

*Sweetwater Creek
Community Development District*

Agenda

August 8, 2024

AGENDA

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

August 1, 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, August 8, 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 July 18, 2024 Board of Supervisors Meeting
 - B. Financial Statements
 - C. Check Register
 - D. Ratification of Requisition No. 135
- IV. Staff Reports
 - A. Landscape Team – Maintenance Report
 - B. District Engineer – Update on Onda Park Project
 - C. District Counsel
 - D. District Manager
 1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2025
 2. Consideration of Adopting Goals and Objectives for Fiscal Year 2025
 - E. Field Manager – Report
 - F. Director of Amenities
 1. Report

2. Estimates for Refinishing Hardwood Floors
 3. Estimates for Bocce Ball Pavers and Landscaping
 4. Estimate for Fencing
- V. Business Items
- A. Discussion of Cost Share and Process for Approving Charges
 - B. Public Hearings for the Purpose of Adopting the Fiscal Year 2025 Budget and Imposing Special Assessments
 1. Public Hearing to Adopt the FY25 Budget; Consideration of Resolution 2024-04, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2025
 2. Public Hearing to Impose Special Assessments for FY25; Consideration of Resolution 2024-05, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2025
 - C. Discussion of Resident Input on Onda Park Parking
 - D. Discussion of Responsibilities for Sidewalks and Areas Between Sidewalks
 - E. Discussion of Process for Duval Invoice Approval
- VI. Other Business
- VII. Supervisor Requests / Public Comment
- VIII. Next Scheduled Meeting – Thursday, September 5, 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, July 18, 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
Stephen Handler	Supervisor
Rob Lisotta	Supervisor
Charles Usina <i>by phone</i>	Supervisor

Also present were:

Jim Oliver	District Manager, GMS
Jennifer Kilinski <i>by Zoom</i>	District Counsel, KVW
Alex Acree	District Engineer, Matthews DCCM
Erin Gunia	Director of Amenities, RMS
Dan Wright	Operations Manager, RMS
Mary Marchiano	Duval Landscape
Rob Bullock	Duval Landscape
Mary Grace Henley <i>by Zoom</i>	Kilinski | Van Wyk
Darrin Mossing <i>by Zoom</i>	Governmental Management Services

The following is a summary of the discussions and actions taken at the July 18, 2024 Sweetwater Creek Community Development District's Regular Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

Kristen Cohen stated that the dog waste container halfway between Glorietta and Las Calinas is not being emptied and there are no bags.

Mr. Wright stated that it's been reported people have been stealing the bags, so it has been an issue, but it will be addressed.

Mr. Lisotta asked Ms. Gunia to address the issue in an e-blast to the community.

A resident stated that on Pantano Vista the culverts were covered up by landscape debris. She also commented on there being a lot of trash in the area.

A resident asked if there has been work done on the corner of San Telmo and Las Callinas as all of the bushes near the mailboxes have been decimated.

Ms. Marchiano stated that the palms have been treated several times, however they all the sudden have sooty mold and some have died.

Mr. Bullock stated that he and Ms. Marchiano will inspect the area after the meeting.

A resident stated that there appears to be an invasive Kudzu vine all over the pine trees on Pantano Vista.

Mr. Lisotta responded that historically the District has not addressed Kudzu due the amount of money it would take to eradicate it.

The residents challenged the Board to find other avenues to address the Kudzu.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

A. Minutes of the June 6, 2024 Board of Supervisors Meeting

A copy of the minutes of the June 6, 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. 132-134

A copy of requisition numbers 132 through 134 were included in the agenda package for the Board's review.

On MOTION by Mr. Lisotta, seconded by Mr. Handler, with all in favor, the consent agenda was approved 4-0.

Mr. Usina stated that in the minutes of the last meeting Mr. Wright commented on a drain off Las Calinas that needs to be extended. He asked if that has since been done.

Mr. Wright responded that Duval has been approved to complete that project, which should be done within the next few weeks.

The following item was taken out of order of the agenda.

FIFTH ORDER OF BUSINESS

Business Items

E. Discussion of Cost Share Matters

Mr. Oliver noted that the invoice from Marshall Creek included in the agenda package under the true-up invoice item has been updated since the distribution of the agenda.

Mr. Mossing stated that the District has a cost share agreement with Marshall Creek CDD for recreational facilities and security. Marshall Creek prepares an invoice for items with shared costs and submits it to the District. Based upon assessable units, Marshall Creek is responsible for 66% of the total shared costs and Sweetwater Creek is responsible for 33%. For fiscal year 2024, Sweetwater Creek’s portion is \$20,000. The other component is a true-up for the prior fiscal year and the same formula is applied based on actuals. Actuals are still being determined as the audits are not yet finalized, however the preliminary number owed for Sweetwater Creek for fiscal year 2023 is \$74,000. GMS has requested the trial balance sheet for their revenues and expenditures along with some minor formatting updates.

Mr. Cervelli asked Mr. Mossing to hold off on paying the invoice until he meets with Marshall Creek.

Mr. Usina asked GMS to do a general review of the last three years to confirm which categories have been submitted for cost share and asked that the two district managers get together to discuss the items the Boards will agree to cost share.

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.

Mr. Lisotta asked Mr. Bullock what kind of commitment he can give to addressing the shortfalls, particularly the shortfall in the pine straw that remains unfinished.

Mr. Bullock stated that Duval will install the remaining pine straw at no cost.

Mr. Usina asked that the irrigation reports include notes on if any broken lines have been repaired, or a note on when it's expected to be repaired. He also stated that the flower beds at the roundabouts have gone downhill and he'd like to see them replaced with sod.

Mr. Lisotta stated that the roundabout is part of his landscape improvement project, and he would handle it.

Mr. Smith stated that the District is owed a third planting of flowers in all of the beds down Las Calinas. He also listed some areas of dead grass that need to be addressed.

Mr. Smith motioned to review the landscape plan for Phase 2. The motion died for lack of a second.
--

Mr. Cervelli requested a workshop be scheduled to clear up any confusion regarding landscaping matters.

The Board took a brief recess at this time. The following items were taken upon reconvening.

B. District Engineer

1. Update on Onda Park Project

Mr. Smith informed the Board the final engineering drawings for Onda Park have been completed and the plans are approved to be sent to contractors for the purpose of obtaining bids for the construction of the park.

Mr. Lisotta asked if the resident's comments regarding the parking lot have been contemplated.

Mr. Smith responded that the parking lot has been reduced to five spots to make it narrower, and the sidewalk has been moved so it's not against anyone's home.

2. Discussion of St. Johns County Utilities Force Main Project

Mr. Acree informed the board that St. Johns County is increasing the size of the force main and extending the pump station on Las Calinas Boulevard from Glorietta to Pantano Vista. Three crosswalks, road striping, and signage will be installed during the construction.

There were no objections to the installation of the crosswalks, striping, and signage.

Mr. Cervelli stated that the county is asking what kind of grass the District prefers, and if they can use seed to replace the grass, or if sod is preferred.

The Board stated that St. Augustine sod is required.

Mr. Cervelli stated that the county is also asking to store piping material around the lift station during construction.

Mr. Smith recommended storing the piping on the left side as there is an AT&T fiber box on the right side.

C. District Counsel

Ms. Kilinski reminded the Board members that the ethics training is due by December.

Mr. Usina asked if there's anything that needs to be done legally regarding the request from the county to store piping on the District's property, or if the District needs to request they install a barrier around the piping to prevent kids from playing on it.

Ms. Kilinski responded that she would expect the county to request a license or easement agreement for the project.

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. During his report, Mr. Wright informed the Board that the three of the four drains on Rincon were located.

Mr. Smith stated that the District needs to investigate getting the silt drains replaced on the four drains and getting the drains vacuumed out.

F. Director of Amenities

1. Report

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

2. Estimates for Refinishing Hardwood Floors

This item was tabled.

3. Estimates for Bocce Ball Pavers and Landscaping

This item was tabled.

4. Estimates for Fencing

This item was tabled.

FIFTH ORDER OF BUSINESS

Business Items

A. Ratification of Engagement Letter with McDirmit Davis for the Fiscal Year 2023 Audit

On MOTION by Mr. Lisotta, seconded by Mr. Smith, with all in favor, the engagement letter with McDirmit Davis was ratified 5-0.

B. Acceptance of the Fiscal Year 2023 Audit Report

Mr. Oliver informed the Board this is a clean audit report with no deficiencies in internal controls to report.

On MOTION by Mr. Smith, seconded by Mr. Lisotta, with all in favor, the audit report for Fiscal Year 2023 was accepted 5-0.

C. Consideration of Marshall Creek True-Up Invoice

This item was taken earlier in the meeting.

D. Discussion of Cost Share Matters

This item was taken earlier in the meeting.

E. Discussion of Upcoming Joint Workshop

Mr. Lisotta reminded the Board there is a joint workshop with Marshall Creek scheduled for July 30th with the goal being for both boards to agree on things to work together on moving forward.

F. Update Regarding the Fiscal Year 2025 Budget

Mr. Oliver reported that the notices for the public hearing on the proposed 7.7% increase to the fiscal year 2025 assessments have gone out.

G. Discussion of Resident Input on Onda Park Parking

This item was tabled.

A resident asked if they could review the new plans for the parking lot.

Mr. Smith stated that he would get the plans to them.

H. Discussion of Responsibilities for Sidewalks and Areas Between Sidewalks

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. Usina questioned how much is being paid to Comcast for phone and internet services for the guard shack.

Mr. Cervelli stated that Mr. Smith is working on that.

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, August 8, 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. Handler, seconded by Mr. Smith, with all in favor, adjourning the meeting was approved 5-0.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Sweetwater Creek
Community Development District

Unaudited Financial Reporting
June 30, 2024



Table of Contents

1	<u>Balance Sheet</u>
2-4	<u>General Fund Income Statement</u>
5	<u>Debt Service Fund Series 2019 Income Statement</u>
6	<u>Capital Reserve Fund Income Statement</u>
7	<u>Capital Projects Income Statement</u>
8-10	<u>Month to Month</u>
11	<u>Long Term Debt Summary</u>
12	<u>Assessment Receipt Schedule</u>
13-14	<u>Construction Schedule</u>

Sweetwater Creek
Community Development District
Combined Balance Sheet
June 30, 2024

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account General Fund	\$ 156,763	\$ -	\$ 171,799	-	\$ 328,562
Operating Account Amenity Account	186,613	-	-	-	186,613
Debit Card Account	5,276	-	-	-	5,276
Due from Others	627	-	1,733	-	2,361
Due from Capital Projects	-	-	15,810	-	15,810
	-	-	-	-	-
Investments:					
State Board of Administration (SBA)	360,934	-	267,297	-	628,231
US Bank Custody Account	305,856	-	-	-	305,856
	-	-	-	-	-
Series 2019					
Reserve - A-1	-	133,070	-	-	133,070
Reserve - A-2	-	108,331	-	-	108,331
Revenue	-	163,880	-	-	163,880
Excess Revenue	-	5	-	-	5
Construction	-	-	-	375,730	375,730
Prepaid Expenses	4,117	-	-	-	4,117
Total Assets	\$ 1,020,187	\$ 405,287	\$ 456,639	\$ 375,730	\$ 2,257,842
Liabilities:					
Accounts Payable	\$ 71,829	\$ -	\$ 15,810	\$ -	\$ 87,640
Accrued Expenses	1,738	-	-	-	1,738
Total Liabilities	\$ 73,567	\$ -	\$ 15,810	\$ -	\$ 89,378
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 4,117	\$ -	\$ -	\$ -	\$ 4,117
Restricted for:					
Debt Service	-	405,287	-	-	405,287
Capital Project	-	-	-	375,730	375,730
Assigned for:					
Capital Reserve Fund	-	-	440,829	-	440,829
Capital Reserves	-	-	-	-	-
Unassigned	942,502	-	-	-	942,502
Total Fund Balances	\$ 946,619	\$ 405,287	\$ 440,829	\$ 375,730	\$ 2,168,465
Total Liabilities & Fund Balance	\$ 1,020,187	\$ 405,287	\$ 456,639	\$ 375,730	\$ 2,257,842

Sweetwater Creek
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,724,315	\$ 1,724,315	\$ 1,679,712	\$ (44,604)
Fitness Center Revenue	2,000	1,500	2,995	1,495
Cost Sharing - Marshall Creek Revenue	-	-	-	-
Interest	5,000	3,750	28,589	24,839
Total Revenues	\$ 1,731,315	\$ 1,729,565	\$ 1,711,296	\$ (18,269)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 9,600	\$ 7,200	\$ 7,400	(200)
Engineering	20,000	15,000	12,744	2,256
District Counsel	55,000	41,250	47,052	(5,802)
Annual Audit	3,800	3,800	3,800	-
Assessment Administration	5,000	5,000	5,000	-
Arbitrage Rebate	500	-	-	-
Dissemination Agent	5,300	3,975	3,975	(0)
Trustee Fees	3,800	3,800	3,143	657
Management Fees	42,500	31,875	31,875	(0)
Information Technology	1,425	1,069	1,069	-
Website Maintenance	1,000	750	750	0
Telephone	742	557	232	324
Postage & Delivery	3,000	2,250	1,759	491
Public Official Insurance	4,497	4,497	4,938	(441)
Copies	4,100	3,075	1,373	1,702
Legal Advertising	2,000	1,500	712	788
Miscellaneous	1,500	1,125	343	782
Dues, Licenses & Subscriptions	175	175	175	-
Cost Share Expense - Marshall Creek	20,000	-	-	-
Total General & Administrative	\$ 183,939	\$ 126,897	\$ 126,340	\$ 557

Operations & Maintenance

Utilities

Electric	\$ 75,000	\$ 56,250	\$ 56,512	(262)
----------	-----------	-----------	-----------	-------

Other Physical Environment

General Insurance	6,058	6,058	5,507	551
Landscape Maintenance	291,276	218,457	218,457	-
Landscape Improvements	50,000	37,500	33,544	3,956
Mulch	50,000	37,500	25,000	12,500
Lake Maintenance	22,000	16,500	14,097	2,403
Fountain Maintenance	1,500	1,125	180	945
Irrigation Repairs & Maintenance	39,000	29,250	22,156	7,094
Storm Clean-Up	2,000	1,500	-	1,500
Field Repairs & Maintenance	26,000	19,500	32,768	(13,268)
Tree Removals	14,000	10,500	6,236	4,264
Streetlight Repairs	2,250	1,688	-	1,688
Signage Repairs	1,000	750	-	750
Holiday Decoration	5,000	3,750	-	3,750
Miscellaneous Field Supplies	3,500	2,625	567	2,058
Subtotal Other Physical Environment	\$ 588,584	\$ 442,953	\$ 415,023	\$ 27,929

