

*Sweetwater Creek  
Community Development District*

*Agenda*

*September 5, 2024*

# *AGENDA*

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

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August 29, 2024

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

Dear Board Members:

The Sweetwater Creek Community Development District Board of Supervisors Meeting is scheduled for **Thursday, September 5, 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 30, 2024 Joint Workshop, August 5, 2024 Workshop, and August 8, 2024 Board of Supervisors Meeting
  - B. Financial Statements
  - C. Check Register
  - D. Ratification of Requisition No. 136-139
- IV. Staff Reports
  - A. Landscape Team – Maintenance Report
  - B. District Engineer – Update on Onda Park Project
  - C. District Counsel
  - D. District Manager
  - E. Field Manager – Report
  - F. Director of Amenities
    1. Report
    2. Estimates for Fencing

- V. Discussion of Cost Share Agreement Revisions
- VI. Review of Draft Capital Reserve Study Report (to be provided under separate cover)
- VII. Other Business
- VIII. Supervisor Requests / Public Comment
- IX. Next Scheduled Meeting – Thursday, October 3, 2024 at 4:00 p.m. at the Fitness Center, 1865 N. Loop Parkway, St. Augustine, Florida 32095
- X. 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**

A joint workshop of the Board of Supervisors of the Sweetwater Creek Community Development District and Marshall Creek Community Development District was held on **Tuesday, July 30, 2024** at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida.

Present were:

|                               |                                 |
|-------------------------------|---------------------------------|
| Ron Cervelli                  | Sweetwater Creek CDD Chairman   |
| John Smith                    | Sweetwater Creek CDD Vice Chair |
| Rob Lisotta                   | Sweetwater Creek CDD Supervisor |
| Charles Usina <i>by phone</i> | Sweetwater Creek CDD Supervisor |
| Stephen Handler               | Sweetwater Creek CDD Supervisor |
| Richard Luciano               | Marshall Creek CDD Chairman     |
| Monique Perna                 | Marshall Creek CDD Vice Chair   |
| Kathy Moss                    | Marshall Creek CDD Supervisor   |
| Jim Letson                    | Marshall Creek CDD Supervisor   |
| Howard Entman <i>by phone</i> | Marshall Creek CDD Supervisor   |

Also present were:

|                |                                     |
|----------------|-------------------------------------|
| Jim Oliver     | District Manager, GMS               |
| Michael Eckert | District Counsel for Marshall Creek |

*The following is a summary of the discussions taken at the July 30, 2024 joint workshop between the Sweetwater Creek Community Development District's Board of Supervisors and Marshall Creek Community Development District's Board of Supervisors.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

The workshop began at approximately 4:00 p.m.

**SECOND ORDER OF BUSINESS**

**Discussion of Joint Ventures and Cooperative**

Mr. Lisotta stated that he and Supervisor Perna have had conversations regarding what both boards could work on together to benefit the two communities.

The board members of both districts discussed improving communication to residents of both districts, as well as becoming more cohesive with matters such as the security gates, the methodologies, community events, the websites, ordering supplies.

Mr. Lisotta asked that each board at their own meetings discuss anything that the two districts can start working on together.

**THIRD ORDER OF BUSINESS**

**Public Comment**

A resident stated that there used to be an event called “Dancing in the Streets” that was a big event that the boards could discuss bringing back because it was well attended and involved all ages. She also recommended thinking about doing an app for the community.

A resident asked if the board would consider polling the community to see if they’d like to return to guards at the gates, or if they’re happy with the current situation. She also recommended forming a committee to compare the costs of both options.

A resident recommended the amenity directors put out a weekly e-blast to the communities. Next, he commented that the gates are a pain. Lastly, he recommended assigning each Chair to certain committees so they can communicate and bringing the HOA into the communications.

A resident stated that there should be someone reaching out to new homeowners to explain everything.

A resident stated that she is on the POA for Palencia, which has a welcoming committee, so reaching out to new homeowners could be something the two POAs could work on together. also noted that there is a website at [www.palenciaonline.com](http://www.palenciaonline.com) and she, Denise Powers, or Erin Gunia can assist if someone is not receiving the e-blasts for the communities.

A resident encouraged both boards to do a survey of residents to find out what is important to them, especially as it relates to the gates and the amenities, as well as looking into using committees where they can.

Ms. Pena suggested she and Mr. Lisotta make a simple list of what has been talked about, provide them to the Chairs of each board, put the lists on the agendas for the next meetings for each board, and each board can separately discuss two or three items they think could be done in the near future.

**FOURTH ORDER OF BUSINESS**

**Adjournment**



July 30, 2024

Sweetwater Creek CDD

The workshop adjourned at approximately 4:46 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



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

A workshop of the Board of Supervisors of the Sweetwater Creek Community Development District was held on **Monday, August 5, 2024** at 4:00 p.m. at 625 Palencia Club Drive, St. Augustine, Florida.

Present were:

|                 |            |
|-----------------|------------|
| Ron Cervelli    | Chairman   |
| John Smith      | Vice Chair |
| Charles Usina   | Supervisor |
| Stephen Handler | Supervisor |

Also present were:

|                   |                         |
|-------------------|-------------------------|
| Jim Oliver        | District Manager, GMS   |
| Daniel Wright     | Operations Manager, RMS |
| Mary Marchiano    | Duval Landscape         |
| Rob Bullock       | Duval Landscape         |
| Michael Woolridge | Duval Landscape         |

*The following is a summary of the discussions taken at the August 5, 2024 workshop for the Sweetwater Creek Community Development District's Board of Supervisors.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

The workshop began at approximately 4:00 p.m.

