3,488)
Landscape Maintenance	291,276	97,092	97,092	-
Landscape Improvements	50,000	16,667	30,044	(13,377)
Mulch	50,000	16,667	-	16,667
Lake Maintenance	22,000	7,333	6,407	926
Fountain Maintenance	1,500	500	-	500
Irrigation Repairs & Maintenance	39,000	13,000	10,848	2,153
Storm Clean-Up	2,000	667	-	667
Field Repairs & Maintenance	26,000	8,667	13,742	(5,075)
Tree Removals	14,000	4,667	2,986	1,681
Streetlight Repairs	2,250	750	-	750
Signage Repairs	1,000	333	-	333
Holiday Decoration	5,000	1,667	-	1,667

Sweetwater Creek
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
Miscellaneous Field Supplies	3,500	1,167	-	1,167
Guardhouse Maintenance	2,500	833	-	833
Playground Repairs & Maintenance	2,500	833	-	833
Subtotal Other Physical Environment	\$ 593,584	\$ 197,861	\$ 192,308	\$ 5,553
Amenities				
<u>Administrative</u>				
Property & Casualty Insurance	\$ 37,581	\$ 37,581	\$ 36,496	1,085
Payroll - Salaried	86,268	28,756	685	28,071
Payroll - Hourly	91,375	30,458	1,638	28,821
Payroll - Benefits	16,775	5,592	301	5,291
Payroll Taxes	14,730	4,910	264	4,646
Professional Services - Engineering	71,457	23,819	1,281	22,538
Professional Services - Information Technology	1,890	630	34	596
Travel & Per Diem	200	67	69	(2)
Training	400	133	-	133
Facility Management	-	-	89,184	(89,184)
Licenses & Permits	400	133	414	(281)
Subscriptions & Memberships	500	167	213	(46)
Office Supplies	3,000	1,000	1,049	(49)
Office Equipment	2,500	833	968	(135)
Communication - Telephone/Internet/TV	12,000	4,000	1,974	2,026
Internet/Telephone - Guard House	5,821	1,940	1,381	560
<u>Field</u>				
Field Management Fees	89,040	29,680	29,680	-
General Utilities	75,000	25,000	21,294	3,706
Refuse Removal	5,200	1,733	2,408	(674)
Security	60,000	20,000	25,942	(5,942)
Janitorial Services	13,978	4,659	14,182	(9,523)
Operating Supplies - Spa & Paper	4,000	1,333	983	350
Operating Supplies - Uniforms	500	167	-	167
Cleaning Supplies	12,500	4,167	1,866	2,300
Amenity Landscape Maintenance & Improvements	29,500	9,833	7,624	2,209
Gate Repairs & Maintenance	2,500	833	245	588
Dog Park Repairs & Maintenance	6,000	2,000	324	1,676
Park Mulch	5,000	1,667	-	1,667
Miscellaneous Field Supplies	4,100	1,367	236	1,131
Buildings Repairs & Maintenance	15,000	5,000	55,641	(50,641)
Pest Control	1,800	600	236	364
Pool Maintenance - Contract	25,349	8,450	4,680	3,770
Pool Repairs & Maintenance	3,000	1,000	330	670
Pool Chemicals	3,800	1,267	8,895	(7,628)
Signage & Amenity Repairs	300	100	500	(400)
Special Events	2,000	667	337	330
Park Repair & Maintenance	-	-	20,298	(20,298)
Pickleball Repair & Maintenance	-	-	1,205	(1,205)
<u>Fitness</u>				
Professional Services - Outside Fitness	55,515	18,505	14,918	3,587
Fitness Equipment Repairs & Maintenance	7,000	2,333	2,368	(34)
Fitness Equipment Rental	35,000	11,667	11,196	471
Miniature Golf Course Maintenance	500	167	-	167

Sweetwater Creek
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
Miscellaneous Fitness Supplies	6,300	2,100	578	1,522
Capital Outlay - Machinery & Equipment	6,400	2,133	6,424	(4,291)
Subtotal Amenities	\$ 814,179	\$ 296,447	\$ 368,339	\$ (71,892)
Total Operations & Maintenance	\$ 1,407,763	\$ 494,308	\$ 560,647	\$ (66,339)
<u>Reserves</u>				
Capital Reserve Transfer	\$ 191,000	\$ -	-	\$ -
Subtotal Reserves	\$ 191,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,782,702	\$ 553,505	\$ 622,853	\$ (69,349)
Excess (Deficiency) of Revenues over Expenditures	\$ (51,387)	\$ 918,406	\$ 852,786	\$ (65,620)
Net Change in Fund Balance	\$ (51,387)	\$ 918,406	\$ 852,786	\$ (65,620)
Fund Balance - Beginning	\$ 51,387		\$ 681,064	
Fund Balance - Ending	\$ (0)		\$ 1,533,851	

Sweetwater Creek
Community Development District
Debt Service Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 741,613	\$ 636,538	\$ 636,538	\$ -
Interest Income	6,300	2,100	6,767	4,667
Total Revenues	\$ 747,913	\$ 638,638	\$ 643,305	\$ 4,667
Expenditures:				
Series 2019 - A1				
Interest - 11/01	\$ 85,328	\$ 85,328	\$ 85,328	\$ -
Interest - 05/01	85,328	-	-	-
Principal - 05/01	355,000	-	-	-
Series 2019 - A2				
Interest - 11/01	46,475	46,475	46,475	-
Interest - 05/01	46,475	-	-	-
Principal - 05/01	125,000	-	-	-
Total Expenditures	\$ 743,606	\$ 131,803	\$ 131,803	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,307	\$ 506,835	\$ 511,502	\$ 4,667
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 4,307	\$ 506,835	\$ 511,502	\$ 4,667
Fund Balance - Beginning	\$ 155,434		\$ 406,759	
Fund Balance - Ending	\$ 159,741		\$ 918,261	

Sweetwater Creek
Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
Revenues				
Transfer In	\$ 191,000	\$ -	\$ -	\$ -
Interest	1,866	-	992	992
Insurance Proceeds	-	-	-	-
Total Revenues	\$ 192,866	\$ -	\$ 992	\$ 992
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Repair & Maintenance	79,024	26,341	2,600	23,741
Other Current Charges	525	175	114	61
Total Expenditures	\$ 79,549	\$ 26,516	\$ 2,714	\$ 23,802
Excess (Deficiency) of Revenues over Expenditures	\$ 113,317		\$ (1,722)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 113,317		\$ (1,722)	
Fund Balance - Beginning	\$ 263,780		\$ 264,580	
Fund Balance - Ending	\$ 377,097		\$ 262,858	

Sweetwater Creek
Community Development District
Capital Projects Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 9,474	\$ 9,474
Total Revenues	\$ -	\$ -	\$ 9,474	\$ 9,474
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 146,742	\$ (146,742)
Total Expenditures	\$ -	\$ -	\$ 146,742	\$ (146,742)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (137,268)	\$ (137,268)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ (137,268)	
Fund Balance - Beginning	\$ -		\$ 565,783	
Fund Balance - Ending	\$ -		\$ 428,515	

Sweetwater Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 228,251	\$ 285,271	\$ 956,056	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,469,578
Fitness Center Revenue	210	-	440	-	-	-	-	-	-	-	-	-	650
Cost Sharing - Marshall Creek Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest	919	972	1,357	2,164	-	-	-	-	-	-	-	-	5,412
Total Revenues	\$ 1,129	\$ 229,223	\$ 287,068	\$ 958,220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,475,640
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 1,400	\$ 600	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,800
Engineering	791	430	919	2,044	-	-	-	-	-	-	-	-	4,184
District Counsel	7,296	3,481	5,761	6,672	-	-	-	-	-	-	-	-	23,208
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	442	442	442	442	-	-	-	-	-	-	-	-	1,767
Trustee Fees	3,143	-	-	-	-	-	-	-	-	-	-	-	3,143
Management Fees	3,542	3,542	3,542	3,542	-	-	-	-	-	-	-	-	14,167
Information Technology	119	119	119	119	-	-	-	-	-	-	-	-	475
Website Maintenance	83	83	83	83	-	-	-	-	-	-	-	-	333
Telephone	43	25	28	25	-	-	-	-	-	-	-	-	120
Postage & Delivery	351	307	120	21	-	-	-	-	-	-	-	-	800
Public Official Insurance	4,938	-	-	-	-	-	-	-	-	-	-	-	4,938
Printing & Binding	161	41	110	238	-	-	-	-	-	-	-	-	551
Legal Advertising	94	280	-	88	-	-	-	-	-	-	-	-	462
Miscellaneous	62	1	10	11	-	-	-	-	-	-	-	-	84
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Cost Share Expense - Marshall Creek	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	\$ 27,638	\$ 9,350	\$ 11,133	\$ 14,085	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,207

Sweetwater Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Utilities													
Electric	\$ 6,512	\$ 6,616	\$ 6,283	\$ 6,272	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	25,683
Other Physical Environment													
General Insurance	5,507	-	-	-	-	-	-	-	-	-	-	-	5,507
Landscape Maintenance	24,273	24,273	24,273	24,273	-	-	-	-	-	-	-	-	97,092
Landscape Improvements	-	5,044	25,000	-	-	-	-	-	-	-	-	-	30,044
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,538	1,793	1,538	1,538	-	-	-	-	-	-	-	-	6,407
Fountain Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs & Maintenance	4,805	710	4,920	413	-	-	-	-	-	-	-	-	10,848
Storm Clean-Up	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Repairs & Maintenance	2,390	2,718	6,134	2,500	-	-	-	-	-	-	-	-	13,742
Tree Removals	1,200	-	1,786	-	-	-	-	-	-	-	-	-	2,986
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Signage Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decoration	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Field Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Guardhouse Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Playground Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Other Physical Environment	\$ 46,225	\$ 41,154	\$ 69,934	\$ 34,995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	192,308
Amenities													
Administrative													
Property & Casualty Insurance	\$ 36,496	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	36,496
Payroll - Salaried	685	-	-	-	-	-	-	-	-	-	-	-	685
Payroll - Hourly	1,638	-	-	-	-	-	-	-	-	-	-	-	1,638
Payroll - Benefits	301	-	-	-	-	-	-	-	-	-	-	-	301
Payroll Taxes	264	-	-	-	-	-	-	-	-	-	-	-	264
Professional Services - Engineering	1,281	-	-	-	-	-	-	-	-	-	-	-	1,281
Professional Services - Information Technology	34	-	-	-	-	-	-	-	-	-	-	-	34
Travel & Per Diem	-	-	69	-	-	-	-	-	-	-	-	-	69
Training	-	-	-	-	-	-	-	-	-	-	-	-	-
Facility Management	21,341	22,486	22,516	22,841	-	-	-	-	-	-	-	-	89,184
Licenses & Permits	-	-	-	414	-	-	-	-	-	-	-	-	414
Subscriptions & Memberships	29	29	92	63	-	-	-	-	-	-	-	-	213
Office Supplies	449	253	300	46	-	-	-	-	-	-	-	-	1,049
Office Equipment	300	56	146	465	-	-	-	-	-	-	-	-	968
Communication - Telephone/Internet/TV	-	658	658	658	-	-	-	-	-	-	-	-	1,974
Internet/Telephone - Guard House	362	340	340	340	-	-	-	-	-	-	-	-	1,381

Sweetwater Creek
Community Development District
Month to Month

Field	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Field Management Fees</i>	7,420	7,420	7,420	7,420	-	-	-	-	-	-	-	-	29,680
<i>General Utilities</i>	4,565	4,781	5,436	6,512	-	-	-	-	-	-	-	-	21,294
<i>Refuse Removal</i>	414	519	955	519	-	-	-	-	-	-	-	-	2,408
<i>Security</i>	6,163	6,103	6,103	7,573	-	-	-	-	-	-	-	-	25,942
<i>Janitorial Services</i>	3,733	3,483	3,483	3,483	-	-	-	-	-	-	-	-	14,182
<i>Operating Supplies - Spa & Paper</i>	428	52	194	308	-	-	-	-	-	-	-	-	983
<i>Operating Supplies - Uniforms</i>	-	-	-	-	-	-	-	-	-	-	-	-	-
<i>Cleaning Supplies</i>	1,636	191	9	30	-	-	-	-	-	-	-	-	1,866
<i>Amenity Landscape Maintenance & Improvements</i>	1,906	1,906	1,906	1,906	-	-	-	-	-	-	-	-	7,624
<i>Gate Repairs & Maintenance</i>	-	-	245	-	-	-	-	-	-	-	-	-	245
<i>Dog Park Repairs & Maintenance</i>	-	-	324	-	-	-	-	-	-	-	-	-	324
<i>Park Mulch</i>	-	-	-	-	-	-	-	-	-	-	-	-	-
<i>Miscellaneous Field Supplies</i>	-	-	236	-	-	-	-	-	-	-	-	-	236
<i>Buildings Repairs & Maintenance</i>	47,127	8,102	322	89	-	-	-	-	-	-	-	-	55,641
<i>Pest Control</i>	79	79	79	-	-	-	-	-	-	-	-	-	236
<i>Pool Maintenance - Contract</i>	-	1,560	1,560	1,560	-	-	-	-	-	-	-	-	4,680
<i>Pool Repairs & Maintenance</i>	-	-	330	-	-	-	-	-	-	-	-	-	330
<i>Pool Chemicals</i>	1,920	2,999	1,920	2,055	-	-	-	-	-	-	-	-	8,895
<i>Signage & Amenity Repairs</i>	-	-	500	-	-	-	-	-	-	-	-	-	500
<i>Special Events</i>	-	-	-	337	-	-	-	337	-	-	-	-	337
<i>Park Repair & Maintenance</i>	19,145	631	-	522	-	-	-	-	-	-	-	-	20,298
<i>Pickleball Repair & Maintenance</i>	1,059	70	77	-	-	-	-	-	-	-	-	-	1,205
<i>Fitness</i>													
<i>Professional Services - Outside Fitness</i>	4,340	3,108	3,655	3,815	-	-	-	-	-	-	-	-	14,918
<i>Fitness Equipment Repairs & Maintenance</i>	2,147	-	-	221	-	-	-	-	-	-	-	-	2,368
<i>Fitness Equipment Rental</i>	2,927	2,927	2,927	2,414	-	-	-	-	-	-	-	-	11,196
<i>Miniature Golf Course Maintenance</i>	-	-	-	-	-	-	-	-	-	-	-	-	-
<i>Miscellaneous Fitness Supplies</i>	-	393	43	142	-	-	-	-	-	-	-	-	578
<i>Capital Outlay - Machinery & Equipment</i>	-	1,505	-	4,919	-	-	-	-	-	-	-	-	6,424
Subtotal Amenities	\$ 168,190	\$ 69,653	\$ 61,844	\$ 68,652	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	368,339
Total Operations & Maintenance	\$ 214,415	\$ 110,807	\$ 131,778	\$ 103,647	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	560,647
Reserves													
<i>Capital Reserve Transfer</i>	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 242,052	\$ 120,158	\$ 142,911	\$ 117,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	622,853
Excess (Deficiency) of Revenues over Expenditures	\$ (240,923)	\$ 109,065	\$ 144,157	\$ 840,488	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	852,786
Other Financing Sources/Uses:													
<i>Transfer In/(Out)</i>	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (240,923)	\$ 109,065	\$ 144,157	\$ 840,488	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	852,786