Sweetwater Creek
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<u>Amenities</u>				
Administrative				
Property & Casualty Insurance	\$ 37,581	\$ 37,581	\$ 36,496	1,085
Payroll - Salaried	86,268	64,701	685	64,016
Payroll - Hourly	91,375	68,531	1,638	66,894
Payroll - Benefits	16,775	12,581	301	12,281
Payroll Taxes	14,730	11,048	264	10,784
Professional Services - Engineering	71,457	53,593	1,281	52,312
Professional Services - Information Technology	1,890	1,418	34	1,384
Travel & Per Diem	200	150	69	81
Training	400	300	477	(177)
Facility Management	-	-	201,374	(201,374)
Licenses & Permits	400	300	764	(464)
Subscriptions & Memberships	500	375	1,086	(711)
Office Supplies	3,000	2,250	1,836	414
Office Equipment	2,500	1,875	2,146	(271)
Communication - Telephone/Internet/TV	12,000	9,000	5,283	3,717
Internet/Telephone - Guard House	5,821	4,366	3,095	1,270
<u>Field</u>				
Field Management Fees	89,040	66,780	66,780	-
General Utilities	75,000	56,250	49,518	6,732
Refuse Removal	5,200	3,900	5,439	(1,539)
Security	60,000	45,000	43,143	1,857
Janitorial Services	13,978	10,484	31,597	(21,113)
Operating Supplies - Spa & Paper	4,000	3,000	3,055	(55)
Operating Supplies - Uniforms	500	375	-	375
Cleaning Supplies	12,500	9,375	6,760	2,615
Amenity Landscape Maintenance & Improvements	29,500	22,125	22,797	(672)
Gate Repairs & Maintenance	2,500	1,875	799	1,076
Dog Park Repairs & Maintenance	6,000	4,500	864	3,636
Park Mulch	5,000	3,750	2,200	1,550
Miscellaneous Field Supplies	4,100	3,075	485	2,590
Buildings Repairs & Maintenance	15,000	11,250	87,520	(76,270)
Pest Control	1,800	1,350	2,474	(1,124)
Pool Maintenance - Contract	25,349	19,012	12,480	6,532
Pool Repairs & Maintenance	3,000	2,250	2,738	(488)
Pool Chemicals	3,800	2,850	19,485	(16,635)
Signage & Amenity Repairs	300	225	500	(275)
Special Events	2,000	1,500	461	1,039
Park Repair & Maintenance	-	-	19,776	(19,776)
Pickleball Repair & Maintenance	-	-	2,296	(2,296)
Guardhouse Maintenance	2,500	1,875	-	1,875
Playground Repairs & Maintenance	2,500	1,875	79	1,796
<u>Fitness</u>				
Professional Services - Outside Fitness	55,515	41,636	36,118	5,518
Fitness Equipment Repairs & Maintenance	7,000	5,250	3,010	2,241
Fitness Equipment Rental	35,000	26,250	26,974	(724)
Miniature Golf Course Maintenance	500	375	-	375
Miscellaneous Fitness Supplies	6,300	4,725	1,326	3,399
Capital Outlay - Machinery & Equipment	6,400	4,800	7,680	(2,880)
Subtotal Amenities	\$ 819,179	\$ 623,780	\$ 713,178	\$ (89,398)
Total Operations & Maintenance	\$ 1,407,763	\$ 1,066,732	\$ 1,128,201	\$ (61,469)
Total Expenditures	\$ 1,591,702	\$ 1,193,629	\$ 1,254,541	\$ (60,912)
Excess (Deficiency) of Revenues over Expenditures	\$ 139,613	\$ 535,936	\$ 456,755	\$ (79,181)

Sweetwater Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual		
	Budget	Thru 06/30/24	Thru 06/30/24	Variance	
Other Financing Sources/(Uses):					
Capital Reserve Transfer Out	\$ (191,000)	\$ (191,000)	(191,000)	\$	-
Total Other Financing Sources/(Uses):	\$ (191,000)	\$ (191,000)	\$ (191,000)	\$	-
Net Change in Fund Balance	\$ (51,387)	\$ 344,936	\$ 265,755	\$	(79,181)
Fund Balance - Beginning	\$ 51,387		\$ 680,864		
Fund Balance - Ending	\$ (0)		\$ 946,619		

Sweetwater Creek
Community Development District
Debt Service Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 741,613	\$ 741,613	\$ 721,624	\$ (19,989)
Special Assessments - Prepayments	-	-	10,898	10,898
Interest Income	6,300	4,725	24,611	19,886
Total Revenues	\$ 747,913	\$ 746,338	\$ 757,133	\$ 10,795
Expenditures:				
<i>Series 2019 - A1</i>				
Interest - 11/01	\$ 85,328	\$ 85,328	\$ 85,328	\$ -
Interest - 5/1	85,328	85,328	85,328	-
Principal - 5/1	355,000	355,000	355,000	-
Special Call - 5/1	-	-	10,000	(10,000)
<i>Series 2019 - A2</i>				
Interest - 11/01	46,475	46,475	46,475	-
Interest - 05/01	46,475	46,475	46,475	-
Principal - 05/01	125,000	125,000	125,000	-
Special Call - 5/1	-	-	5,000	(5,000)
Total Expenditures	\$ 743,606	\$ 743,606	\$ 758,606	\$ (15,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 4,307	\$ 2,732	\$ (1,473)	\$ (4,205)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 4,307	\$ 2,732	\$ (1,473)	\$ (4,205)
Fund Balance - Beginning	\$ 155,434		\$ 406,759	
Fund Balance - Ending	\$ 159,741		\$ 405,287	

Sweetwater Creek
Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues				
Capital Reserve - Transfer In	\$ 191,000	\$ 191,000	\$ 191,000	\$ -
Interest	1,865.88	1,399.41	6,503	5,104
Miscellaneous Income	-	-	4,000	4,000
Insurance Proceeds	-	-	3,984	3,984
Total Revenues	\$ 192,866	\$ 192,399	\$ 205,486	\$ 13,087
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 11,420	\$ (11,420)
Repair & Maintenance	79,024	59,268	14,459	44,809
Other Current Charges	525	394	433	(39)
Reserve Study	-	-	2,925	(2,925)
Total Expenditures	\$ 79,549	\$ 59,662	\$ 29,237	\$ 30,425
Excess (Deficiency) of Revenues over Expenditures	\$ 113,317	\$ 132,738	\$ 176,249	
Other Financing Sources/(Uses)				
Transfer In and (Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 113,317		\$ 176,249	
Fund Balance - Beginning	\$ 263,780		\$ 264,580	
Fund Balance - Ending	\$ 377,097		\$ 440,829	

Capital Reserve Study

	<u>General</u>	<u>Amenities</u>	<u>Combined</u>
Description	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

Description	Actual
Reserves Beginning of Year	\$ 264,580
Contributions	\$ 191,000
Interest Income/Misc Income/Insurance Proceeds	\$ 14,486
Expenditures	\$ (29,237)
Actual Balance	\$440,829

Variance Reserve Study Vs Actual	(\$332,863)
---	--------------------

Sweetwater Creek
Community Development District
Capital Projects Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 18,181	\$ 18,181
Total Revenues	\$ -	\$ -	\$ 18,181	\$ 18,181
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 175,698	\$ (175,698)
Total Expenditures	\$ -	\$ -	\$ 175,698	\$ (175,698)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (157,517)	\$ (157,517)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ (157,517)	
Fund Balance - Beginning	\$ -		\$ 533,247	
Fund Balance - Ending	\$ -		\$ 375,730	

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	\$ 34,748	\$ 2,343	\$ -	\$ 35,502	\$ -	\$ -	\$ -	\$ 1,679,712
Fitness Center Revenue	210	-	440	-	-	-	1,030	-	1,315	-	-	-	2,995
Cost Sharing - Marshall Creek Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest	919	972	1,357	2,176	5,056	6,447	4,210	3,883	3,569	-	-	-	28,589
Total Revenues	\$ 1,129	\$ 229,223	\$ 287,068	\$ 958,232	\$ 142,596	\$ 41,196	\$ 7,583	\$ 3,883	\$ 40,387	\$ -	\$ -	\$ -	\$ 1,711,296
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,400	\$ 600	\$ -	\$ 800	\$ 800	\$ 1,600	\$ 800	\$ 800	\$ 600	\$ -	\$ -	\$ -	\$ 7,400
Engineering	791	430	919	2,044	2,561	1,026	2,541	2,433	-	-	-	-	12,744
District Counsel	7,296	3,481	5,761	6,672	6,189	6,367	6,618	4,671	-	-	-	-	47,052
Annual Audit	-	-	-	-	-	-	-	-	3,800	-	-	-	3,800
Assessment Administration	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	442	442	442	442	442	442	442	442	442	-	-	-	3,975
Trustee Fees	3,143	-	-	-	-	-	-	-	-	-	-	-	3,143
Management Fees	3,542	3,542	3,542	3,542	3,542	3,542	3,542	3,542	3,542	-	-	-	31,875
Information Technology	119	119	119	119	119	119	119	119	119	-	-	-	1,069
Website Maintenance	83	83	83	83	83	83	83	83	83	-	-	-	750
Telephone	43	25	28	25	25	25	27	25	10	-	-	-	232
Postage & Delivery	351	307	120	21	285	297	202	74	101	-	-	-	1,759
Public Official Insurance	4,938	-	-	-	-	-	-	-	-	-	-	-	4,938
Copies	161	41	110	238	166	147	187	166	157	-	-	-	1,373
Legal Advertising	94	280	-	88	94	90	-	66	-	-	-	-	712
Miscellaneous	62	1	10	11	11	12	212	14	11	-	-	-	343
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Cost Share Expense - Marshall Creek	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	\$ 27,638	\$ 9,350	\$ 11,133	\$ 14,085	\$ 14,316	\$ 13,748	\$ 14,771	\$ 12,433	\$ 8,865	\$ -	\$ -	\$ -	\$ 126,340

Sweetwater Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Utilities													
Electric	\$ 6,512	\$ 6,616	\$ 6,283	\$ 6,272	\$ 6,168	\$ 6,103	\$ 6,116	\$ 6,171	\$ 6,271	\$ -	\$ -	\$ -	\$ 56,512
Other Physical Environment													
General Insurance	5,507	-	-	-	-	-	-	-	-	-	-	-	5,507
Landscape Maintenance	24,273	24,273	24,273	24,273	24,273	24,273	24,273	24,273	24,273	-	-	-	218,457
Landscape Improvements	-	5,044	-	-	-	28,500	-	-	-	-	-	-	33,544
Mulch	-	-	25,000	-	-	-	-	-	-	-	-	-	25,000
Lake Maintenance	1,538	1,793	1,538	1,538	1,538	1,538	1,538	1,538	1,538	-	-	-	14,097
Fountain Maintenance	-	-	-	-	-	-	180	-	-	-	-	-	180
Irrigation Repairs & Maintenance	4,805	710	4,920	413	2,799	-	-	8,509	-	-	-	-	22,156
Storm Clean-Up	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Repairs & Maintenance	2,390	2,718	6,217	6,099	4,121	2,712	4,945	2,066	1,500	-	-	-	32,768
Tree Removals	1,200	-	1,786	350	350	-	-	2,550	-	-	-	-	6,236
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Signage Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decoration	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Field Supplies	-	-	-	-	567	-	-	-	-	-	-	-	567
Subtotal Other Physical Environment	\$ 46,225	\$ 41,154	\$ 70,017	\$ 38,944	\$ 39,815	\$ 63,126	\$ 37,052	\$ 45,108	\$ 33,582	\$ -	\$ -	\$ -	\$ 415,023
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	22,236	22,983	21,341	22,491	23,137	-	-	-	201,374
Licenses & Permits	414	-	-	-	-	-	-	350	-	-	-	-	764
Subscriptions & Memberships	29	29	92	92	106	121	169	448	-	-	-	-	1,086
Office Supplies	449	253	300	57	608	8	9	70	81	-	-	-	1,836
Office Equipment	300	56	146	465	471	298	-	395	14	-	-	-	2,146
Communication - Telephone/Internet/TV	-	658	658	658	663	663	663	663	656	-	-	-	5,283
Internet/Telephone - Guard House	362	340	340	340	343	343	343	343	343	-	-	-	3,095

Sweetwater Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Field													
<i>Field Management Fees</i>	7,420	7,420	7,420	7,420	7,420	7,420	7,420	7,420	7,420	-	-	-	66,780
<i>General Utilities</i>	4,565	4,781	5,436	6,512	6,782	6,639	5,393	4,808	4,601	-	-	-	49,518
<i>Refuse Removal</i>	414	519	955	519	664	519	519	664	664	-	-	-	5,439
<i>Security</i>	6,163	6,103	6,103	7,573	3,428	6,103	813	3,428	3,428	-	-	-	43,143
<i>Janitorial Services</i>	3,733	3,483	3,483	3,483	3,483	3,483	3,483	3,483	3,483	-	-	-	31,597
<i>Operating Supplies - Spa & Paper</i>	428	52	194	413	612	192	546	297	320	-	-	-	3,055
<i>Operating Supplies - Uniforms</i>	-	-	-	-	-	-	-	-	-	-	-	-	-
<i>Cleaning Supplies</i>	1,636	191	110	1,175	499	1,170	65	1,667	246	-	-	-	6,760
<i>Amenity Landscape Maintenance & Improvements</i>	1,906	1,906	1,906	4,521	1,906	4,820	1,906	1,963	1,963	-	-	-	22,797
<i>Gate Repairs & Maintenance</i>	-	-	245	250	-	-	-	59	245	-	-	-	799
<i>Dog Park Repairs & Maintenance</i>	-	-	324	-	396	-	-	144	-	-	-	-	864
<i>Park Mulch</i>	-	-	-	-	-	2,200	-	-	-	-	-	-	2,200
<i>Miscellaneous Field Supplies</i>	-	-	236	-	-	-	117	132	-	-	-	-	485
<i>Buildings Repairs & Maintenance</i>	47,127	8,102	322	119	525	20,498	5,119	370	5,338	-	-	-	87,520
<i>Pest Control</i>	79	79	79	81	1,831	81	81	81	81	-	-	-	2,474
<i>Pool Maintenance - Contract</i>	-	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560	-	-	-	12,480
<i>Pool Repairs & Maintenance</i>	-	-	330	-	410	538	1,259	200	-	-	-	-	2,738
<i>Pool Chemicals</i>	1,920	2,999	1,920	2,055	2,055	2,142	2,055	2,055	2,284	-	-	-	19,485
<i>Signage & Amenity Repairs</i>	-	-	500	-	-	-	-	-	-	-	-	-	500
<i>Special Events</i>	-	-	-	337	(48)	-	-	172	-	-	-	-	461
<i>Park Repair & Maintenance</i>	19,145	631	-	-	-	-	-	-	-	-	-	-	19,776
<i>Pickleball Repair & Maintenance</i>	1,059	70	77	480	128	-	483	-	-	-	-	-	2,296
<i>Guardhouse Maintenance</i>	-	-	-	-	-	-	-	-	-	-	-	-	-
<i>Playground Repairs & Maintenance</i>	-	-	-	-	-	-	-	79	-	-	-	-	79
Fitness													
<i>Professional Services - Outside Fitness</i>	4,480	3,388	4,373	4,500	3,100	3,835	5,010	3,968	3,465	-	-	-	36,118
<i>Fitness Equipment Repairs & Maintenance</i>	2,147	-	-	221	342	-	-	-	300	-	-	-	3,010
<i>Fitness Equipment Rental</i>	2,927	2,927	2,927	2,927	3,053	3,053	3,053	3,053	3,053	-	-	-	26,974
<i>Miniature Golf Course Maintenance</i>	-	-	-	-	-	-	-	-	-	-	-	-	-
<i>Miscellaneous Fitness Supplies</i>	-	393	43	142	80	190	100	378	-	-	-	-	1,326
<i>Capital Outlay - Machinery & Equipment</i>	-	1,505	-	4,919	1,256	-	-	-	-	-	-	-	7,680
Subtotal Amenities	\$ 168,744	\$ 69,933	\$ 62,662	\$ 73,660	\$ 64,387	\$ 88,861	\$ 61,507	\$ 60,741	\$ 62,682	\$ -	\$ -	\$ -	713,178
Total Operations & Maintenance	\$ 214,969	\$ 111,087	\$ 132,679	\$ 112,604	\$ 104,202	\$ 151,987	\$ 98,559	\$ 105,849	\$ 96,265	\$ -	\$ -	\$ -	1,128,201
Total Expenditures	\$ 242,606	\$ 120,438	\$ 143,813	\$ 126,689	\$ 118,518	\$ 165,735	\$ 113,330	\$ 118,282	\$ 105,129	\$ -	\$ -	\$ -	1,254,541
Excess (Deficiency) of Revenues over Expenditures	\$ (241,477)	\$ 108,785	\$ 143,255	\$ 831,543	\$ 24,078	\$ (124,539)	\$ (105,747)	\$ (114,399)	\$ (64,743)	\$ -	\$ -	\$ -	456,755
Other Financing Sources/(Uses):													
<i>Capital Reserve Transfer Out</i>	-	-	-	-	(191,000)	-	-	-	-	-	-	-	(191,000)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ (191,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(191,000)
Net Change in Fund Balance	\$ (241,477)	\$ 108,785	\$ 143,255	\$ 831,543	\$ (166,922)	\$ (124,539)	\$ (105,747)	\$ (114,399)	\$ (64,743)	\$ -	\$ -	\$ -	265,755