**SECOND ORDER OF BUSINESS**

**Public Comment**

A resident stated that she was the president of the HOA for Isles of Palencia and she's getting a lot of feedback from residents that are upset about the state of the landscaping in the common areas close to their homes and the number of weeds in the ponds. The entrance has a lot of weeds and there is a huge area of pine straw that doesn't have anything in it. Trimming around the edges of the ponds has also been a huge concern for everyone, particularly in the middle pond. Additionally, irrigation is not consistent, there are some trees that need to be trimmed up, and one tree has fallen over on the south pond.

Paul Gibbs stated that he is the Palencia North HOA president, and he has heard the same feedback from his residents. There are a lot of areas that need mowed and edged, a lot of sidewalks that need attention. It’s been a slow start to the execution of the landscaping this summer.

A resident stated that he echoes the previous comments, and the entrance roundabout should be a key feature of the community, and it looks tacky.

DJ Spurling stated that he has the same comments and concerns and added that he lives across from the new proposed parking lot and that is an area that gets knee high before it gets mowed, just like the two ponds behind him. When it does get mowed there’s lots of grass and trash left behind.

**THIRD ORDER OF BUSINESS**

**Landscape Maintenance Matters**

- A. Landscape Review**
- B. Irrigation**
- C. Mowing**
- D. Flower Beds and Flowers**
- E. Tree Trimming**
- F. Tree Replacement**

Mr. Cervelli stated that he thinks some clarity is needed as to where responsibilities lie. He is going to advocate at the upcoming meeting for a board member to be nominated to work with Mr. Wright on landscaping matters. There should be a drive through weekly with a district representative and any areas that have a shortfall need to be noted in a report with a Duval, along with a timeline for addressing the problem. He will also ask the Board to authorize him to work with the District Manager on approving all of the invoices that come in.

Mr. Smith presented pictures that he had taken of landscaping issues throughout the community and commented on the irrigation issues throughout the community needing to be addressed.

Mr. Woolridge stated that he would work on proposals for sod and irrigation.

Ms. Marchiano stated that she and Mr. Wright would make a list of all of the common areas that do not have irrigation, and the Board can advise which areas they’d like irrigation installed.

Mr. Usina requested the irrigation reports be cleaned up.

**FOURTH ORDER OF BUSINESS**

**Supervisor Requests / Public Comment**

A resident suggested the Board put a message out to the residents regarding what is expected out of Duval, and what is expected out of the residents in terms of landscape maintenance.

A resident asked if there is a plan to address the roundabout.

Mr. Cervelli responded yes.

A resident stated that everything that was mentioned at this workshop should be outlined in the contract, and the residents should understand what can be expected, such as if the pond banks are supposed to be mowed once a week.

A resident stated that it sounds like blame for the issues throughout the community is being deflected.

A resident stated that it sounds like too many people are involved in the landscaping.

Mr. Cervelli stated that the Board is aware of the issues, it's now a matter of how quickly they all can be fixed.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

The workshop adjourned at approximately 4:46 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



**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, August 8, 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   | Supervisor    |

Also present were:

|                                  |                                  |
|----------------------------------|----------------------------------|
| Jim Oliver                       | District Manager, GMS            |
| Jennifer Kilinski <i>by Zoom</i> | District Counsel, KVW            |
| Alex Acree <i>by Zoom</i>        | District Engineer, Matthews DCCM |
| Erin Gunia                       | Director of Amenities, RMS       |
| Dan Wright                       | Operations Manager, RMS          |
| Mary Marchiano                   | Duval Landscape                  |
| Michael Woolridge                | Duval Landscape                  |

*The following is a summary of the discussions and actions taken at the August 8, 2024 Sweetwater Creek Community Development District's Regular Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Cervelli 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**

Bruce Branberg stated that the lap swimmers would like the Board to consider using the gate at the pool for exiting the pool and installing a new gate when the fence is updated. He has prepared a presentation for the Board.

A resident stated that he is concerned that once you enter one entrance gate, you have access to all of Palencia.

Mr. Smith and Mr. Lisotta stated that the boards of the two CDDs are working together on the gate concerns.

**THIRD ORDER OF BUSINESS**

**Approval of the Consent Agenda**

**A. Minutes of the July 18, 2024 Board of Supervisors Meeting**

A copy of the minutes of the July 18 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. 135**

A copy of requisition number 135 as included in the agenda package for the Board’s review.

On MOTION by Mr. Lisotta, seconded by Mr. Smith, with all in favor, the consent agenda was approved 5-0.

**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. Duval is working on completing sod replacements, adding pine straw, adjusting the mowing schedule, and reviewing the irrigation system.

On MOTION by Mr. Usina, seconded by Mr. Smith, with all in favor, authorizing Supervisor Lisotta to be the liaison to work with Duval Landscape was approved 5-0.



**B. District Engineer – Update on Onda Park Project**

Mr. Acree stated that he and Mr. Smith are on working on getting bids from general contractors for the Onda Park project and working on alternate options for the tract.

Mr. Smith stated that there were five tracts with which the deed transfer was not completed from Lennar to the District. If tract K can be sold, it is potentially worth \$750,000 to \$1.5 million and the District could use those funds for capital improvements and street maintenance in the future.

Mr. Acree will reach out to the county to see if it's feasible for the District to sell the tract and what zoning requirements would be necessary to modify tract K to allow for home sites to be developed, rather than it being a park.

Ms. Kilinski asked for direction from the Board on whether they want to move forward with also getting the due diligence cleaned up from Lennar for a fee of \$500 for an ownership and encumbrance report for the conveyances. She noted there would be some engineering fees and legal fees involved as well.

On MOTION by Mr. Handler, seconded by Mr. Lisotta, with all in favor, a fee of \$500 to complete the conveyance of the Lennar parcels was approved 5-0 and Mr. Acree was approved to submit a letter regarding the MPUD to the County.

