

*Sweetwater Creek
Community Development District*

Agenda

April 4, 2024

AGENDA

**Sweetwater Creek
Community Development District**
475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.SweetwaterCreekCDD.com

March 28, 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, April 4, 2024 at 4:00 p.m. at the Fitness Center, 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 March 7, 2024 Board of Supervisors Meeting and March 21, 2024 Workshop
 - B. Financial Statements
 - C. Check Register
 - D. Ratification of Requisition Nos. 126-129
- 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
- V. Business Items
 - A. Consideration of Proposal for Capital Reserve Study

- B. Update on Onda Park
- C. Discussion of Gate Violation Policy
- D. Consideration of Proposals for Aquatic Maintenance Services
- VI. Other Business
- VII. Supervisor Requests / Public Comment
- VIII. Next Scheduled Meeting – Thursday, May 2, 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 **Thursday, March 7, 2024** at 4:00 p.m. at the Fitness Center, 1865 N. Loop Parkway, St. Augustine, Florida.

Present and constituting a quorum were:

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

Also present were:

Howard McGaffney	District Manager, GMS
Jennifer Kilinski <i>by Zoom</i>	District Counsel, KVW
Alex Acree <i>by Zoom</i>	District Engineer, Matthews DCCM
Erin Gunia	Director of Amenities, RMS
Jerry Lambert	Operations Manager, RMS
Dan Wright	Riverside Management Services
Mary Marchiano	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 March 7, 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. Five Board members were physically present, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment

David Carson stated that the ARB approved his request to install a pool in his backyard located at 119 Medio, however the section between his house and the common area is not wide enough for the contractor to bring in supplies. He requested use of the common area during the

installation process and stated that he would replace any damaged sod and repair any irrigation heads as necessary.

There were no objections from the Board.

On MOTION by Mr. Usina, seconded by Mr. Smith, with all in favor, authorizing use of a District easement for installation of a pool at 119 Medio Drive subject to an easement agreement and repairing any damage to the property was approved 5-0.

A resident stated that a parking lot and a pavilion are the two items that would affect the Onda cul-de-sac with the improvements to Onda Park.

Michael Barber stated that a pavilion type structure is not welcome or wanted by the Onda residents as they feel it would encourage kids and people from outside the community to hang out at nighttime. He proposed adding more covered benches around play structures for seating. Similarly, the Onda residents do not want a parking lot. He added that a basketball court would be more useful to the community.

Christopher Diesel stated that the major concerns with Onda Lane residents seems to be the parking lot and the pavilion. A parking lot is dangerous for children and looking at the pavilion at Ensenada and the lack of use that it gets, he does not see a reason for it other than adding the possibility of trouble with regard to misuse.

Gary Lacombe stated that he was concerned last week when staff said patrons could no longer exit the pool area from the gate to the lap pool. He is concerned with the water that will be dripping on the floor and asked if there are plans to put a rug down. He contacted the Department of Health asking to be pointed to the Florida Building Code that requires an emergency exit for the pool and the answer he received was that there is no requirement. He added that the wooden gate is not code compliant as it is not self-closing or self-latching, so if that is fixed it should solve the issues with the inspector and the swimmers.

Mr. Lisotta stated that the access and egress control needs to be through the building for better control over who uses the pool and it's the same at the other building, and they don't seem to have a problem. If the gate is not a requirement, his recommendation is to remove the gate and fence the area. He added that some mats can be added, and staff can ensure the area is mopped and kept up as best as possible.

Ms. Gunia stated that staff has been instructed to post a wet floor sign and mop the floor up with towels when the swim team leaves. She has also spoken to the swim coaches as well.

Mr. Cervelli asked staff to find out what the regulations are.

Gary Lacombe stated that the new gate to pickleball court should be checked as well as he does not believe it's compliant.

Mr. Lisotta stated that all gates will be checked.

Alicia Zervos stated that a light on Dosel Lane is constantly on and there are still items in the drain. She added that she has several pictures of neglect.

Mr. Lisotta stated that she can send the pictures to Mr. McGaffney and can copy Mr. Lambert and himself or Mr. Cervelli.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

A. Minutes of the February 6, 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. 118-125

Copies of requisition numbers 118 through 125 were included in the agenda package for the Board's review.

E. Ratification of Change Order from Florida Certified Contractors for Roof Repairs

A change order from Florida Certified Contractors totaling \$3,570 for additional work done during the roof repairs was included in the agenda package for the Board's review.

On MOTION by Mr. Lisotta, seconded by Mr. Smith, with all in favor, the consent agenda was approved 5-0.
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Mr. Cervelli stated that when the staffing agreement with Marshall Creek was terminated there was a lot of concern that the District would be overspending, and so far, the original budget under the old agreement is being maintained.

Mr. Usina stated that the remaining amount in the project construction fund, less the pickleball water fountain cooler and camera system actual costs, is \$416,285.18.

Mr. McGaffney noted that the financials are through January and there were some additional expenses in February.

Mr. Cervelli asked that at the end of the month the final numbers from the pickleball court construction be published.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape Team – Maintenance Report

Ms. Marchiano provided an overview of the landscape maintenance report, a copy of which was included in the agenda package, and informed the Board that Duval is working on cleaning up various areas. Flowers are coming in on March 14th and pine straw is coming in between the 24th and 26th.

Mr. Cervelli asked what damage to the landscaping has been done with the pump being down.

Ms. Marchiano responded none currently, but if it is not fixed in the next week, then flowers cannot be planted at the front entrance or at Otero Point or Lazo.

Mr. Cervelli stated that was his concern and added that Mr. Lambert has been working with the pump company, however he's not sure of the timing. He asked that flowers not be installed until the pump is functional.

Ms. Marchiano stated that is the reason they started plant installs on Ensenada instead of the front entrance. She suggested holding on the flower install until after the pine straw is installed to allow time for the pump to get fixed.

B. District Engineer

Mr. Acree reported that he read the meters for the consumptive use permit, and they have done a good job reducing the ground water usage, but he will keep an eye on it.

C. District Counsel

Ms. Kilinski informed the Board that the settlement agreement with Sports Surfaces has been finalized and fully executed. Since the last meeting she has received a few questions, one being a reminder of what the District's platted easements say that differ from Marshall Creek's. She has sent the language to the board members, so they have it for reference to see what is and what is not allowed in the easements compared to Marshall Creek. The second question relates to the temporary access agreement for pool construction. She sent the Board the form of access agreement for their reference. The final question was regarding challenges with Marshall Creek having a tennis-only user fee agreement for non-residents to buy into the tennis facilities and the idea that Sweetwater wants to work with Marshall Creek to ensure the tennis users do not gain access to Sweetwater's facilities. She has some ideas on how to manage that and is working with staff on that issue.

Mr. Smith stated that it was not contemplated when the pickleball courts were built that the 40+ people that pay for the non-resident tennis membership at Marshall Creek would have access to the fitness center and/or the pickleball courts.

Ms. Gunia stated that the challenge is when the card is swiped, it does not right away say tennis only on the screen, so the staff at both buildings don't have an indicator to stop their access. The easiest solution would be to have a different color card for the tennis-only members. She's also suggested a different color card for patrons under the age of 14.

Mr. Usina questioned how much money the tennis center generates and if people are using the pickleball courts, is the revenue cost shared.

A resident stated she thinks that is something that needs to be looked that.

Mr. Handler asked what the final settlement was on the small claims court case.

Ms. Kilinski responded \$4,000.

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. Usina asked if staff can look at installing some sort of bush around the backside of the newly installed mirrors.

Mr. Lambert stated that he inquired about that and was quoted \$3,000, so if the Board would like that done, RMS will complete the install.

Mr. Cervelli asked when the pump will be repaired.

Mr. Lambert responded it's scheduled for the next week, but he will confirm.

F. Director of Amenities – Report

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

Ms. Gunia informed the Board the roofing contractor is coming out the day following the meeting to inspect a new leak. She asked the Board if they were amenable to her seeking quotes for creating a door into the bathroom from her office in case of an emergency.

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Request for Resident Block Party

Ms. Kilinski informed the Board that residents are asking to use District property to hold a block party. She recommended a one-page simple agreement that does not require insurance that would assign a point person for the party in case something happens on the property, or it needs to be repaired, and the resident would also provide a waiver and release of the District from responsibility for any permits or anything else they would need to hold the event.

There was no objection from the Board.

On MOTION by Mr. Usina, seconded by Mr. Lisotta, with all in favor, authorizing a resident block party subject to a simple agreement was approved 5-0.

B. Consideration of Proposals for Pruning Palm Trees

Three proposals for pruning the palm trees ranging from \$4,725 to \$7,000 were included in the agenda package for the Board's review.

On MOTION by Mr. Usina, seconded by Mr. Smith, with all in favor, the proposal from Tree Medic Tree Surgeons totaling \$5,360 was approved 5-0.

Mr. Lisotta asked that Mr. Lambert inform the Board when the pruning is scheduled to start.

C. Update Regarding Cost Share – FEMA / Marshall Creek CDD

Mr. Cervelli stated that documents have been requested from Marshall Creek. He noted this is a cost share item that will be paid out of the Fiscal Year 2025 budget.

Ms. Kilinski stated that no evaluation can be made at this point because staff does not have all the documents yet.

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

D. Consideration of Onda Park Related Matters

1. Discussion Regarding Proposal from Matthews DCCM for Design, Management and Certification of Onda Park Project

Mr. Usina asked if the Board can agree to what improvements are wanted after hearing resident feedback, provide that information to the engineer, and let them come up with a few concepts for the Board to approve.

Mr. Smith proposed adding a golf cart path that would lead from Las Calinas to the area on the left of the mailboxes, a multi-purpose field, a playground, swing sets, a pavilion with four picnic tables, and a full-size fenced basketball court as far away from the houses as possible.

Mr. Lisotta asked that the pavilion be removed from the plan.

Mr. Cervelli stated that he thought the takeaway from a recent meeting was that the residents were not okay with a fixed structure pavilion, but a shaded structure for parents to sit under near the playground is desired.

Mr. Lisotta stated that he thinks a pavilion for the purpose of gatherings and birthday parties will bring an issue of cars parking at the dead end. A few parking spots on Las Calinas between the home and the trees is a better option. He also commented that the Ensenada pavilion has had issues over the years with people hanging out and trash left behind.

Mr. Usina stated that there is a nice pavilion at Ensenada and suggesting putting a robust play structure for kids and something for smaller kids as the community does not already have that amenity.