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)
Less: Principal Payment - 5/1/24	(\$355,000)
Less: Principal Payment - 5/1/24 (Special Call)	(\$10,000)
Current Bonds Outstanding	\$5,980,000

SERIES 2019A-2, SPECIAL ASSESSMENT REVENUE BONDS	
Interest Rate:	3.560%, 4.020%
Maturity Date:	5/1/2038
Reserve Fund Definition	50% MAXIMUM ANNUAL DEBT SERVICE
Reserve Fund Requirement	\$108,063
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)
Less: Principal Payment - 5/1/24	(\$125,000)
Less: Principal Payment - 5/1/24 (Special Call)	(\$5,000)
Current Bonds Outstanding	\$2,295,000

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%

<i>Date</i>	<i>Distribution</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2019- Service</i>	<i>Debt</i>	<i>Total</i>
11/03/23	1	\$ 29,062.41	\$ 20,328.88	\$ 8,733.53	\$	29,062.41
11/17/23	2	106,668.40	74,613.54	32,054.86		106,668.40
11/22/23	3	190,579.18	133,308.35	57,270.83		190,579.18
12/14/23	4	185,636.89	129,851.26	55,785.63		185,636.89
12/22/23	5	222,189.87	155,419.73	66,770.14		222,189.87
01/09/24	6	1,360,677.55	951,781.16	408,896.39		1,360,677.55
01/11/24	INTEREST	6,111.28	4,274.78	1,836.50		6,111.28
02/12/24	7	196,629.49	137,540.48	59,089.01		196,629.49
03/20/24	8	49,676.85	34,748.49	14,928.36		49,676.85
04/10/24	INTEREST	3,349.04	2,342.62	1,006.42		3,349.04
06/11/24	TAX CERTIFICATES	19,929.36	13,940.40	5,988.96		19,929.36
06/27/24	9	30,825.16	21,561.91	9,263.25		30,825.16
TOTAL		\$ 2,401,335.48	\$ 1,679,711.60	\$ 721,623.88	\$	2,401,335.48

97.41%	Percent Collected
\$ 63,767.83	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: SWCrefn1220 - 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
			Invoice# 01.10.2023 Anastasia Pool & Spa Inc Gas Heater Replacement for Pool and Invoice#	
2/14/23	70	Sweetwater Creek CDD-Capital Reserve	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 Addt'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
5/9/23	83	Sweetwater Creek CDD	Invoice #1312 IT Systems Install amplifier and speakers.	\$ 2,100.00
			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

**Sweetwater Creek
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Revenue Bonds, Series 2019

Date	Requisition #	Contractor	Description	Requisition
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
			Remaining Balance Invoice# 154021-F Final payment for Resistance Wall Gym & Cable Caddy	
5/15/23	87	Heartline Fitness Systems	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
			Pickleball fees, sound system upgrade aerobics room, and Washer Dryer/Warranty for Amenity	
12/5/23	113	Sweetwater Creek CDD	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
3/12/24	126	Workman's Kwix Fix Plumbing Division	Invoice # 97146 – installed self close metering faucet in ensenada park per contract	\$ 1,280.00
			Invoice #212712 – CEI Services - Finalized documents and pay apps for Pickleball Court	
3/12/24	127	England Thims & Miller	closeout with SJC and Owner	\$ 307.50
			Invoice # 2313106. Furnished & installed 296' of 48" high 2-rail ascot style black aluminum	
3/12/24	128	Best Fence and Rail fo FL LLC	fence with (3) 4' gate	\$ 8,174.00
3/20/24	129	Kilinski/Van Wyk PLLC	Invoice # 8974 2019 Project Construction	\$ 1,437.50
4/30/24	130	Matthews/DCCM	Invoice # 190784 - Due Diligence and Site Planning	\$ 2,168.75
5/20/24	131	Matthews/DCCM	Invoice # 190937 - Due Diligence and Site Planning	\$ 2,037.50
5/31/24	132	Atlantic Security	Invoice # 331612Final Invoice for Securiyrt System	\$ 5,884.37
6/11/24	133	Kilinski/Van Wyk PLLC	Invoice # 9385 2019 Project Construction	\$ 393.50
6/27/24	134	Kilinski/Van Wyk PLLC	Invoice # 9385 2019 Project Construction	\$ 465.00
TOTAL				\$ 1,304,431.16
Project (Construction) Fund at 08/30/19				\$ 1,540,777.96
Interest Earned and Transfers thru 06/30/24				\$ 139,382.71
Outstanding Requisitions				\$ -
Requisitions Paid thru 06/30/24				\$ (1,304,431.16)
Remaining Project (Construction) Fund				\$ 375,729.51
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)			\$0.00
	Park Enhancement Projects (\$350,000 Budget - April 6, 2023 Mtg.)			
	Board approved Basketball Court and Playground equipment			\$115,000.00
	Remaining Budget for Parks, for projects not yet defined or approved			\$235,000.00
District Engineer Costs related to Projects	District Engineer Costs (Projection, not actual)			\$10,000.00
District Counsel Costs related to Projects	District Counsel Costs (Projection, not actual)			\$5,000.00
TOTAL PROJECTED PROJECTS				\$369,000.00
PROJECTED REMAINING PROJECTS (CONSTRUCTION) FUNDS				\$6,730

C.

Sweetwater Creek
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024
Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
General Fund		
06/07/24	4069-4075	\$34,929.18
SUBTOTAL		\$34,929.18
<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
Amenity Fund		
06/07/24	2613-2620	\$8,255.11
SUBTOTAL		\$8,255.11
TOTAL		\$43,184.29

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/07/24	00075	6/06/24 06062024	202406 310-51300-11000 6/6/24 CDD BOARD MEETING	CHARLES USINA III	*	200.00	200.00 004069
6/07/24	00089	6/06/24 06062024	202406 310-51300-11000 6/6/24 CDD BOARD MEETING	JOHN T SMITH	*	200.00	200.00 004070
6/07/24	00040	6/06/24 06062024	202406 310-51300-11000 6/6/24 CDD BOARD MEETING	STEPHEN J HANDLER	*	200.00	200.00 004071
6/07/24	00086	6/01/24 27132	202406 320-53800-46200 JUN PALENCIA RENEWAL	DUVAL LANDSCAPE MAINTENANCE	*	24,273.00	24,273.00 004072
6/07/24	00063	5/31/24 84215	202405 320-53800-47000 MAY LAKE MAINTENANCE	FUTURE HORIZONS	*	1,538.00	1,538.00 004073
6/07/24	00094	5/11/24 9384	202404 310-51300-31500 APR GENERAL COUNSEL	KILINSKI VAN WYK, PLLC	*	6,618.18	6,618.18 004074
6/07/24	00095	5/31/24 18511	202405 320-53800-47302 CUT DOWN 4 PINE TREES	TAYLOR TREE SERVICES INC	*	1,900.00	1,900.00 004075
TOTAL FOR BANK A						34,929.18	
TOTAL FOR REGISTER						34,929.18	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/07/24	00005	5/16/24	41-28223	202405	330	53800	52200		SPA & PAPER	*	104.96		
		5/16/24	41-28223	202405	330	53800	52100		CLEANING SUPPLIES	*	89.79		
									DOWNEY'S JANITORIAL SUPPLIES			194.75	002613
6/07/24	00005	5/21/24	41-28250	202405	330	53800	52100		CLEANING SUPPLIES	*	219.51		
									DOWNEY'S JANITORIAL SUPPLIES			219.51	002614
6/07/24	00119	6/01/24	27133	202406	330	53800	46200		JUN CLUBHOUSE & DOG PARK	*	1,963.00		
									DUVAL LANDSCAPING MAINTENANCE			1,963.00	002615
6/07/24	00080	6/03/24	741861	202406	300	15500	10000		JUL GATE GRD MONITORING	*	3,428.05		
									HIDDEN EYES LLC DBA ENVERA SYSTEMS			3,428.05	002616
6/07/24	00158	6/01/24	92010	202405	330	53800	52001		PUMP ESTIMATE FOR REPAIR	*	200.00		
									FLORIDA PUMP SERVICE INC			200.00	002617
6/07/24	00156	5/26/24	05282024	202405	330	53800	10000		FRONT DESK	*	90.00		
									JACKSON LUTHER			90.00	002618
6/07/24	00019	6/01/24	13129562	202406	330	53800	52002		JUN POOL CHEMICALS	*	2,054.80		
									POOLSURE			2,054.80	002619
6/07/24	00157	4/18/24	04192024	202402	330	53800	10000		FRONT DESK	*	105.00		
									SAMUEL BIEBER			105.00	002620
TOTAL FOR BANK B											8,255.11		
TOTAL FOR REGISTER											8,255.11		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/18/24	00080	11/17/23	IN3047 202311 600-13100-10000	SYSTEM UPGRADE DEP	*	7,905.06		
		3/20/24	IN7172 202403 600-13100-10000	INSTALL BALANCE DUE	*	7,905.06		
		11/17/23	IN3047 202311 600-13100-10000	SYSTEM UPGRADE DEP	V	7,905.06-		
		3/20/24	IN7172 202403 600-13100-10000	INSTALL BALANCE DUE	V	7,905.06-		
HIDDEN EYES LLC DBA ENVERA SYSTEMS								.00 000033
TOTAL FOR BANK A							.00	
TOTAL FOR REGISTER							.00	

D.

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

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

(A) Requisition Number: 135

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

(C) Amount Payable: \$93.00

(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 # 9861 Confer re: drain status; confer re: Onda Park Status and field call on same.

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

The undersigned hereby certifies that:

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

OR


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

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

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

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

**SWEETWATER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Authorized Officer

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

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



Consulting Engineer



INVOICE

KILINSKI | VAN WYK

Invoice # 9861
Date: 07/16/2024
Due On: 08/15/2024

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

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

SWEETWATER CREEK CDD - 2019 PROJECT CONSTRUCTION

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	JK	06/07/2024	Confer re: drain status; confer re: Onda park status and field call on same	0.30	\$310.00	\$93.00
Total						\$93.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
9861	08/15/2024	\$93.00	\$0.00	\$93.00
Outstanding Balance				\$93.00
Total Amount Outstanding				\$93.00

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
August 2024**



DUVAL LANDSCAPE MAINTENANCE, LLC

Monthly Reporting August 2024

In Progress:

1. Redesign of entrance beds - Phase 2 - Scheduled for August 5 - August 8, 2024.
2. Sod List as of July 30, 2024; see attached.
3. Removal of grasses on some cut throughs on Glorieta Drive.
4. Installation of Pine Straw, starting August 12, 2024.

Completed:

1. Drainage project at 2765 Las Calinas Pond Bank Failure, Opp Number 32648.
2. Removal of Fabric from Drains, Opp Number 3283.