**C. District Counsel**

Ms. Kilinski reminded the Board members that the required ethics training is due by December 31<sup>st</sup>.

**D. District Manager**

**1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2025**

Mr. Oliver presented a proposed meeting schedule for fiscal year 2025 including meetings on the third Thursday of each month, except for January and July, which are scheduled for the second Thursday. He noted the month of October was erroneously left off the schedule, and that meeting will be held October 3, 2024.

On MOTION by Mr. Lisotta, seconded by Mr. Smith, with all in favor, the meeting schedule for fiscal year 2025 was approved as presented 5-0.

**2. Consideration of Adopting Goals and Objectives for Fiscal Year 2025**

Mr. Oliver presented a memorandum from District Counsel outlining the new legislative requirement for special districts to adopt goals and objectives for each year and to report on whether the districts met those goals. A proposed reporting form was included in the agenda package for the Board’s review.

On MOTION by Mr. Lisotta, seconded by Mr. Cervelli, with all in favor, the performance measures / standards and annual reporting form was approved as presented 5-0.

**E. Field Manager - Report**

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

Mr. Cervelli asked if the dead and broken pine trees on Dosel should be replaced with saplings, or more mature trees. Mr. Wright added that the mature trees would cost \$6,500 total, or the saplings would cost \$3,500.

Mr. Lisotta motioned to replace the trees with mature pine trees. The motion died for lack of a second.

The Board’s consensus was to not replace the trees.

Mr. Usina asked for an update on the Rincon drainage issue.

Mr. Wright responded that he communicated with both homeowners, and both have stated they have not had issues recently.

Mr. Cervelli asked if an e-blast should be sent out to the residents regarding what is allowed in the easement areas behind the homes.

Mr. Lisotta stated that people have to be registered to receive the e-blasts so in the past, letters have been mailed to the homeowners.

**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**

Two quotes for refinishing the hardwood floors in the fitness center totaling \$5,200 and \$5,500 were included in the agenda package for the Board’s review.

|  |
|--|
| On MOTION by Mr. Lisotta, seconded by Mr. Smith, with all in favor, the quote from 210 Handyman Services, LLC totaling \$5,200 to refinish the hardwood floors was approved 5-0. |
|--|

**3. Estimates for Bocce Ball Pavers and Landscaping**

No action was taken on this item.

**4. Estimates for Fencing**

Ms. Gunia stated that the quotes for fencing total \$15,000 to \$18,000, however the fire marshal has recently indicated the gate is not up to code, so an ADA smash bar will be needed, which will increase the quotes.

Mr. Lisotta asked what is happening to the decorative pillars.

Mr. Usina stated that there was a quote in a previous agenda package that showed the vinyl between the pillars.

This item was tabled to confirm the plan for the pillars.

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

**FIFTH ORDER OF BUSINESS**

**Business Items**

**A. Discussion of Cost Share and Process for Approving Charges**

Mr. Cervelli questioned if a time limit can be put on the requests for cost share reimbursements.

Ms. Kilinski stated if Marshall Creek is agreeable, she does not believe there is anything in the bond indenture or bond covenants that prohibit the addition of a time limit.

Mr. Cervelli then questioned if Sweetwater Creek has to pay the \$50,000 reimbursement request for 2023 expenses. He also stated that he would like to be involved in the process of approving the cost share expense requests.

The Board discussed adjusting the cost share agreement.

Ms. Kilinski stated that she will bring a redline version of the revised cost share agreement to the next meeting for the Board to review.

**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**

On MOTION by Mr. Lisotta, seconded by Mr. Usina, with all in favor, the public hearing for the purpose of adopting the fiscal year 2025 budget and imposing special assessments for fiscal year 2025 was opened 5-0.

There being no comments from the members of the public, a motion to close the public hearing followed.

On MOTION by Mr. Lisotta, seconded by Mr. Smith, with all in favor, the public hearing for the purpose of adopting the fiscal year 2025 budget and imposing special assessments for fiscal year 2025 was closed 5-0.

On MOTION by Mr. Lisotta, seconded by Mr. Usina, with all in favor, Resolution 2024-04, relating to annual appropriations and adopting the budget for fiscal year 2025 was approved 5-0.

On MOTION by Mr. Lisotta, seconded by Mr. Cervelli, with all in favor, Resolution 2024-05, imposing special assessments and certifying an assessment roll for fiscal year 2025 was approved 5-0.

**C. Discussion of Resident Input on Onda Park Parking**

This item was tabled.

**D. Discussion of Responsibilities for Sidewalks and Areas Between Sidewalks**

Mr. Smith reminded the Board that at the last meeting there was wording presented by the HOA that would need to be added to resolution to cover the District's indemnification for the North Palencia property.

Ms. Kilinski stated that she believes the amenity policies covers the District for any damage caused to District property as the policies and suspension rules currently provide that in the event of any damage of District property, the District has the right to take action by issuing a \$500 administrative fine, as well as prohibiting access to the amenity facilities. She also added that she does not recommend the CDD attempt to change ownership or maintenance responsibility because doing so at this point would result in a very difficult legal process. At the request of the Board, Ms. Kilinski took direction to review the plats and restrictive covenants for ownership and maintenance responsibilities in these areas.

**E. Discussion of Process for Duval Invoice Approval**

Mr. Cervelli stated that it seems like Duval is invoicing based on one major contracted monthly amount, rather than for the individual items that the amount is comprised of, so someone needs to review the bills to ensure the work they are billing for is actually getting done and that it's reasonable.

Mr. Lisotta stated that he would review the invoices since he's already working on landscaping matters with Mr. Wright.