Mr. McGaffney stated that the Board previously took a roll-call vote on what items were desired. The only item that was unanimous was a play structure; four board members were in favor of a walking path with benches around it; four board members were in favor of soccer goals; and two board members were in favor of a pavilion.

Another roll call vote on improvements was taken with the following results: multi-use field, five in favor; walking path from Las Calinas to the mailboxes, four in favor; two double-swing sets without a shade structure, four in favor; playground structure, five in favor; benches and a bike rack, five in favor; fenced basketball court, five in favor; pavilion, two in favor; picnic tables, one in favor; benches with a shade structure, five in favor;

During the roll call a resident stated her objection to some of the park improvements.

Mr. Usina asked the engineer to provide two or three concepts for the park included the improvements the majority of the Board has agreed on.

Mr. Acree explained that the next steps are to come up with an engineered site plan that everybody is on board with, then engineering construction drawings, and obtaining permits and approval from St. Johns County and the water management district.

Mr. Usina stated that he would like to see an option that includes a four-space parking area around the mailboxes on Las Calinas.

Mr. Cervelli stated that he felt voting on parking now and getting county approval would slow the project down.

Mr. Acree stated that he doesn't see a concern with adding parking spaces as part of the scope and permitting it at the same time.

Mr. Cervelli asked how long Mr. Acree thinks it would take the County to approve the project.

Mr. Acree responded the first review is going to take three weeks and if they have any comments, those will be addressed, and a second review will take two to three weeks.

The Board directed Mr. Acree to create two concepts, one with parking and one without parking.

Ms. Kilinski asked if the Board was okay with utilizing an hourly rate for Mr. Acree's firm to draw up concepts as he was not sure of a not to exceed amount at the time.

There were no objections from the Board.

On MOTION by Mr. Cervelli, seconded by Mr. Lisotta, with all in favor, authorizing Matthews DCCM to operate under the hourly rate to create two concepts for Onda Park to be presented at the next meeting was approved 5-0.

2. Discussion of Onda Park Project Scope, NTE and Appointment of a Supervisor for Project Oversight

Mr. Cervelli stated that Mr. Usina has done a lot of work on this project, and he’s interfaced with the residents, but he would prefer someone who has time to go through the project in detail with the engineer to move it along as fast as possible.

Mr. Usina nominated Mr. Smith to oversee the Onda Park project.

Mr. Lisotta asked Mr. Smith to work within the framework of the nuances the Board gave at the meeting.

On MOTION by Mr. Usina, seconded by Mr. Cervelli, with all in favor, appointing Mr. Smith to work with staff on the Onda Park project was approved 5-0.

Mr. Smith asked if the same amount of money as what was estimated for a pavilion can be used for a shade structure, approximately \$50,000-\$60,000.

Mr. Cervelli stated if a not to exceed is needed, he proposed approving a not to exceed for the entire project and how it is apportioned is accomplishing what the entire board agrees will come from the concepts that the engineer creates.

Mr. Lisotta reminded Mr. Smith that the project cannot go over budget.

The Board discussed the available funds and made the following motion.

On MOTION by Mr. Cervelli, seconded by Mr. Usina, with all in favor, authorizing an amount not to exceed \$340,000 for the Onda Park project was approved 5-0.

E. Comcast Update for Fitness Center and Guard Gates

The Board agreed that Supervisor Smith would review technology and Comcast concerns and make recommendations to the Board to consider.

This item was tabled.

SIXTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS Supervisor Requests / Public Comment

Mr. Cervelli asked the Board to think about two items. When a resident damages the security gates, should the District penalize them? The second item is fitness instructors in the fitness center are paid \$55,000 a year; should the District continue to pay for the service, or should the residents pay? These items will be added to the next agenda for discussion.

EIGHTH ORDER OF BUSINESS

Next Scheduled Meetings – Budget Workshop on March 21, 2024 at the Palencia Amenity Center, 625 Palencia Club Drive; Regular Board Meeting on Thursday, April 4, 2024 at 4:00 p.m. at the Fitness Center, 1865 N. Loop Parkway, St. Augustine, Florida 32095

NINTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

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

A workshop of the Board of Supervisors of the Sweetwater Creek Community Development District was held on **Thursday, March 21, 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
Charles Usina	Supervisor
Stephen Handler	Supervisor

Also present were:

Howard McGaffney	District Manager, GMS
Erin Gunia	Director of Amenities, RMS
Dan Wright	RMS
Jerry Lambert	RMS
Jim Oliver	GMS

The following is a summary of the discussions taken at the March 21, 2024 Sweetwater Creek Community Development District's Board of Supervisors workshop.

FIRST ORDER OF BUSINESS

Roll Call

The workshop began at approximately 4:00 p.m. Four Board members were physically present.

SECOND ORDER OF BUSINESS

Discussion of the Fiscal Year 2025 Budget

Mr. McGaffney stated that he and the Chair reviewed the contractual agreements and the change in costs for taking over the amenity operations. He presented a document summarizing all the anticipated budget changes.

Mr. Cervelli stated that the financial health of Sweetwater Creek is not very good. There is \$191,000 in capital reserves and that will be cut into by \$50,000 for this year. If the boardwalk and proposed projects are not budgeted for separately, the balance of capital reserves would become \$41,000 next year.

Mr. McGaffney noted the projection is an overall increase to the budget of approximately \$82,000 with the substantial changes due to the removal of use of surplus funds, a reimbursement owed to FEMA, an increase in pool chemicals, the addition of a budget for tree pruning, addition of facility management, an increase in the storm cleanup line item, and the addition of a park repairs and maintenance line item.

Mr. Usina recommended getting an updated capital reserve study.

The Board discussed possible increases in the landscape contract and the affect that may have on the budget.

THIRD ORDER OF BUSINESS

Public Comment

A resident commented that the FEMA issue is Marshall Creek’s mistake and to pay them for their mistake is a huge issue.

Mr. Lisotta stated that had they not filed for FEMA assistance and paid for the boardwalk themselves, Sweetwater would be paying for it anyway.

FOURTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, April 4, 2023 at 4:00 p.m. at the Fitness Center, 1865 N. Loop Parkway, St. Augustine, Florida 32095

FIFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Smith, seconded by Mr. Usina, with all in favor, the workshop was adjourned at approximately 4:46 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Sweetwater Creek
Community Development District

Unaudited Financial Reporting
February 29, 2024



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Sweetwater Creek
Community Development District
Combined Balance Sheet
February 29, 2024

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account General Fund	\$ 209,337	\$ -	\$ 190,462	-	\$ 399,799
Operating Account Amenity Account	105,985	-	-	-	105,985
Debit Card Account	2,207	-	-	-	2,207
Accounts Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	7,605	-	-	7,605
Due from Others	596	-	1,733	-	2,329
Due from Amenity	-	-	-	-	-
Due from Debt Service	-	-	-	5,190	5,190
Due from Capital Reserve	5,086	-	-	-	5,086
Due from Capital Projects	-	-	-	-	-
	-	-	-	-	-
Investments:					
State Board of Administration (SBA)	602,789	-	262,434	-	865,224
US Bank Custody Account	473,297	-	-	-	473,297
	-	-	-	-	-
Series 2019					
Reserve - A-1	-	133,070	-	-	133,070
Reserve - A-2	-	108,331	-	-	108,331
Revenue	-	730,754	-	-	730,754
Prepayment	-	481	-	-	481
Excess Revenue	-	608	-	-	608
Construction	-	-	-	385,897	385,897
Prepaid Expenses	7,816	-	-	-	7,816
Deposits	-	-	-	-	-
Total Assets	\$ 1,407,115	\$ 980,849	\$ 454,630	\$ 391,087	\$ 3,233,679
Liabilities:					
Accounts Payable	\$ 28,297	\$ -	\$ -	\$ -	\$ 28,297
Accrued Expenses	-	-	-	-	-
Due to Debt Service	7,605	-	-	-	7,605
Due to Amenity Fund	-	-	5,086	-	5,086
Due to Capital Projects	-	5,190	-	-	5,190
Total Liabilities	\$ 35,901	\$ 5,190	\$ 5,086	\$ -	\$ 46,178
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 7,816	\$ -	\$ -	\$ -	\$ 7,816
Deposits	-	-	-	-	-
Restricted for:					
Debt Service	-	975,659	-	-	975,659
Capital Project	-	-	-	391,087	391,087
Assigned for:					
Capital Reserve Fund	-	-	449,543	-	449,543
Capital Reserves	-	-	-	-	-
Unassigned	1,363,397	-	-	-	1,363,397
Total Fund Balances	\$ 1,371,213	\$ 975,659	\$ 449,543	\$ 391,087	\$ 3,187,502
Total Liabilities & Fund Balance	\$ 1,407,115	\$ 980,849	\$ 454,630	\$ 391,087	\$ 3,233,679

Sweetwater Creek
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,724,315	\$ 1,607,118	\$ 1,607,118	\$ -
Fitness Center Revenue	2,000	833	650	(183)
Cost Sharing - Marshall Creek Revenue	-	-	-	-
Interest	5,000	2,083	10,479	8,396
Total Revenues	\$ 1,731,315	\$ 1,610,035	\$ 1,618,248	\$ 8,213
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 9,600	\$ 4,000	\$ 3,600	400
PR-FICA	-	-	-	-
Engineering	20,000	8,333	4,533	3,801
District Counsel	55,000	22,917	29,397	(6,480)
Annual Audit	3,800	-	-	-
Assessment Administration	5,000	5,000	5,000	-
Arbitrage Rebate	500	-	-	-
Dissemination Agent	5,300	2,208	2,208	(0)
Trustee Fees	3,800	3,800	3,143	657
Management Fees	42,500	17,708	17,708	(0)
Information Technology	1,425	594	594	-
Website Maintenance	1,000	417	417	0
Telephone	742	309	145	164
Postage & Delivery	3,000	1,250	1,085	165
Public Official Insurance	4,497	1,874	4,938	(3,064)
Printing & Binding	4,100	1,708	717	992
Legal Advertising	2,000	833	556	277
Miscellaneous	1,500	625	95	530
Office Supplies	-	-	-	-
Dues, Licenses & Subscriptions	175	175	175	-
Cost Share Expense - Marshall Creek	20,000	-	-	-
Total General & Administrative	\$ 183,939	\$ 71,752	\$ 74,310	\$ (2,558)
Operations & Maintenance				
Utilities				
Electric	\$ 75,000	\$ 31,250	\$ 25,683	5,567
Other Physical Environment				
General Insurance	6,058	2,524	5,507	(2,983)
Landscape Maintenance	291,276	121,365	121,365	-
Landscape Improvements	50,000	20,833	5,044	15,790
Mulch	50,000	20,833	25,000	(4,167)
Lake Maintenance	22,000	9,167	7,945	1,222
Fountain Maintenance	1,500	625	-	625
Irrigation Repairs & Maintenance	39,000	16,250	10,983	5,268
Storm Clean-Up	2,000	833	-	833
Field Repairs & Maintenance	26,000	10,833	19,841	(9,007)
Tree Removals	14,000	5,833	3,686	2,147
Streetlight Repairs	2,250	938	-	938
Signage Repairs	1,000	417	-	417
Holiday Decoration	5,000	2,083	-	2,083
Miscellaneous Field Supplies	3,500	1,458	567	892
Guardhouse Maintenance	2,500	1,042	-	1,042
Playground Repairs & Maintenance	2,500	1,042	-	1,042
Subtotal Other Physical Environment	\$ 593,584	\$ 247,327	\$ 225,619	\$ 21,707