Attachments:

1. The Irrigation Wet Check Reports with summary on each report for July 2024 are attached.

Thank you,

YOUR DUVAL TEAM

Mary Marchiano
Account Manager

Michael Wooldridge
Branch Manager

Preston Moody
Irrigation Manager

Torre Dunham
Fertilization Manager

Sod List of of 7 31 2024

Date	Sod Location	Is this area Irrigated?	Status	Open or Closed- Date
6/21/2024	Pond off Rincon between 78 and 62	Yes	can't treat too close to pond water	Closed - 7/23/24
6/21/2024	Between 78 and 62 Rincon	Yes	Weed Control and Fert 6 20 2023	
6/21/2024	Between 145 and 119 Rincon	No address	Weed Control and Fert 6 20 2023 / Duval to replace sod at no charge	
6/21/2024	Between 110 an 124 Medio	Need to Check	Weed Control and Fert 6 20 2023	
6/21/2024	Pond off Rincon between 228 and 214	Yes	can't treat too close to pond water	Closed - 7/23/24
6/21/2024	Between 228 and 214 Rincon	Yes	Weed Control and Fert 6 20 2023	
6/21/2024	Between 321 and 245 Rincon	No address	Weed Control and Fert 6 20 2023	
6/21/2024	San Nueve Mailboxes	No	No treatment - Did Not Need It	
6/21/2024	Right side of Ceja on Las Calinas	No	Can't treat/No Irrigation	Closed - 7/23/24
6/21/2024	Left side of Las Calinas before Pantano Vista Way	No	Can't treat/No Irrigation	Closed - 7/23/24
6/21/2024	In front of the speed sign on Las Calinas (on Dosel side of road)	Yes		
7/19/24	Before Ovalo on Las Calinas	Yes	Sod Needed (pic)	
7/19/24	Across from Codo on Las Calinas	Yes	Sod Needed (pic)	
7/19/24	Between Dosel and Barbella by fire hydrant opposite side of street on Las Calinas	Yes	Sod Needed (pic)	
7/19/24	Between Dosel and Barbella right side by poop station	Yes	Sod Needed (pic)	
7/19/24	Across from Ensenada Park by Rincon Entrance in front of grasses on Ensenada	Yes	Sod Needed (pic)	
7/19/24	Corner of Rincon and Ensenada	Yes	Sod Needed (pic)	
7/29/2024	Corner of Barbella Left Side	Yes	Sod Needed (pic)	
7/29/2024	After Roundabout On Left Side - Patch of Dead Grass	Yes	Sod Needed (pic)	
7/29/2024	On Ensenada Berm Left Side	Yes	Sod Needed (pic)	
7/29/2024	Corner of Ensenada and Rincon - Left Side - Closest to N Loop	Yes	Sod Needed (pic)	
7/29/2024	Corner of Ensenada and Rincon - Right Side - Closest to N Loop	Yes	Sod Needed (pic)	
7/29/2024	On Ensenada between Rincon and Medio on Right as you head to N Loop	Yes	Sod Needed (pic)	
7/29/2024	Corner of Ensenada and Rincon at 25 MPH Speed Sign	Yes	Sod Needed (pic)	
	Any Phase 1 sod that does not recover from sod webworm	Yes		

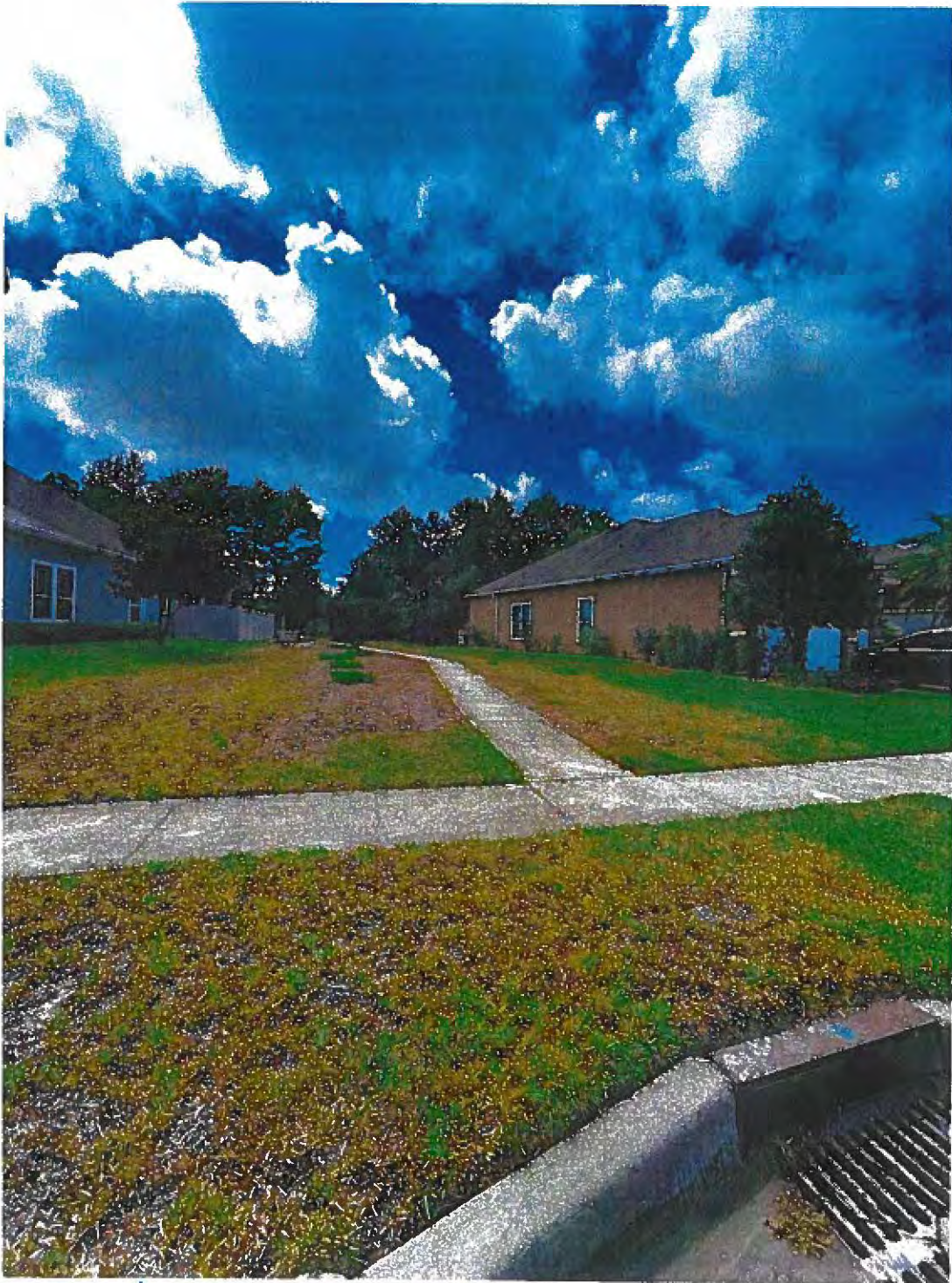
2



10/10/10 - Pond off Rincon NW 70 + on Rincon



2024 2 - RETURN TRAIL DIAGON



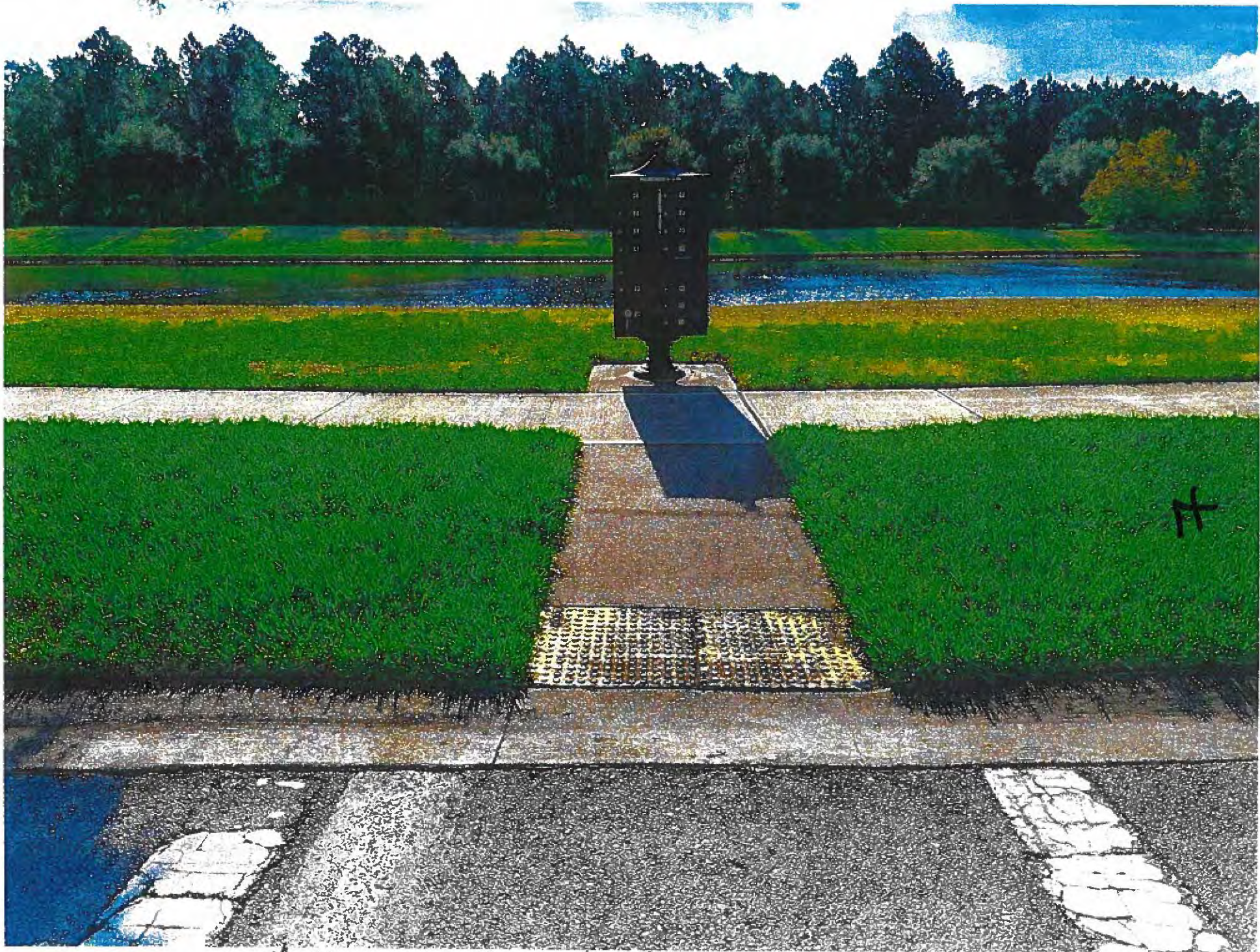
April 30 2011
Berkshire on ILL - 110 Dismal

5

4



11/10/2014 - Photograph 110 - 12th Ave



MAILBOX Pond off Diarrin hwy 278 & 2116



Driveway - Between 270 & 714 Dineen



~~NAFONATA~~ Between 271 & 245 Median



MAA/MAD Casa Nueva Merrill Woods



SCCDD

6/20/24
cont field
NO irrigation

6/19/24

Tom
Treat this
area
please
Mary give
back

Right Side after Caya
ON Las Colinas



SCCDD

left side of Las Calinas

before Dorset Vista Way

6/20/24
cant treat
No irrigation

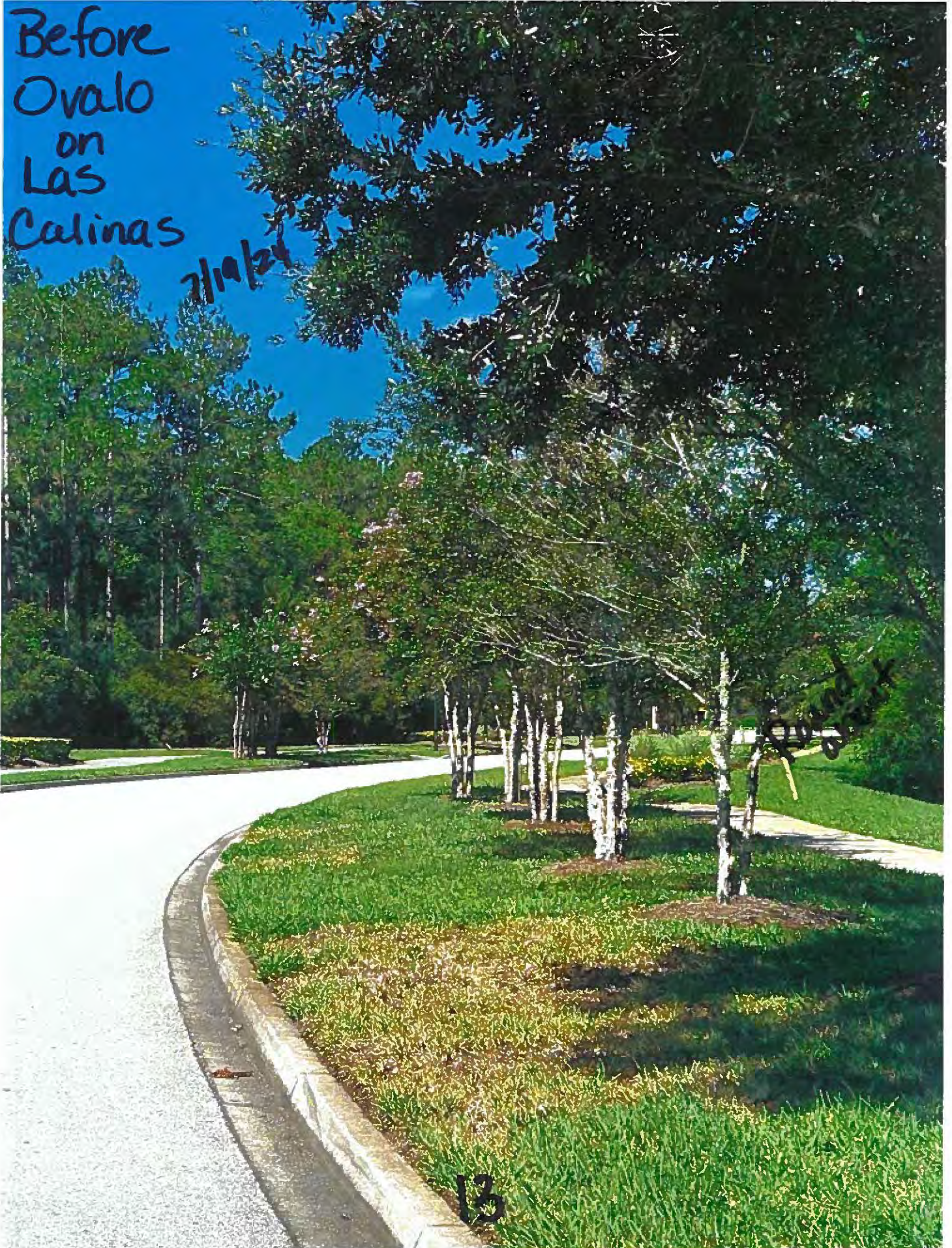
6/19/24
Torre
Treat this
Area
Please
Mary ^{give} _{back}