**SIXTH ORDER OF BUSINESS**

**Other Business**

Mr. Lisotta stated that Marshall Creek requested the Sweetwater board come up with two or three items they would like to work on jointly first. The first he came up with is standardizing the gates.

Mr. Usina added pine straw.

Mr. Handler stated that he would volunteer to be the liaison for communicating with someone from the Marshall Creek board on these items.

Mr. Smith stated that he has spoken with Jodi on several topics along with web improvement, joint software for pickleball and tennis and IT infrastructure.

Mr. Cervelli added joint communication.

**SEVENTH ORDER OF BUSINESS                      Supervisor Requests / Public Comment**

Mr. Usina stated that the gate internet service should be a one-day repair, or they reimburse the District for any days in which service has been down.

Mr. Smith stated that he and Mr. Wright are looking at switching to AT&T fiber.

A resident asked what was decided for the area between the road and the sidewalk because there is a resident asking why the live oak trees aren't being trimmed on Torcido.

Mr. Lisotta asked District Counsel to review the HOA documents for maintenance responsibilities.

Mr. Wright stated that he would get pricing for what it would cost the District to trim the trees.

**EIGHTH ORDER OF BUSINESS**

**Next Scheduled Meeting – Thursday,  
September 5, 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. Lisotta, seconded by Mr. Usina, with all in favor, adjourning the meeting was approved 5-0.

\_\_\_\_\_  
Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*

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

***Unaudited Financial Reporting***  
***July 31, 2024***





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**Sweetwater Creek**  
**Community Development District**  
**Combined Balance Sheet**  
**July 31, 2024**

|   | General<br>Fund   | Debt Service<br>Fund | Capital Reserve<br>Fund | Capital Project<br>Fund | Totals<br>Governmental Funds |
|---|-------------------|----------------------|-------------------------|-------------------------|------------------------------|
| <b>Assets:</b>                              |                   |                      |                         |                         |                              |
| <b>Cash:</b>                                |                   |                      |                         |                         |                              |
| Operating Account General Fund              | \$ 117,269        | \$ -                 | \$ 155,944              | -                       | \$ 273,213                   |
| Operating Account Amenity Account           | 92,019            | -                    | -                       | -                       | 92,019                       |
| Debit Card Account                          | 2,242             | -                    | -                       | -                       | 2,242                        |
| Due from Others                             | 627               | -                    | 1,733                   | -                       | 2,361                        |
| Due from Capital Projects                   | -                 | -                    | 15,810                  | -                       | 15,810                       |
|   | -                 | -                    | -                       | -                       | -                            |
| <b>Investments:</b>                         |                   |                      |                         |                         |                              |
| State Board of Administration (SBA)         | 362,617           | -                    | 268,543                 | -                       | 631,161                      |
| US Bank Custody Account                     | 307,420           | -                    | -                       | -                       | 307,420                      |
|   | -                 | -                    | -                       | -                       | -                            |
| <b>Series 2019</b>                          |                   |                      |                         |                         |                              |
| Reserve - A-1                               | -                 | 133,070              | -                       | -                       | 133,070                      |
| Reserve - A-2                               | -                 | 108,331              | -                       | -                       | 108,331                      |
| Revenue                                     | -                 | 165,731              | -                       | -                       | 165,731                      |
| Excess Revenue                              | -                 | 5                    | -                       | -                       | 5                            |
| Construction                                | -                 | -                    | -                       | 377,255                 | 377,255                      |
| Prepaid Expenses                            | 1,848             | -                    | -                       | -                       | 1,848                        |
| <b>Total Assets</b>                         | <b>\$ 884,043</b> | <b>\$ 420,460</b>    | <b>\$ 442,031</b>       | <b>\$ 377,255</b>       | <b>\$ 2,123,789</b>          |
| <b>Liabilities:</b>                         |                   |                      |                         |                         |                              |
| Accounts Payable                            | \$ 48,880         | \$ -                 | \$ 13,524               | \$ -                    | \$ 62,405                    |
| Accrued Expenses                            | -                 | -                    | -                       | -                       | -                            |
| <b>Total Liabilities</b>                    | <b>\$ 48,880</b>  | <b>\$ -</b>          | <b>\$ 13,524</b>        | <b>\$ -</b>             | <b>\$ 62,405</b>             |
| <b>Fund Balance:</b>                        |                   |                      |                         |                         |                              |
| Nonspendable:                               |                   |                      |                         |                         |                              |
| Prepaid Items                               | \$ 1,848          | \$ -                 | \$ -                    | \$ -                    | \$ 1,848                     |
| Restricted for:                             |                   |                      |                         |                         |                              |
| Debt Service                                | -                 | 420,460              | -                       | -                       | 420,460                      |
| Capital Project                             | -                 | -                    | -                       | 377,255                 | 377,255                      |
| Assigned for:                               |                   |                      |                         |                         |                              |
| Capital Reserve Fund                        | -                 | -                    | 428,507                 | -                       | 428,507                      |
| Capital Reserves                            | -                 | -                    | -                       | -                       | -                            |
| Unassigned                                  | 833,315           | -                    | -                       | -                       | 833,315                      |
| <b>Total Fund Balances</b>                  | <b>\$ 835,163</b> | <b>\$ 420,460</b>    | <b>\$ 428,507</b>       | <b>\$ 377,255</b>       | <b>\$ 2,061,384</b>          |
| <b>Total Liabilities &amp; Fund Balance</b> | <b>\$ 884,043</b> | <b>\$ 420,460</b>    | <b>\$ 442,031</b>       | <b>\$ 377,255</b>       | <b>\$ 2,123,789</b>          |