Sweetwater Creek
Community Development District
Long Term Debt Report

SERIES 2019A-1, SPECIAL ASSESSMENT REVENUE BONDS		
Interest Rate:	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 - 7/30/19		\$7,825,000
Less: Principal Payment - 5/1/20		(\$330,000)
Less: Principal Payment - 5/1/20 (Special Call)		(\$15,000)
Less: Principal Payment - 11/1/20 (Special Call)		(\$40,000)
Less: Principal Payment - 5/1/21		(\$340,000)
Less: Principal Payment - 5/1/21 (Special Call)		(\$40,000)
Less: Principal Payment - 11/1/21 (Special Call)		(\$15,000)
Less: Principal Payment - 5/1/22		(\$340,000)
Less: Principal Payment - 11/1/22 (Special Call)		(\$15,000)
Less: Principal Payment - 5/1/23		(\$345,000)
Current Bonds Outstanding		\$6,345,000

SERIES 2019A-2, SPECIAL ASSESSMENT REVENUE BONDS		
Interest Rate:	3.560%, 4.020%	
Maturity Date:	5/1/2038	
Reserve Fund Definition	50% MAXIMUM ANNUAL DEBT SERVICE	
Reserve Fund Requirement	\$108,331	
Reserve Fund Balance	108,331	
Bonds Outstanding - 7/30/19		\$2,980,000
Less: Principal Payment - 5/1/20		(\$110,000)
Less: Principal Payment - 5/1/20 (Special Call)		(\$10,000)
Less: Principal Payment - 11/1/20 (Special Call)		(\$15,000)
Less: Principal Payment - 5/1/21		(\$115,000)
Less: Principal Payment - 5/1/21 (Special Call)		(\$15,000)
Less: Principal Payment - 11/1/21 (Special Call)		(\$5,000)
Less: Principal Payment - 5/1/22		(\$115,000)
Less: Principal Payment - 5/1/22 (Special Call)		(\$25,000)
Less: Principal Payment - 11/1/22 (Special Call)		(\$5,000)
Less: Principal Payment - 5/1/23		(\$120,000)
Less: Principal Payment - 5/1/23 (Special Call)		(\$20,000)
Current Bonds Outstanding		\$2,425,000

Sweetwater Creek
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - St John's County
Fiscal Year 2024

Gross Assessments	\$	1,834,379.37	\$	788,070.96	\$	2,622,450.33
Net Assessments	\$	1,724,316.61	\$	740,786.70	\$	2,465,103.31

ON ROLL ASSESSMENTS

69.95%	30.05%	100.00%
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<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/ Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2019 Debt Service Asmt</i>	<i>Total</i>
11/03/23	1	\$ 31,255.80	\$ 1,600.28	\$ 593.11	\$ -	\$ 29,062.41	\$ 20,328.88	\$ 8,733.53	\$ 29,062.41
11/17/23	2	113,293.20	4,447.89	2,176.91	-	106,668.40	74,613.54	32,054.86	106,668.40
11/22/23	3	202,571.45	8,102.90	3,889.37	-	190,579.18	133,308.35	57,270.83	190,579.18
12/14/23	4	197,318.20	7,892.80	3,788.51	-	185,636.89	129,851.26	55,785.63	185,636.89
12/22/23	5	236,171.28	9,446.92	4,534.49	-	222,189.87	155,419.73	66,770.14	222,189.87
01/09/24	6	1,446,298.81	57,852.33	27,768.93		1,360,677.55	951,781.16	408,896.39	1,360,677.55
01/11/24	INTEREST				6,111.28	6,111.28	4,274.78	1,836.50	6,111.28
02/12/24	7	208,416.60	7,774.26	4,012.85		196,629.49	137,540.48	59,089.01	196,629.49
						-	-	-	-
						-	-	-	-
						-	-	-	-
						-	-	-	-
TOTAL		\$ 2,435,325.34	\$ 97,117.38	\$ 46,764.17	\$ 6,111.28	\$ 2,297,555.07	\$ 1,607,118.18	\$ 690,436.89	\$ 2,297,555.07

92.86%	Percent Collected
\$ 187,124.99	Balance Remaining to Collect

Sweetwater Creek COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Revenue Bonds, Series 2019

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2020				
11/15/19	1	England Thims & Miller	Invoices: 191327, 191598, 191935 - Traffic Study & Certification Package	\$ 8,032.00
11/15/19	2	East Coast Wells & Pump Service	Invoice: 34301 - Replaced Irrigation Pump	\$ 4,293.70
1/3/20	3	Performance Painting Contractors, Inc.	Invoice: 9579 - Mobilization	\$ 8,090.00
1/3/20	4	AC Concrete Enterprise, Inc.	Invoice: AB - Sidewalk Addition	\$ 6,250.00
1/3/20	5	Reflections	Invoice: 191036 - Roof Clean	\$ 4,495.00
1/6/20	6	Rick Arsenault Certified Pool Consultant, Inc.	Invoice: SWCrefC120 - 40% Deposit to start services	\$ 46,000.00
1/6/20	7	Rick Arsenault Certified Pool Consultant, Inc.	Invoice: SWCrefD120 - 10% upon execution of the Agreement	\$ 11,500.00
2/6/20	8	East Coast Wells & Pump Service	Invoices: 34271 & 34167 - Fixed Pump Motor & Replaced Bad Motor	\$ 2,137.00
2/6/20	9	Rick Arsenault Certified Pool Consultant, Inc.	Invoice: 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	67	Bartram Trail Surveying Inc	Invoice #5651 Palencia Fitness Cneter Topographic Survey 1/4/23	\$ 3,080.00
2/14/23	68	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 Cneter 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 Add'l 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
5/9/23	82	Kilinski/Van Wyk PLLC	Invoice# 6480 2019 Project Construction	\$ 1,485.50

**Sweetwater Creek
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Revenue Bonds, Series 2019

Date	Requisition #	Contractor	Description	Requisition
5/9/23	83	Sweetwater Creek CDD	Invoice #1312 IT Systems Install amplifier and speakers.	\$ 2,100.00
5/9/23	84	Sweetwater Creek CDD	Invoice # PAL_003 Invision Construction Additional Electrical items, HV AC pipe dryer vent, door, hall storage, trimming, painting, flooring, and plumbing washer.	\$ 15,000.00
5/9/23	85	Invision Construction	Progress billing per agreement for Palencia Interior Renovation Change Order Id #PAL_004	\$ 5,190.00
5/15/23	86	England Thims & Miller	Invoice# 208098 Pickle ball Courts Addition & Modifications.	\$ 3,023.75
5/15/23	87	Heartline Fitness Systems	Remaining Balance Invoice# 154021-F Final payment for Resistance Wall Gym & Cable Caddy Complete Kit and Training Ropes.	\$ 1,290.90
5/15/23	88	Heartline Fitness Systems	Remaining Balance Invoice# 151948-F Final payment for Flooring Materials.	\$ 2,624.08
6/5/23	89	Kilinski/Van Wyk PLLC	Invoice# 6585 2019 Project Construction	\$ 1,179.00
6/5/23	90	Invision Construction	Change Order 4 Emergency Light Invoice #PAL_006	\$ 600.00
6/5/23	91	Feather & Bloom	Invoice #000725 Lighting install and custom hanging wood paneling for Zen Room	\$ 3,300.00
6/13/23	92	England Thims & Miller	Invoice# 208489 Pickle ball Courts Addition & Modifications.	\$ 5,855.00
6/13/23	93	Kilinski/Van Wyk PLLC	Invoice# 6846 2019 Project Construction	\$ 2,661.50
7/7/23	94	England Thims & Miller	Invoice# 23159 Topography Survey for Onda Park	\$ 5,240.00
7/7/23	95	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-1	\$ 16,412.00
7/7/23	96	England Thims & Miller	Invoice# 208897 Pickle ball Courts Addition & Modifications.	\$ 2,076.25
7/24/23	97	Kilinski/Van Wyk PLLC	Invoice# 7090 2019 Project Construction	\$ 2,719.50
7/24/23	98	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-2	\$ 97,369.00
8/14/23	99	England Thims & Miller	Invoice # 209405 Pickleball Courts Addition & Modifications.	\$ 563.75
8/14/23	100	Kilinski/Van Wyk PLLC	Invoice # 7262 2019 Project Construction	\$ 482.00
8/16/23	101	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-3	\$ 111,695.00
9/15/23	102	England Thims & Miller	Invoice # 209910 Pickleball Courts Addition & Modifications.	\$ 820.00
9/15/23	103	Kilinski/Van Wyk PLLC	Invoice # 7481 2019 Project Construction	\$ 673.08
9/28/23	104	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-4	\$ 119,712.00
10/19/23	105	Poly-Wood LLC	Invoice # 873994 Vineyard Dining Arm chairs and 48" Round Dining Tables	\$ 7,420.00
10/17/23	106	Kilinski/Van Wyk PLLC	Invoice # 7759 2019 Project Construction	\$ 375.00
10/30/23	107	American Electrical Contracting Inc	Palencia Pickleball Courts Electrical Lighting Install Invoice #W61855	\$ 24,485.00
10/30/23	108	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-5	\$ 72,718.00
11/28/23	109	Kilinski/Van Wyk PLLC	Invoice # 7975 2019 Project Construction	\$ 106.00
11/28/23	110	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-6	\$ 22,208.00
11/29/23	111	England Thims & Miller	Invoice # 210296 Pickleball Courts Addition & Modifications.	\$ 256.25
12/7/23	112	England Thims & Miller	Invoice # 210807 Pickleball Courts Addition & Modifications.	\$ 367.45
12/5/23	113	Sweetwater Creek CDD	Pickleball fees, sound system upgrade aerobics room, and Washer Dryer/Warranty for Amenity Center paid with card.	\$ 2,959.95
12/6/23	114	England Thims & Miller	Invoice # 211276 Pickleball Courts Addition & Modifications.	\$ 205.00
1/10/24	115	Duval Landscape Maintenance	Invoice # 25237 Revamp amenity center irrigation.	\$ 12,917.16
1/10/24	116	Sweetwater Creek CDD-Capital Reserve	Dowling Douglas Invoice # 211276 Pickleball Courts Addition & Modifications – Nov 2023.	\$ 2,600.00
1/22/24	117	Kilinski/Van Wyk PLLC	Invoice # 8459 2019 Project Construction	\$ 124.00
	118	Atlantic Security	Video Surveillance System Equipment and Installation 50% Dep Invoice #327381-Deposit	\$ 5,946.88
	119	Alfred W Grover, Electrical Contractor	Invoice # 12524 - 6 Outdoor Motion Detector-LED light fixture for Pickleball Project	\$ 3,800.00
	120	England Thims & Miller	Invoice # 212440 Pickleball Courts Addition & Modifications - Nov 2023.	\$ 1,571.25
	121	Kilinski/Van Wyk PLLC	Invoice # 8723 2019 Project Construction	\$ 155.00
	122	American Electrical Contracting Inc	Palencia Pickleball Courts Install two light deflectors Invoice #W64623	\$ 1,840.00
	123	American Electrical Contracting Inc	Palencia Pickleball Courts Change timer to digital Invoice #W63086	\$ 140.65
	124	American Electrical Contracting Inc	Palencia Pickleball Courts Change Order Lighting Project Invoice #W62910	\$ 3,227.30
	125	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-7-Final Payment	\$ 25,623.00
TOTAL				\$ 1,282,283.04
Project (Construction) Fund at 08/30/19				\$ 1,540,777.96
Interest Earned and Transfer thru 12/31/23				\$ 125,486.18
Outstanding Requisitions				\$ 42,304.08
Requisitions Paid thru 1/31/24				\$ (1,282,283.04)
Remaining Project (Construction) Fund				\$ 426,285.18
FUTURE CAPITAL PROJECTS (CONSTRUCTION)				
Hoffman Construction	Pickleball Court Construction-Balance to Finish including Retainage			\$0.00
	Pickleball-Water Fountain/Cooler (Projection, not actual)			\$4,000.00
Atlantic	Camera System (Pickleball and Fitness Center) (Actual Cost)			\$5,946.88
	Park Enhancement Projects (\$350,000 Budget - April 6, 2023 Mtg.)			
	Board approved Basketball Court and Playground equipment			\$115,000.00
	Remaining Budget for Parks, for projects not yet defined or approved			\$235,000.00
District Engineer Costs related to Projects	District Engineer Costs (Projection, not actual)			\$10,000.00
District Counsel Costs related to Projects	District Counsel Costs (Projection, not actual)			\$5,000.00
TOTAL PROJECTED PROJECTS				\$374,946.88
PROJECTED REMAINING PROJECTS (CONSTRUCTION) FUNDS				\$51,338

C.