Sweetwater Creek
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Amenities				
<u>Administrative</u>				
Property & Casualty Insurance	\$ 37,581	\$ 37,581	\$ 36,496	1,085
Payroll - Salaried	86,268	35,945	685	35,260
Payroll - Hourly	91,375	38,073	1,638	36,435
Payroll - Benefits	16,775	6,990	301	6,689
Payroll Taxes	14,730	6,138	264	5,874
Professional Services - Engineering	71,457	29,774	1,281	28,493
Professional Services - Information Technology	1,890	788	34	754
Travel & Per Diem	200	83	69	15
Training	400	167	477	(310)
Facility Management	-	-	111,316	(111,316)
Licenses & Permits	400	167	414	(247)
Subscriptions & Memberships	500	208	319	(110)
Office Supplies	3,000	1,250	1,572	(322)
Office Equipment	2,500	1,042	1,379	(337)
Communication - Telephone/Internet/TV	12,000	5,000	2,637	2,363
Internet/Telephone - Guard House	5,821	2,426	1,724	702
<u>Field</u>				
Field Management Fees	89,040	37,100	37,100	-
General Utilities	75,000	31,250	28,076	3,174
Refuse Removal	5,200	2,167	3,072	(905)
Security	60,000	25,000	29,370	(4,370)
Janitorial Services	13,978	5,824	17,665	(11,841)
Operating Supplies - Spa & Paper	4,000	1,667	1,700	(33)
Operating Supplies - Uniforms	500	208	-	208
Cleaning Supplies	12,500	5,208	3,346	1,862
Amenity Landscape Maintenance & Improvements	29,500	12,292	12,145	147
Gate Repairs & Maintenance	2,500	1,042	495	546
Dog Park Repairs & Maintenance	6,000	2,500	510	1,990
Park Mulch	5,000	2,083	-	2,083
Miscellaneous Field Supplies	4,100	1,708	236	1,472
Buildings Repairs & Maintenance	15,000	6,250	56,037	(49,787)
Pest Control	1,800	750	2,149	(1,399)
Pool Maintenance - Contract	25,349	10,562	6,240	4,322
Pool Repairs & Maintenance	3,000	1,250	658	592
Pool Chemicals	3,800	1,583	10,950	(9,366)
Signage & Amenity Repairs	300	125	500	(375)
Special Events	2,000	833	927	(94)
Park Repair & Maintenance	-	-	20,426	(20,426)
Pickleball Repair & Maintenance	-	-	1,205	(1,205)
<u>Fitness</u>				
Professional Services - Outside Fitness	55,515	23,131	18,895	4,236
Fitness Equipment Repairs & Maintenance	7,000	2,917	2,368	549
Fitness Equipment Rental	35,000	14,583	14,762	(178)
Miniature Golf Course Maintenance	500	208	-	208
Miscellaneous Fitness Supplies	6,300	2,625	628	1,997
Capital Outlay - Machinery & Equipment	6,400	2,667	7,105	(4,438)
Subtotal Amenities	\$ 814,179	\$ 361,164	\$ 437,169	\$ (76,006)
Total Operations & Maintenance	\$ 1,407,763	\$ 608,490	\$ 662,789	\$ (54,298)

Sweetwater Creek
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
<i>Reserves</i>				
Capital Reserve Transfer	\$ 191,000	\$ 191,000	191,000	\$ -
Subtotal Reserves	\$ 191,000	\$ 191,000	\$ 191,000	\$ -
Total Expenditures	\$ 1,782,702	\$ 680,242	\$ 928,098	\$ (56,857)
Excess (Deficiency) of Revenues over Expenditures	\$ (51,387)	\$ 929,793	\$ 690,149	\$ (48,644)
Net Change in Fund Balance	\$ (51,387)	\$ 929,793	\$ 690,149	\$ (48,644)
Fund Balance - Beginning	\$ 51,387		\$ 681,064	
Fund Balance - Ending	\$ (0)		\$ 1,371,213	

Sweetwater Creek
Community Development District
Debt Service Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 741,613	\$ 690,437	\$ 690,437	\$ -
Interest Income	6,300	2,625	10,265	7,640
Total Revenues	\$ 747,913	\$ 693,062	\$ 700,702	\$ 7,640
Expenditures:				
<i>Series 2019 - A1</i>				
Interest - 11/01	\$ 85,328	\$ 85,328	\$ 85,328	\$ -
Interest - 05/01	85,328	-	-	-
Principal - 05/01	355,000	-	-	-
<i>Series 2019 - A2</i>				
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	\$ 561,259	\$ 568,899	\$ 7,640
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 4,307	\$ 561,259	\$ 568,899	\$ 7,640
Fund Balance - Beginning	\$ 155,434		\$ 406,759	
Fund Balance - Ending	\$ 159,741		\$ 975,659	

Sweetwater Creek
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues				
Transfer In	\$ 191,000	\$ 191,000	\$ 191,000	\$ -
Interest	1,866	-	1,641	1,641
Miscellaneous Income	-	-	4,000	4,000
Insurance Proceeds	-	-	-	-
Total Revenues	\$ 192,866	\$ 191,000	\$ 196,641	\$ 5,641
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 11,420	\$ (11,420)
Repair & Maintenance	79,024	32,927	-	32,927
Other Current Charges	525	219	258	(39)
Total Expenditures	\$ 79,549	\$ 33,145	\$ 11,678	\$ 21,468
Excess (Deficiency) of Revenues over Expenditures	\$ 113,317		\$ 184,963	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 113,317		\$ 184,963	
Fund Balance - Beginning	\$ 263,780		\$ 264,580	
Fund Balance - Ending	\$ 377,097		\$ 449,543	

Capital Reserve Study

	<u>General</u>	<u>Amenities</u>	<u>Combined</u>
Decription	FY 2024-Study (Pg. 17)	FY 2024-Study (Pg. 20)	Total - Study
Reserves Beginning of Year	\$488,359	\$135,857	\$624,216
Contributions	191,100	63,400	254,500
Interest Income	9,255	2,527	11,782
Expenditures	(79,024)	(37,782)	(116,806)
Anticipated Balance	\$609,690	\$164,002	\$773,692

Capital Reserve Fund - Actuals

Decription	Actual
Reserves Beginning of Year	\$ 264,580
Contributions	\$ 191,000
Interest Income/Misc Income/Insurance Proceeds	\$ 5,641
Expenditures	\$ (184,963)
Anticipated Balance	\$276,258

Variance Reserve Study Vs Actual	(\$497,434)
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Sweetwater Creek
Community Development District
Capital Projects Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 11,390	\$ 11,390
Total Revenues	\$ -	\$ -	\$ 11,390	\$ 11,390
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 186,086	\$ (186,086)
Total Expenditures	\$ -	\$ -	\$ 186,086	\$ (186,086)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (174,696)	\$ (174,696)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ (174,696)	
Fund Balance - Beginning	\$ -		\$ 565,783	
Fund Balance - Ending	\$ -		\$ 391,087	

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	\$ 137,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,607,118
Fitness Center Revenue	210	-	440	-	-	-	-	-	-	-	-	-	650
Cost Sharing - Marshall Creek Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest	919	972	1,357	2,176	5,056	-	-	-	-	-	-	-	10,479
Total Revenues	\$ 1,129	\$ 229,223	\$ 287,068	\$ 958,232	\$ 142,596	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,618,248
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,400	\$ 600	\$ -	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
PR-FICA	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	791	430	919	2,044	348	-	-	-	-	-	-	-	4,533
District Counsel	7,296	3,481	5,761	6,672	6,189	-	-	-	-	-	-	-	29,397
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	442	442	442	442	442	-	-	-	-	-	-	-	2,208
Trustee Fees	3,143	-	-	-	-	-	-	-	-	-	-	-	3,143
Management Fees	3,542	3,542	3,542	3,542	3,542	-	-	-	-	-	-	-	17,708
Information Technology	119	119	119	119	119	-	-	-	-	-	-	-	594
Website Maintenance	83	83	83	83	83	-	-	-	-	-	-	-	417
Telephone	43	25	28	25	25	-	-	-	-	-	-	-	145
Postage & Delivery	351	307	120	21	285	-	-	-	-	-	-	-	1,085
Public Official Insurance	4,938	-	-	-	-	-	-	-	-	-	-	-	4,938
Printing & Binding	161	41	110	238	166	-	-	-	-	-	-	-	717
Legal Advertising	94	280	-	88	94	-	-	-	-	-	-	-	556
Miscellaneous	62	1	10	11	11	-	-	-	-	-	-	-	95
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Cost Share Expense - Marshall Creek	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	\$ 27,638	\$ 9,350	\$ 11,133	\$ 14,085	\$ 12,103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,310