**Sweetwater Creek**  
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

|                                       | Adopted<br>Budget   | Prorated Budget<br>Thru 07/31/24 | Actual<br>Thru 07/31/24 | Variance           |
|---------------------------------------|---------------------|----------------------------------|-------------------------|--------------------|
| <b>Revenues:</b>                      |                     |                                  |                         |                    |
| Special Assessments - Tax Roll        | \$ 1,724,315        | \$ 1,724,315                     | \$ 1,680,066            | \$ (44,249)        |
| Fitness Center Revenue                | 2,000               | 1,667                            | 4,190                   | 2,523              |
| Cost Sharing - Marshall Creek Revenue | -                   | -                                | -                       | -                  |
| Interest                              | 5,000               | 4,167                            | 31,483                  | 27,316             |
| <b>Total Revenues</b>                 | <b>\$ 1,731,315</b> | <b>\$ 1,730,149</b>              | <b>\$ 1,715,739</b>     | <b>\$ (14,409)</b> |

**Expenditures:**

**General & Administrative:**

|   |                   |                   |                   |                 |
|---|-------------------|-------------------|-------------------|-----------------|
| Supervisor Fees                           | \$ 9,600          | \$ 8,000          | \$ 9,000          | (1,000)         |
| Engineering                               | 20,000            | 16,667            | 14,283            | 2,384           |
| District Counsel                          | 55,000            | 45,833            | 51,080            | (5,247)         |
| Annual Audit                              | 3,800             | 3,800             | 3,800             | -               |
| Assessment Administration                 | 5,000             | 5,000             | 5,000             | -               |
| Arbitrage Rebate                          | 500               | -                 | -                 | -               |
| Dissemination Agent                       | 5,300             | 4,417             | 4,417             | (0)             |
| Trustee Fees                              | 3,800             | 3,800             | 3,143             | 657             |
| Management Fees                           | 42,500            | 35,417            | 35,417            | (0)             |
| Information Technology                    | 1,425             | 1,188             | 1,188             | -               |
| Website Maintenance                       | 1,000             | 833               | 833               | 0               |
| Telephone                                 | 742               | 618               | 287               | 332             |
| Postage & Delivery                        | 3,000             | 2,500             | 2,462             | 38              |
| Public Official Insurance                 | 4,497             | 4,497             | 4,938             | (441)           |
| Copies                                    | 4,100             | 3,417             | 2,153             | 1,264           |
| Legal Advertising                         | 2,000             | 1,667             | 712               | 955             |
| Miscellaneous                             | 1,500             | 1,250             | 346               | 904             |
| Dues, Licenses & Subscriptions            | 175               | 175               | 175               | -               |
| Cost Share Expense - Marshall Creek       | 20,000            | -                 | -                 | -               |
| <b>Total General &amp; Administrative</b> | <b>\$ 183,939</b> | <b>\$ 139,078</b> | <b>\$ 139,233</b> | <b>\$ (155)</b> |

**Operations & Maintenance**

**Utilities**

|          |           |           |           |       |
|----------|-----------|-----------|-----------|-------|
| Electric | \$ 75,000 | \$ 62,500 | \$ 62,978 | (478) |
|----------|-----------|-----------|-----------|-------|

**Other Physical Environment**

|  |                   |                   |                   |                  |
|--|-------------------|-------------------|-------------------|------------------|
| General Insurance                          | 6,058             | 6,058             | 5,507             | 551              |
| Landscape Maintenance                      | 291,276           | 242,730           | 242,730           | -                |
| Landscape Improvements                     | 50,000            | 41,667            | 37,320            | 4,346            |
| Mulch                                      | 50,000            | 41,667            | 25,000            | 16,667           |
| Lake Maintenance                           | 22,000            | 18,333            | 14,681            | 3,652            |
| Fountain Maintenance                       | 1,500             | 1,250             | 180               | 1,070            |
| Irrigation Repairs & Maintenance           | 39,000            | 32,500            | 26,831            | 5,669            |
| Storm Clean-Up                             | 2,000             | 1,667             | -                 | 1,667            |
| Field Repairs & Maintenance                | 26,000            | 21,667            | 34,052            | (12,385)         |
| Tree Removals                              | 14,000            | 11,667            | 8,786             | 2,881            |
| Streetlight Repairs                        | 2,250             | 1,875             | -                 | 1,875            |
| Signage Repairs                            | 1,000             | 833               | -                 | 833              |
| Holiday Decoration                         | 5,000             | 4,167             | -                 | 4,167            |
| Miscellaneous Field Supplies               | 3,500             | 2,917             | 567               | 2,350            |
| <b>Subtotal Other Physical Environment</b> | <b>\$ 588,584</b> | <b>\$ 491,496</b> | <b>\$ 458,632</b> | <b>\$ 32,865</b> |