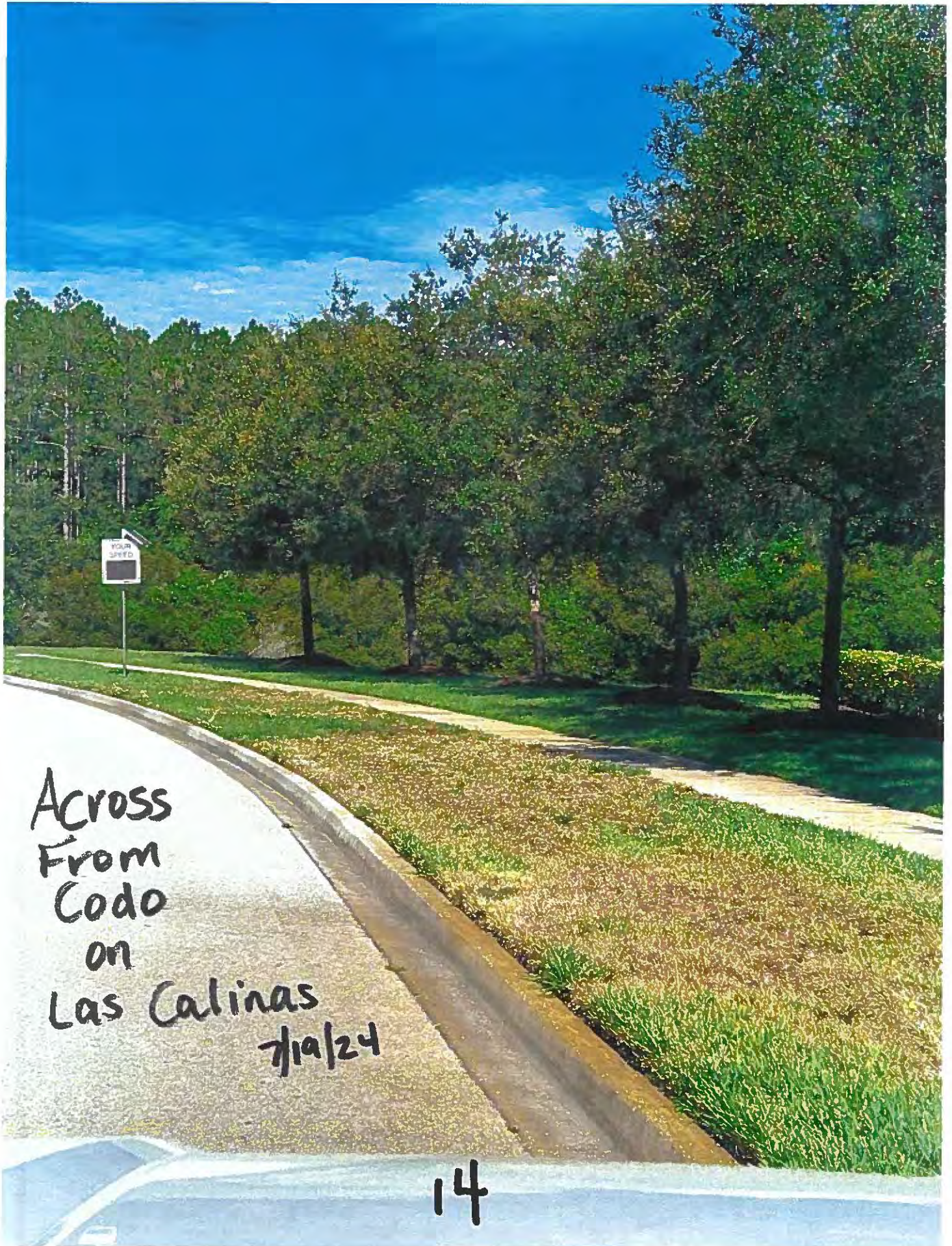
Before
Ovalo
on
Las
Calinas

7/19/24

13

13





Across
From
Codo
on
Las Calinas
7/19/24

14



Between Dosei
and Barbella
by fire hydrant
opposite side of street on Las Calinas
7/19/24

15



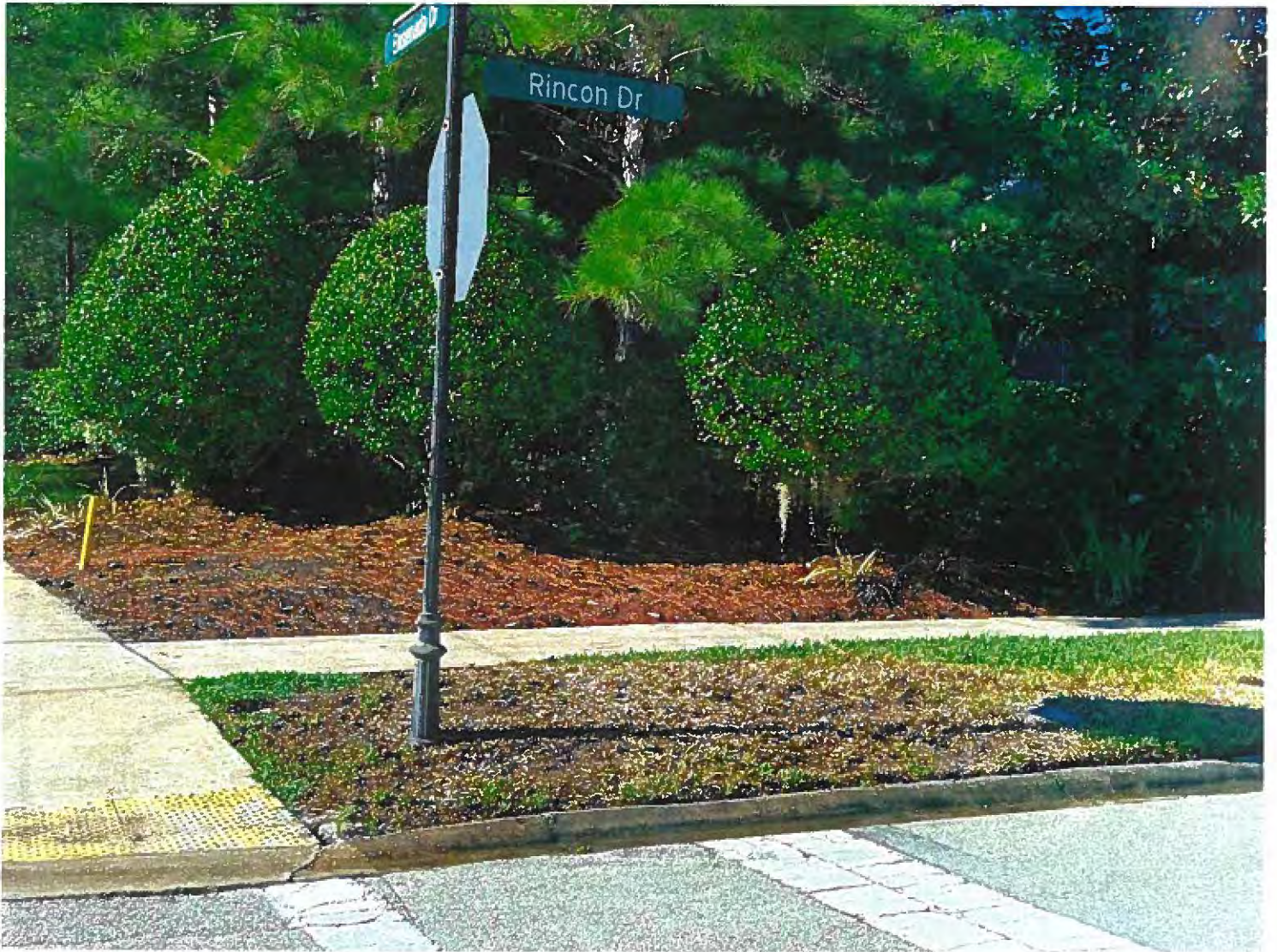
Between Dosel
and Barbella
right side by
poop station
7/19/24

16



Across from
Ensenada Park
by Rincon ent
in front of grasses
on Ensenada
7/19/24

17



Corner of Rincon
and Ensenada
7/19/24

18





After Roundabout
On Las Calinas
Left Side (Patch Grass Dead)
7/29/24 20



Ensenada Berm
Left Side
7/29/24

21



Corner of Ensenada and Rincon
closest to N Loop
left side
7/29/24

22



Corner of Ensenada and Rincon
closest to N Loop
Right Side
7/29/24

23



7/29/24
On Ensenada
between Rincon & Medtro
on left
as head to N Loop

24



Corner of Ensenada and Rincon
at 25 MPH Speed Sign
7/29/24

25



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	7/2/2024						
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	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						1					1	x				SW/ Curb at clock
2	r	x	x												x				SW/ Woodline at clock
3	s	x	x	x											x				Oltero SW/ Curb
4	r	x	x	x											x				Oltero shrubs SW/ Curb exit side
5	s	x	x												x				Island past guard gate
6	s	x	x	x											x				Entry island
7	s	x	x												x				Exit side beds outside gate
8	s	x	x												x				Curb S/W Exit side
9	r	x	x												x				Lipizzon both sides
10	s	x	x											1	x				Left of lipizzon Curb S/W
11	s	x	x												x				Curb S/W Middle exit side
12																			
13	s	x	x												x				S/W End exit side
14	r	x	x												x				Back S/W Both sides at bend
15	s	x	x												x				Curb at bend
16	s	x	x												x				S/W curb middle entry side
17	r	x	x												x				Esmeralda Back S/W Entry
18	s	x	x												x				Esmeralda S/W curb Entry
19	r	x	x												x				Esmeralda Both sides entry
20	s	x	x												x				Lift station
21	s	x	x												x				Esmeralda to lift entry side
22	s	x	x												x				Before gate entry side
23	s	x	x												x				Entry curb

24	s	x	x							1				1	x			S/W curb Past entry
25	r	x	x												x			Back S/W Entry to bridge
26	s	x	x							1				1	x			Enrede S/W curb
27	s	x	x												x			Enrede Back S/W
28																		
29																		
30																		
31																		
32																		
33																		
34																		
35																		
36																		
37																		
38																		
39																		
40																		
41																		

Comments: Nothing wrong other than regular maintenance items



Duval Landscape
MAINTENANCE



Duval Landscape

MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name		SweetWater						
Location		Right lake	Location		Right lake	Location		Middle lift station						
Type		RB	Size			Technician		Mark						
Rain Guage		Y	N	Source		Meter	Well	Date		7/3/2024				
Power on		Y	N					Program	A	B	C			
General Information			Backflow			Start Times		10:00 PM	10:00 PM	12:00 PM				
Valve Type			PRV	Y	N	Run Times		5H	7H	1H				
Coverage		Good	MV	Y	N	Days of Week		S	M	T	W	Th	F	S

Zone	Head Type	Turf	Shrub	Flowers	Lateral Line Break	Zone Not Responding	Low pressure	Zone not Shutting Down	4" Spray	6" Spray	12" Spray	4" Rotor	Fixed Riser	Cleaned/Replaced Nozzle	Adjusted Spray Pattern	Straightened	Capped	Raised/Lowered	Locations of Zones
1	s	x	x											x					Left side towards round about
2	r	x	x									1		x					Right corner of Oleta
3	s	x	x											x					Along left sidewalk to roundabout
4	s	x	x						2					2	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						2					2	x				Along sidewalk lift to oleta
13	s	x	x											x					Back sidewalk lift to oleta
14	r	x	x											x					Ovalo court
15	r	x	x											x					Around controller
16	s	x	x											1	x				Along sidewalk by controller
17	s	x	x						1					1	x				Along curb by controller
18	s	x	x											x					Along curb across from controller
19	s	x	x											x					Left of Glorieta
20	s	x	x						2					2	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						1					1	x				Left of lift station

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

Comments: Nothing wrong other than regular maintenance items
Module stopped working due to electrical surge





Duval Landscape

MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	SweetWater												
Location	Lft Round		Location	Left of roundabout		Location	Left of roundabout												
Type	RB		Size			Technician	Mark												
Rain Guage	Y	N	Source	Meter	Well	Date	7/2/2024												
Power on	Y	N				Program	A	B	C										
General Information			Backflow			Start Times	10:00 PM												
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							2				2	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												x				Back of sidewalk left roundabout
5	s	x	x												x				Btw curb and sidewalk Left
6	s	x	x							1				1	x				Left of the roundabout

Comments: Nothing wrong other than regular maintenance items



Duval Landscape
MAINTENANCE



Duval Landscape

MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	SweetWater						
Location	Right of circle		Location	Right of circle		Location	Right of round about						
Type	RB		Size			Technician	mark						
Rain Guage	Y	N	Source	Meter	Well	Date	6/7/2024						
Power on	Y	N				Program	A	B	C				
General Information			Backflow			Start Times	10:00 PM	10:00 PM	12:00 PM				
Valve Type			PRV	Y	N	Run Times	4H30M	8H10M	20M				
Coverage	Good		MV	Y	N	Days of Week	S	M	T	W	Th	F	S

Zone	Head Type	Turf	Shrub	Flowers	Lateral Line Break	Zone Not Responding	Low pressure	Zone not Shutting Down	4" Spray	6" Spray	12" Spray	4" Rotor	Fixed Riser	Cleaned/Replaced Nozzle	Adjusted Spray Pattern	Straightened	Capped	Raised/Lowered	Locations of Zones
1	r	x	x												x				Center of round about
2	s	x	x												x				Along curb right of lazo court
3	s	x	x												x				Along sidewalk left of enrede
4	s	x	x	x											x				Right of lazo along sidewalk
5	s	x	x	x											x				Left of Lazo to roundabout
6	r	x	x												x				From lazo to roundabout
7	s	x	x												x				Right side of roundabout
8	r	x	x												x				Along berm on Ensenada
9	s	x	x												x				Right side between curb and walk
10	r	x	x												x				Along berm on Ensenada
11	s	x	x					1							x				NA
12	r	x	x								1				x				Along berm on Ensenada
13	s	x	x												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								1				x				Between enrede and medio
18	s	x	x						1					1	x				Left of enrede
19	s	x	x							1				1	x				Right of medio on corner
20	s	x	x												x				Left of park entry
21	s	x	x												x				Left side along Endenada
22	s	x	x												x				Back sidewalk on Ensdenada
23	s	x	x												x				Left side along Endenada

24	s	x	x												x				Left side along Endenada
25	s	x	x												x				Back sidewalk on Ensdanada
26	s	x	x							1				1	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

Comments: Zone not shutting down. Opened and cleaned the valve.