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	24,273	-	-	-	-	-	-	-	121,365
Landscape Improvements	-	5,044	-	-	-	-	-	-	-	-	-	-	5,044
Mulch	-	-	25,000	-	-	-	-	-	-	-	-	-	25,000
Lake Maintenance	1,538	1,793	1,538	1,538	1,538	-	-	-	-	-	-	-	7,945
Fountain Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs & Maintenance	4,805	710	4,920	413	135	-	-	-	-	-	-	-	10,983
Storm Clean-Up	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Repairs & Maintenance	2,390	2,718	6,134	6,099	2,500	-	-	-	-	-	-	-	19,841
Tree Removals	1,200	-	1,786	350	350	-	-	-	-	-	-	-	3,686
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Signage Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decoration	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Field Supplies	-	-	-	-	567	-	-	-	-	-	-	-	567
Guardhouse Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Playground Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Other Physical Environment	\$ 46,225	\$ 41,154	\$ 69,934	\$ 38,944	\$ 29,363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	225,619
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	-	-	-	-	477	-	-	-	-	-	-	-	477
Facility Management	21,341	22,486	22,516	22,841	22,131	-	-	-	-	-	-	-	111,316
Licenses & Permits	414	-	-	-	-	-	-	-	-	-	-	-	414
Subscriptions & Memberships	29	29	92	92	77	-	-	-	-	-	-	-	319
Office Supplies	449	253	300	57	513	-	-	-	-	-	-	-	1,572
Office Equipment	300	56	146	465	411	-	-	-	-	-	-	-	1,379
Communication - Telephone/Internet/TV	-	658	658	658	663	-	-	-	-	-	-	-	2,637
Internet/Telephone - Guard House	362	340	340	340	343	-	-	-	-	-	-	-	1,724

Sweetwater Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Field													
Field Management Fees	7,420	7,420	7,420	7,420	7,420	-	-	-	-	-	-	-	37,100
General Utilities	4,565	4,781	5,436	6,512	6,782	-	-	-	-	-	-	-	28,076
Refuse Removal	414	519	955	519	664	-	-	-	-	-	-	-	3,072
Security	6,163	6,103	6,103	7,573	3,428	-	-	-	-	-	-	-	29,370
Janitorial Services	3,733	3,483	3,483	3,483	3,483	-	-	-	-	-	-	-	17,665
Operating Supplies - Spa & Paper	428	52	194	413	612	-	-	-	-	-	-	-	1,700
Operating Supplies - Uniforms	-	-	-	-	-	-	-	-	-	-	-	-	-
Cleaning Supplies	1,636	191	9	1,175	334	-	-	-	-	-	-	-	3,346
Amenity Landscape Maintenance & Improvements	1,906	1,906	1,906	4,521	1,906	-	-	-	-	-	-	-	12,145
Gate Repairs & Maintenance	-	-	245	250	-	-	-	-	-	-	-	-	495
Dog Park Repairs & Maintenance	-	-	324	-	186	-	-	-	-	-	-	-	510
Park Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Field Supplies	-	-	236	-	-	-	-	-	-	-	-	-	236
Buildings Repairs & Maintenance	47,127	8,102	322	89	396	-	-	-	-	-	-	-	56,037
Pest Control	79	79	79	81	1,831	-	-	-	-	-	-	-	2,149
Pool Maintenance - Contract	-	1,560	1,560	1,560	1,560	-	-	-	-	-	-	-	6,240
Pool Repairs & Maintenance	-	-	330	-	328	-	-	-	-	-	-	-	658
Pool Chemicals	1,920	2,999	1,920	2,055	2,055	-	-	-	-	-	-	-	10,950
Signage & Amenity Repairs	-	-	500	-	-	-	-	-	-	-	-	-	500
Special Events	-	-	-	337	590	-	-	-	-	-	-	-	927
Park Repair & Maintenance	19,145	631	-	522	128	-	-	-	-	-	-	-	20,426
Pickleball Repair & Maintenance	1,059	70	77	-	-	-	-	-	-	-	-	-	1,205
Fitness	-	-	-	-	-	-	-	-	-	-	-	-	-
Professional Services - Outside Fitness	4,445	3,213	4,233	4,325	2,680	-	-	-	-	-	-	-	18,895
Fitness Equipment Repairs & Maintenance	2,147	-	-	221	-	-	-	-	-	-	-	-	2,368
Fitness Equipment Rental	2,927	2,927	2,927	2,927	3,053	-	-	-	-	-	-	-	14,762
Miniature Golf Course Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Fitness Supplies	-	393	43	142	50	-	-	-	-	-	-	-	628
Capital Outlay - Machinery & Equipment	-	1,505	-	4,919	681	-	-	-	-	-	-	-	7,105
Subtotal Amenities	\$ 168,709	\$ 69,758	\$ 62,422	\$ 73,498	\$ 62,783	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	437,169
Total Operations & Maintenance	\$ 214,934	\$ 110,912	\$ 132,355	\$ 112,442	\$ 92,146	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	662,789
Reserves													
Capital Reserve Transfer	-	-	-	-	191,000	-	-	-	-	-	-	-	191,000
Subtotal Reserves	\$ -	\$ -	\$ -	\$ -	\$ 191,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	191,000
Total Expenditures	\$ 242,571	\$ 120,263	\$ 143,489	\$ 126,527	\$ 295,249	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	928,098
Excess (Deficiency) of Revenues over Expenditures	\$ (241,442)	\$ 108,960	\$ 143,579	\$ 831,705	\$ (152,653)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	690,149
Net Change in Fund Balance	\$ (241,442)	\$ 108,960	\$ 143,579	\$ 831,705	\$ (152,653)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	690,149

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	\$110,550
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

allocation in % 69.95% 30.05% 100.00%

Date	Distribution	Gross Amount	Discount/ Penalty	Commission	Interest	Net Receipts	O&M Portion	2019- Debt Service	Total
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

93.20%	Percent Collected
\$ 167,548.24	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	68	Bartram Trail Surveying Inc	Invoice #5651 Palencia Fitness Cneter Topographic Survey 1/4/23	\$ 3,080.00
2/14/23	67	Sweetwater Creek CDD	Invoice #1226 Mirrors for Fitness Room - Nassau Windows & Glass	\$ 5,300.00
2/14/23	69	England Thims & Miller	Invoice# 206344 Pickleball Courts Addition & Modifications	\$ 367.50
2/14/23	70	Sweetwater Creek CDD-Capital Reserve	Invoice# 01.10.2023 Anastasia Pool & Spa Inc Gas Heater Replacement for Pool and Invoice# PAL_004 Invision Construction Inc for Fitness Interior Renovation	\$ 16,218.00
2/14/23	71	Sweetwater Creek CDD	Invoice #1231 Nassau Windows & Glass Inc. Rain Glass installation for gym	\$ 850.00
2/28/23	73	Invision Construction	Final Payment per agreement for Palencia Interior Renovation	\$ 42,531.00
3/14/23	72	Bartram Trail Surveying Inc	Invoice #5789 Palencia Fitness 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
2/13/24	118	Atlantic Security	Video Surveillance System Equipment and Installation 50% Dep Invoice #327381-Deposit	\$ 5,946.88
2/13/24	119	Alfred W Grover, Electrical Contractor	Invoice # 12524 - 6 Outdoor Motion Detector-LED light fixture for Pickleball Project	\$ 3,800.00
2/13/24	120	England Thims & Miller	Invoice # 212440 Pickleball Courts Addition & Modifications - Nov 2023.	\$ 1,571.25
2/14/24	121	Kilinski/Van Wyk PLLC	Invoice # 8723 2019 Project Construction	\$ 155.00
2/20/24	122	American Electrical Contracting Inc	Palencia Pickleball Courts Install two light deflectors Invoice #W64623	\$ 1,840.00
2/22/24	123	American Electrical Contracting Inc	Palencia Pickleball Courts Change timer to digital Invoice #W63086	\$ 140.65
2/22/24	124	American Electrical Contracting Inc	Palencia Pickleball Courts Change Order Lighting Project Invoice #W62910	\$ 3,227.30
2/27/24	125	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-7-Final Payment	\$ 25,623.00
2/27/24	126	Workman's Kwik Fix Plumbing Division	Invoice # 97146 - installed self close metering faucet in ensenada park per contract	\$ 1,280.00
	127	England Thims & Miller	Invoice #212712 - CEI Services - Finalized documents and pay apps for Pickleball Court closeout with SJC and Owner	\$ 307.50
	128	Best Fence and Rail fo FL LLC	Invoice # 2313106. Furnished & installed 296' of 48" high 2-rail ascot style black aluminum fence with (3) 4' gate	\$ 8,174.00
	129	Kilinski/Van Wyk PLLC	Invoice # 8974 2019 Project Construction	\$ 1,437.50
TOTAL				\$ 1,293,482.04
Project (Construction) Fund at 08/30/19				\$ 1,540,777.96
Interest Earned and Transfer thru 12/31/23				\$ 127,401.60
Outstanding Requisitions				\$ 11,199.00
Requisitions Paid thru 2/29/24				\$ (1,293,482.04)
Remaining Project (Construction) Fund				\$ 385,896.52
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.)			

C.

Sweetwater Creek
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024
Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
General Fund		
02/01/24	3988	\$255.00
02/09/24	3989-3995	30,158.03
02/16/24	3996-4004	311,853.94
02/22/24	4005-4012	524,297.90
SUBTOTAL		\$866,564.87
<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
Amenity Fund		
02/01/24	2419-2427	\$892.50
02/09/24	2428-2449	55,007.84
02/16/24	2450-2459	1,535.00
02/22/24	2460	1,750.00
SUBTOTAL		\$59,185.34
<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
Capital Reserve		
02/16/24	27	\$6,333.54
SUBTOTAL		\$6,333.54
TOTAL		\$932,083.75

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/01/24	00063	11/30/23	81577	202311	320	53800	47000		FUTURE HORIZONS	*	255.00	255.00	003988
NOV LAKE MAINTENANCE													
2/09/24	00075	2/06/24	02062024	202402	310	51300	11000		CHARLES USINA III	*	200.00	200.00	003989
2/6/24 CDD BOARD MEETING													
2/09/24	00089	2/06/24	02062024	202402	310	51300	11000		JOHN T SMITH	*	200.00	200.00	003990
2/6/24 CDD BOARD MEETING													
2/09/24	00051	2/06/24	02062024	202402	310	51300	11000		ROBERT LISOTTA	*	200.00	200.00	003991
2/6/24 CDD BOARD MEETING													
2/09/24	00040	2/06/24	02062024	202402	310	51300	11000		STEPHEN J HANDLER	*	200.00	200.00	003992
2/6/24 CDD BOARD MEETING													
2/09/24	00086	2/02/24	25706	202402	320	53800	46200		DUVAL LANDSCAPE MAINTENANCE	*	24,273.00	24,273.00	003993
FEB PALENCIA RENEWAL													
2/09/24	00029	2/01/24	154	202402	310	51300	34000		GOVERNMENTAL MANAGEMENT SERVICES	*	3,541.67	4,672.53	003994
FEB MANAGEMENT FEES													
		2/01/24	154	202402	310	51300	35200			*	83.33		
FEB WEBSITE ADMIN													
		2/01/24	154	202402	310	51300	35100			*	118.75		
FEB INFO TECH													
		2/01/24	154	202402	310	51300	31300			*	441.67		
FEB DISSEM AGENT SRVCS													
		2/01/24	154	202402	310	51300	49000			*	11.17		
OFFICE SUPPLIES													
		2/01/24	154	202402	310	51300	42000			*	284.90		
POSTAGE													
		2/01/24	154	202402	310	51300	42500			*	166.05		
COPIES													
		2/01/24	154	202402	310	51300	41000			*	24.99		
TELEPHONE													
2/09/24	00097	2/07/24	3312	202401	320	53800	47300		TYLER SCHELLPEPER DBA PUMPS	*	412.50	412.50	003995
1/30 FILTER INSTALL/WELL													