**Sweetwater Creek**  
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

|  | Adopted<br>Budget   | Prorated Budget<br>Thru 07/31/24 | Actual<br>Thru 07/31/24 | Variance           |
|--|---------------------|----------------------------------|-------------------------|--------------------|
| <b><i>Amenities</i></b>                                  |                     |                                  |                         |                    |
| <b>Administrative</b>                                    |                     |                                  |                         |                    |
| Property & Casualty Insurance                            | \$ 37,581           | \$ 37,581                        | \$ 36,925               | 656                |
| Payroll - Salaried                                       | 86,268              | 71,890                           | 685                     | 71,205             |
| Payroll - Hourly   | 91,375              | 76,146                           | 1,638                   | 74,508             |
| Payroll - Benefits                                       | 16,775              | 13,979                           | 301                     | 13,679             |
| Payroll Taxes  | 14,730              | 12,275                           | 264                     | 12,011             |
| Professional Services - Engineering                      | 71,457              | 59,548                           | 1,281                   | 58,267             |
| Professional Services - Information Technology           | 1,890               | 1,575                            | 34                      | 1,541              |
| Travel & Per Diem  | 200                 | 167                              | 69                      | 98                 |
| Training   | 400                 | 333                              | 477                     | (143)              |
| Facility Management                                      | -                   | -                                | 224,103                 | (224,103)          |
| Licenses & Permits                                       | 400                 | 333                              | 764                     | (431)              |
| Subscriptions & Memberships                              | 500                 | 417                              | 1,366                   | (949)              |
| Office Supplies  | 3,000               | 2,500                            | 1,836                   | 664                |
| Office Equipment   | 2,500               | 2,083                            | 2,146                   | (63)               |
| Communication - Telephone/Internet/TV                    | 12,000              | 10,000                           | 5,939                   | 4,061              |
| Internet/Telephone - Guard House                         | 5,821               | 4,851                            | 3,438                   | 1,413              |
| <b><i>Field</i></b>                                      |                     |                                  |                         |                    |
| Field Management Fees                                    | 89,040              | 74,200                           | 74,200                  | -                  |
| General Utilities  | 75,000              | 62,500                           | 55,207                  | 7,293              |
| Refuse Removal   | 5,200               | 4,333                            | 6,103                   | (1,770)            |
| Security   | 60,000              | 50,000                           | 46,666                  | 3,334              |
| Janitorial Services                                      | 13,978              | 11,648                           | 35,080                  | (23,431)           |
| Operating Supplies - Spa & Paper                         | 4,000               | 3,333                            | 3,055                   | 278                |
| Operating Supplies - Uniforms                            | 500                 | 417                              | -                       | 417                |
| Cleaning Supplies  | 12,500              | 10,417                           | 6,769                   | 3,647              |
| Amenity Landscape Maintenance & Improvements             | 29,500              | 24,583                           | 24,760                  | (177)              |
| Gate Repairs & Maintenance                               | 2,500               | 2,083                            | 799                     | 1,284              |
| Dog Park Repairs & Maintenance                           | 6,000               | 5,000                            | 1,380                   | 3,620              |
| Park Mulch   | 5,000               | 4,167                            | 2,200                   | 1,967              |
| Miscellaneous Field Supplies                             | 4,100               | 3,417                            | 967                     | 2,450              |
| Buildings Repairs & Maintenance                          | 15,000              | 12,500                           | 87,584                  | (75,084)           |
| Pest Control   | 1,800               | 1,500                            | 2,555                   | (1,055)            |
| Pool Maintenance - Contract                              | 25,349              | 21,124                           | 14,040                  | 7,084              |
| Pool Repairs & Maintenance                               | 3,000               | 2,500                            | 2,738                   | (238)              |
| Pool Chemicals   | 3,800               | 3,167                            | 21,540                  | (18,373)           |
| Signage & Amenity Repairs                                | 300                 | 250                              | 500                     | (250)              |
| Special Events   | 2,000               | 1,667                            | 697                     | 970                |
| Park Repair & Maintenance                                | -                   | -                                | 19,776                  | (19,776)           |
| Pickleball Repair & Maintenance                          | -                   | -                                | 2,313                   | (2,313)            |
| Guardhouse Maintenance                                   | 2,500               | 2,083                            | -                       | 2,083              |
| Playground Repairs & Maintenance                         | 2,500               | 2,083                            | 79                      | 2,005              |
| <b><i>Fitness</i></b>                                    |                     |                                  |                         |                    |
| Professional Services - Outside Fitness                  | 55,515              | 46,263                           | 40,028                  | 6,235              |
| Fitness Equipment Repairs & Maintenance                  | 7,000               | 5,833                            | 3,244                   | 2,589              |
| Fitness Equipment Rental                                 | 35,000              | 29,167                           | 30,027                  | (860)              |
| Miniature Golf Course Maintenance                        | 500                 | 417                              | -                       | 417                |
| Miscellaneous Fitness Supplies                           | 6,300               | 5,250                            | 1,326                   | 3,924              |
| Capital Outlay - Machinery & Equipment                   | 6,400               | 5,333                            | 7,680                   | (2,346)            |
| <b>Subtotal Amenities</b>                                | <b>\$ 819,179</b>   | <b>\$ 688,913</b>                | <b>\$ 772,576</b>       | <b>\$ (83,663)</b> |
| <b>Total Operations &amp; Maintenance</b>                | <b>\$ 1,407,763</b> | <b>\$ 1,180,409</b>              | <b>\$ 1,231,208</b>     | <b>\$ (50,799)</b> |
| <b>Total Expenditures</b>                                | <b>\$ 1,591,702</b> | <b>\$ 1,319,487</b>              | <b>\$ 1,370,440</b>     | <b>\$ (50,954)</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 139,613</b>   | <b>\$ 410,662</b>                | <b>\$ 345,299</b>       | <b>\$ (65,363)</b> |

# Sweetwater Creek

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

|  | Adopted             | Prorated Budget     | Actual              |           |                 |
|--|---------------------|---------------------|---------------------|-----------|-----------------|
|  | Budget              | Thru 07/31/24       | Thru 07/31/24       | Variance  |                 |
| <b>Other Financing Sources/(Uses):</b>       |                     |                     |                     |           |                 |
| Capital Reserve Transfer Out                 | \$ (191,000)        | \$ (191,000)        | (191,000)           | \$        | -               |
| <b>Total Other Financing Sources/(Uses):</b> | <b>\$ (191,000)</b> | <b>\$ (191,000)</b> | <b>\$ (191,000)</b> | <b>\$</b> | <b>-</b>        |
| <b>Net Change in Fund Balance</b>            | <b>\$ (51,387)</b>  | <b>\$ 219,662</b>   | <b>\$ 154,299</b>   | <b>\$</b> | <b>(65,363)</b> |
| <b>Fund Balance - Beginning</b>              | <b>\$ 51,387</b>    |                     | <b>\$ 680,864</b>   |           |                 |
| <b>Fund Balance - Ending</b>                 | <b>\$ (0)</b>       |                     | <b>\$ 835,163</b>   |           |                 |