Duval Landscape
MAINTENANCE



Duval Landscape

MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	SweetWater						
Location	Right corner		Location	Right corner		Location	Rincon dr and ensenada						
Type	RB		Size			Technician	Mark						
Rain Guage	Y	N	Source	Meter	Well	Date	7/3/2024						
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				1								x				Right of Rincon
3	s	x	x												x				Around controller
4	s	x	x												x				BTW curb and sidewalk left side
5	s	x	x												x				Right side ensanada 1/2 way
6	s	x	x												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					1					1	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												x				Rincon 190*150
13	s	x	x						3					3	x				Rincon 130-88
14	s	x	x												x				Rincon 78-clock
15	r	x	x												x				Rincon Pond clock-98
16	r	x	x												x				Rincon pond 108-290
17	r	x	x									1			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						1					1	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										2		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																		

Comments: Low pressure zone. Need to replace seals in heads for better pressure



Duval Landscape
MAINTENANCE



Duval Landscape

MAINTENANCE

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		7/3/2024
Power on		Y	N	Program			A	B	C	
General Information			Backflow			Start Times		10:00 Pf		
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	s	x	x												x				Curb sidewalk in front of sign
2	r	x	x										1		x				Around sign
3	r	x	x												x				Grass area BTW sign and flag
4	s	x	x												x				Left side of putt putt
5	D	x	x																Planrs at putt putt
6	r	x	x												x				Back side of island
7	s	x	x												x				Front sign

Comments: Nothing wrong other than regular maintenance items





Duval Landscape MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name		SweetWater							
Location		Right lake	Location		Right lake	Location		Torcido controller							
Type		RB	Size			Technician		Mark							
Rain Guage		Y	N	Source		Meter	Well	Date		7/3/2024					
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				Behind Amenity center
3																			no wire
4	r	x	x									1			x				Next to pickle ball court
5	r	x	x												x				Woodline back of clubhouse
6	r	x	x												x				entry
7	s	x	x								2			2	x				Front of aminity center left side
8	r	x	x												x				Back Parking Lot
9	s	x	x												x				At pool pump
10	s	x	x												x				At pool pump
11	s	x	x												x				Back fence behind pool
12																			No wire
13																			no wire
14	s	x	x												x				Ensanada Flowers
15	s	x	x							1				6	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

Comments: Nothing wrong other than regular maintenance items



Duval Landscape

Times for new sod changed due to rain and sod web worms



DUVAL LANDSCAPE
MAINTENANCE



Duval Landscape

MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name		SweetWater							
Location		Lake bank	Location			Location		Brasilia + Glorieta Drive							
Type		RB	Size			Technician		Mark							
Rain Guage		Y	N	Source		Meter	Well	Date		7/3/2024					
Power on		Y	N			Program		A	B	C					
General Information			Backflow			Start Times		10:00 PM							
Valve Type			PRV		Y	N	Run times		2H40M						
Coverage		Good	MV		Y	N	Days of Week		S	M	T	W	Th	F	S

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

Comment: 3/4 inch lateral line repaired



Duval Landscape
MAINTENANCE



Duval Landscape MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	SweetWater						
Location	Right corner		Location	Right corner		Location	Barbells Circle						
Type	RB		Size			Technician	Mark						
Rain Guage	Y	N	Source	Meter	Well	Date	7/3/2024						
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 times	5H20M	40M					
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					BTW curb and sidewalk Calle de
2	s	x	x						2					2	x				BTW curb and sidewalk left
3	s	x	x											x					Right corner of Calle de paz
4	s	x	x	x										x					Corner of barbella
5	r	x	x	x								1		x					Across from controller
6	r	x	x									1		x					Across from controller
7	s	x	x											x					Across from controller/pond
8	r	x	x											1	x				Along sidewalk by controller
9	s	x	x											x					Along curb left side
10	s	x	x						2					2	x				Right side along sidewalk Barbells
11	s	x	x	x										x					Along curb right side
12	r	x	x	x										x					Left side of barbella
13	s	x	x											x					Back of sidewalk Right side
14	d	x	x											x					Drip for trees
15	d	x	x											x					Drip for trees

Comments: Nothing wrong other than regular maintenance items
 Module stopped working due to electrical surge



Duval Landscape
MAINTENANCE



Duval Landscape

MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name		Del norte							
Location		Lift station	Location		Lift station	Location		Rio Del norte							
Type		Hunter		Size		5hp		Technician				Mark			
Rain Guage	Y	N	Source		Meter	Well	Date		7/3/2024						
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		1							1			x				Island back of Del norte
3	s	x	x	x											x				Both sides at stop sign
4	r	x	x	x											x				Right side back of sidewalk
5	r	x	x												x				Island at mailboxes

Comments: Lateral line repair 1/2" flex



Duval Landscape
MAINTENANCE

D.

1.

**BOARD OF SUPERVISORS MEETING DATES
SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025**

The Board of Supervisors of the Sweetwater Creek Community Development District will hold their regular meetings for Fiscal Year 2025 at 1865 N. Loop Parkway, St. Augustine, FL 32095 at 4:00 p.m. on the first Thursday of each month, unless otherwise indicated as follows:

November 7, 2024
December 5, 2024
January 9, 2025 (*Second Thursday)
February 6, 2025
March 6, 2025
April 3, 2025
May 1, 2025
June 5, 2025
July 10, 2025 (*Second Thursday)
August 7, 2025
September 4, 2025

2.



KILINSKI | VAN WYK

MEMORANDUM

To: Board of Supervisors; District Manager

From: Kilinski | Van Wyk PLLC

Date: June 2024

Re: Section 189.0694, *Florida Statutes* (Performance Measures and Standards Reporting)

The purpose of this memorandum is to provide you with additional information regarding new performance measures and standards reporting requirements for special districts. This new requirement was enacted during Florida's 2024 Legislative Session and was originally reported in our legislative newsletters. It has been codified as Section 189.0694, *Florida Statutes*, effective July 1, 2024.

What is required?

The new statute requires special districts (including community development districts) to establish goals and objectives for its programs and activities and performance measures and standards to determine if its goals and objectives have been achieved. The goals, objectives, and performance measures and standards must be established by **October 1, 2024**, or by the end of the first full fiscal year after a District's creation, whichever is later.

The new statute also requires annual reporting each **December 1** (beginning December 1, 2025) on whether the goals and objectives were achieved, which goals or objectives were not achieved, and what measures were used to make the determination.

Are there any mandated goals, objectives, or performance measures/standards?

No. The new statute allows a great deal of flexibility for special districts to adopt the goals, objectives, and performance measures and standards that fit their needs. It is likely that many special districts with similar activities and programs may adopt similar measures, but special districts may also add specialized measures if they wish. Attached is a potential starting point for development of these goals, objectives and performance measures/standards in **Attachment A**. If you have questions about the new legal requirements, please consult your Kilinski | Van Wyk attorney.

Text of the Bill: 189.0694 Special districts; performance measures and standards.

(1) Beginning October 1, 2024, or by the end of the first full fiscal year after its creation, whichever is later, each special district must establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved.

(2) By December 1 of each year thereafter, each special district must publish an annual report on the district's website describing:

(a) The goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination.

(b) Any goals or objectives the district failed to achieve.

Exhibit A:

Goals, Objectives and Annual Reporting Form

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD’s website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

_____ District

District Manager: _____

Date: _____

Print Name: _____

_____ District

E.

Sweetwater Creek

Community Development

District

Field Operations Report

8/8/2024

Dan Wright
Field Operations Manager
Riverside Management
Services, INC.

Sweetwater
Creek

Community
Development
District

Field Operations
Report

May 2nd, 2024

To: The Board of
Supervisors

From: Dan Wright, Field
Operations Manager

RE: Sweetwater Creek
Operations Report -
August 8th, 2024.

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

Completed Projects



New Fan added onto
the center section of
pickle ball courts

Completed Projects



Sprayed anti-rust
chemical on concrete
surrounding flowers on
Las Calinas

Completed Projects



Installed new dog pot station along Las Calinas, (past Onda Prak)

Completed Projects



Drain on otero recovered from falling into outcove

Completed Projects



Drain at 2765 Las
Calinas fixed

RMS Operations Report (7/18/24)

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

- New fan installed in center of pickle ball courts
- Otero pond cleaned of scattered trash, Rio del norte pond cleaned of dead fish
- Hung up final pickle ball court screen
- cleaned /staked out 3 drains along rincon
- Fixed drain crate that fell off near otero pond
- Light fixed in mens locker room area at fitness center
- Met with 236 enrede resident regarding encroachment problem
- Installed motion sensor at fitness center gate
- Sparayed de-ruster along concrete surrounding flower beds on Las Calinas
- Installed dog waste station along Las Calinas
- Cracked sealed along pool deck
- 2765 Las calinas drain fixed

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.

1.

From: egunia@rmsnf.com
Subject: July Opps Report
Date: July 31, 2024 at 11:43 AM
To: Courtney Hogge chogge@gmsnf.com



Building:

Applied anti slip material to all tile in the facility
Added screen to light for resident comfort
AC Unite repairs by Trane
Estimates for drinking fountain and ice machine for pool and pickleball area
Repair of light ballast in Men's room

Equipment:

Treadmill five repaired temporarily
Repair of grips on strength equipment
Spin Bikes maintenance

Pool:

Repair of Pump
Repair of Leak
Discontinuation of Swim Practice until August 12th.
Pool motion sensor installed on gate
Pool inspection-pass
Fire Marshall inspection of pool and gate repair
Installation of new shower head in outside shower

Pickleball:

Over 600 registered accounts
Continuation of Summer Social League-each Thursday the participation ranges from 25-36
Additional fan installed to middle covered area
Reservations:
Open Play-318
Single/Double-333
Open Plays and Clinic times moved up to manage heat

Community:

Attended District collaboration meeting
Updates to new Palenciaonline format
Continued work on Swim Across America fundraiser that is occurring on August 24th
Meeting regarding FUR fundraiser in 2025

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

2.



210 Handyman Services, LLC

315-726-2975 | paul@210handymanservices.com | www.210handymanservices.com

RECIPIENT:

Sweetwater Creek CDD Supervisors and Staff

1865 North Loop Parkway
St. Augustine, Florida 32095

Estimate #183	
Sent on	Jul 10, 2024
Total	\$5,200.00

Product/Service	Description	Qty.	Unit Price	Total
Refinish Hardwood Floors	Refinishing Services: - Sanding floors - Application of 4 coats of polyurethane - Sealing Thank you.	1	\$5,200.00	\$5,200.00

A deposit of \$2,600.00 will be required to begin.

Total **\$5,200.00**

This quote is valid for the next 30 days, after which values may be subject to change.

By booking your project, you agree to our Policies and Procedures Agreement. Please ensure to review the agreement before booking. Let us know if you have any questions or concerns.

Signature: _____ **Date:** _____

Proposal

Rory's Custom Hardwood
1203 Grandview Dr.
Jacksonville, FL 32211
1-(904)-253-4784

PROPOSAL SUBMITTED TO: <i>Erin Gunia</i>	JOB NAME: <i>Gunia</i>	JOB #: <i>10010</i>
ADDRESS: <i>1865 N Loop Pkwy St Augustine, FL 32095</i>	JOB LOCATION: <i>"Same"</i>	DATE OF PLANS: <i>6/21/24</i>
PHONE NO: <i>(704) 4814-4531</i>	DATE: <i>6/21/24</i>	ARCHITECT: <i>Rory</i>
FAX: <i>egunia@msrf.com</i>		

We hereby submit specifications and estimates for:

- ① Sand and finish Acrotics Room
- ② Seal natural in color
- ③ Apply 4 Coats Water based polyurethane, (Satin).

3 Day Job
(preferably a Friday - Sunday)
Currently Available 7/5-7/24 or 7/13-15/24

Total Due:-
\$5,500.00

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:

\$ *Fifty Five Hundred + 00/100* Dollars

with payments to be made as follows: *total due at completion of job.*

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted

Rory Peterson

Note - this proposal may be withdrawn by us if not accepted within 90 days.

Acceptance of Proposal

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

Signature

Date of Acceptance *6/21/24*

Signature

3.



EARTHSCAPES

DESIGN BUILD

Concrete Paver Proposal for Erin Gunia for Fitness Center

Earthscapes is pleased to propose the following lump sum pricing to furnish labor, material and equipment to

SCOPE OF WORK

1. Layout area from customer approved sketch
2. Grade area to subbase elevation
3. Remove all excavated material
4. Furnish and install 2" - 3" of compacted subbase
5. Furnish and install paver field (Belgard - Appian, Mega Cambridge, Holland, Catalina Grana or Catalina)*
6. Furnish and install edge
7. Furnish and install sand between joints
8. Cleanup and haul off all construction materials

BREAKDOWN

A. Paved Area	2031	SF (Includes waste factor)	\$15,990
M. Bocce Ball Pit		Walls w/ caps and 3" sand installed	\$2,870
Total proposal			\$18,860

ADDITIONAL ITEMS

Available OPTIONS or UPGRADES for client upon request

1. Add for cleaning, silica sanding, and joint stabilizing sealing	\$650 minimum, or \$1.35 / SF
2. Estimated add for natural stone (travertine, marble) if desired	\$7,339
3. Estimated add for porcelain (Includes EZ base, spacers, polysand)	\$14,678
4. Add for Dimesnions18; 27 x18, 18x18, 9x18 la	\$2,113

* Additional styles may have a higer cost*

PROJECT LAYOUT

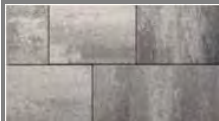
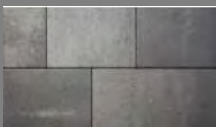


BELGARD COLORS

[BELGARD CATALOG](#)



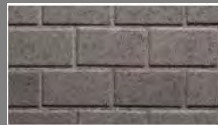
NOTE: SOME STYLES MAY HAVE LIMITED COLOR OPTIONS



NAPOLI



ARMARETTO



SLATE



RIO



HARVEST BLEND

CHARCOAL

TITANIUM

KNIGHTSBRIDGE



ADOBE

BROWN CHESTNUT

see last two pages for material recommendations for this project

EXCLUSIONS

1. Any mock ups.
2. Demolition of slabs, walls, any structure existing (unless included above)
3. SOD repair
4. Landscaping
5. Plumbing and electrical work
6. Unsuitable material removal
7. Any street cleaning.
8. Protection of existing structures.
9. Any item not mentioned in the above scope of work.

If there are any questions concerning this proposal, please contact me for clarifications.

Sincerely,

Jesse Sealrs

Jesse Sealrs
Earthscapes

www.earthscapes.earth

STANDARD PAVER

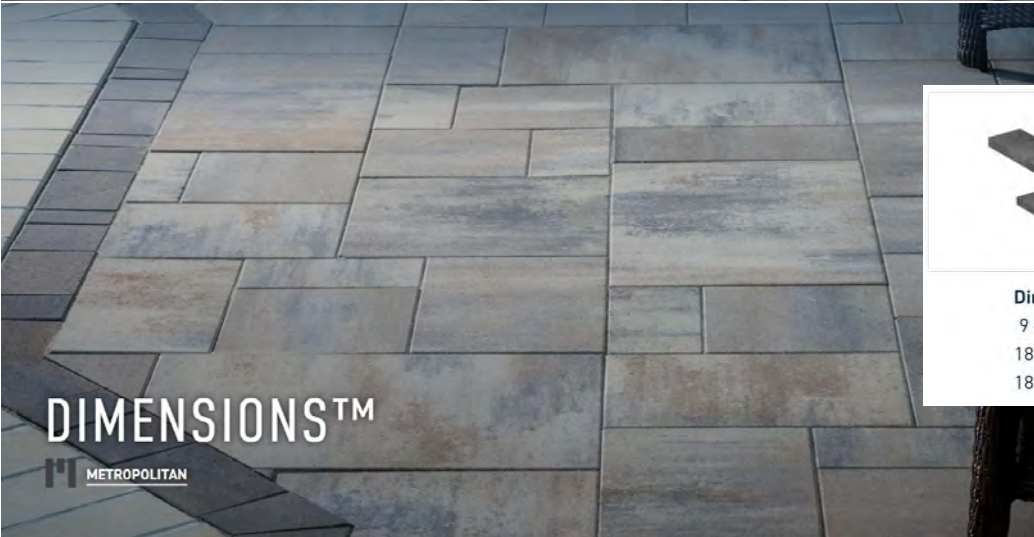
3-PIECE | 60MM

4 x 8 x 2 3/8 8 x 8 x 2 3/8 8 x 12 x 2 3/8



CATALINA GRANA® PAVER

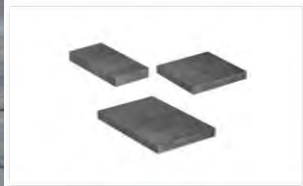
METROPOLITAN



DIMENSIONS™

METROPOLITAN

UPGRADE MATERIAL



Dimensions 18

- 9 x 18 x 2 3/8
- 18 x 18 x 2 3/8
- 18 x 27 x 2 3/8

add \$1.04 /sf



3-PIECE			PINS	CAP
6 x 6 / 4 x 10	6 x 12 / 10 x 10	6 x 16 / 14 x 10	6" L x 3/8" D approx. 3.5 pins per sqft	3 x 12 x 10

CASTLEMANOR® GRANA

METROPOLITAN

STANDARD Recommended wall

4.