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/16/24	00006	2/08/24	10543	202402	320	53800	47300		BOB'S BACKFLOW & PLUMBING SERVICE	*	135.00	135.00	003996
2/16/24	00086	12/22/23	25039	202312	320	53800	47300		DUVAL LANDSCAPE MAINTENANCE	*	1,825.00	1,825.00	003997
2/16/24	00011	2/05/24	212439	202401	310	51300	31100		ENGLAND-THIMS & MILLER INC	*	2,043.94	2,043.94	003998
2/16/24	00085	1/22/24	300	202401	320	53800	47301		JAMES M TETER DBA MY CLEAN ROOF LLC	*	2,500.00	2,500.00	003999
2/16/24	00085	12/28/23	291	202312	320	53800	47301		JAMES M TETER DBA MY CLEAN ROOF LLC	*	2,500.00	2,500.00	004000
2/16/24	00085	2/15/24	308	202402	320	53800	47301		JAMES M TETER DBA MY CLEAN ROOF LLC	*	1,000.00	1,000.00	004001
2/16/24	00085	2/15/24	309	202402	320	53800	47301		JAMES M TETER DBA MY CLEAN ROOF LLC	*	1,500.00	1,500.00	004002
2/16/24	00079	2/10/24	02102024	202402	300	15100	10000		STATE BOARD OF ADMINISTRATION	*	300,000.00	300,000.00	004003
2/16/24	00095	2/09/24	18093	202402	320	53800	47302		TAYLOR TREE SERVICES INC	*	350.00	350.00	004004
2/22/24	00090	1/23/24	6201231	202401	310	51300	48000		GANNETT FL LOCALIQ	*	88.40	88.40	004005
2/22/24	00086	12/14/23	24956	202312	320	53800	46400		DUVAL LANDSCAPE MAINTENANCE	*	25,000.00	25,000.00	004006
2/22/24	00091	2/20/24	48222	202402	320	53800	47300		PACETTI RE-INSTALL PUMP	*	1,275.00	1,275.00	

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/20/24		48222		202402	320	53800	47300		PACETTI RE-INSTALL PUMP EAST COAST WELLS & PUMP SERVICE	V	1,275.00-	.00	004007
2/22/24	00063	11/30/23	81519	202311	320	53800	47000		NOV LAKE MAINTENANCE FUTURE HORIZONS	*	1,538.00	1,538.00	004008
2/22/24	00094	2/11/24	8722	202401	310	51300	31500		JAN GENERAL COUNSEL KILINSKI VAN WYK, PLLC	*	5,518.50	5,518.50	004009
2/22/24	00094	2/11/24	8724	202401	310	51300	31500		JAN SMALL CLAIMS LAWSUIT KILINSKI VAN WYK, PLLC	*	1,153.00	1,153.00	004010
2/22/24	00079	2/22/24	02222024	202402	300	15100	10000		GF EXCESS TRANSF #323520 STATE BOARD OF ADMINISTRATION	*	300,000.00	300,000.00	004011
2/22/24	00079	2/22/24	02222024	202402	300	58100	10000		FY24 CR TRANSFER #323521 STATE BOARD OF ADMINISTRATION	*	191,000.00	191,000.00	004012
TOTAL FOR BANK A											866,564.87		
TOTAL FOR REGISTER											866,564.87		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/01/24	00129	1/05/24	01052024	202401	340	53800	34500		JAN24 FITNESS INSTRUCTOR AMYSUE LONG	*	70.00	70.00	002419
2/01/24	00129	1/16/24	01162024	202311	340	53800	34500		NOV23 FITNESS INSTRUCTOR AMYSUE LONG	*	210.00	210.00	002420
2/01/24	00129	12/15/23	12152023	202312	340	53800	34500		DEC23 FITNESS INSTRUCTOR AMYSUE LONG	*	70.00	70.00	002421
2/01/24	00129	12/22/23	12222023	202312	340	53800	34500		DEC23 FITNESS INSTRUCTOR AMYSUE LONG	*	70.00	70.00	002422
2/01/24	00129	12/29/23	12292023	202312	340	53800	34500		DEC23 FITNESS INSTRUCTOR AMYSUE LONG	*	70.00	70.00	002423
2/01/24	00137	1/12/24	01122024	202401	340	53800	34500		JAN24 FITNESS INSTRUCTOR CARYN REGISTER	*	35.00	35.00	002424
2/01/24	00132	1/16/24	01162024	202312	340	53800	34500		DEC23 FITNESS INSTRUCTOR LAURA CORREA	*	140.00	140.00	002425
2/01/24	00135	9/30/23	09302023	202310	340	53800	34500		SEP23 FITNESS INSTRUCTOR MIRANDA BULGER	*	122.50	122.50	002426
2/01/24	00138	1/04/24	01042024	202312	340	53800	34500		DEC23 FITNESS INSTRUCTOR RONALD C. CULLUM	*	105.00	105.00	002427
2/09/24	00129	1/26/24	01262024	202401	340	53800	34500		JAN24 FITNESS INSTRUCTOR AMYSUE LONG	*	70.00	70.00	002428
2/09/24	00129	2/02/24	02022024	202401	340	53800	34500		JAN24 FITNESS ISNTRUCTOR AMYSUE LONG	*	70.00	70.00	002429
2/09/24	00143	1/16/24	328972	202401	330	53800	48400		ANNUAL SERVICE AGREEMENT ATLANTIC SECURITY	*	1,410.00	1,410.00	002430

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/09/24	00131	11/01/23	11012023	202311	340	53800	34500		NOV23 FITNESS INSTRUCTOR DIANE STOEVER	*	800.00	800.00	002431
2/09/24	00131	2/05/24	02052024	202401	340	53800	34500		JAN24 FITNESS INSTRUCTOR DIANE STOEVER	*	320.00	320.00	002432
2/09/24	00131	12/01/23	12012023	202312	340	53800	34500		DEC23 FITNESS INSTRUCTOR DIANE STOEVER	*	640.00	640.00	002433
2/09/24	00119	2/02/24	25705	202402	330	53800	46200		FEB CLUBHOUSE & DOG PARK DUVAL LANDSCAPING MAINTENANCE	*	1,906.00	1,906.00	002434
2/09/24	00080	2/01/24	737331	202402	330	53800	48400		FEB GATE GRD MONITORING HIDDEN EYES LLC DBA ENVERA SYSTEMS	*	6,103.11	6,103.11	002435
2/09/24	00139	1/25/24	01252024	202401	340	53800	34500		JAN24 FITNESS INSTRUCTOR GLENDA MALEWICKI DBA GLENDA'S YOGA	*	70.00	70.00	002436
2/09/24	00139	2/05/24	02052024	202402	340	53800	34500		FEB24 FITNESS ISNTRUCTOR GLENDA MALEWICKI DBA GLENDA'S YOGA	*	35.00	35.00	002437
2/09/24	00132	2/05/24	020524	202401	340	53800	34500		JAN24 FITNESS INSTRUCTOR LAURA CORREA	*	140.00	140.00	002438
2/09/24	00127	1/28/24	01282024	202401	340	53800	34500		JAN24 FITNESS INSTRUCTOR LINA HERMEZ	*	265.10	265.10	002439
2/09/24	00127	1/28/24	01282024	202401	340	53800	34500		JAN24 FITNESS INSTRUCTOR LINA HERMEZ	*	225.10	225.10	002440
2/09/24	00135	1/31/24	01312024	202401	340	53800	34500		JAN24 FITNESS INSTRUCTOR MIRANDA BULGER	*	245.00	245.00	002441
2/09/24	00141	2/05/24	020524	202401	340	53800	34500		JAN24 FITNESS INSTRUCTOR PATRICIA SCOTT	*	35.00	35.00	002442

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/09/24	00141	2/05/24	020524A	202401 340-53800-34500	JAN24 FITNESS INSTRUCTOR PATRICIA SCOTT	*	35.00	35.00	002443
2/09/24	00019	2/01/24	13129561	202402 330-53800-52002	FEB POOL CHEMICALS POOLSURE	*	2,054.80	2,054.80	002444
2/09/24	00104	1/30/24	262	202401 330-53800-64000	LAPTOP FOR AMENITY CENTER RIVERSIDE MANAGEMENT SERVICES, INC	*	4,918.78	4,918.78	002445
2/09/24	00104	2/01/24	261	202402 330-53800-10000	FEB FITNESS CTR MANAGER	*	9,922.92		
		2/01/24	261	202402 330-53800-10000	FEB ASSISTANT MANAGER	*	6,603.92		
		2/01/24	261	202402 330-53800-10000	FEB FRONT DESK ATTENDANTS	*	4,814.50		
		2/01/24	261	202402 330-53800-46500	FEB JANITORIAL SERVICES	*	3,482.92		
		2/01/24	261	202402 330-53800-52000	FEB POOL MAINTENANCE	*	1,560.00		
		2/01/24	261	202402 320-53800-12100	FEB FEILD MANAGEMENT	*	7,420.00		
		2/01/24	261A	202401 330-53800-10000	JAN FRONT DESK ADJUST	*	1,499.50		
					RIVERSIDE MANAGEMENT SERVICES, INC			35,303.76	002446
2/09/24	00138	2/05/24	02052024	202401 340-53800-34500	JAN24 FITNESS INSTRUCTOR RONALD C. CULLUM	*	140.00	140.00	002447
2/09/24	00136	2/05/24	02052024	202401 340-53800-34500	JAN24 FITNESS INSTRUCTOR TIFFANY ROSE CUNNIGHAM	*	140.00	140.00	002448
2/09/24	00041	2/07/24	61872764	202402 340-53800-34400	FEB PEST CONTROL TURNER PEST CONTROL LLC	*	81.19	81.19	002449
2/16/24	00129	2/09/24	02092024	202402 340-53800-34500	FEB24 FITNESS INSTRUCTOR AMYSUE LONG	*	70.00	70.00	002450
2/16/24	00131	2/12/24	02122024	202401 340-53800-34500	JAN24 FITNESS INSTRUCTOR DIANE STOEVER	*	320.00	320.00	002451