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

|  | Adopted<br>Budget | Prorated Budget<br>Thru 07/31/24 | Actual<br>Thru 07/31/24 | Variance           |
|--|-------------------|----------------------------------|-------------------------|--------------------|
| <b>Revenues:</b>   |                   |                                  |                         |                    |
| Special Assessments - Tax Roll                           | \$ 741,613        | \$ 741,613                       | \$ 721,776              | \$ (19,837)        |
| Special Assessments - Prepayments                        | -                 | -                                | 24,221                  | 24,221             |
| Interest Income  | 6,300             | 5,250                            | 26,310                  | 21,060             |
| <b>Total Revenues</b>                                    | <b>\$ 747,913</b> | <b>\$ 746,863</b>                | <b>\$ 772,307</b>       | <b>\$ 25,444</b>   |
| <b>Expenditures:</b>                                     |                   |                                  |                         |                    |
| <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)            |
| <b>Total Expenditures</b>                                | <b>\$ 743,606</b> | <b>\$ 743,606</b>                | <b>\$ 758,606</b>       | <b>\$ (15,000)</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 4,307</b>   | <b>\$ 3,257</b>                  | <b>\$ 13,700</b>        | <b>\$ 10,444</b>   |
| <b>Other Financing Sources/(Uses):</b>                   |                   |                                  |                         |                    |
| Transfer In/(Out)  | \$ -              | \$ -                             | \$ -                    | \$ -               |
| <b>Total Other Financing Sources/(Uses)</b>              | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ -</b>             | <b>\$ -</b>        |
| <b>Net Change in Fund Balance</b>                        | <b>\$ 4,307</b>   | <b>\$ 3,257</b>                  | <b>\$ 13,700</b>        | <b>\$ 10,444</b>   |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 155,434</b> |                                  | <b>\$ 406,759</b>       |                    |
| <b>Fund Balance - Ending</b>                             | <b>\$ 159,741</b> |                                  | <b>\$ 420,460</b>       |                    |

**Sweetwater Creek**  
**Community Development District**  
**Capital Reserve Fund**

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

|  | Adopted           | Prorated Budget   | Actual            |                  |
|--|-------------------|-------------------|-------------------|------------------|
|  | Budget            | Thru 07/31/24     | Thru 07/31/24     | Variance         |
| <b>Revenues</b>  |                   |                   |                   |                  |
| Capital Reserve - Transfer In                            | \$ 191,000        | \$ 191,000        | \$ 191,000        | \$ -             |
| Interest   | 1,865.88          | 1,554.90          | 7,750             | 6,195            |
| Miscellaneous Income                                     | -                 | -                 | 4,000             | 4,000            |
| Insurance Proceeds                                       | -                 | -                 | 3,984             | 3,984            |
| <b>Total Revenues</b>                                    | <b>\$ 192,866</b> | <b>\$ 192,555</b> | <b>\$ 206,733</b> | <b>\$ 14,178</b> |
| <b>Expenditures:</b>                                     |                   |                   |                   |                  |
| Capital Outlay   | \$ -              | \$ -              | \$ 11,420         | \$ (11,420)      |
| Repair & Maintenance                                     | 79,024            | 65,853            | 27,984            | 37,870           |
| Other Current Charges                                    | 525               | 438               | 478               | (41)             |
| Reserve Study  | -                 | -                 | 2,925             | (2,925)          |
| <b>Total Expenditures</b>                                | <b>\$ 79,549</b>  | <b>\$ 66,291</b>  | <b>\$ 42,807</b>  | <b>\$ 23,484</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 113,317</b> | <b>\$ 126,264</b> | <b>\$ 163,926</b> |                  |
| <b>Other Financing Sources/(Uses)</b>                    |                   |                   |                   |                  |
| Transfer In and (Out)                                    | \$ -              | \$ -              | \$ -              | \$ -             |
| <b>Total Other Financing Sources (Uses)</b>              | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ -</b>      |
| <b>Net Change in Fund Balance</b>                        | <b>\$ 113,317</b> |                   | <b>\$ 163,926</b> |                  |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 263,780</b> |                   | <b>\$ 264,580</b> |                  |
| <b>Fund Balance - Ending</b>                             | <b>\$ 377,097</b> |                   | <b>\$ 428,507</b> |                  |

**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 | \$ 15,733   |
| Expenditures                                   | \$ (42,807) |
| Actual Balance                                 | \$428,507   |

|   |                    |
|---|--------------------|
| <b>Variance Reserve Study Vs Actual</b> | <b>(\$345,185)</b> |
|---|--------------------|