Sweetwater Creek
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024
Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
General Fund		
01/05/24	3968-3971	\$29,771.42
01/08/24	3972-3975	800.00
01/23/24	3976-3986	42,586.53
01/30/24	3987	710.00
SUBTOTAL		\$73,867.95

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
Amenity Fund		
01/05/24	2376-2391	\$11,074.07
01/23/24	2392-2403	38,281.74
01/30/24	2404-2418	3,867.32
SUBTOTAL		\$53,223.13

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
Capital Reserve		
01/05/24	25	\$2,600.00
01/23/24	26	5,190.00
SUBTOTAL		\$7,790.00
TOTAL		\$134,881.08

*** CHECK DATES 01/01/2024 - 01/31/2024 ***
 SWEETWATER CREEK - GENERAL
 BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/05/24	00090	11/01/23 6063227A	202311 310-51300-48000	NTC OF BOS MTG #9477195	*	93.84	
		11/07/23 6063227B	202311 310-51300-48000	RFQ ENGINEERING #9522074	*	186.32	
				GANNETT FL LOCALIQ			280.16 003968
1/05/24	00086	12/01/23 24720	202312 320-53800-46200	DEC LANDSCAPE MAINTENANCE	*	24,273.00	
				DUVAL LANDSCAPE MAINTENANCE			24,273.00 003969
1/05/24	00085	12/22/23 290	202312 320-53800-47301	SIDEWALK CLEAN-PRESS WASH	*	2,500.00	
				JAMES M TETER DBA MY CLEAN ROOF LLC			2,500.00 003970
1/05/24	00071	12/14/23 257	202311 320-53800-47301	NOV FACILITY MAINTENANCE	*	2,718.26	
				RIVERSIDE MANAGEMENT SERVICES			2,718.26 003971
1/08/24	00075	1/04/24 01042024	202401 310-51300-11000	1/4/24 CDD BOARD MEETING	*	200.00	
				CHARLES USINA III			200.00 003972
1/08/24	00089	1/04/24 01042024	202401 310-51300-11000	1/4/24 CDD BOARD MEETING	*	200.00	
				JOHN T SMITH			200.00 003973
1/08/24	00051	1/04/24 01042024	202401 310-51300-11000	1/4/24 CDD BOARD MEETING	*	200.00	
				ROBERT LISOTTA			200.00 003974
1/08/24	00040	1/04/24 01042024	202401 310-51300-11000	1/4/24 CDD BOARD MEETING	*	200.00	
				STEPHEN J HANDLER			200.00 003975
1/23/24	00086	1/02/24 25106	202401 320-53800-46200	JAN PALENCIA RENEWAL	*	24,273.00	
				DUVAL LANDSCAPE MAINTENANCE			24,273.00 003976
1/23/24	00086	12/12/23 24945	202312 320-53800-47300	DEC MAINLINE RPR #29822	*	670.00	
				DUVAL LANDSCAPE MAINTENANCE			670.00 003977
1/23/24	00086	12/19/23 24997	202312 320-53800-47300	DEC TORCIDO RPR #29942	*	825.00	
				DUVAL LANDSCAPE MAINTENANCE			825.00 003978

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/30/24	00086	11/30/23 24657	202311 320-53800-47300	NOV AMENITY CNTR MAINLINE	*	710.00	
DUVAL LANDSCAPE MAINTENANCE							710.00 003987

TOTAL FOR BANK A						73,867.95	
TOTAL FOR REGISTER						73,867.95	

*** CHECK DATES 01/01/2024 - 01/31/2024 ***
SWEETWATER CREEK - POOL
BANK B AMENITY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/05/24	00137	12/28/23 12282023	202310 340-53800-34500	OCT23 FITNESS INSTRUCTOR	*	70.00	
				CARYN REGISTER			70.00 002376
1/05/24	00096	11/01/23 1192	202311 330-53800-44000	NOV SPIN BIKE LEASE	*	513.20	
				FRANK A FLORI DBA CHAIRMAN'S ENT			513.20 002377
1/05/24	00096	12/01/23 1196	202312 330-53800-44000	DEC SPIN BIKE LEASE	*	513.20	
				FRANK A FLORI DBA CHAIRMAN'S ENT			513.20 002378
1/05/24	00005	10/05/23 41-27053	202310 330-53800-52100	CLEANING SUPPLIES	*	69.50	
				DOWNEY'S JANITORIAL SUPPLIES			69.50 002379
1/05/24	00005	11/06/23 41-27225	202311 330-53800-52100	CLEANING SUPPLIES	*	84.29	
		11/06/23 41-27225	202311 330-53800-52200	SPA & PAPER	*	52.48	
				DOWNEY'S JANITORIAL SUPPLIES			136.77 002380
1/05/24	00005	9/28/23 41-27016	202309 330-53800-52100	CLEANING SUPPLIES	*	27.60	
				DOWNEY'S JANITORIAL SUPPLIES			27.60 002381
1/05/24	00119	12/01/23 24719	202312 330-53800-47900	DEC CLUBHOUSE & DOG PARK	*	1,906.00	
				DUVAL LANDSCAPING MAINTENANCE			1,906.00 002382
1/05/24	00133	12/12/23 12122023	202310 340-53800-34500	10/12 CARDIO CORE 1HR	*	35.00	
				HEATHER REBELLA			35.00 002383
1/05/24	00014	11/14/23 E480-91	202310 330-53800-52100	DISINFECTANT WIPES	*	1,040.00	
				LLOYD'S EXERCISE EQUIPMENT LLC			1,040.00 002384
1/05/24	00019	1/01/24 13129561	202401 330-53800-52002	JAN POOL CHEMICALS	*	2,054.80	
				POOLSURE			2,054.80 002385
1/05/24	00138	12/14/23 12142023	202312 340-53800-34500	OCT-DEC23 FIT INSTRUCTOR	*	665.00	
				RONALD C. CULLUM			665.00 002386

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/05/24	00136	11/07/23	11072023 202310 340-53800-34500 OCT23 FITNESS INSTRUCTOR	TIFFANY ROSE CUNNINGHAM	*	210.00	210.00 002387
1/05/24	00040	9/12/23	31393496 202310 330-53800-47800 COMPANY PARTS		*	121.24	
		9/12/23	31393496 202310 330-53800-47800 REPAIR-INSTALLATION LABOR		*	1,943.00	
		9/12/23	31393496 202310 330-53800-47800 MATERIALS		*	431.19	
		9/12/23	31393496 202310 330-53800-47800 ENVIRO/SAFETY IMPACT FEE		*	299.54	
			TRANE				2,794.97 002388
1/05/24	00040	9/19/23	31395397 202310 330-53800-47800 REPAIR-INSTALLATION LABOR		*	772.00	
		9/19/23	31395397 202310 330-53800-47800 TRAVEL CHARGE		*	50.00	
		9/19/23	31395397 202310 330-53800-47800 ENVIROMENTAL & SAFETY FEE		*	77.20	
			TRANE				899.20 002389
1/05/24	00041	12/11/23	61820394 202312 340-53800-34400 DEC PEST CONTROL	TURNER PEST CONTROL LLC	*	78.83	78.83 002390
1/05/24	00042	1/01/24	348887 202401 330-53800-48400 MONITOR PHONE 1/1-3/31/24	VILLAGE KEY & ALARM INC	*	60.00	60.00 002391
1/23/24	00005	11/08/23	41-27242 202311 330-53800-52100 PAPER PRODUCT	DOWNEY'S JANITORIAL SUPPLIES	*	106.86	106.86 002392
1/23/24	00005	1/04/24	41-27502 202401 330-53800-52200 SPA & PAPER		*	266.33	
		1/04/24	41-27502 202401 330-53800-52100 CLEANING SUPPLIES	DOWNEY'S JANITORIAL SUPPLIES	*	29.85	296.18 002393
1/23/24	00119	1/02/24	25105 202401 330-53800-46200 JAN CLUBHOUSE & DOG PARK	DUVAL LANDSCAPING MAINTENANCE	*	1,906.00	1,906.00 002394
1/23/24	00080	1/02/24	736275 202401 300-15500-10000 FEB GATE GRD MONITORING		*	6,103.11	

SWCC SWEETWATER CRK BPEREGRINO

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	2/29/24	PAGE	3
*** CHECK DATES 01/01/2024 - 01/31/2024 ***														
SWEETWATER CREEK - POOL														
BANK B AMENITY														

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		1/02/24 736275	202401 300-15500-10000		V	6,103.11-	
		FEB GATE GRD MONITORING					
				HIDDEN EYES LLC DBA ENVERA SYSTEMS			.00 002395
1/23/24 00139		12/10/23 12102023	202312 340-53800-34500		*	140.00	
		DEC23 FITNESS INSTRUCTOR					
				GLENDA MALEWICKI DBA GLENDA'S YOGA			140.00 002396
1/23/24 00139		12/17/23 12172023	202312 340-53800-34500		*	105.00	
		DEC23 FITNESS INSTRUCTOR					
				GLENDA MALEWICKI DBA GLENDA'S YOGA			105.00 002397
1/23/24 00140		1/13/24 011624	202401 340-53800-34500		*	75.00	
		JAN24 FITNESS INSTRUCTOR					
				PEYTON C RADCLIFF			75.00 002398
1/23/24 00020		1/09/23 01092023	202312 330-53800-51000		*	37.45	
		OFFICE SUPPLIES					
				PUBLIX SUPER MARKETS INC			37.45 002399
1/23/24 00104		1/01/24 259	202312 330-53800-52001		*	330.00	
		DEC POOL COVER REMOVAL					
				RIVERSIDE MANAGEMENT SERVICES, INC			330.00 002400
1/23/24 00104		1/01/24 258	202401 330-53800-10000		*	9,922.92	
		JAN FITNESS CNTR MANAGER					
		1/01/24 258	202401 330-53800-10000		*	6,603.92	
		JAN ASSISTANT MANAGER					
		1/01/24 258	202401 330-53800-10000		*	4,814.50	
		JAN FRONT DESK ATTENDANTS					
		1/01/24 258	202401 330-53800-46500		*	3,482.92	
		JAN JANITORIAL SERVICES					
		1/01/24 258	202401 330-53800-52000		*	1,560.00	
		JAN POOL MAINTENANCE					
		1/01/24 258	202401 320-53800-12100		*	7,420.00	
		JAN FIELD MANAGEMENT					
		1/01/24 258A	202312 330-53800-10000		*	1,174.50	
		DEC FRONT DESK ATTENDANTS					
				RIVERSIDE MANAGEMENT SERVICES, INC			34,978.76 002401
1/23/24 00023		7/27/23 90299536	202310 330-53800-52200		*	201.49	
		SHOWER N GO 1000ML					
				STATE CHEMICAL SOLUTIONS			201.49 002402
1/23/24 00136		1/02/24 01022024	202312 340-53800-34500		*	105.00	
		DEC23 FITNESS INSTRUCTOR					
				TIFFANY ROSE CUNNINGHAM			105.00 002403

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
1/30/24	00129	1/12/24 01122024	202401 340-53800-34500	JAN24 FITNESS INSTRUCTOR	AMYSUE LONG	*	70.00	70.00	002404
1/30/24	00129	1/19/24 01192024	202401 340-53800-34500	JAN24 FITNESS INSTRUCTOR	AMYSUE LONG	*	70.00	70.00	002405
1/30/24	00131	1/22/24 01222024	202401 340-53800-34500	JAN24 FITNESS INSTRUCTOR	DIANE STOEVEER	*	320.00	320.00	002406
1/30/24	00119	11/15/23 24465	202311 330-53800-48000	+ PALLET BAHIA ONDA DRAIN	DUVAL LANDSCAPING MAINTENANCE	*	630.63	630.63	002407
1/30/24	00139	1/11/24 01112024	202401 340-53800-34500	JAN24 FITNESS INSTRUCTOR	GLENDA MALEWICKI DBA GLENDA'S YOGA	*	70.00	70.00	002408
1/30/24	00139	1/11/24 01112024	202312 340-53800-34500	DEC23 FITNESS INSTRUCTOR	GLENDA MALEWICKI DBA GLENDA'S YOGA	*	70.00	70.00	002409
1/30/24	00127	1/22/24 01222024	202312 340-53800-34500	DEC23 FITNESS INSTRUCTOR	LINA HERMEZ	*	805.10	805.10	002410
1/30/24	00127	1/22/24 01222024	202401 340-53800-34500	JAN24 FITNESS INSTRUCTOR	LINA HERMEZ	*	355.10	355.10	002411
1/30/24	00142	1/22/24 01222024	202312 340-53800-34500	DEC23 FITNESS INSTRUCTOR	MACKENZIE KING	*	600.00	600.00	002412
1/30/24	00135	1/10/24 01102024	202401 340-53800-34500	JAN24 FITNESS INSTRUCTOR	MIRANDA BULGER	*	197.50	197.50	002413
1/30/24	00135	1/22/24 01222024	202401 340-53800-34500	JAN24 FITNESS INSTRUCTOR	MIRANDA BULGER	*	127.50	127.50	002414
1/30/24	00141	1/22/24 01222024	202401 340-53800-34500	JAN24 FITNESS INSTRUCTOR	PATRICIA SCOTT	*	105.00	105.00	002415

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/30/24	00138	1/16/24 01162024	202401 340-53800-34500	JAN24 FITNESS INSTRUCTOR	*	105.00	
				RONALD C. CULLUM			105.00 002416
1/30/24	00023	10/05/23 90307764	202310 330-53800-52100	SHOWER N GO 1000ML	*	201.49	
				STATE CHEMICAL SOLUTIONS			201.49 002417
1/30/24	00136	1/25/24 01252024	202401 340-53800-34500	JAN24 FITNESS INSTRUCTOR	*	140.00	
				TIFFANY ROSE CUNNIGHAM			140.00 002418
TOTAL FOR BANK B						53,223.13	
TOTAL FOR REGISTER						53,223.13	

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/05/24	00016	10/10/23 088062	202310 600-58400-61000		*	2,600.00	
		BADGEPASS IDENTITY SYSTEM		DOWLING DOUGLAS COMPANY INC			2,600.00 000025
1/23/24	00067	12/01/23 12192023	202312 600-20700-10300		*	5,190.00	
		REQ #70 AND REQ #85		SWEETWATER CREEK CDD			5,190.00 000026
TOTAL FOR BANK A						7,790.00	
TOTAL FOR REGISTER						7,790.00	

D.