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/16/24	00128	2/12/24	02122024	FEB24	202402	340-53800-34500		FITNESS INSTRUCTOR ELIANA N ROQUE	*	240.00	240.00	002452
2/16/24	00139	2/08/24	02082024	FEB24	202402	340-53800-34500		FITNESS INSTRUCTOR GLENDA MALEWICKI DBA GLENDA'S YOGA	*	70.00	70.00	002453
2/16/24	00132	2/12/24	02122024	FEB24	202402	340-53800-34500		FITNESS INSTRUCTOR LAURA CORREA	*	140.00	140.00	002454
2/16/24	00135	2/12/24	02122024	FEB24	202402	340-53800-34500		FITNESS INSTRUCTOR MIRANDA BULGER	*	140.00	140.00	002455
2/16/24	00141	2/12/24	02122024	NOV23	202311	340-53800-34500		FITNESS INSTRUCTOR PATRICIA SCOTT	*	70.00	70.00	002456
2/16/24	00141	2/12/24	02122024	DEC23	202312	340-53800-34500		FITNESS INSTRUCTOR PATRICIA SCOTT	*	70.00	70.00	002457
2/16/24	00104	2/07/24	263	JAN	202402	330-53800-52001		POOL COVER REMOVAL RIVERSIDE MANAGEMENT SERVICES, INC	*	275.00	275.00	002458
2/16/24	00138	2/12/24	02122024	FEB24	202402	340-53800-34500		FITNESS INSTRUCTOR RONALD C. CULLUM	*	140.00	140.00	002459
2/22/24	00041	2/16/24	61878386	TERMIDOR	202402	340-53800-34400		TREATMENT TURNER PEST CONTROL LLC	*	1,750.00	1,750.00	002460
TOTAL FOR BANK B										59,185.34		
TOTAL FOR REGISTER										59,185.34		

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/16/24	00017	2/07/24 84075646	202402 600-58400-60000 NAT GAS INTER H2O HEATER	GRIFFIN HOME SERVICES LLC	*	6,333.54	6,333.54 000027
TOTAL FOR BANK A						6,333.54	
TOTAL FOR REGISTER						6,333.54	

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: 126

(B) Name and address of Payee: Workman's Kwik Fix Plumbing Division
4835 Emerson Street
Jacksonville, FL 32207

(C) Amount Payable: \$1,280.00

(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 # 97146 – installed self close metering faucet in ensenada park per contract.

(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.

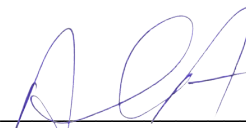
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**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

WORKMAN'S
KWIK-FIX INC.
CFC #44888 PLUMBING
 DIVISION
 4635 Emerson St. • Jacksonville, Florida 32207
 (904) 398-4118

Invoice

Date	Invoice #
2/12/2024	97146

Bill To
Palencia Fitness Center 1865 Loop Pkwy North St Augustine, FL 32095

Job Address
1187 Las Calinas Blvd St Augustine, FL 32095

Work Order #	Terms	Plumber	Vendor Id#	Contract #	Sales Representative
	Due on receipt	GFS			
Quantity / Hours	Description	Rate / Price	Amount		
	Installed self close metering faucet in ensenada park as per contract	1,280.00	1,280.00		
<p><i>Paid via Construction Fund</i></p> <p><i>DW</i></p> <p><i>2/26/24</i></p>					
We appreciate your Business!				Total	\$1,280.00

All accounts due and payable 10 days from invoice date. After 30 days a finance charge of 1.5% per month - 18% annum will be added. Customer and all parties agree to pay all court costs and attorneys fees if suit and/or collection becomes necessary. All work is satisfactory with customer or renter. Signed invoice on file.

Phone #	Fax #	E-mail	Web Site
904-398-4118	904-398-2017	kwikfixplumbing@yahoo.com	www.kwik-fixplumbing.com

**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: 127

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

(C) Amount Payable: \$307.50

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Invoice #212712 – CEI Services - Finalized documents and pay apps for Pickleball Court closeout with SJC and Owner.

(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.

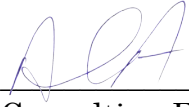
**SWEETWATER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

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

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

March 01, 2024
 Invoice No: 212712

Total This Invoice \$307.50

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

Professional Services rendered through February 24, 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

Finalize documents and pay apps for Pickleball Court closeout with SJC and Owner

Labor

	Hours	Rate	Amount
Senior Engineer/Project Manager			
Lockwood, Scott 2/10/2024	1.50	205.00	307.50
Totals	1.50		307.50
Total Labor			307.50

Total this Phase **\$307.50**

Phase XP Expenses

Total this Phase **0.00**

Total This Invoice **\$307.50**

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: 128

(B) Name and address of Payee: Best Fence and Rail of FL LLC
7380 Philips Hwy, Ste 1-3B
Jacksonville FL 32256

(C) Amount Payable: \$8,174.00

(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 # 2313106. Furnished & installed 296' of 48" high 2-rail ascot style black aluminum fence with (3) 4' gate.

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

The undersigned hereby certifies that:

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

OR


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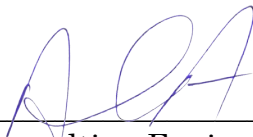
**SWEETWATER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: 

Authorized Officer

**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

Best Fence and Rail of Florida LLC

7380 Philips Hwy, Ste 103B
Jacksonville, FL 32256

Invoice

Due Date	Invoice #
2/22/2024	2312106

Bill To			Job Location			
Sweetwater Creek CDD 135 W Central Blvd, Ste 320 Orlando FL 32801			Sweet Water Creek CDD Ensenada Park St. Augustine FL 32095 Palencia ~Ensenada Park			
Customer Phone	Customer Fax	Terms	Rep	Inv. Date	Install Date	Job #
4078415524				2/22/2024	2/22/2024	2312106
Quantity	Item Code	Description	U/M	Price Each	Amount	
1	INSTALLATION	(E) Furnish & install 296' of 48" high 2-rail ascot style black aluminum fence with (3) 4' gate. Gates include keyed latches and self closing hinges. All posts to be set in concrete. 3/11/24 DW Pay via Construction Fund		8,174.00	8,174.00	
				Subtotal	\$8,174.00	
RETURNED CHECKS ARE SUBJECT TO A \$50.00 SERVICE FEE. NO REFUNDS ON MATERIALS PURCHASED.				Sales Tax (7.0%)	\$0.00	
CUSTOMER PICKUP _____ DATE _____				Total	\$8,174.00	
BEST FENCE _____ DATE _____				Payments/Credits	\$0.00	
Best Fence and Rail Phone #		Best Fence and Rail Fax #		Balance Due	\$8,174.00	
904 268-1638		904 230-2780				

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

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(A) Requisition Number: 129

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

(C) Amount Payable: \$1,437.50

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Invoice # 8974 2019 Project Construction – Engineer Cert, review pickleball closeout correspondence, review county comments, prepare dog park fencing installation contract, review multiple contracts.

(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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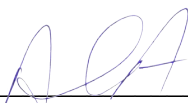
**SWEETWATER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: 

Authorized Officer

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

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Consulting Engineer



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

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

INVOICE

Invoice # 8974
Date: 03/15/2024
Due On: 04/14/2024

SWTCDD-05

SWEETWATER CREEK CDD - 2019 PROJECT CONSTRUCTION

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	MGH	02/12/2024	Prepare shell engineer's certificate for completion by District Engineer for pickleball project	1.30	\$265.00	\$344.50
Service	JK	02/15/2024	Review pickleball close out correspondence and engineering certificate and confer with DM on same	0.20	\$310.00	\$62.00
Service	MGH	02/21/2024	Review county comments/certificate from engineer for compliance with release of final payment	0.30	\$265.00	\$79.50
Service	SH	02/23/2024	Prepare dog park fencing installation contract and confer with staff on exhibits for same	1.80	\$265.00	\$477.00
Service	RVW	02/26/2024	Review multiple contracts for amenity/ construction and provide edits to same; confer with district manager on same	1.30	\$365.00	\$474.50
					Total	\$1,437.50

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
8974	04/14/2024	\$1,437.50	\$0.00	\$1,437.50
Outstanding Balance				\$1,437.50
Total Amount Outstanding				\$1,437.50

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

Please pay within 30 days.

FOURTH ORDER OF BUSINESS

A.



**DUVAL
LANDSCAPE
MAINTENANCE, LLC**

With

**Sweetwater Creek
Community Development
District**

**Monthly Reporting
April 2024**



DUVAL LANDSCAPE MAINTENANCE, LLC

Monthly Reporting April 2024

In Progress:

1. Redesign of entrance beds - Ensenada Drive.
2. Flower Installation - 1st Rotation of 4 for 2024, scheduled for March 28th.
3. Pine Straw Installation

Completed:

1. Limbing up the common area trees.
2. Removal of dead plant material at Lazo and the left corner of Ensenada and Medio (by Torcidio).
3. Opp Number 31036, planting of Blue daze at Entrance to Fitness Center and one both sides of the fountain.

Upcoming:

1. Additional plant removal on Ensenada Drive and Corner of Ensenada and Medio (by Torcidio) on Right.

Attachments:

1. The Irrigation Summary Report and Irrigation Wet Check Reports for March 2024 are not complete as of today and will be forwarded as soon as they are completed by the Irrigation Division.

Thank you,

YOUR DUVAL TEAM

Mary Marchiano
Account Manager

Michael Wooldridge
Branch Manager

Joshua Boucher
Irrigation Manager

Torre Dunham
Fertilization Manager



Irrigation Summary Report
March 2024

All controllers inspected other than the soccer field, minor repairs and adjustments completed.

Additional checks need to be completed in April with respect to the new pump installed.