CORPORATE ADDRESS:

4541 120th Street
Jacksonville, FL 32244

904.270.9536

MAILING ADDRESS:

1650 Margaret Street
Jacksonville, FL 32204

Financing available through Green Sky

Name(s) Erin Gunn - Sweetwater Creek (DD)

Address 1865 Al... ..

City St. Augustine ST FL Zip 32095

Phone 904-844-4531 Alternate Phone 904-270-9536

QUANTITY	PRODUCT/DESCRIPTION	UNIT PRICE	LINE TOTAL
<u>1</u> <u>OPTION #1</u>	<u>REPAIR 215' LINEAR OF CAP & FACIA STYLE FENCING</u>		<u>(OPTION #1) \$3500</u>
<u>OPTION #2</u>	<u>REPLACE 215' LINEAR OF FENCE AND ADD</u>		<u>\$17700⁰⁰</u>
	<u>- TEXTURED VINYL FENCE</u>		
	<u>- 1 5'x6' GATE</u>	<u>\$600⁰⁰</u>	<u>\$600⁰⁰</u>
	<u>- 1 6'x6' GATE</u>	<u>\$700</u>	<u>\$700⁰⁰</u>
		<u>(OPTION #2)</u>	<u>\$18500⁰⁰</u>

Comments:

Changing the linear footage will change pricing
Buyer has the right to cancel this transaction at any time prior to midnight of the third business day (72 hours) after the date of this transaction or the deposit will be forfeited. Credit cards will have an additional 3% to 5% processing fee depending on card issuer.

Buyer	Date
Buyer	Date
Company Representative	Date

SUBTOTAL	
DEPOSIT	
BALANCE DUE UPON COMPLETION	

REQUESTED INSTALLATION DATE

Installation & Service by Accurate Fence, LLC.
THANK YOU FOR YOUR BUSINESS!

FIFTH ORDER OF BUSINESS

B.

Sweetwater Creek

Community Development District

Approved Budget FY 2025



August 8, 2024

Presented by:



Table of Contents

1-2	<u>General Fund</u>
3-7	<u>Narratives</u>
8-10	<u>Debt Service Fund Series 2019</u>
11	<u>Capital Reserve Fund</u>
12	<u>Assessment Schedule</u>

Sweetwater Creek Community Development District

Approved Budget General Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Budget FY 2025
REVENUES:					
Special Assessments - Tax Roll	\$1,724,315	\$1,679,712	\$44,604	\$1,724,315	\$1,857,822
Fitness Center Revenue	2,000	2,995	-	2,995	2,000
Cost Sharing - Marshall Creek Revenue	-	-	-	-	-
Interest	5,000	28,589	7,548	36,137	25,000
Carry Forward Surplus	51,387	-	177,581	177,581	-
TOTAL REVENUES	\$1,782,702	\$1,711,296	\$229,732	\$1,941,028	\$1,884,822
EXPENDITURES:					
<i>General and Administrative</i>					
Supervisor Fees	\$9,600	\$7,400	\$2,400	\$9,800	\$12,000
Engineering Fees	20,000	12,744	7,256	20,000	20,000
District Counsel	55,000	47,052	24,476	71,528	63,599
Annual Audit	3,800	3,800	-	3,800	3,800
Assessment Roll	5,000	5,000	-	5,000	5,200
Arbitrage	500	-	500	500	500
Dissemination Agent	5,300	3,975	1,325	5,300	5,512
Trustee Fees	3,800	3,143	657	3,800	3,800
Management Fees	42,500	31,875	10,625	42,500	44,200
Information Technology	1,425	1,069	356	1,425	1,482
Website Maintenance	1,000	750	250	1,000	1,040
Telephone	742	232	165	397	742
Postage & Delivery	3,000	1,759	1,241	3,000	3,000
Public Official Insurance	4,497	4,938	-	4,938	5,172
Copies	4,100	1,373	1,196	2,569	2,500
Legal Advertising	2,000	712	1,288	2,000	2,000
Miscellaneous	1,500	343	75	418	1,500
Dues, Licenses & Subscriptions	175	175	-	175	175
Cost Share Expense - Marshall Creek	20,000	-	74,496	74,496	100,000
TOTAL GENERAL AND ADMINISTRATIVE	\$183,939	\$126,340	\$126,306	\$252,646	\$276,222
<i>Operations & Maintenance</i>					
<i>Utilities</i>					
Electric	\$75,000	\$56,512	\$19,057	\$75,569	\$78,000
<i>Other Physical Environment</i>					
General Insurance/Workers Comp	6,058	5,507	-	5,507	6,884
Landscape Maintenance	291,276	218,457	72,819	291,276	291,276
Landscape Improvements	50,000	33,544	16,456	50,000	50,000
Mulch	50,000	25,000	25,000	50,000	50,000
Lake Maintenance	22,000	14,097	4,614	18,711	22,000
Fountain Maintenance	1,500	180	320	500	1,500
Irrigation Repairs & Maintenance	39,000	22,156	16,524	38,680	39,000
Storm Clean-Up	2,000	-	-	-	10,000
Field Repairs & Maintenance	26,000	32,768	7,200	39,968	36,000
Tree Removals	14,000	6,236	7,764	14,000	14,000
Tree Pruning	-	-	-	-	15,000
Streetlight Repairs	2,250	-	1,000	1,000	2,250
Signage Repairs	1,000	-	500	500	1,000
Holiday Decoration	5,000	-	5,000	5,000	5,000
Miscellaneous Field Supplies	3,500	567	2,933	3,500	3,500
TOTAL OPERATIONS & MAINTENANCE	\$588,584	\$415,023	\$179,188	\$594,211	\$625,410

Sweetwater Creek Community Development District

Approved Budget General Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Budget FY2025
<u>Amenities</u>					
<u>Administrative</u>					
Property & Casualty Insurance	\$37,581	\$36,496	\$0	\$36,496	\$43,218
Payroll - Salaried	86,268	685	-	685	-
Payroll - Hourly	91,375	1,638	-	1,638	-
Payroll - Benefits	16,775	301	-	301	-
Payroll Taxes	14,730	264	-	264	-
Professional Services - Engineering	71,457	1,281	-	1,281	-
Professional Services - Information Technology	1,890	34	-	34	-
Travel & Per Diem	200	69	-	69	-
Training	400	477	-	477	-
Facility Management	-	201,374	54,722	256,096	266,340
Performance Incentive	-	-	-	-	10,000
Licenses & Permits	400	764	-	764	770
Subscriptions & Memberships	500	1,086	420	1,506	2,040
Office Supplies	3,000	1,836	400	2,236	3,000
Office Equipment	2,500	2,146	354	2,500	2,500
Communication - Telephone/Internet/TV	12,000	5,283	1,990	7,273	12,000
Internet/Telephone - Guard House	5,821	3,095	1,029	4,124	4,500
<u>Field</u>					
Field Management Fees	89,040	66,780	22,260	89,040	92,602
General Utilities	75,000	49,518	17,189	66,707	78,000
Refuse Removal	5,200	5,439	1,993	7,432	6,725
Security	60,000	43,143	10,464	53,607	41,137
Janitorial Services	13,978	31,597	10,449	42,046	43,467
Operating Supplies - Spa & Paper	4,000	3,055	716	3,771	4,000
Operating Supplies - Uniforms	500	-	500	500	500
Cleaning Supplies	12,500	6,760	2,934	9,694	12,500
Amenity Landscape Maintenance & Improvements	29,500	22,797	5,889	28,686	22,872
Gate Repairs & Maintenance	2,500	799	1,701	2,500	2,500
Dog Park Repairs & Maintenance	6,000	864	500	1,364	6,000
Park Mulch	5,000	2,200	2,800	5,000	5,000
Miscellaneous Field Supplies	4,100	485	3,615	4,100	4,100
Buildings Repairs & Maintenance	15,000	87,520	1,500	89,020	30,000
Pest Control	1,800	2,474	244	2,717	1,800
Pool Maintenance - Contract	25,349	12,480	4,680	17,160	19,469
Pool Repairs & Maintenance	3,000	2,738	262	3,000	3,000
Pool Chemicals	3,800	19,485	6,164	25,650	30,000
Signage & Amenity Repairs	300	500	-	500	300
Special Events	2,000	461	1,539	2,000	2,000
Park Repair & Maintenance	-	19,776	-	19,776	10,000
Pickleball Repair & Maintenance	-	2,296	1,000	3,296	3,000
Guardhouse Maintenance	2,500	-	1,000	1,000	2,500
Playground Repairs & Maintenance	2,500	79	2,421	2,500	5,000
<u>Fitness</u>					
Professional Services - Outside Fitness	55,515	36,118	16,754	52,872	55,515
Fitness Equipment Repairs & Maintenance	7,000	3,010	2,871	5,880	7,000
Fitness Equipment Rental	35,000	26,974	9,159	36,132	36,635
Miniature Golf Course Maintenance	500	-	-	-	500
Miscellaneous Fitness Supplies	6,300	1,326	2,474	3,800	6,300
Capital Outlay - Machinery & Equipment	6,400	7,680	-	7,680	6,400
TOTAL AMENITIES	\$819,179	\$713,178	\$189,993	\$903,171	\$883,190
TOTAL EXPENDITURES	\$1,591,702	\$1,254,541	\$495,488	\$1,750,028	\$1,784,822
<u>Other Sources/Uses</u>					
Capital Reserve	(\$191,000)	(\$191,000)	\$0	(\$191,000)	(\$100,000)
TOTAL OTHER SOURCES/(USES)	\$(191,000)	\$(191,000)	\$-	\$(191,000)	\$(100,000)
EXCESS REVENUES (EXPENDITURES)	\$-	\$265,755	\$(265,755)	\$-	\$-

Sweetwater Creek
Community Development District
Budget Narrative
Fiscal Year 2025

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Fitness Center Revenue

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

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts. The amount is based upon the estimated average balance of funds available during the fiscal year.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

Engineering

The District's engineer, Matthews Design Group LLC, will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

District Counsel

The District's Attorney, Kilinski Van Wyk PLLC, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

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

Dissemination Agent

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

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Telephone

New internet and Wi-Fi service for Office. Represents expense for telephone internet and Wi-Fi Service and conference calls for the office that are reimbursable by the district.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon estimated premium.

Copies

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

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

Sweetwater Creek
Community Development District
Budget Narrative
Fiscal Year 2025

Miscellaneous

This includes monthly bank charges, amortization schedules, office supplies and any other miscellaneous expenses that incur during the year.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Cost Share Expense - Marshall Creek

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

Expenditures – Field Operations

Utilities:

Electric Services

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

Description	Monthly	Annual
661 ENSENADA DR #IRR	\$111	\$1,332
STREET LIGHTS # PALENCIA N PH	\$5,100	\$61,200
166 TORCIDO BLVD #IRR	\$42	\$504
166 PANTANO VISTA WAY # FOUNTAIN	\$313	\$3,756
1504 LAS CALINAS BLVD #IRR	\$154	\$1,848
43 PRIVADO CT #LITE	\$32	\$384
537 ENSENADA DR #IRR	\$38	\$456
2036 LAS CALINAS BLVD #IRR	\$65	\$780
97 ONDA LN # IRR	\$74	\$888
1329 LAS CALINAS BLVD #IRR	\$88	\$1,056
1802 N LOOP PKWY #LGT	\$12	\$144
499 ENSENADA DR #IRR	\$12	\$144
633 GLORIETA DR #IRR	\$18	\$216
2064 LAS CALINAS BLVD #IRR	\$22	\$264
336 RIO DEL NORTE RD # IRR	\$40	\$480
711 ENREDE LN	\$379	\$4,548
Total	\$6,500	\$78,000

Other Physical Environment:

General Insurance

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

Landscape Maintenance

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

Landscape Improvements

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

Mulch

The District will incur expenses related to providing ground covering.

Lake Maintenance

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

Description	Monthly	Annual
Future Horizons	\$1,538	\$18,456
Contingency	\$295	\$3,544
Total	\$1,833	\$22,000

Fountain Maintenance

The District will incur expenses related to fountain maintenance.

Irrigation Repairs & Maintenance

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

Storm Clean-Up

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

Field Repairs & Maintenance

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

Tree Removals

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

Sweetwater Creek
Community Development District
Budget Narrative
Fiscal Year 2025

Tree Pruning

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

Streetlight Repairs

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

Signage Repair

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

Holiday Decoration

Represents an estimated cost for seasonal holiday decorations.

Miscellaneous Field Supplies

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

Expenditures – Amenities

Administrative:

Property & Casualty Insurance

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

Facility Management

The District has contracted with Riverside Management Services to provide onsite amenity management and oversee the daily safety and enjoyment of residents by providing newsletters, communication, and email blasts. Management and staff will plan and execute special events throughout the year and monitor use and condition of Fitness Center and assist with budget process.

Performance Incentive

Bonus pool available for the Board to award performance incentive bonus to on-site staff as designated by Board policy.

Licenses & Permits

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

Subscriptions & Memberships

The District purchases supplies from Amazon for the district, Pandora music for amenity center and, Court reserve \$125.

Description	Monthly	Annual
Amazon Membership	\$15	\$180
Pandora Music	\$29	\$348
Court Reserve	\$125	\$1,500
Contingency	\$1	\$12
Total	\$170	\$2,040

Office Equipment

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

Communication – Telephone/Internet/TV

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

Description	Monthly	Annual
Village Key (Quarterly)	\$20	\$240
Comcast	\$659	\$7,908
Marshall Creek Comcast	\$111	\$1,332
Contingency	\$210	\$2,520
Total	\$1,000	\$12,000

Internet/Telephone - Guard House

This line item is for the Comcast service agreement for internet and telephone for the guard house location.

Description	Monthly	Annual
Comcast	\$343	\$4,116
Contingency	\$32	\$384
Total	\$375	\$4,500

Field Management

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

Sweetwater Creek
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures – Amenities (Continued)

General Utilities

County Utility Department for amenity purposes.

Description	Monthly	Annual
FP&L – 1187 Las Calinas Blvd #LITE	\$184	\$2,208
FP&L – 1865 N Loop Parkway	\$4,500	\$54,000
FP&L – 491 Ensenada Drive #PARK	\$38	\$456
TECO – 1865 N Loop Parkway	\$80	\$960
Florida Natural Gas – 1865 N Loop Parkway	\$50	\$600
St John’s Utility Dept – 1187 Las Calinas Blvd	\$34	\$408
St John’s Utility Dept – 1865 N Loop Parkway	\$879	\$10,548
St John’s Utility Dept – 491 Ensenada Park	\$16	\$192
Contingency	\$719	\$8,628
Total	\$6,500	\$78,000

Refuse Removal

The District has contracted with Republic Services for trash removal.