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: 118

(B) Name and address of Payee: Atlantic Security
1714 Cesery Blvd
Jacksonville FL 32211

(C) Amount Payable: \$5,946.88

(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): Video Surveillance System Equipment and Installation 50% deposit Invoice #327381-Deposit.

(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



Tel. 904-743-8444
 www.smarthome.biz
 sales@smarthome.biz

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
02/13/2024	\$6,651.88	01/16/2024

INVOICE NO. 327381 - DEPOSIT

Site:	1879 N Loop Pkwy St Augustine
Site Address:	1879 N Loop Pkwy St Augustine FL 32095
Job No.:	79661
Job Name:	Palencia Fitness Center
Order No.:	

Equipment & Installation Video Surveillance System

Sub-Total ex Tax	\$11,893.75
Tax	\$0.00
Total	\$11,893.75
Previous Claim Amount (0.00%)	\$0.00
This Claim Amount (50.00%)	\$5,946.88
Amount Remaining (50.00%)	\$5,946.87

Annual Service Agreement

Sub-Total ex Tax	\$1,410.00
Tax	\$0.00
Total	\$1,410.00
Previous Claim Amount (0.00%)	\$0.00
This Claim Amount (50.00%)	\$705.00
Amount Remaining (50.00%)	\$705.00

"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice.

IMPORTANT: Please remember to test your system monthly.

Need automation for your home? Visit us online at www.smarthome.biz

There will be a 1.5% interest charge per month on late invoices.

Sub-Total ex Tax	\$6,651.88
Tax	\$0.00
Total inc Tax	\$6,651.88
Amount Applied	\$0.00
Balance Due	\$6,651.88



Tel. 904-743-8444
www.smarthome.biz
sales@smarthome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
02/13/2024	\$6,651.88	01/16/2024

INVOICE NO. 327381 - DEPOSIT

How To Pay



Credit Card (MasterCard, Visa, Amex)

Please add billing zip if not same as address above.

Credit Card No.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

INVOICE NO. 327381

NAME: Sweetwater Creek CDD DUE DATE: 02/13/2024 AMOUNT DUE: \$6,651.88

Please Reference: 327381



Tel. 904-743-8444
www.smarthome.biz
sales@smarthome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
02/13/2024	\$6,651.88	01/16/2024

INVOICE NO. 327381 - DEPOSIT

Original Contract					
Description	Total Value	Current		To Date	
		%	\$	%	\$
Video Surveillance System	\$11,893.75	50.00	\$5,946.88	50.00	\$5,946.88
Annual Service Agreement	\$1,410.00	50.00	\$705.00	50.00	\$705.00
Total	\$13,303.75	50.00	\$6,651.88	50.00	\$6,651.88

Claim Breakdown (Amount including Tax)					
Date	Invoice No.	Claimed	Paid	Amount Outstanding	
01/16/2024	327381	\$6,651.88	\$0.00	\$6,651.88	
Total		\$6,651.88	\$0.00	\$6,651.88	

Contract Summary		
Claim to Date		\$6,651.88
Remaining Claim Balance		\$6,651.87

I understand that it is my responsibility to periodically (at least monthly) test and check my security system, and to notify the company promptly of service needs, and additionally to notify the company in writing of any changes in the Emergency List information.

Terms and Conditions

1. **PRINTED AGREEMENT** - None of the **PRINTED AGREEMENT** or its items and conditions may be altered without the express written approval of an officer of the Seller.
2. **SELLER** agrees to install specified systems on premises and to make any necessary inspections and tests to deliver system to Purchaser in operating condition in accordance with standard installation procedures of Seller. The installation will be completed within a reasonable length of time based on the conditions inherent in the premises and Seller's installation schedule.
3. **FULL ONE-YEAR WARRANTY** - Seller/Atlantic Companies promises to furnish a replacement part for any portion of Purchaser's security system that proves to be defective in workmanship or material under normal use for a period of one year from the date of installation. Seller reserves the right to use reconditioned parts in fulfillment of this warranty.

Seller/Atlantic Companies extends to Purchasers warranties for equipment not made by us granted us by manufacturers of such equipment used in Seller home systems. Seller will return this equipment to the original manufacturer for fulfillment of their warranty obligations.

We will furnish the labor to remove and replace the defective part during the same one-year period. Seller/Atlantic Companies makes no other warranty except as herein specifically set forth, particularly any warranty of merchantability or fitness for any particular purpose, either express or implied in law.

GENERAL: Furnishing of parts and labor as described above shall constitute fulfillment of all Seller/Atlantic Companies obligations with respect to this warranty, and replacement part will be warranted only for the unexpired portion of the original warranty.

A bill of sale, cancelled check, or payment record shall be kept by Purchaser to verify purchase date and establish warranty period.

To obtain service, call the office listed on the Purchase Agreement you signed at the time of purchase of your system:

Distributed by Atlantic Companies
1714 Cesery Boulevard
Jacksonville, FL 32211

Ready access to the system for service is the responsibility of the Purchaser. Seller will perform service during normal working hours. For emergency service, Seller will charge you an emergency service labor premium.

Seller will endeavor to perform service Within 48 hours after notification of a problem by the Purchaser.

EXCLUSIONS: This warranty applies only to units sold and retained within the continental USA. This warranty does not apply to the product or parts that have been damaged by accident, abuse, lack of proper maintenance, unauthorized alterations, misapplication, fire, flood, lightning strikes or acts of God.

This warranty does not cover service calls which do not involve defective workmanship or materials.

IN NO CASE WILL SELLER/ATLANTIC COMPANIES BE RESPONSIBLE FOR CONSEQUENTIAL OR SPECIAL DAMAGES.

4. **SELLER NOT AN INSURER** - It is specifically understood and agreed: That Seller is not an insurer; that insurance, if any, shall be obtained by Purchaser; that the payments provided for herein are based solely on the value of the service as set forth herein and are unrelated to the value of the Purchaser's property or Premises; THAT SELLER MAKES NO GUARANTEE OR WARRANTY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS THAT THE EQUIPMENT OR SERVICES SUPPLIED WILL AVERT OR PREVENT OCCURRENCES OR THE CONSEQUENCES THEREFROM WHICH THE SYSTEM OR SERVICE IS DESIGNED TO DETECT OR AVERT. Purchaser acknowledges that it is impractical and extremely difficult to fix the actual damages, if any, Which may proximately result from a failure to perform any of the obligations herein, or the failure of the systems to properly operate with resulting loss to Purchaser because of, among other things:

(a) The uncertain amount or value of Purchaser's property or that of other persons kept on the premises which may be lost, stolen, destroyed, damaged or otherwise affected by occurrences which the system or service is designed to detect or avert;

(b) The uncertainty of the response time of any police department, fire department, paramedic unit, patrol service or other such services or entities should such department or entity be dispatched as a result of a signal being received or an audible device sounding;

(c) The inability to ascertain what portion, if any, of any loss would be proximately caused by Seller's failure to perform or by failure of its equipment to operate;

(d) The nature of the service to be performed by the Seller and the uncertain nature of occurrences which might cause injury or death to Buyer or any other person which the system or equipment is designed to detect or avert.

Purchaser understands and agrees that if Seller should be found liable for loss or damage due from a failure of Seller to perform any of the obligations herein, whatsoever, including, but not limited to installation, design, service, monitoring, or the failure of any system or equipment installed by, or service performed by Seller in any respect whatsoever, Seller's maximum liability

shall not exceed a sum equal to the annual service charge contracted herein or Two Hundred Fifty (\$250.00) Dollars, whichever is less, and this liability shall be exclusive; and that the provisions of this Section shall apply if loss or damage, irrespective of cause or origin, results directly or indirectly from performance or nonperformance of the obligation imposed by this contract or from negligence, active or otherwise, of Seller, its agents, assigns or employees. In the event that the Purchaser wished Seller to assume greater liability, Purchaser may, as a matter of right, obtain from Seller a higher limited liability by paying an additional amount proportioned to the increase in damages, but such additional obligation shall in no way be interpreted to hold Seller as an insurer. Purchaser may also obtain such additional liability protection from insurance carrier, as Purchaser desires.

5. **INDEMNIFICATION** - Purchaser agrees to and shall indemnify and save harmless the Seller, its employees and agents for and against all third party claims, lawsuits and losses arising out of or in connection with the operation or non-operation of the system or monitoring facilities whether these claims be based upon alleged intentional conduct or active or passive negligence on the part of Seller, its agents, servants or employees.

The Seller assumes no liability for delay in installation of the system, or interruption of service due to strikes, riots, floods, fires, acts of God, or any cause beyond the control of Seller including interruption in telephone service. Seller will not be required to supply service to the Purchaser while interruption of service due to any such cause shall continue.

6. **CENTRAL STATION SERVICES** - Central station services consist of the receipt, analysis and response (dispatch of proper authorities) to signals from system installed under this Agreement. Such services are initiated upon final payment for installation and pre-payment of service charges. All services may be discontinued anytime charges are unpaid or system is abused. Notice by certified or registered letter to billing address shall be deemed sufficient notice of discontinuation and shall be deemed effective for all purposes upon mailing and not receipt.

Monitoring service is billed and payable annually in advance. **MONITORING SERVICE SHALL CONTINUE ON A YEARLY BASIS UNLESS CANCELLED IN WRITING BY EITHER PARTY NO LESS THAN 60 DAYS BEFORE ANNUAL RENEWAL DATE.**

The Department or other organization to which the connection may be made or an alarm signal may be transmitted may invoke the provisions hereof against any claims by the Purchaser or by others due to failure of such Department organization.

7. **TELEPHONE OR INTERNET CONNECTIONS** - Seller will assist Purchaser in making necessary arrangements to secure telephone or internet service connections for systems. Purchaser agrees to

furnish any necessary telephone or internet services or telephone lines at Purchaser's own expense.

The charge for the installation and continuation of this service shall be billed to the account of the Purchaser and will appear on his regular telephone or internet billing.

8. **TESTING** - It is the responsibility of the Purchaser to test the system for proper operations periodically but not less than monthly. Purchaser shall follow all instructions and procedures which Seller may prescribe for the operation and maintenance of the system.

9. **RETENTION OF TITLE AND RIGHT OF ACCESS** - The system shall remain the personal property of Seller until fully paid for in cash by Purchaser and Purchaser agrees to perform all acts which may be necessary to assure the retention of title to the system by Seller. Purchaser understands and agrees that the installation of equipment owned by Seller does not create a fixture on the Premise as to that equipment. Should Purchaser default in any payment for the system or part, then Purchaser authorized and empowers Seller to enter upon/in said Premise and to remove the system, or part from the premises. Such removal, if made by Seller, shall not be deemed a waiver of Seller's right to damages Seller sustains as a result of Purchaser's default and Seller shall have the right to enforce any other legal remedy or right. Furthermore, Seller shall be in no way obligated to restore the premises to its original condition, or redecorate same in the event the system or part is removed as a result of Purchaser's default in payment, nor shall Seller be obligated or liable to Purchaser in any manner. Risk of loss of the system, or any part of the same, shall pass to Purchaser upon delivery to the premises of such system or part.

10. **FEES, CHARGES, RIGHTS AND COST OF COLLECTION** - All fees and charges are payable in advance. Failure to pay fees, charges or other sums owed will result in your services being disconnected. Further, when you are in default, Seller can require immediate payment (acceleration) of what you owe under the contract and take possession of the property. Purchaser waives any right Purchaser has to demand for payment, notice of intent to accelerate and notice of acceleration. If Seller hires an attorney to collect what Purchaser owes, Purchaser will pay the attorney's fee and court costs as permitted by law. This includes any attorneys' fees Seller incurs as a result of any bankruptcy proceeding brought by or against Purchaser under federal law or an appellate proceeding. Payment shall be due upon the receipt of invoices by Seller unless otherwise specified on the front hereof. Interest shall accrue on all amounts more than thirty (30) days past due at the default rate of interest of 18% per annum or the maximum allowable rate, whichever is less. All payments shall be due and payable at Seller's office set forth on the front of the Agreement. Additionally, there will be a 1.50%/month LATE CHARGE on Past Due Balances. The minimum Late Charge is \$3.00. Any action taken under paragraph 6 and/or paragraph 9 shall in no way prejudice Seller's right to collection of unpaid charges and costs herein enumerated. If services are discontinued because of Purchaser's past due balance, and if Purchaser desires to have the monitoring service reactivated, Purchaser agrees to pay in advance to Seller a reconnect charge to be fixed by Seller at a reasonable amount. Seller shall have the right to increase the reoccurring service charge provided herein, upon written notice to Purchaser, at any time or times after the date service is operative under this Agreement. Purchaser agrees to notify Seller of any objections to such increase in writing within twenty (20) days after the date of the notice of increase, failing which it shall be conclusively presumed that Purchaser agreed to such increase. In the event Purchaser objects to such increase, Seller may elect to (i.) continue this Agreement under the terms and conditions in effect immediately prior to such increase, or (ii.) terminate the Agreement upon fifteen (15) days advance notice to Purchaser.

In addition to these charges addressed above, Purchaser agrees to pay, upon demand, (a) any false alarm assessments; federal, state and local taxes; fees or charges imposed by any governmental body or entity relating to the equipment or services provided under this Agreement; (b) any increase in charges to company or to Seller for the facilities needed to transmit signals under this Agreement; and (c) any service charge in the event Seller sends a representative to Purchaser's premises in response to a service call or alarm signals where Purchaser has not followed proper operating instructions, failed to close or properly secure a window, door or other protected point, or improperly adjusted CCTV camera, monitors or accessory components.

11. **NOTICE TO PURCHASER** - Under the Mechanic's Lien Law, any person who helps to improve your property and is not paid has the right to enforce his claim against your property. Under law, you may protect yourself against such claims either by filing with the Court a 'No Lien Agreement' or a payment bond depending upon the law of the state where your property is located.

(a) **BUYER'S RIGHT TO CANCEL** this Agreement. Buyer may cancel this Agreement or purchase by mailing a written notice to the Seller postmarked not later than midnight of the third business day after the date this Agreement was signed. Buyer may use the face of this Agreement as that notice by writing 'I hereby cancel' by Buyer signature and by adding your name, address and new signature thereon. The notice must be mailed to Seller at the office indicated in the Agreement and must be sent by either certified mail or registered mail.