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

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	Mark						
Rain Guage	Y	N	Source	Meter	Well	Date	3/11/2024						
Power on	Y	N				Program	A	B	C				
General Information			Backflow			Start Times	10:00 P	10:00 P	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					1					2	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									1		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



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		3/12/2024					
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
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1	s	x	x						1					1	x				Left side towards round about
2	r	x	x												x				Right corner of Oleta
3	s	x	x												x				Along left sidewalk to roundabout
4	s	x	x												x				Along left curb Oleta to round
5	s	x	x												x				Along right curb Oleta to round
6	s	x	x												x				Along sidewalk right side
7	s	*	*																Back sw ovalo las calinas
8	r	x	x												x				Both sides of road at lakes
9	s	x	x												x				Left side of Oleta
10	s	x	x												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												x				Back sidewalk lift to oleta
14	r	x	x									1			x				Ovalo court
15	r	x	x									2			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						1					1	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												x				Right of codo
23	s	x	x												x				Left of lift station



Duval Landscape

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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	2/13/2024						
Power on	Y	N				Program	A	B	C				
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							1				1	x				Right of endrede
2	r	x	x	x											x				Right of endrede back sidewalk
3	s	x	x												x				Middle btw endred + Roundabout
4	r	x	x									1			x				Back of sidewalk left roundabout
5	s	x	x												x				Btw curb and sidewalk Left
6	s	x	x												x				Left of the roundabout



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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	3/12/2024						
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									1		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						2					3	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											x					NA
12	r	x	x											x					Along berm on Ensenada
13	s	x	x											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										1	x					Left of enrede
19	s	x	x											x					Right of medio on corner
20	s	x	x											x					Left of park entry
21	s	x	x											x					Left side along Eendenada
22	s	x	x											x					Back sidewalk on Ensdenada
23	s	x	x											x					Left side along Eendenada

24	s	x	x												x			Left side along Endenada
25	s	x	x												x			Back sidewalk on Ensdanada
26	s	x	x												x			Left side along Endenada
27	s	x	x												x			Back sidewalk on Ensdanada
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



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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	3/11/2024						
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											2	x				Right side ensanada 1/2 way
6	s	x	x											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											x					Rincon 300-248
11	s	x	x											x					Rincon 238-202
12	s	x	x							1				1	x				Rincon 190*150
13	s	x	x											x					Rincon 130-88
14	s	x	x											x					Rincon 78-clock
15	r	x	x									1		x					Rincon Pond clock-98
16	r	x	x											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													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																				



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Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	SweetWater						
Location	Behind sign		Location	Behind sign		Location	Mini putt						
Type	RB		Size			Technician	Mark						
Rain Guage	Y	N	Source	Meter	Well	Date	3/12/2024						
Power on	Y	N				Program	A	B	C				
General Information			Backflow			Start Times	10:00 P						
Valve Type			PRV	Y	N	Run Times	2Hrs						
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	Adjus	Straightened	Capped	Raised/Lowered	Locations of Zones
1																			No wire
2	r	x	x												x				Around sign
3	r	x	x												x				Grass area BTW sign and flag
4	s	x	x							1				1	x				Left side of putt putt
5	D		*																Plans at putt putt
6	r	x	x												x				Back side of island
7	s	x	x												x				Front sign



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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	3/11/2024						
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									1			x				Woodline back of clubhouse
6	r	x	x												x				Dog park Rt CLubhouse
7																			
8																			
9	s	x	x												x				Parking island palm island
10																			
11																			
12	s	x	x												x				Park
13	s	x	x												x				Park
14	s	x	x							1				2	x				Ensanada Flowers
15	s	x	x												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

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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		3/12/2024					
Power on		Y	N				Program		A	B	C				
General Information			Backflow			Start Times		10:00 P							
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
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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



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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	3/11/2024						
Power on	Y	N				Program	A	B	C				
General Information		Backflow				Start Times	10:00 P	12:00 P					
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												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

Wet Check Not Completed



Duval Landscape
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Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	SweetWater						
Location	By sidewalk		Location			Location	Onda Lane						
Type	RB		Size			Technician							
Rain Guage	Y	N	Source	Meter	Well	Date							
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

4/4/2024

Dan Wright
Field Operations Manager
Riverside Management
Services, INC.

Sweetwater
Creek

Community
Development
District

Field Operations
Report

April 4th, 2024

To: The Board of
Supervisors

From: Dan Wright, Field
Operations Manager

RE: Sweetwater Creek
Operations Report - April
4th, 2024.

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

Completed Projects



All 27 mailboxes throughout neighborhood were painted.

Completed Projects



All 134 palm trees
throughout
neighborhood trimmed.

Completed Projects



Bike rack at fitness center painted

Completed Projects



Pressure washed
columns at fitness center
pool

Completed Projects



Pressure washed patio furniture by the pool

RMS Operations Report (4/4/24)

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

- Installed dog pod at Ensenada park
- Fixed door hinge at fitness center
- Fixed gate by pool
- Put new sign on exit door at fitness center
- Replaced all landscape lights at La Palma park
- New mulch installed at Ensenada/ La palma park
- Palm trees throughout neighborhood trimmed
- Mailboxes throughout neighborhood painted
- Changed water filter at fitness center
- Pressure Washed pool area/ patio furniture
- Painted pool exit door
- Changed location of speed signs
- Touched up paint on pickle ball court floor
- Switched out 2 door handles at fitness center
- Met with companies to receive new proposals for lake maintenance
- Replaced landscape light at isle of palencia

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: Monthly report
Date: March 28, 2024 at 5:06 PM
To: Courtney Hogge chogge@gmsnf.com



Building:

Initial roof repair completed. Estimate for new damage approved and the work should begin within the next week.

Estimates for an emergency exit in my office were received: not viable

Pool:

Tarps were removed on the 1st and the pool is now available for all facility operating hours minus the time for cleaning from 6:30 am-7:30 am.

Swim Team:

Communication with the team regarding shoes and towels or clothes being required to enter any part of the building. Swimmers must be dried off prior to entering any part of the facility.

Emergency Gate: Village Key came out and have ordered a new part that will accommodate an alarm for continued safety. The part has been ordered and install date is pending.

Janitorial:

Let the Janitor go and replaced him within one working day.

Pickleball:

Intermediate League began on Thursday nights

Court Reserve Accounts: 502

Court Reserve Subscription increased to include League play and a POS.

Equipment:

Replacement of pads to strength equipment

Cardio equipment warranty repairs/updates for the Echelon bike and a treadmill

All equipment purchased to be fully operational as a stand-alone facility for CDD meetings.

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

FIFTH ORDER OF BUSINESS

A.



Property Wellness Reserve Study Program Proposal Level II Reserve Study

**Sweetwater Creek Community Development
District
St Augustine, FL**

**Reserve Advisors, LLC
201 E. Kennedy Boulevard, Suite 1150
Tampa, FL 33602
(800) 980-9881
reserveadvisors.com**



Reserve Advisors

Your Property Wellness Consultants



Our Property Wellness Reserve Study Program

Your home is the most expensive personal property you will ever own. The responsibility for preserving its value reaches beyond your home to include the spaces you share with your neighbors. Structures, systems, streets and amenities must be maintained to protect the value of your investment. But the required responsibility often stretches beyond individual knowledge and expertise. That's why associations turn to Reserve Advisors. As your property wellness consultants, our reserve study helps associations understand their assets, expected lifespans, and both the budgets and maintenance needed to keep them in great working order.



A Proactive Property Wellness Program

Our engineers provide a thorough evaluation of your property and shared assets, and create a strong, informed plan to maximize your community's physical and financial wellness for the long haul. Because proactive care ensures that your shared property is cared for the way you would care for your home. We have been helping communities thrive for over 30 years. But the job we are obsessed with is making sure you and your neighbors have what you need to protect your property today, and prevent costly and avoidable repairs tomorrow. It is the best way to care for the place that makes you feel welcome, safe, secure and proud.



Threshold Funding Strategy

The most stable and equitable approach to funding reserves, this strategy aggregates all future expenditures and calculates annual reserve contributions such that the reserve balance never falls below a minimum threshold.

Helping Communities Thrive for Over 30 Years

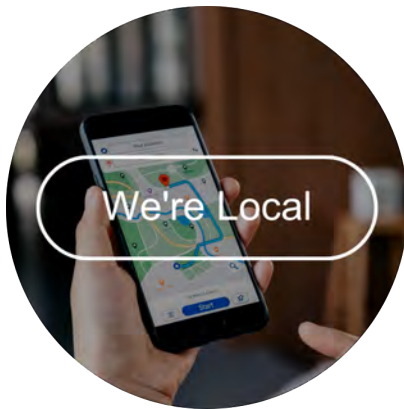
Reserve Advisors has prepared over 29,000 reserve studies for common interest realty associations nationwide. Our service area is one of the largest in the industry.

Through the leadership of our founders, John Poehlmann and Theodore Salgado, we helped pioneer the standards that all reserve study providers are measured by today. This success comes from our independence, extensive knowledge and experience. We pride ourselves on delivering unbiased recommendations that give community associations the plans they need to ensure the future well-being of their property.

60+
ENGINEERS

29,000
RESERVE STUDIES CONDUCTED

300+
YEARS OF RESERVE STUDY EXPERIENCE





Local Conditions

Drawing upon our broad national experience, we recognize the profound impact local conditions have on the wear and tear of common property and subsequent replacement needs.

Local Costs

Our exclusive database of client project costs grants you real-time access to localized pricing, ensuring that your reserve study projections are not reliant on standardized costs.

Level II Reserve Study Update With Site-Visit

 Long-term thinking. Everyday commitment.	LEVEL I	LEVEL II	LEVEL III
	FULL RESERVE STUDY	RESERVE STUDY UPDATE WITH SITE-VISIT	RESERVE STUDY WITHOUT SITE-VISIT
		RESERVE STUDY PROCESS	
ONSITE VISUAL INSPECTION	✓	✓	
PRE-INSPECTION MEETING	✓	✓	
COMPONENT INVENTORY PLUS COMPONENT QUANTITIES & MEASUREMENTS	Established	Re-Assessed / Evaluated	Reflects prior study
CONDITION ASSESSMENTS	Based on visual observation	Based on visual observation	As reported by association
USEFUL LIFE ESTIMATES	Based on engineer's condition assessment	Based on engineer's condition assessment	Based on client's reported condition
VALUATION / COST ESTIMATES VIA PROPRIETARY BID DATABASE	Established for each reserve component	Re-evaluated for each reserve component	Re-evaluated for each reserve component
		KEY DELIVERABLES	
MEETS AND EXCEEDS CAI'S NATIONAL RESERVE STUDY STANDARDS	✓	✓	✓
PRIORITIZED LIST OF CAPITAL EXPENDITURES	✓	✓	✓
CUSTOMIZED RECOMMENDED FUNDING PLAN(S)	✓	✓	✓
RECOMMENDED PREVENTATIVE MAINTENANCE ACTIVITIES	✓	✓	
INCLUSION OF LONG-LIVED ASSETS	✓	✓	✓
ELECTRONIC REPORT	Comprehensive report with component detail	Comprehensive report with component detail	Executive summary overview
EXCEL SPREADSHEETS	✓	✓	✓
SUPPORT WITH IMPLEMENTATION OF REPORT	✓	✓	✓
COMPLIMENTARY REPORT REVISION	✓	✓	
UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION	✓	✓	✓
		 RECOMMENDED SERVICE LEVEL	

With historical knowledge of your property, we are proposing a Level II Reserve Study Update with Site Visit. The process closely aligns with the comprehensive Level I Reserve Study previously conducted. We reassess and verify the component inventory and quantities. Moreover, our dedicated reserve specialist will conduct a thorough visual inspection, evaluate the rate of deterioration between studies and re-evaluate the remaining useful lives of every component, considering the current conditions and projected replacement costs in the prevailing economic climate. This is the most economical approach to ensuring your community's reserve funding outlook remains aligned with the financial demands of preserving its common property.