Security

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

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

Janitorial Services

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

Operating Supplies - Spa & Paper

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

Operating Supplies - Uniforms

Costs that will be incurred for uniforms for employees

Cleaning Supplies

Represents expenses for cleaning supplies.

Amenity Landscape Maintenance & Improvements

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

Gate Repairs & Maintenance

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

Dog Park Repairs & Maintenance

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

Park Mulch

Cost for mulch used in the park.

Miscellaneous Field Supplies

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

Buildings Repairs & Maintenance

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

Pest Control

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

Pool Maintenance – Contract

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

Description	Monthly	Annual
PoolSure	\$1,920	\$23,044
Contingency	\$192	\$2,305
Total	\$2,112	\$25,349

Pools Repairs & Maintenance

Represents any costs for pool maintenance services and repairs.

Pool Chemicals

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

Signage & Amenity Repairs

Cost for sign purchases and replacements.

Special Events

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

Sweetwater Creek
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures - Amenities (Continued)

Park Repair and Maintenance

Represents estimated cost for Onda Park maintenance services and repairs.

Pickleball Repair and Maintenance

Represents the estimated expenses for Pickball courts.

Guardhouse Maintenance

Represents the cost of maintenance for the guardhouse.

Playground Repairs & Maintenance

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

Fitness:

Professional Service - Outside Fitness

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

Fitness Equipment Repairs & Maintenance

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

Fitness Equipment Rental

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

Description	Monthly	Annual
Geneva Capital	\$2,540	\$30,477
Frank A Flori DBA Chariman's Enterprise	\$513	\$6,158
Total	\$3,053	\$36,635

Miniature Golf Course Maintenance

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

Miscellaneous Fitness Supplies

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

Capital Outlay - Machinery & Equipment

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

Capital Reserve Transfer

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

Sweetwater Creek Community Development District

Approved Budget

Debt Service Series 2019 Special Assessment Revenue Bonds

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Budget FY 2025
REVENUES:					
Special Assessments - Tax Roll	\$741,613	\$721,624	\$18,552	\$740,176	\$740,977
Special Assessments - Prepayments	-	10,898.09	-	10,898.09	-
Interest Income	6,300	24,611	5,178	29,789	30,000
Carry Forward Surplus ⁽¹⁾	155,434	\$165,359	-	165,359	187,616
TOTAL REVENUES	\$903,347	\$922,492	\$23,730	\$946,222	\$958,593
EXPENDITURES:					
<i>Series 2019 - A1</i>					
Interest - 11/1	\$85,328	\$85,328	\$-	\$85,328	\$81,650
Interest - 5/1	85,328	85,328	-	85,328	81,650
Principal - 5/1	355,000	355,000	-	355,000	360,000
Special Call - 5/1	-	10,000	-	10,000	-
<i>Series 2019 - A2</i>					
Interest - 11/1	46,475	46,475	\$-	\$46,475	44,200
Interest - 5/1	46,475	46,475	-	46,475	44,200
Principal - 5/1	125,000	125,000	-	125,000	130,000
Special Call - 5/1	-	5,000	-	5,000	-
TOTAL EXPENDITURES	\$743,606	\$758,606	\$-	\$758,606	\$741,700
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$743,606	\$758,606	\$-	\$758,606	\$741,700
EXCESS REVENUES (EXPENDITURES)	\$159,741	\$163,886	\$23,730	\$187,616	\$216,893

⁽¹⁾ Carry Forward is Net of Reserve Requirement

A-1 Interest Due 11/1/25	\$78,050
A-2 Interest Due 11/1/25	41,925
	\$119,975

Sweetwater Creek Community Development District

SERIES 2019A-1 AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/24	\$ 5,980,000.00	\$ -	\$ 81,650.00	\$ 81,650.00
5/1/25	\$ 5,980,000.00	\$ 360,000.00	\$ 81,650.00	
11/1/25	\$ 5,620,000.00	\$ -	\$ 78,050.00	\$ 519,700.01
5/1/26	\$ 5,620,000.00	\$ 365,000.00	\$ 78,050.00	
11/1/26	\$ 5,255,000.00	\$ -	\$ 74,171.88	\$ 517,221.89
5/1/27	\$ 5,255,000.00	\$ 375,000.00	\$ 74,171.88	
11/1/27	\$ 4,880,000.00	\$ -	\$ 69,953.13	\$ 519,125.01
5/1/28	\$ 4,880,000.00	\$ 385,000.00	\$ 69,953.13	
11/1/28	\$ 4,495,000.00	\$ -	\$ 65,381.25	\$ 520,334.38
5/1/29	\$ 4,495,000.00	\$ 395,000.00	\$ 65,381.25	
11/1/29	\$ 4,100,000.00	\$ -	\$ 60,443.75	\$ 520,825.00
5/1/30	\$ 4,100,000.00	\$ 405,000.00	\$ 60,443.75	
11/1/30	\$ 3,695,000.00	\$ -	\$ 54,621.88	\$ 520,065.63
5/1/31	\$ 3,695,000.00	\$ 415,000.00	\$ 54,621.88	
11/1/31	\$ 3,675,000.00	\$ -	\$ 48,656.25	\$ 518,278.13
5/1/32	\$ 3,280,000.00	\$ 430,000.00	\$ 48,656.25	
11/1/32	\$ 2,850,000.00	\$ -	\$ 42,475.00	\$ 521,131.25
5/1/33	\$ 2,850,000.00	\$ 440,000.00	\$ 42,475.00	
11/1/33	\$ 2,410,000.00	\$ -	\$ 36,150.00	\$ 518,625.00
5/1/34	\$ 2,410,000.00	\$ 455,000.00	\$ 36,150.00	
11/1/34	\$ 1,955,000.00	\$ -	\$ 29,325.00	\$ 520,475.00
5/1/35	\$ 1,955,000.00	\$ 470,000.00	\$ 29,325.00	
11/1/35	\$ 1,485,000.00	\$ -	\$ 22,275.00	\$ 521,600.00
5/1/36	\$ 1,485,000.00	\$ 480,000.00	\$ 22,275.00	
11/1/36	\$ 1,005,000.00	\$ -	\$ 15,075.00	\$ 517,350.00
5/1/37	\$ 1,005,000.00	\$ 495,000.00	\$ 15,075.00	
11/1/37	\$ 510,000.00	\$ -	\$ 7,650.00	\$ 517,725.00
5/1/38	\$ 510,000.00	\$ 510,000.00	\$ 7,650.00	
			\$	\$ 517,650.00
		\$ 5,980,000.00	\$ 1,371,756.25	\$ 7,351,756.28

Sweetwater Creek Community Development District

SERIES 2019A-2 AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/24	\$ 2,295,000.00	\$ -	\$ 44,200.00	\$ 44,200.00
5/1/25	\$ 2,295,000.00	\$ 130,000.00	\$ 44,200.00	\$ -
11/1/25	\$ 2,165,000.00	\$ -	\$ 41,925.00	\$ 216,125.00
5/1/26	\$ 2,165,000.00	\$ 130,000.00	\$ 41,925.00	\$ -
11/1/26	\$ 2,035,000.00	\$ -	\$ 39,650.00	\$ 211,575.00
5/1/27	\$ 2,035,000.00	\$ 135,000.00	\$ 39,650.00	\$ -
11/1/27	\$ 1,900,000.00	\$ -	\$ 37,287.50	\$ 211,937.50
5/1/28	\$ 1,900,000.00	\$ 140,000.00	\$ 37,287.50	\$ -
11/1/28	\$ 1,760,000.00	\$ -	\$ 34,837.50	\$ 212,125.00
5/1/29	\$ 1,760,000.00	\$ 145,000.00	\$ 34,837.50	\$ -
11/1/29	\$ 1,615,000.00	\$ -	\$ 32,300.00	\$ 212,137.50
5/1/30	\$ 1,615,000.00	\$ 150,000.00	\$ 32,300.00	\$ -
11/1/30	\$ 1,465,000.00	\$ -	\$ 29,300.00	\$ 211,600.00
5/1/31	\$ 1,465,000.00	\$ 160,000.00	\$ 29,300.00	\$ -
11/1/31	\$ 1,305,000.00	\$ -	\$ 26,100.00	\$ 215,400.00
5/1/32	\$ 1,305,000.00	\$ 165,000.00	\$ 26,100.00	\$ -
11/1/32	\$ 1,140,000.00	\$ -	\$ 22,800.00	\$ 213,900.00
5/1/33	\$ 1,140,000.00	\$ 170,000.00	\$ 22,800.00	\$ -
11/1/33	\$ 970,000.00	\$ -	\$ 19,400.00	\$ 212,200.00
5/1/34	\$ 970,000.00	\$ 180,000.00	\$ 19,400.00	\$ -
11/1/34	\$ 790,000.00	\$ -	\$ 15,800.00	\$ 215,200.00
5/1/35	\$ 790,000.00	\$ 185,000.00	\$ 15,800.00	\$ -
11/1/35	\$ 605,000.00	\$ -	\$ 12,100.00	\$ 212,900.00
5/1/36	\$ 605,000.00	\$ 195,000.00	\$ 12,100.00	\$ -
11/1/36	\$ 410,000.00	\$ -	\$ 8,200.00	\$ 215,300.00
5/1/37	\$ 410,000.00	\$ 200,000.00	\$ 8,200.00	\$ -
11/1/37	\$ 210,000.00	\$ -	\$ 4,200.00	\$ 212,400.00
5/1/38	\$ 210,000.00	\$ 210,000.00	\$ 4,200.00	\$ -
			\$	\$ 214,200.00
		\$ 2,295,000.00	\$ 736,200.00	\$ 3,031,200.00

Sweetwater Creek
Community Development District
Approved Budget
Capital Reserve Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Approved Budget FY 2025
REVENUES:					
Capital Reserve - Transfer In	\$191,000	\$191,000	\$-	\$191,000	\$100,000
Interest Income	1,866	6,503	3,600	10,103	5,000
Miscellaneous Income	-	4,000	-	4,000	-
Insurance Proceeds	-	3,984	-	3,984	-
Carry Forward Balance	263,780	264,580	-	264,580	444,309
TOTAL REVENUES	\$456,646	\$470,067	\$3,600	\$473,667	\$549,309
EXPENDITURES:					
Capital Outlay	\$-	\$11,420	\$-	\$11,420	\$30,000
Repair & Maintenance	79,024	14,459	-	14,459	21,317
Other Current Charges	525	433	120	553	600
Reserve Study	-	2,925	-	2,925	-
TOTAL EXPENDITURES	\$79,549	\$29,237	\$120	\$29,357	\$51,917
Other Sources/(Uses)					
Transfer in/(Out)	\$-	\$-	\$-	\$-	\$0
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
EXCESS REVENUES (EXPENDITURES)	\$377,097	\$440,829	\$3,480	\$444,309	\$497,392

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

FY2024

Net O&M Assessments	\$1,724,315.23
Collection fees (6%)	\$110,062.67
Gross Assessments	\$1,834,377.91

Product	Assessable				Total Net		
	Units	ERU/Unit	ERU's	% ERUs	Assessments	Net O&M	Gross O&M
Up to 63' Lot	469	1.00	469.00	58.17%	\$ 1,003,043.53	\$ 2,138.69	\$ 2,275.20
64-73' Lot	166	1.16	192.56	23.88%	\$ 411,825.29	\$ 2,480.88	\$ 2,639.23
80-88' Lot	42	1.40	58.80	7.29%	\$ 125,754.71	\$ 2,994.16	\$ 3,185.28
90' Lot	4	1.43	5.72	0.71%	\$ 12,233.28	\$ 3,058.32	\$ 3,253.53
Marsh (less than 15K sq ft)	6	1.40	8.40	1.04%	\$ 17,964.96	\$ 2,994.16	\$ 3,185.28
Marsh (15K-30K sq ft)	35	1.43	50.05	6.21%	\$ 107,041.21	\$ 3,058.32	\$ 3,253.53
Marsh (30K and greater)	6	1.50	9.00	1.12%	\$ 19,248.17	\$ 3,208.03	\$ 3,412.80
McCann Lots	8	1.59	12.72	1.58%	\$ 27,204.08	\$ 3,400.51	\$ 3,617.56
Total ERU's	736		806.25		\$ 1,724,315.23		

FY2025

Net O&M Assessments	\$1,857,821.60
Collection fees (6%)	\$118,584.36
Gross Assessments	\$1,976,405.95

Product	Assessable				Total Net			Increase
	Units	ERU/Unit	ERU's	% ERUs	Assessments	Net O&M	Gross O&M	
Up to 63' Lot	469	1.00	469.00	58.17%	\$ 1,080,704.90	\$ 2,304.27	\$ 2,451.36	\$ 176.16
64-73' Lot	166	1.16	192.56	23.88%	\$ 443,711.17	\$ 2,672.96	\$ 2,843.57	\$ 204.34
80-88' Lot	42	1.40	58.80	7.29%	\$ 135,491.36	\$ 3,225.98	\$ 3,431.90	\$ 246.62
90' Lot	4	1.43	5.72	0.71%	\$ 13,180.45	\$ 3,295.11	\$ 3,505.44	\$ 251.91
Marsh (less than 15K sq ft)	6	1.40	8.40	1.04%	\$ 19,355.91	\$ 3,225.98	\$ 3,431.90	\$ 246.62
Marsh (15K-30K sq ft)	35	1.43	50.05	6.21%	\$ 115,328.96	\$ 3,295.11	\$ 3,505.44	\$ 251.91
Marsh (30K and greater)	6	1.50	9.00	1.12%	\$ 20,738.47	\$ 3,456.41	\$ 3,677.03	\$ 264.24
McCann Lots	8	1.59	12.72	1.58%	\$ 29,310.38	\$ 3,663.80	\$ 3,897.66	\$ 280.09
Total ERU's	736		806.25		\$ 1,857,821.60			

1.

RESOLUTION 2024-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, submitted to the Board of Supervisors (“**Board**”) of the Sweetwater Creek Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2025**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Sweetwater Creek Community Development District for the Fiscal Year Ending September 30, 2025.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025, the sum of \$3,392,721 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$1,884,822
DEBT SERVICE FUND SERIES 2019	\$958,593
CAPITAL RESERVE FUND	\$549,309
TOTAL ALL FUNDS	\$3,392,721

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025 or within 60 days following the end of the Fiscal Year 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of

the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 8TH DAY OF AUGUST 2024.

ATTEST:

SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

By: _____
Its: Chairman

Exhibit A: Adopted Budget for Fiscal Year 2025

2.

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in St. Johns County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2025**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the Sweetwater Creek Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 8TH DAY OF AUGUST 2024.

ATTEST:

**SWEETWATER CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2025

Exhibit B: Assessment Roll