12. **ENTIRE AGREEMENT** - This instrument constituted the entire Agreement between the parties hereto with respect to the transactions described herein and supersedes all previous negotiations, commitments (either written or spoken) and writing pertaining hereto.

This Agreement can only be changed by a written amendment signed by both parties or their duly authorized agent. No waiver or breach of any term or condition of this Agreement shall be construed to be a waiver of any succeeding breach.

If any of the terms or provisions of this Agreement shall be determined to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

This Agreement becomes binding upon Seller only when signed by a District Sales Manager of Atlantic Companies. In the event of non-approval, the sole liability of the Seller shall be to refund to Buyer the amount that has been paid to Seller upon execution of this Agreement.

13. **LITIGATION** - The laws of the State of Florida shall govern the terms of this Agreement and the parties agree to submit to the jurisdiction of the State of Florida. Venue for resolution of any disputes arising under this Agreement, including litigation, regardless of place of payment, shall be in a forum or court, as required, of competent jurisdiction in Duval County, Florida, and the undersigned waives any venue rights he may possess and agrees that he shall not contest that Duval County, Florida, is a convenient forum.

14. **CHANGES AND ASSIGNMENT** - Purchaser acknowledges that the sale or transfer of the Premise by the Purchaser to a third party does not relieve Purchaser of his obligations under this Agreement.

Purchaser may not assign this Agreement unless Purchaser obtains prior written consent from Seller. Seller may assign this Agreement or subcontract the work to be performed without notice to Purchaser or Purchaser's consent.

15. **THIRD PARTY INDEMNIFICATION** - In the event any person, not a party to this Agreement, shall make any claim of file any lawsuit against Seller for any reason relating to our duties and obligations pursuant to this Agreement, including but not limited to the design, maintenance, operation, or non-operation of the alarm-system, Purchaser agrees to indemnify, defend and hold Seller, its dealers, agents, installers, their successors and assigns harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs and attorneys' fees, whether these claims be based upon alleged intentional conduct, active or passive negligence, express or implied contract or warranty, contribution or indemnification, or strict or product liability on the part of Seller, its dealers, installers, agents, servants, assign or employees. This Agreement by Purchaser to indemnify Seller against third party claims as herein above set forth shall not apply to losses, damages, expenses and liability resulting in injury or death to third persons or injury to property of third persons, which losses, damages, expenses and liability occur solely while an employee of Seller is on Purchaser's Premises in accordance with this Agreement and which losses, damages and liability are solely and directly caused by the act or omissions of that employee.

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: 119

(B) Name and address of Payee: Alfred W Grover, Electrical Contractor
1304 Padola Rd
St Augustine FL 32092

(C) Amount Payable: \$3,800.00

(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): 6 Outdoor Motion Detector – LED light fixture for Pickleball Project Invoice #12524.

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

The undersigned hereby certifies that:

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

OR


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

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

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

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

**SWEETWATER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: 

Authorized Officer

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

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



Consulting Engineer

INVOICE

Alfred W. Grover, Electrical Contractor

1304 Padola Road
St Augustine, FL 32092
215-847-5339
awg7422@gmail.com

FL License: EC 13010167

DATE: 1/25/2024
INVOICE # 12524
TERMS: Due upon receipt

**Bill To:**

Sweetwater Creek CDD
Palencia Fitness Center
1879 N. Loop Pkwy
Saint Augustine, FL 32095

Job Location: Palencia Fitness Center

DESCRIPTION OF WORK	AMOUNT
1) Installed six (6) outdoor motion detector type LED light fixtures on exterior walls of building	
Labor and Materials as quoted:	3,800.00
Completed 1/25/2024	
TOTAL	\$ 3,800.00

Accepted methods of payment:

Check payable to: Alfred W. Grover

THANK YOU FOR YOUR BUSINESS!

**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: 120

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

(C) Amount Payable: \$1571.25

(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 # 212440 Pickleball Courts Addition & Modifications – Nov 2023.

(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.

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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:  Asst. Secretary
Authorized Officer

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

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Consulting Engineer



ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etm-inc.com | 904.642.8990

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

February 05, 2024

Invoice No: 212440

Total This Invoice \$1,571.25

Project 05010.24000 Sweetwater Creek CDD (WA #13) Pickleball Courts Addition & Modifications
Email: hmcgaffney@gmsnf.com

Professional Services rendered through January 27, 2024

Phase 01-05 Lump Sum Services

	Fee	Percent Complete	Earned	Current Billing
1. Revised MDP	2,600.00	100.00	2,600.00	0.00
2. SJRWMD Minor Modification	2,400.00	100.00	2,400.00	0.00
3. Modify Engineering Plans	7,750.00	90.3226	7,000.00	0.00
4. Regulatory Permitting/Approvals				
a. SJC DRC Submittal & Cons. Plan App.	3,250.00	100.00	3,250.00	0.00
5. Code Landscape & Tree Mitigation	3,750.00	100.00	3,750.00	0.00
Total Fee	19,750.00		19,000.00	0.00
Total Fee				0.00
Total this Phase				0.00

Phase 06 Bidding Services

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	4,999.90	4,999.90
Limit			5,000.00
Remaining			.10
Total this Phase			0.00

Phase 07 CEI Services

Palencia Fitness Center - Pickleball Court Walkthrough and field review
Review Asbuilts and send comments to Contractor to update
Send updated Asbuilts to SJC

Labor

	Hours	Rate	Amount
CADD/GIS Technician			
Sims, Daniel	1/13/2024	1.50	125.00
			187.50

Senior Engineer/Project Manager				
Lockwood, Scott	1/13/2024	2.50	205.00	512.50
Lockwood, Scott	1/20/2024	1.75	205.00	358.75
Lockwood, Scott	1/27/2024	2.50	205.00	512.50
Totals		8.25		1,571.25
Total Labor				1,571.25
Total this Phase				\$1,571.25

Phase	XP	Expenses	
Total this Phase			0.00
Total This Invoice			<u>\$1,571.25</u>

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: 121

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

(C) Amount Payable: \$155.00

(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 # 8723 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

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**SWEETWATER CREEK COMMUNITY
DEVELOPMENT DISTRICT**



By: _____
Authorized Officer

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

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Consulting Engineer



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	01/03/2024	Review indenture provisions on project spending flow of funds and confer re: same; confer re: options for engineers certificate for pickleball close out	0.50	\$310.00	\$155.00
					Total	\$155.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
8723	03/12/2024	\$155.00	\$0.00	\$155.00
Outstanding Balance				\$155.00
Total Amount Outstanding				\$155.00

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

Please pay within 30 days.

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

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(A) Requisition Number: 122

(B) Name and address of Payee: American Electrical Contracting Inc
9016 Philips Highway
Jacksonville FL 32256

Wire instructions:

Bank	Ameris Bank
	10611 Deerwood Blvd
	Jacksonville FL 32256
	accounting@american-electrical.com
	Bank Routing # 061201754
	Bank Account # 3012005793

(C) Amount Payable: \$1,840.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Palencia Pickleball Courts Install of deflectors and adjust light shields Invoice #W64623.

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

The undersigned hereby certifies that:

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**SWEETWATER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By:  _____
Authorized Officer

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 _____
Consulting Engineer



AMERICAN ELECTRICAL Contracting, Inc.

9016 Philips Highway | Jacksonville, FL 32256 | Office (904) 737-7770 | Fax (904) 737-1099

SOLD TO Sweetwater Creek CDD 1865 N Loop Pkwy St.Augustine,FL 32095 Att: John Smith	INVOICE Invoice Number: W64623 Invoice Date: Feb 13/24 Terms: Customer Code: 1865NLOOPP Reference: RYAN P Customer Order: Work Order #: 00065240 Work Order Type: T&M Job Location: Sweetwater Creek CDD Called By: John Starting Date: Jan 17/24 Completion Date: Feb 13/24
JOB LOCATION Sweetwater Creek CDD 1865 N Loop Pkwy St.Augustine,FL 32095 770-841-4800	

Description	Qty	Price	Total
Work Performed 2/1/24 -Installed two Jademar light deflectors on light pole in pickelball court. 1/17/24 -Adjusted (4) light fixtures. -Reflective light shields were for wrong type of light (No charge) Labor - \$840.00 Material - \$500.00 Lift - \$500.00 Total - \$1,840.00			



AMERICAN ELECTRICAL

Contracting, Inc.

9016 Philips Highway | Jacksonville, FL 32256 | Office (904) 737-7770 | Fax (904) 737-1099

SOLD TO

Sweetwater Creek CDD
1865 N Loop Pkwy
St. Augustine, FL
32095
Att: John Smith

JOB LOCATION

Sweetwater Creek CDD
1865 N Loop Pkwy
St. Augustine, FL 32095
770-841-4800

INVOICE

Invoice Number: W64623
Invoice Date: Feb 13/24
Terms:
Customer Code: 1865NLOOP
Reference: RYAN P
Customer Order:
Work Order #: 00065240
Work Order Type: T&M
Job Location: Sweetwater Creek CDD
Called By: John
Starting Date: Jan 17/24
Completion Date: Feb 13/24

Make Payments online at: www.american-electrical.com/payonline/invoice-payment

Total Invoice

1,840.00

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

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(A) Requisition Number: 123

(B) Name and address of Payee: American Electrical Contracting Inc
9016 Philips Highway
Jacksonville FL 32256

Wire instructions:

Bank	Ameris Bank
	10611 Deerwood Blvd
	Jacksonville FL 32256
	accounting@american-electrical.com
	Bank Routing # 061201754
	Bank Account # 3012005793

(C) Amount Payable: \$140.65

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Palencia Pickleball Courts Install of deflectors and adjust light shields Invoice #W63086.

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

The undersigned hereby certifies that:

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referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the Series 2019 Project and each represents a Cost of the Series 2019 Project, and has not previously been paid

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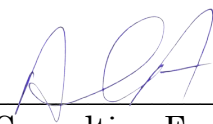
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**SWEETWATER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Authorized Officer

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Consulting Engineer

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SPECIAL ASSESSMENT BONDS, SERIES 2019**

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(A) Requisition Number: 124

(B) Name and address of Payee: American Electrical Contracting Inc
9016 Philips Highway
Jacksonville FL 32256

Wire instructions:

Bank	Ameris Bank
	10611 Deerwood Blvd
	Jacksonville FL 32256
	accounting@american-electrical.com
	Bank Routing # 061201754
	Bank Account # 3012005793

(C) Amount Payable: \$3,227.30

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Palencia Pickleball Courts Install of deflectors and adjust light shields Invoice #W62910.

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

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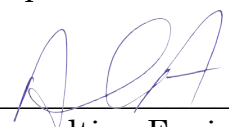
**SWEETWATER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: 

Authorized Officer

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Consulting Engineer

SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2019

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(A) Requisition Number: 125

(B) Name and address of Payee: Hoffman Commercial Construction LLC
6919 Distribution Ave S Unit #5
Jacksonville FL 32256

(C) Amount Payable: \$25,623.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Palencia Pickleball Courts Pay App 2304-6.

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

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connection with the acquisition and construction of the Series 2019 Project and each represents a Cost of the Series 2019 Project, and has not previously been paid

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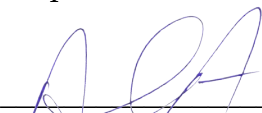
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**SWEETWATER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Authorized Officer

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Consulting Engineer

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF THREE

PAGES

TO OWNER: Sweetwater Creek Community Development PROJECT: Palencia Pickleball Courts
C/O Scott Lockwood 1879 N. Loop Parkway
England-Thims & Miller St. Augustine, FL 32095

APPLICATION NO: 2304 7

FINAL

Distribution to:

☒ OWNER
☒ ARCHITECT
☒ CONTRACTOR

PERIOD TO: 1/15/2024

FROM CONTRACTOR: ARCHITECT: England-Thims & Miller, Inc.
Hoffman Commercial Construction, LLC 14775 Old St. Augustine Rd.
6919 Distribution Ave S - Unit #5 Jacksonville, FL
Jacksonville, FL 32256 Jacksonville, FL

CONTRACT FOR: Construction

CONTRACT DATE: 6/9/2023

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$ 452,000
2. Net change by Change Orders \$ 13,737
3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 465,737
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 465,737
5. RETAINAGE:
a. 0% % of Completed Work \$ -
(Column D + E on G703)
b. 0% % of Stored Material \$ -
(Column F on G703)
Total Retainage (Lines 5a + 5b or
Total in Column I of G703) \$ -
6. TOTAL EARNED LESS RETAINAGE \$ 465,737
(Line 4 Less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 440,114
8. CURRENT PAYMENT DUE \$ 25,623
9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ -
(Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 13,737	\$ -
Total approved this Month	\$ -	\$ -
TOTALS	\$ 13,737	\$ -
NET CHANGES by Change Order	\$ 13,737	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By:

Paul Hoffman

Date:

1/15/2024

State of: Florida

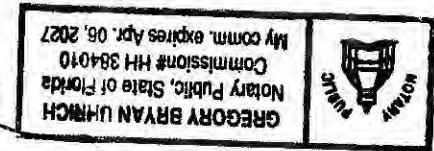
County of: Duval

Subscribed and sworn to before me

Notary Public:

My Commission expires:

Apr. 27, 27

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By:

Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

SOV
Palencia Pickleball Courts
Schedule of Values

2304 7
1/15/2024

DESCRIPTION	SCHEDULE OF VALUES	PREVIOUS APPL	WORK IN PLACE	STORED MATERIAL	TOTAL COMPLETED TO DATE	%	BALANCE TO FINISH
1 GENERAL CONDITIONS	\$ 35,520	35,520	0	0	35,520	100%	0
2 GENERAL REQUIREMENTS-DUMPSTER, EC	\$ 12,600	12,600	0	0	12,600	100%	0
3 MOBLIZATION	\$ 7,200	7,200	0	0	7,200	100%	0
4 PREVENTATION, CONTROLS OF EROSION	\$ 2,100	2,100	0	0	2,100	100%	0
5 STORMWATER PPP	\$ 200	200	0	0	200	100%	0
6 CLEARING AND GRUBBING	\$ 20,700	20,700	0	0	20,700	100%	0
7 EARTHWORK	\$ 29,100	29,100	0	0	29,100	100%	0
8 STORM DRAINAGE	\$ 72,600	72,600	0	0	72,600	100%	0
9 PAVING AND DRAINAGE AS-BUILTS	\$ 2,400	2,400	0	0	2,400	100%	0
10 RETAINING WALL	\$ 17,000	17,000	0	0	17,000	100%	0
11 PICKLEBALL COURTS	\$ 115,300	115,300	0	0	115,300	100%	0
12 SEED AND MULCH	\$ 2,000	0	2,000	0	2,000	100%	0
13 FENCING	\$ 32,500	32,500	0	0	32,500	100%	0
14 SOUND FENCING	\$ 2,680	2,680	0	0	2,680	100%	0
16 CONCRETE SIDEWALKS AND FOUNDATIO	\$ 11,500	11,500	0	0	11,500	100%	0
17 IRRIGATION REPAIRS	\$ 800	800	0	0	800	100%	0
18 COURT SHADE STRUCTURE	\$ 14,400	14,400	0	0	14,400	100%	0
20 PLUMBING	\$ 2,900	2,900	0	0	2,900	100%	0
21 ELECTRICAL	\$ 15,000	15,000	0	0	15,000	100%	0
22 BUILDERS RISK / GEN LIAB.INS -FIXED	\$ 700	700	0	0	700	100%	0
23 BUILDING PERMITS	\$ 1,300	1,300	0	0	1,300	100%	0
24 CO #1 FOR ADDITIONAL SIDEWALK	\$ 8,512	8,512	0	0	8,512	100%	0
25 CO #2 ELEC AND TIMER FOR FANS	\$ 2,150	2,150	0	0	2,150	100%	0
26 CO #3 ACCESS CONTROL WIRE, POWER TO	\$ 3,075	3,075	0	0	3,075	100%	0
27 P&P BOND	\$ 7,600	7,600	0	0	7,600	100%	0
28 HCC FEE AND OVERHEAD	\$ 45,900	45,441	459	0	45,900	100%	0
TOTAL	\$ 465,737	463,278	2,459	0	465,737	100%	0

**CONTRACTOR'S
CONDITIONAL WAIVER AND RELEASE OF LIEN
UPON FINAL PAYMENT
(PAYMENT BY CHECK)**

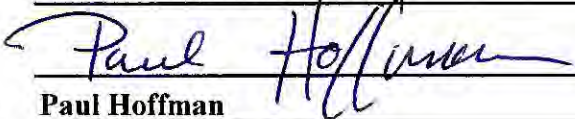
The undersigned lienor, in consideration of the final payment in the amount of \$ 25,623 and conditioned upon payment of check number _____ issued to the undersigned by: Sweetwater Creek CDD in said amount, waives and releases its lien right to claim a lien for labor, services, or materials furnished to _____ on the job of Palencia Pickleball Courts to the following described property:

Palencia Pickleball Courts
1879 N. Loop Parkway
St. Augustine, FL 32095

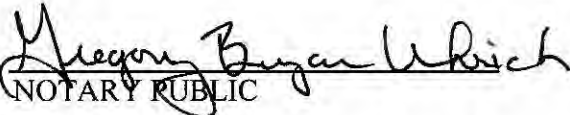
HCC Project # 2304
Owner's Project # _____

This waiver and release does not cover any retention of labor, services, or materials furnished after the date specified:

Dated On: 1/15/2024

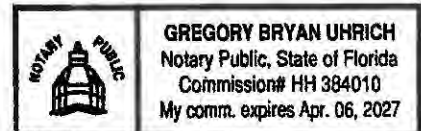
Lienor's Name: Hoffman Commercial Constructon, LLC
Address: 6919 Distribution Ave S #5
Jacksonville, Florida 32256
By: 
Printed Name: Paul Hoffman

STATE OF FLORIDA, COUNTY OF Duval.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 1/18/2024
BY: Paul Hoffman
(☒) WHO IS PERSONALLY KNOWN TO ME OR
(☐) WHO HAS PRODUCED _____ AS IDENTIFICATION AND
WHO (☐) DID (☒) DID NOT TAKE AN OATH.


NOTARY PUBLIC

Gregory Bryan Uhrich
Notary Name Typed or Printed

HH 384010
COMMISSION NO.



NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.
10/1/1996

FINAL WAIVER AND RELEASE OF LIEN

The undersigned Lienor, in consideration of the sum of **\$10.00** hereby received, waives and release its lien and right to claim a lien for labor, services or materials furnished to **Hoffman Commercial Construction, LLC** on the job of, **Palencia Pickleball Courts, Palencia Fitness Center** to the following described property:

Palencia Pickleball Courts

Palencia Fitness Center

1865 N. Loop Parkway

St Augustine, FL 32095

HCC Project #2304

Dated on **December 15, 2023**

Lienor's Name: 4K Construction, Inc
PO Box 17363
Jacksonville, FL 32256

BY: Steve R. Klem

State of: **FLORIDA**
County of: **DUVAL**

The foregoing instrument was acknowledged before me this **15th** day of **DECEMBER, 2023** by **STEVE R KLEM** who is **VICE PRESIDENT** of said company.

My Commission Expires:

Notary Public:
Sign: Mistie C Hayes

Stamp:



MISTIE C. HAYES
Commission # HH 336146
Expires March 24, 2027

This statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.

SUBCONTRACTORS AND VENDORS
UNCONDITIONAL WAIVER AND RELEASE OF LIEN
UPON FINAL PAYMENT

The undersigned lienor, in consideration of the final payment in the amount of \$1,715 hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished to Hoffman Commercial Construction, LLC on the job of (Owner property) Sweetwater CDD, to the following described property:

Palencia Pickleball Courts
18650 N. Loop Pkwy – Palencia Fitness Center
St Augustine, FL 32092
HCC Project No. 2304

Lienor's Name: Radiant Electric
Address: PO Box 600830
Jacksonville, FL 32260-0830



By:

Printed Name:

Susan R. Johnson

STATE OF Florida, COUNTY OF Duval THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS 8th DAY OF December, 20 23, BY Susan R. Johnson WHO
~~IS PERSONALLY KNOWN~~ TO ME OR WHO HAS PRODUCED _____ AS
IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

NOTARY PUBLIC

Danielle Tyler

NOTARY NAME TYPED OR PRINTED

HH 265710
COMMISSION NO.

NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.

E.



1785 Lakeside Avenue
St. Augustine, Fla 32084

Office: 904.824.2301
Fax: 904.824.2302
Email: floridacontractors@gmail.com
www.FccBuilders.com

Change Order

Date	CO #	12499
2/16/2024		

Licenses
General #CGC1531907
Building #CBC1255351
Roofing #CCC1332589
Mold #MRSR1173 & MRSA 1000

Change order Prepared For:
Sweetwater creek CDD 1865 N Loop parkway

Original Contract #		Project	
		JN2415 2023 Clubhouse Roof Repairs	
Description	Qty	Cost	Total
A. Additional Work performed - EACH Section - *remove and replace an additional 100 SF of tile and underlayment *remove and replace (2) 3x6x16 trusses's *remove and replace (3) additional sheets of plywood *remove and replace (50) additional LF of T&G Soffit *all materials to be painted to match Bid Qualifications: *owner to provide water and power for work site *all landscaping regardless if effected by construction to be repaired / replaced by owner and is not included in bid *If rotten wood is found behind stucco, FCC to issue a change order to replace accordingly *if any item is removed in from the scope above, FCC reserves the right to update any and all task and general conditions listed above *all additional work to be an additional charge *Texture is not guaranteed to match for any reason All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from the Specifications listed above involving extra cost will be executed only upon written order and will become an extra charge(s) over and above the estimate. All Equipment, tools & scaffold will be supplied in order to complete the job in a safe and timely manner. Cancellation of contract may incur administrative and material fees. Quote is good for 30 days.	2	1,785.00	3,570.00
		Total	\$3,570.00

Phone #	Fax #
(904) 436-3603	9048242302

Fcc/ Rep Signature: _____ Date: ____/____/____
Owner Signature: _____ Date: ____/____/____

FOURTH ORDER OF BUSINESS

A.



**DUVAL
LANDSCAPE
MAINTENANCE, LLC**

With

**Sweetwater Creek
Community Development
District**

**Monthly Reporting
March 2024**



DUVAL LANDSCAPE MAINTENANCE, LLC

Monthly Reporting March 2024

In Progress:

1. Redesign of entrance beds - Ensenada Drive.
2. Limbing up the common area trees.

Completed:

1. Removal of dead plant material at Enrede.

Upcoming:

1. Pine Straw Installation
2. 1st Flower Rotation of 2024

Attachments:

1. Irrigation Summary Report and Irrigation Wet Check Reports for February 2024.

Thank you,

YOUR DUVAL TEAM

Mary Marchiano
Account Manager

Michael Wooldridge
Branch Manager

Joshua Boucher
Irrigation Manager

Torre Dunham
Fertilization Manager



Irrigation Summary Report
February 2024

All controllers inspected and repaired other than the front entry and soccer field. There are some valves that need to be located and repaired.

Any questions, please feel free to call.

Thank you,

Joshua Boucher



Duval Landscape MAINTENANCE

No Wet Check This Month
Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	Sweetwater entry						
Location	Front sign		Location	Front sign		Location	Las colinas						
Type	ICC2		Size	5hp		Technician							
Rain Guage	Y	N	Source	Meter	Well	Date							
Power on	Y	N				Program	A	B	C				
General Information			Backflow			Start Times	10:00 PM	10:00 PM	12:00 PM				
Valve Type			PRV	Y	N	Run Times	5H20M	5Hrs	40Mins				
Coverage	Good		MV	Y	N	Days of Week	S	M	T	W	Th	F	S

Zone	Head Type	Turf	Shrub	Flowers	Lateral Line Break	Zone Not Responding	Low pressure	Zone not Shutting Down	4" Spray	6" Spray	12" Spray	4" Rotor	Fixed Riser	Cleaned/Replaced Nozzle	Adjusted Spray Pattern	Straightened	Capped	Raised/Lowered	Locations of Zones	
1	s	x	x											x					SW/ Curb at clock	
2	r	x	x											x					SW/ Woodline at clock	
3	s	x	x	x										x					Oltero SW/ Curb	
4	r	x	x	x										x					Oltero shrubs SW/ Curb exit side	
5	s	x	x											x					Island past guard gate	
6	s	x	x	x										x					Entry island	
7	s	x	x											x					Exit side beds outside gate	
8	s	x	x											x					Curb S/W Exit side	
9	r	x	x											x					Lipizzon both sides	
10	s	x	x											x					Left of lipizzon Curb S/W	
11	s	x	x											x					Curb S/W Middle exit side	
12		x	x											x						
13	s	x	x											x					S/W End exit side	
14	r	x	x											x					Back S/W Both sides at bend	
15	s	x	x											x					Curb at bend	
16	s	x	x											x					S/W curb middle entry side	
17	r	x	x											x					Esmeralda Back S/W Entry	
18	s	x	x											x					Esmeralda S/W curb Entry	
19	r	x	x											x					Esmeralda Both sides entry	
20	s	x	x											x					Lift station	
21	s	x	x											x					Esmeralda to lift entry side	
22	s	x	x											x					Before gate entry side	
23	s	x	x											x					Entry curb	

[illegible]



Duval Landscape MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	SweetWater						
Location	Right lake		Location	Right lake		Location	Middle lift station						
Type	RB		Size			Technician	Mark						
Rain Guage	Y	N	Source	Meter	Well	Date	2/14/2024						
Power on	Y	N				Program	A	B	C				
General Information			Backflow			Start Times	10:00 PM	10:00 PM	12:00 PM				
Valve Type			PRV	Y	N	Run Times	5H	7H	1H				
Coverage	Good		MV	Y	N	Days of Week	S	M	T	W	Th	F	S

Zone	Head Type	Turf	Shrub	Flowers	Lateral Line Break	Zone Not Responding	Low pressure	Zone not Shutting Down	4" Spray	6" Spray	12" Spray	4" Rotor	Fixed Riser	Cleaned/Replaced Nozzle	Adjusted Spray Pattern	Straightened	Capped	Raised/Lowered	Locations of Zones
1	s	x	x			1									x				Left side towards round about
2	r	x	x			1									x				Right corner of Oleta
3	s	x	x			1								2	x				Along left sidewalk to roundabout
4	s	x	x			1									x				Along left curb Oleta to round
5	s	x	x			1									x				Along right curb Oleta to round
6	s	x	x			1									x				Along sidewalk right side
7	s	*	*			1													Back sw ovalo las calinas
8	r	x	x									1			x				Both sides of road at lakes
9	s	x	x												x				Left side of Oleta
10	s	x	x							1				1	x				Along left side BTW Oleta+Glorieta
11	s	x	x												x				Along curb lift to oleta
12	s	x	x												x				Along sidewalk lift to oleta
13	s	x	x			1									x				Back sidewalk lift to oleta
14	r	x	x			1									x				Ovalo court
15	r	x	x												x				Around controller
16	s	x	x												x				Along sidewalk by controller
17	s	x	x												x				Along curb by controller
18	s	x	x												x				Along curb across from controller
19	s	x	x												x				Left of Glorieta
20	s	x	x												x				Left of dosel
21	r	x	x												x				Back of sidewalk across controller
22	s	x	x		1										x				Right of codo
23	s	x	x											1	x				Left of lift station
24	r	x	x												x				Around lake

25	r	x	x									1			x				Around lake
26	r	x	x												x				around lake
27	r	x	x												x				Berm Left Glorieta
28	r	x	x				1								x				Berm right of Glorieta
29	r	x	x				1								x				pond on oleta way.