Property Wellness Reserve Study Program - Level II

Reserve Advisors will perform a Level II Reserve Study in accordance with Community Associations Institute (CAI) National Reserve Study Standards. Your reserve study is comprised of the following:

Physical Analysis: If applicable, the reserve study consultant will update the list of reserve components to reflect any changes to the property since the previous reserve study. We will conduct a new condition assessment or physical evaluation for each reserve component and the current condition of each will be documented with photographs. We will update life and valuation estimates to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant will identify the current reserve fund status in terms of cash value and prepare a customized funding plan. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Property Description

We've identified and will include the following reserve components:

Fitness Room(s), Party Room(s), Clubhouse(s), Sport Court(s), Pond(s), Playground(s), Pool(s), Gazebo(s), Streets and Curbs, Access Drives, Parking Areas and/or Driveways, Gate House(s), Post or Pole Lights, Sidewalks, Irrigation System, Landscaping, Fences, Gates, Childrens Area, Well, Paved Cart Path, Outdoor Pavilion with concrete pad, Bike Racks, Shade Structures, Soccer Goals, and other property specifically identified that you'd like us to include.

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.

Key Elements of Your Level II Property Wellness Reserve Study Program

Reserve Advisors' Exclusive Tools

Reserve Advisors' exclusive tools allow you to make informed decisions to maintain your association's long-term physical and financial health.



Reserve Expenditures

View your community's entire schedule of prioritized expenditures for the next 30-years on one easy-to read spreadsheet.

[View Example](#)



Funding Plan

Establishes the most stable and equitable recommended annual reserve contributions necessary to meet your future project needs.

[View Example](#)



Reserve Funding Graph

Highlights your community's current financial health and provides visibility to your projected cash flow over the next 30 years.

[View Example](#)



Component Specific Details

Including photographic documentation of conditions, project specific best practices outlining the scope of future projects, and preventative maintenance activities to maximize component useful lives.

[View Example](#)



Excel Spreadsheets

Empowering you to make more informed decisions by adjusting project schedules, future costs, and annual contributions in real time.

For Confidence in All Decisions

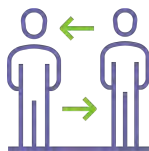


Personalized Experience Guarantee

As your trusted advisor, we are committed to providing clarity on the true cost of property ownership through a comprehensive reserve study solution and unmatched advisory services. If the experience we provide fails to live up to your expectations, contact us at any time for a refund.



Your property is your biggest investment. Here's why our solution is the best for your community:



Full Engagement

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your reserve study experience exceeds expectations.



Detailed Understanding

We will do whatever it takes to ensure you have complete confidence in interpreting and putting into practice our findings and recommendations.



Ongoing Support

Unlike other firms, we provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

The Time to Protect Your Property's Long-Term Health is Now

This proposal, dated 3/23/2024, for a **Level II Property Wellness Reserve Study**, is valid for 90 days.

To Start Your Property Wellness Level II Reserve Study Program Today:

1. Select the service options below to confirm scope of engagement

Service	Price
<p>Reserve Study Update With Site Visit (Level II)</p> <p>This service includes a pre-project meeting with our engineer to discuss your unique needs and priorities, as well as any projects that have occurred since your last study. You'll receive: 1) a PDF report with 30-year expenditure and funding plan tables, 2) Excel spreadsheet with formulas, and 3) Complimentary support with implementation of your study and ongoing guidance.</p>	<p>\$5,850.00</p>
Total	\$5,850.00

2. E-sign below

Signature:

Title:

Name:

Date:

For: Sweetwater Creek Community
Development District

Ref: 181014

3. Pay \$2,925.00

Retainer via mail or ACH

Mailing Address

Reserve Advisors, LLC
PO Box 88955
Milwaukee, WI 53288-8926

ACH

Send Remittances to 'accounting@reserveadvisors.com' at time of payment

Checking Account Number: 151391168

Routing Number: 075905787

Financial Institution: First Business Bank

17335 Golf Parkway, Suite 150 | Brookfield, WI 53045

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated 3/23/2024, is valid for 90 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument. One complimentary hard copy report is available upon request.

Professional Service Conditions

Our Services - Reserve Advisors, LLC (“RA” or “us” or “we”) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property’s energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the “Report”) are based upon a “snapshot in time” at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property’s conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA’s willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an “RA Party”) harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys’ fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA’S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Professional Service Conditions - Continued

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part is not and cannot be used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited, to any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report to any party that conducts reserve studies or energy benchmarking services without the written consent of RA.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law.

Miscellaneous – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim

brought by or on behalf of the parties hereto with respect to any matter related to this agreement. We reserve the right to limit or decline refunds in our sole discretion. Refunds vary based on the applicable facts and circumstances.

D.

FUTURE HORIZONS, INC.
"Tomorrow's Products & Services Today"
 P.O. Box 1115
 HASTINGS, FL 32145
 Phone: 1-800-682-1187

PROPOSAL SUBMITTED TO Sweetwater Creek CDD in N Palencia		PHONE 904-627-9271	DATE 03/24/2022
STREET 9655 Florida Mining Blvd.		JOB NAME Aquatic Weed Control	
CITY, STATE and ZIP CODE Bldg.300, Ste. 305		JOB LOCATION	
ARCHITECT Jacksonville, FL 32237	DATE OF PLANS October 2024	dwright@rmsnf.com	JOB PHONE

We Propose hereby to furnish material and labor complete in accordance with specifications below, for the sum of:

Twenty Five Four Hundred Sixty Nine and 28/100----- dollars (\$ 25,469.28).

Payment to be made as follows:

Monthly payments of \$2,122.44; invoiced at the completion of treatment for each month and payable within thirty days.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within 30 days.

We hereby submit specifications and estimates for:

FUTURE HORIZONS, INC. will continue to maintain a monthly Aquatic Plant management program for 28 ponds (approximately 46.09 surface acres) located within Sweetwater CDD located in Jacksonville, Florida.

FUTURE HORIZONS, INC. will provide all labor, equipment, herbicides and technology to control Filamentous Algae, Torpedo Grass, Alligatorweed, Pennywort, Cattails, Southern Naiad, Potomageton, Red Ludwigia, Lemon Bacopa in the designated area.

FUTURE HORIZONS, INC will inspect and/or apply the herbicides twice per month to control and prevent the vegetation from reestablishing in the designated area.

FUTURE HORIZONS, INC. will use only State approved herbicides, application techniques and certified applicators in treating the designated area.

FUTURE HORIZONS, INC. will furnish proof of one million dollars liability and vehicle insurance and workers compensation upon request.

FUTURE HORIZONS, INC. reserves the right to stop the aquatic management program should customer fail to pay each invoice within sixty (60) days. Once delinquent invoices are paid in full, there will be an additional start up fee of ten percent of the remaining contract balance. This start up fee will be paid before additional treatments are made by the Contractor. This start up fee is necessary because of regrowth of aquatic vegetation.

This on going contract maybe canceled by either party with a sixty day written notice. Should legal services become necessary in collection of the outstanding debt of this contract, it would become the financial obligation of the proposed client.

Upon acceptance, please sign and return this Proposal and retain a copy for your files. 1.5 % interest will be added to payments for every thirty days past the due date.

Credit Card Transactions will incur a 5% Administrative Processing Fee

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____ Signature _____



PO Box 3417
Lake City, FL 32056
jandjaquaticsllc.com
"THE TWO JOEYS"
Joey Tice-Owner/Operations 386-697-1710
Joey Louks-Owner/Sales 386-466-8558

3/25/2024

Daniel Wright
Sweet Water-Palencia
1187 Las Calinas Blvd
Saint Augustine, Florida 32095
845-544-3290

dwright@rmsnf.com

From: Joey Louks

J & J Aquatics Specialist, LLC is a Pond, Lake and Land Management company based out of Lake City, Florida. We provide services in North/Central Florida and South Georgia. **J & J Aquatics Specialist, LLC** is licensed in both Florida and Georgia for Aquatics and Pesticides. We are approved vendors with the top chemical companies in the South. **J & J Aquatics Specialist, LLC** is insured for **One Million Dollars** and can provide a coverage of benefits letter upon request. **What else could your pond management need when you have TWO Joeys!**

One of our Joey's surveyed the pond(s) at **Sweetwater-Palencia** on **3/21/24**, and these were the findings. There is a total of **29 Pond(s)**.

Our pond management contract includes the following maintenance.

- Weed and algae control.
- Trash removal on each visit, (lite/minimal) Except trees, tree limbs, logs, Furniture, etc., etc. (NO Big Items)
- Monitoring storm drain grates and keeping them clear of trash & debris. (Pond Side Only)
- Upon your request, we can make suggestions for fishery improvements, sediment dredge solutions, and aeration needs.
- Blue or Blake Lake Colorant (at Clients request)

Our service schedule will be **20 scheduled visits per year** (1 each in November, December, January, and February and 2 each of the remaining months). Additional visits are free of charge if deemed needed. A field activity report will be provided to let you know what was accomplished each visit.

Our goal for the pond(s) at **Sweetwater-Palencia** is to improve the overall appearance and quality of your pond system. The investment of your pond management services will be **12** monthly installments of \$ **1,743.92** which equals out to \$ **20,927.04** yearly.

THIS PRICE WE CAN LOCK IN FOR TWO YEARS WITH NO RATE INCREASES, WITH A SIGNED PROPOSAL/CONTRACT.

Upon approval of proposal, a formal contract will follow for signature.

Initial: _____