Duval Landscape
MAINTENANCE



Duval Landscape MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name		SweetWater											
Location	Right of circle		Location	Right of circle		Location	Right of round about												
Type	RB		Size			Technician	mark												
Rain Guage	Y	N	Source	Meter	Well	Date	2/13/2024												
Power on	Y	N				Program	A	B	C										
General Information			Backflow			Start Times	10:00 PM	10:00 PM	12:00 PM										
Valve Type			PRV	Y	N	Run Times	4H30M	8H10M	20M										
Coverage	Good		MV	Y	N	Days of Week	S	M	T	W	Th	F	S						
Zone	Head Type	Turf	Shrub	Flowers	Lateral Line Break	Zone Not Responding	Low pressure	Zone not Shutting Down	4" Spray	6" Spray	12" Spray	4" Rotor	Fixed Riser	Cleaned/Replaced Nozzle	Adjusted Spray Pattern	Straightened	Capped	Raised/Lowered	Locations of Zones
1	r	x	x											x					Center of round about
2	s	x	x											x					Along curb right of lazo court
3	s	x	x											x					Along sidewalk left of enrede
4	s	x	x	x										x					Right of lazo along sidewalk
5	s	x	x	x										x					Left of Lazo to roundabout
6	r	x	x											x					From lazo to roundabout
7	s	x	x											x					Right side of roundabout
8	r	x	x											x					Along berm on Ensenada
9	s	x	x											x					Right side between curb and walk
10	r	x	x											x					Along berm on Ensenada
11	s	x	x			1								x					NA
12	r	x	x									1		x					Along berm on Ensenada
13	s	x	x			1								x					Right side at bend
14	s	x	x											x					Right side between curb and walk
15	s	x	x											x					Back sidewalk right of enrede
16	s	x	x											x					Between curb and walk b4 enrede
17	r	x	x											x					Between enrede and medio
18	s	x	x											x					Left of enrede
19	s	x	x								1		1	x					Right of medio on corner
20	s	x	x											x					Left of park entry
21	s	x	x											x					Left side along Endenada
22	s	x	x											x					Back sidewalk on Ensdanada
23	s	x	x											x					Left side along Endenada
24	s	x	x											x					Left side along Endenada

25	s	x	x												x				Back sidewalk on Ensdenada
26	s	x	x												x				Left side along Endenada
27	s	x	x												x				Back sidewalk on Ensdenada
28	s	x	x												x				Left side along Endenada
29	s	x	x												x				back sidewalk before round about
30	s	x	x												x				Before round about
31	s	x	x												x				Right of round about



Duval Landscape
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Duval Landscape MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name		SweetWater	
Location		Lft Round	Location		Left of roundabout	Location		Left of roundabout	
Type		RB	Size			Technician		Mark	
Rain Guage	Y	N	Source		Meter	Well	Date		2/14/2024
Power on	Y	N				Program		A	B
General Information			Backflow			Start Times		10:00 P	
Valve Type			PRV		Y	N	Run times		2H20M
Coverage		Good	MV		Y	N	Days of Week		S M T W Th F S

Zone	Head Type	Turf	Shrub	Flowers	Lateral Line Break	Zone Not Responding	Low pressure	Zone not Shutting Down	4" Spray	6" Spray	12" Spray	4" Rotor	Fixed Riser	Cleaned/Replaced Nozzle	Adjusted Spray Pattern	Straightened	Capped	Raised/Lowered	Locations of Zones
1	s	x	x											x					Right of endrede
2	r	x	x	x										x					Right of endrede back sidewalk
3	s	x	x					1						1	x				Middle btw endred + Roundabout
4	r	x	x												x				Back of sidewalk left roundabout
5	s	x	x												x				Btw curb and sidewalk Left
6	s	x	x											1	x				Left of the roundabout



Duval Landscape
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Duval Landscape MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	SweetWater						
Location	Right corner		Location	Right corner		Location	Rincon dr and ensenada						
Type	RB		Size			Technician	Mark						
Rain Guage	Y	N	Source	Meter	Well	Date	2/13/2024						
Power on	Y	N				Program	A	B	C				
General Information			Backflow			Start Times	10:00 PM	10:00 PM	12:00 PM				
Valve Type			PRV	Y	N	Run times	6H	6H	20M				
Coverage	Good		MV	Y	N	Days of Week	S	M	T	W	Th	F	S

Zone	Head Type	Turf	Shrub	Flowers	Lateral Line Break	Zone Not Responding	Low pressure	Zone not Shutting Down	4" Spray	6" Spray	12" Spray	4" Rotor	Fixed Riser	Cleaned/Replaced Nozzle	Adjusted Spray Pattern	Straightened	Capped	Raised/Lowered	Locations of Zones
1	s	x	x												x				Across from Park right
2	s	x	x												x				Right of rincon
3	s	x	x												x				Around controller
4	s	x	x												x				BTW curb and sidewalk left side
5	s	x	x												x				Right side ensanada 1/2 way
6	s	x	x											1	x				Right side ensanada 3/4 way
7	s	x	x												x				Right side ensanada end
8	s	x	x	x											x				Ensanada/ Rincon right side flowers
9	s	x	x	x											x				Ensanada/Rincon Left side flowers
10	s	x	x											1	x				Rincon 300-248
11	s	x	x												x				Rincon 238-202
12	s	x	x												x				Rincon 190*150
13	s	x	x												x				Rincon 130-88
14	s	x	x												x				Rincon 78-clock
15	r	x	x												x				Rincon Pond clock-98
16	r	x	x									1			x				Rincon pond 108-290
17	r	x	x												x				Rincon pond to ensanada
18	r	x	x												x				Ensanada Pond at clock
19	s	x	x												x				Ensanada left side at park
20	s	x	x												x				Ensanada left side 1/4 way
21	s	x	x												x				Ensanada left side 1/2 way
22	s	x	x												x				Ensanada left side 3/4 way
23	s	x	x												x				Ensanada left side end
24	r	x	x												x				Park lift station

25	r	x	x											x				Park right side
26	r	x	x											x				Park left side
27	s	x	x							1			1	x				Park beds
28	s	x	x											x				Around park
29	s	x	x											x				Between 78-62
30	s	x	x											x				Between 228-214
31																		



Duval Landscape
MAINTENANCE



Duval Landscape MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	SweetWater		
Location	Right lake		Location	Right lake		Location	Torcido controller		
Type	RB		Size			Technician	Preston		
Rain Guage	Y	N	Source	Meter	Well	Date	2/14/2024		
Power on	Y	N				Program	A	B	C
General Information			Backflow			Start Times	10:00 PM	10:00 PM	8:00 PM
Valve Type			PRV	Y	N	Run times	3H10M	3H20M	30M
Coverage	Good		MV	Y	N	Days of Week	S	M	T W Th F S

Zone	Head Type	Turf	Shrub	Flowers	Lateral Line Break	Zone Not Responding	Low pressure	Zone not Shutting Down	4" Spray	6" Spray	12" Spray	4" Rotor	Fixed Riser	Cleaned/Replaced Nozzle	Adjusted Spray Pattern	Straightened	Capped	Raised/Lowered	Locations of Zones
1																			No wire
2	s	x	x											x					Island Parking Lot
3	s	x	x											x					Entry island left curb
4																			
5	r	x	x											x					Woodline back of clubhouse
6	r	x	x											x					Dog park Rt Clubhouse
7																			
8						1													
9	s	x	x											x					Parking island palm island
10																			
11																			
12	s	x	x							1				2	x				Park
13	s	x	x											x					Park
14	s	x	x											x					Ensanada Flowers
15	s	x	x			1								x					Ensanada Curb
16	s	x	x											x					Ensanada Medio-across st
17	s	x	x											x					Ensanada Across st
18	s	x	x											x					Torcido shrubs 80-140
19	s	x	x											x					Torcido turf 80-end
20	s	x	x											x					Torcido shrubs 140-end
21	r	x	x											x					Park



Duval Landscape



Irrigation Technical Inspection Report

[illegible]

MAINTENANCE



Duval Landscape MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name		Del norte							
Location		Lift station	Location		Lift station	Location		Rio Del norte							
Type		Hunter	Size		5hp	Technician		Preston							
Rain Guage	Y	N	Source		Meter	Well	Date		2/13/2023						
Power on		Y	N				Program		A	B	C				
General Information			Backflow			Start Times		10:00 PM	12:00 PM						
Valve Type				PRV	Y	N	Run Time		1H40M	30Min					
Coverage		Good		MV	Y	N	Days of Week		S	M	T	W	Th	F	S

Zone	Head Type	Turf	Shrub	Flowers	Lateral Line Break	Zone Not Responding	Low pressure	Zone not Shutting Down	4" Spray	6" Spray	12" Spray	4" Rotor	Fixed Riser	Cleaned/Replaced Nozzle	Adjusted Spray Pattern	Straightened	Capped	Raised/Lowered	Locations of Zones
1																			
2	r	x	x									1			x				Island back of Del norte
3	s	x	x	x											x				Both sides at stop sign
4	r	x	x	x											x				Right side back of sidewalk
5	r	x	x			1									x				Island at mailboxes



Duval Landscape MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name		SweetWater								
Location		Lake bank		Location		Location		Brasilia + Glorieta Drive								
Type		RB		Size		Technician		Preston								
Rain Guage		Y	N	Source		Meter	Well	Date		2/13/2024						
Power on		Y	N			Program		A	B	C						
General Information			Backflow				Start Times		10:00 PM							
Valve Type				PRV		Y	N	Run times		2H40M						
Coverage		Good		MV		Y	N	Days of Week		S	M	T	W	Th	F	S

Zone	Head Type	Turf	Shrub	Flowers	Lateral Line Break	Zone Not Responding	Valve Leaking	Zone not Shutting Down	4" Spray	6" Spray	12" Spray	4" Rotor	Fixed Riser	Cleaned/Replaced Nozzle	Adjusted Spray Pattern	Straightened	Capped	Raised/Lowered	Locations of Zones
1	s	x	x											x					Left corner of brasilia
2	s	x	x	x										x					Btw curb and sidewalk lft brasilia
3	r	x	x											x					Back curb left of brasilia
4	s	x	x											x					Right corner of brasilia
5	r	x	x											x					Back of sidewalk right side
6	s	x	x											x					Btw curb and sidewalk Right
7	r	x	x											x					Back of sidewalk right side



Duval Landscape
MAINTENANCE



Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	SweetWater						
Location	Right corner		Location	Right corner		Location	Barbells Circle						
Type	RB		Size			Technician	Preston						
Rain Guage	Y	N	Source	Meter	Well	Date	2/14/2024						
Power on	Y	N				Program	A	B	C				
General Information			Backflow			Start Times	10:00 PM	12:00 PM					
Valve Type			PRV	Y	N	Run times	5H20M	40M					
Coverage	Good		MV	Y	N	Days of Week	S	M	T	W	Th	F	S

[illegible]



Duval Landscape MAINTENANCE

No Wet Check This Month

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name		SweetWater					
Location		By sidewalk	Location			Location		Onda Lane					
Type		RB	Size			Technician		Preston					
Rain Gauge	Y	N	Source	Meter	Well	Date		1/15/2024					
Power on	Y	N				Program	A	B	C				
General Information			Backflow			Start Times							
Valve Type			PRV	Y	N	Set to run	Odd	Even	Interval				
Coverage	Good		MV	Y	N	Days of Week	S	M	T	W	Th	F	S

Zone	Head Type	Turf	Shrub	Flowers	Lateral Line Break	Zone Not Responding	Low pressure	Zone not Shutting Down	4" Spray	6" Spray	12" Spray	4" Rotor	Fixed Riser	Cleaned/Replaced Nozzle	Adjusted Spray Pattern	Straightened	Capped	Raised/Lowered	Locations of Zones
1	r	x	x			1								x					Open Field
2	r	x	x	x		1								x					Open Field
3	r	x	x			1								x					Open Field
4	r	x	x			1								x					Open Field
5	r	x	x			1								x					Open Field
6	r	x	x			1								x					Open Field
7	r	x	x			1								x					Open Field
8	r	x	x			1								x					Open Field
9	s	x	x			1								x					Between curb and sidewalk
10	r	x	x			1								x					Open Field
11	r	x	x			1								x					Open Field



Duval Landscape MAINTENANCE

E.

Sweetwater Creek

Community Development

District

Field Operations Report

3/7/2024

Dan Wright
Field Operations Manager
Riverside Management
Services, INC.

Sweetwater Creek

Community
Development
District

Field Operations
Report

March 7, 2024

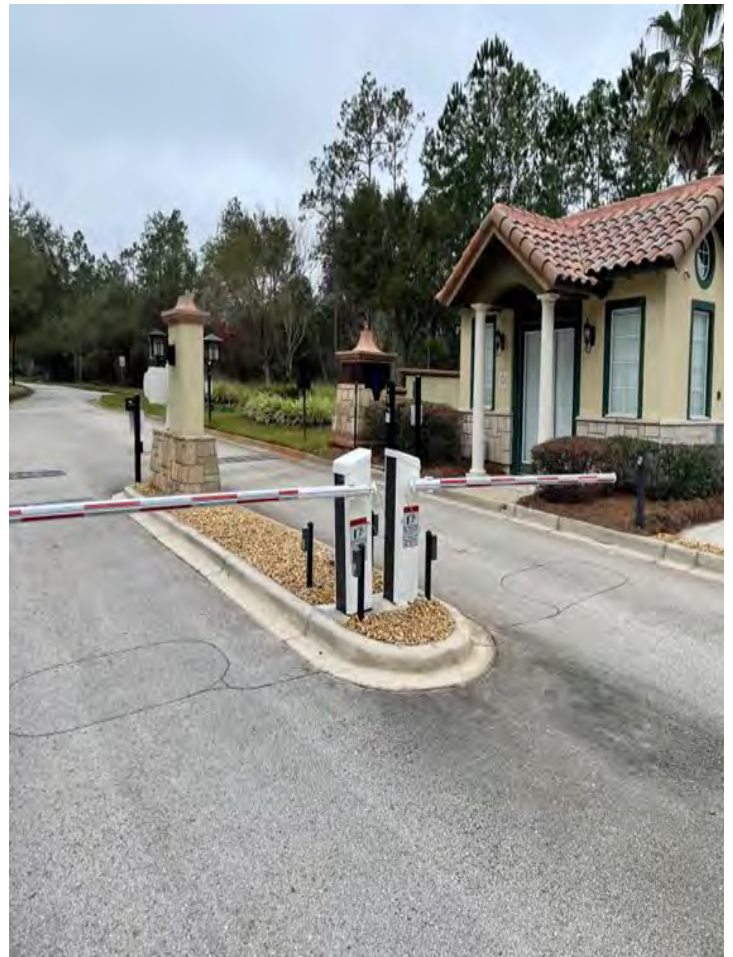
To: The Board of
Supervisors

From: Dan Wright, Field
Operations Manager

RE: Sweetwater Creek
Operations Report -
March 7, 2024.

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

Completed Projects



Las Calinas Gate
entrance bushes
removed and stone laid.

Completed Projects



Sidewalks along Las
Calinas/Glorietta
pressure washed.

Completed Projects



Dog faucet installed at Ensenada park with shut off valve.



Ensenada dog park fence installed.

Completed Projects



Replaced 6 Landscape
lights along Las Calinas
palm trees

Completed Projects



Ensenada Park Pavillion
pressure washed.

Completed Projects



Columns at Fitness
center pressure washed.

RMS Operations Report (2/23/24)

In an effort to maintain compliance with the Florida Sunshine Law, please do not reply globally to this notification. Any questions should be directed to the sending party only or to the District Office at (904) 940-5850

- Crape myrtles scheduled to be trimmed on 2/28
- Trimmed bushes around landscape lights on Las Calinas blvd
- Replaced 6 landscape lights under palm trees on Las Calinas Blvd
- Dug out old bushes and dirt around Las Calinas gates and replaced them with stone.
- Removed floating pipe in lake that (139 Lazo) resident was complaining about
- Pressure washed columns at fitness center
- Removed trash in woods behind fitness center
- Received 3 proposals for palm tree trimming throughout neighborhood
- Scheduled plumber to fix sink in women's restroom at fitness center
- Scheduled Lucas trees to trim crape myrtles (Feb 28)
- pressure washing at Ensenada Park and sidewalks (areas with worse condition) done
- Fixed women's locker room hardware at fitness center
- Fixed treadmill peg at fitness center
- Ensenada water dog faucet installed
- Pressure washed shed/ dumpster area at fitness center
- Ensenada dog park fence installed
- Met with AL dirt works to discuss Onda projects
- Fixed roof tile at Ensenada Park
- Fixed fitness center pvc leak
- Received 3 proposals for painting mailboxes throughout neighborhood
- Spoke to envera multiple times about getting a Knox box for gates on Las Calinas
- Assembled pickleball shed near pickleball courts
- Pump on Las Calinas repaired.

Conclusion

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

dwright@rmsnf.com

jlambert@rmsnf.com

Respectfully,

Riverside Management Services



F.

From: egunia@rmsnf.com
Subject: February Ops Report
Date: February 28, 2024 at 12:24 PM
To: Courtney Hogge chogge@gmsnf.com



Building:

Initial Roof repairs are complete. A new leak over and into the Zen room began. FCC is giving us an estimate this week.

Security Cameras installed and operational

Water Heater installed and operational

Pickleball:

Accounts: 480

Capacity Issues: During peak hours

Next Social planned

Group Fitness:

New Class added per resident request

Pool:

Tarp use covered. Pool operating hours will return to building hours.

Emergency Exit: Alarm added and a new sign installed to prevent resident usage

Onda Park:

Estimates received

Parking Lot:

Hitting capacity in the mornings

Erin Gunia
Director of Amenities
Sweetwater Creek CDD
904-829-8488
egunia@rmsnf.com

FIFTH ORDER OF BUSINESS

B.

Taylor Tree Services, Inc.
4600 Ave B
St. Augustine, FL 32095 US
+1 9046922008
taylortreeservicesinc@gmail.com

Estimate

ADDRESS
Sweet Water Creek

ESTIMATE #	DATE	
11146	02/08/2024	

ACTIVITY	QTY	RATE	AMOUNT
Tree Work Prune 40 Washingtonian palms,84 sabal palms,27 medjool palms and 3 Sylvester palms Haul away	1	6,370.00	6,370.00
Tree Work IF 18 Sabal Palms gets approved on the backside of the pond Price will be added to overall total	1	630.00	630.00

Message for commercial properties and/or quotes that request coning areas off or moving objects before our arrival: All scheduled work that result in an additional trip due to objects or areas not being coned off are subject to a trip charge.

TOTAL \$7,000.00

Accepted By

Accepted Date

Customer is responsible for requesting 811 for all utility locates for stump grinding services. All irrigation lines must be marked. Office staff can order locates upon customer request. Customer is responsible for obtaining any permits or approvals from any city, county or association. Please don't hesitate to call our office at 904-692-2008 if you have any questions or concerns.

TREE MEDIC TREE SURGEONS, INC

4100 A1A South
ST AUGUSTINE, FL 32080
904-794-0003

Estimate

Date	Estimate #
2/9/2024	E6557

Name / Address
PALENCIA HOA DAN WRIGHT

			Project
Description	Qty	Cost	Total
TRIM PALM TREES AND REMOVE ALL DEBRIS **IF THIS CAN BE DONE BEFORE APRIL IT WILL BE \$40.00 PER TREE. AFTER APRIL 1ST THE PRICE WILL BE \$45.00 PER TREE.**	134	40.00	5,360.00
Thank you for choosing Tree Medic!		Total	\$5,360.00

Customer Signature _____



PO Box 3247 | St. Augustine, Florida 32085
904-810-1033 | info@treecofl.com | Treecofl.com

RECIPIENT:

Dan Wright

1187 Las Calinas Boulevard
St. Augustine, Florida 32095

Quote #9015

Sent on

Feb 12, 2024

Total

\$4,725.00

Product/Service	Description	Qty.	Unit Price	Total
Tree Trimming/Pruning	Trim 135 palms in common areas throughout he community 10&2 and remove seed pods.	135	\$35.00	\$4,725.00
Haul Debris	Haul organic debris from job site (not including resulting chips from stump grinding, if performed) **Debris will be removed from job site within 24 business hours of job completion**	1	\$0.00	\$0.00

Total

\$4,725.00

Treeco Disclaimer and Liability Waiver

Whenever possible, Treeco avoids maneuvering heavy equipment (lifts, skids, cranes, etc.) over lawns, driveways, concrete patios, and pavers given the propensity to cause damage to them and/or subterranean fixtures (ie, septic tanks, piping, etc.) when exposed to even moderate weight and vehicle movements. Ultimately, it is impossible for Treeco to know the quality or thickness of asphalt or concrete located on the property and how they will react to the weight placed on them.

Certain projects require that Treeco uses heavy equipment in these areas. In these instances, the Treeco team might try to mitigate the risk of damage through reasonable efforts if the client has requested it such as laying plywood, roping/rigging techniques, and using other protective methods to disburse heavier



PO Box 3247 | St. Augustine, Florida 32085
904-810-1033 | info@treecofl.com | Treecofl.com

Notes Continued...

weight more evenly.

However, the trimming and/or removal of trees involves machinery and heavy objects being moved around on the property. Under no circumstances will Treeco or any of its employees be held liable for any damage of any kind to asphalt, concrete, fences, utility lines, subterranean structures, screens, turf, plant pots, lawn ornaments, or any other property on the job site.

It is also not possible for Treeco to predict with 100% certainty how trees with dead or dying limbs over rooftops or other structures will react to work being performed on them. For that reason, Treeco will not be held liable or compensate for any damage sustained to roofs, homes, or structures due to falling limbs from dead or dying trees. Treeco will not be held liable for damage to screens in proximity to trees being trimmed.

It is the responsibility of the property owner to notify Treeco personnel of any areas where underground equipment and other hazards are located. It is also the responsibility of the property owner to remove any and all breakable items from the job site in advance of the Treeco team arriving on the job site.

Stump Grinding

Stump grinding uses heavy machinery to grind a stump into wood chips. Due to the dangerous nature of this work and the high cost of the equipment, stump grinding will be performed no closer than 6 inches from any non-organic fixture or lawn ornament. For example, stumps growing near fences, rock beds, building foundations, driveways, irrigation lines, etc. Treeco reserves the right to alter grinding scope if subterranean fixtures are detected after grinding has commenced. This altered grinding scope will not result in an altered price as it is the customer's responsibility to notify Treeco of any and all subterranean fixtures. Area must be clear of rocks and inorganic debris prior to crew arrival. Crew can remove these objects at a rate of \$400/hr and minimum of 15 minutes.

Flush cut

This occurs when a tree is cut down and stump grinding is not requested or isn't an option. To avoid unsafe situations and damage to chainsaws, when performing a flush-cut Treeco employees will cut a stump level to the ground and no lower than 6 inches from the highest dirt point on the stump. Stumps will not be cut at an angle if the tree is growing on an incline.

Mistle Toe and Hazardous Dead Wood Removal

Treeco often performs tree work that involves the removal of invasive parasite species growing in trees or hazardous deadwood. Because Treeco does not employ climbers for safety reasons, it may not be possible for the lift to access certain areas of the tree to remove Mistle Toe and deadwood without cutting additional branches and possibly not at all. Treeco will make every effort, including cutting some additional branches to gain better access, to remove all instances of Mistle Toe and dead wood, however, cannot guarantee 100% removal. Hazardous dead wood is defined as completely dead branches still attached to the tree that is 3 inches in diameter or greater.

Inconvenience Fees

Customers have certain responsibilities when contracting Treeco to perform tree work. Not performing certain responsibilities create an unnecessary burden on Treeco. In order to incentivize customers to follow through with their responsibilities, a fee may be imposed upon them for failure to do so.

Failure to Perform Customer Responsibility

Prior to certain tree work beginning, customers sometimes have to complete certain objectives that will allow Treeco access to the tree. For example, there may be a vehicle on the property that needs to be moved prior to Treeco's arrival. Another example is the removal of a fence in order to provide better access. These responsibilities will be shown as line items in the quote and, if agreed to, performance is contractually enforceable. Failure of the customer to complete these previously agreed-to items may result in inconvenience fees if the job needs to be rescheduled or additional charges of \$400 per hour (minimum 1 hour) per crew to perform the customer responsibility (i.e. Remove the fence) or delay work.

Impeding Treeco from Completing its Contracted Work

Trees are important parts of our society and communities. As such, many people are incredibly sensitive to their alteration and removal. Some may even go so far as to attempt to impede Treeco's contracted work in various ways including harassment of crew members, verbal threats, entering work zones, standing in front of the equipment, and even brandishing weapons. Treeco maintains a strict policy for its crew members to de-escalate these types of encounters and remain non-confrontational. It's the customer's responsibility to mitigate these situations by being onsite and available to mitigate such encounters. Should Treeco's work be stopped for any reason, the customer may be charged \$400 per hour per crew on site until the situation has been mitigated and they are able to get back to work.

Cancellations

If a cancellation is requested by a customer, it must be done within 24 business hours of the crews' scheduled arrival time. For example: If a crew is scheduled to be at a customer's property on Monday between 10 am and 12 pm, the customer requesting a cancellation must notify Treeco via email prior to 10 am on the Friday before to avoid any inconvenience fees. If cancellation notification is not given within the 24 business hour window, the customer may be responsible for an inconvenience fee of \$350 if Treeco is unable to fill the reservation with a



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Notes Continued...

job of equal or more value. Treeco will make a best effort to move another job into the canceled reservation but makes no guarantees that this will be possible.

If a Tree crew arrives at a customer's property and service is refused for any reason, the customer will be responsible for an inconvenience fee of \$350 plus crane costs (determined by crane company contracted) if one had been requisitioned to complete the job. Customers will not be responsible for any fees if any decision to postpone work is made by Treeco.

It needs to be understood that these customer responsibilities are how Treeco is able to offer such competitive rates. Our bids are based on efficiencies that can only be achieved if the customer follows through on their part. It's never Treeco's desire to charge inconvenience fees as they never actually make up for lost revenue and can result in souring the customer experience. That said, they serve as a necessary deterrent and are 100% avoidable if prior proper planning is adhered to.

Payment and Late fees

All balances are due upon work completion unless otherwise agreed to in writing. Should payment not be remitted at the time of work completion, debris will be left on site until payment is collected. Should Treeco have to return to remove the debris, the cost of debris removal will be added to the invoice at a rate of \$450/load.

If payment has not been received by Treeco within fifteen (15) days after billing, the invoice will be sent to collections. Treeco shall be entitled to all costs of collection, including reasonable attorney's fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest will also accrue at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, will be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK, WILL RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Acceptance of Work Performed

All jobs performed will require a signature by an authorized representative of the property. This representative needs to be onsite to complete a walk-through on the last day of the job. This walk-through needs to be completed prior to the crew leaving. If nobody is present on the last day to complete the walk-through and agreed-upon arrangements have not been made prior to the crew completing their scope of work, Treeco will assume this work to be complete and will not return if discrepancies are discovered at a later date.

Quote and Job Shelflife

This quote is good for 14 days from the time it is provided. If approved, the job must be completed within 30 days unless mutually agreed to by both parties.

By signing and approving this quote, you acknowledge the risk of all manner of tree work being done on your property that involves machinery and heavyweight being moved around your property to complete the job. You also absolve Treeco of any liability for any damage sustained regardless of cause or fault. You also acknowledge your responsibilities as part of the contractual relationship that has been entered into with Treeco.

Signature: _____ Date: _____

D.

Summary of Approximate Costs for Onda Park

Mulch:

First Coast: \$2,750.00

Duval: \$4,950.00

US Mulching: \$1,500.00

Jelly Bean (rubber mulching): \$15,000.00

BYO: \$2,300.00

Fence:

Hardwick: \$13,150.00

Best Fence: \$8,284.00

St. Aug Fence: \$11,220.00

Benches:

BYO: \$1,250.00

SW: \$1,250.00

Basketball Court:

Previous Estimate: \$67,000.00

Hoffman: \$70,000-\$90,000.00

Fitness Equipment:

BYO: \$2,000-\$6,500.00

Play Structures including installation

Playmore: \$42,000-\$96,000

BYO: \$46,000-also does permitting