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

|  | Adopted<br>Budget | Prorated Budget<br>Thru 07/31/24 | Actual<br>Thru 07/31/24 | Variance            |
|--|-------------------|----------------------------------|-------------------------|---------------------|
| <b>Revenues</b>  |                   |                                  |                         |                     |
| Interest Income  | \$ -              | \$ -                             | \$ 19,799               | \$ 19,799           |
| <b>Total Revenues</b>                                    | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ 19,799</b>        | <b>\$ 19,799</b>    |
| <b>Expenditures:</b>                                     |                   |                                  |                         |                     |
| Capital Outlay   | \$ -              | \$ -                             | \$ 175,791              | \$ (175,791)        |
| <b>Total Expenditures</b>                                | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ 175,791</b>       | <b>\$ (175,791)</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ (155,991)</b>     | <b>\$ (155,991)</b> |
| <b>Other Financing Sources/(Uses)</b>                    |                   |                                  |                         |                     |
| Transfer In/(Out)  | \$ -              | \$ -                             | \$ -                    | \$ -                |
| <b>Total Other Financing Sources (Uses)</b>              | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ -</b>             | <b>\$ -</b>         |
| <b>Net Change in Fund Balance</b>                        | <b>\$ -</b>       | <b>\$ -</b>                      | <b>\$ (155,991)</b>     |                     |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b>       |                                  | <b>\$ 533,247</b>       |                     |
| <b>Fund Balance - Ending</b>                             | <b>\$ -</b>       |                                  | <b>\$ 377,255</b>       |                     |



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

|   | Oct              | Nov               | Dec               | Jan               | Feb               | March            | April            | May              | June             | July            | Aug         | Sept        | Total               |
|---|------------------|-------------------|-------------------|-------------------|-------------------|------------------|------------------|------------------|------------------|-----------------|-------------|-------------|---------------------|
| <b>Revenues:</b>                          |                  |                   |                   |                   |                   |                  |                  |                  |                  |                 |             |             |                     |
| Special Assessments - Tax Roll            | \$ -             | \$ 228,251        | \$ 285,271        | \$ 956,056        | \$ 137,540        | \$ 34,748        | \$ 2,343         | \$ -             | \$ 35,502        | \$ 355          | \$ -        | \$ -        | \$ 1,680,066        |
| Fitness Center Revenue                    | 210              | -                 | 440               | -                 | -                 | -                | 1,030            | -                | 1,315            | 1,195           | -           | -           | 4,190               |
| Cost Sharing - Marshall Creek Revenue     | -                | -                 | -                 | -                 | -                 | -                | -                | -                | -                | -               | -           | -           | -                   |
| Interest                                  | 919              | 972               | 1,357             | 2,176             | 5,056             | 6,447            | 4,210            | 3,883            | 3,569            | 2,894           | -           | -           | 31,483              |
| <b>Total Revenues</b>                     | <b>\$ 1,129</b>  | <b>\$ 229,223</b> | <b>\$ 287,068</b> | <b>\$ 958,232</b> | <b>\$ 142,596</b> | <b>\$ 41,196</b> | <b>\$ 7,583</b>  | <b>\$ 3,883</b>  | <b>\$ 40,387</b> | <b>\$ 4,443</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 1,715,739</b> |
| <b>Expenditures:</b>                      |                  |                   |                   |                   |                   |                  |                  |                  |                  |                 |             |             |                     |
| <b>General &amp; Administrative:</b>      |                  |                   |                   |                   |                   |                  |                  |                  |                  |                 |             |             |                     |
| Supervisor Fees                           | \$ 1,400         | \$ 600            | \$ -              | \$ 800            | \$ 800            | \$ 1,600         | \$ 800           | \$ 800           | \$ 600           | \$ 1,600        | \$ -        | \$ -        | \$ 9,000            |
| Engineering                               | 791              | 430               | 919               | 2,044             | 2,561             | 1,026            | 2,541            | 2,433            | -                | 1,539           | -           | -           | 14,283              |
| District Counsel                          | 7,296            | 3,481             | 5,761             | 6,672             | 6,189             | 6,367            | 6,618            | 4,671            | 4,028            | -               | -           | -           | 51,080              |
| 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              | 442             | -           | -           | 4,417               |
| 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            | 3,542           | -           | -           | 35,417              |
| Information Technology                    | 119              | 119               | 119               | 119               | 119               | 119              | 119              | 119              | 119              | 119             | -           | -           | 1,188               |
| Website Maintenance                       | 83               | 83                | 83                | 83                | 83                | 83               | 83               | 83               | 83               | 83              | -           | -           | 833                 |
| Telephone                                 | 43               | 25                | 28                | 25                | 25                | 25               | 27               | 25               | 10               | 54              | -           | -           | 287                 |
| Postage & Delivery                        | 351              | 307               | 120               | 21                | 285               | 297              | 202              | 74               | 101              | 704             | -           | -           | 2,462               |
| Public Official Insurance                 | 4,938            | -                 | -                 | -                 | -                 | -                | -                | -                | -                | -               | -           | -           | 4,938               |
| Copies                                    | 161              | 41                | 110               | 238               | 166               | 147              | 187              | 166              | 157              | 780             | -           | -           | 2,153               |
| Legal Advertising                         | 94               | 280               | -                 | 88                | 94                | 90               | -                | 66               | -                | -               | -           | -           | 712                 |
| Miscellaneous                             | 62               | 1                 | 10                | 11                | 11                | 12               | 212              | 14               | 11               | 3               | -           | -           | 346                 |
| Dues, Licenses & Subscriptions            | 175              | -                 | -                 | -                 | -                 | -                | -                | -                | -                | -               | -           | -           | 175                 |
| Cost Share Expense - Marshall Creek       | -                | -                 | -                 | -                 | -                 | -                | -                | -                | -                | -               | -           | -           | -                   |
| <b>Total General &amp; Administrative</b> | <b>\$ 27,638</b> | <b>\$ 9,350</b>   | <b>\$ 11,133</b>  | <b>\$ 14,085</b>  | <b>\$ 14,316</b>  | <b>\$ 13,748</b> | <b>\$ 14,771</b> | <b>\$ 12,433</b> | <b>\$ 12,892</b> | <b>\$ 8,865</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 139,233</b>   |

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

|  | Oct              | Nov              | Dec              | Jan              | Feb              | March            | April            | May              | June             | July             | Aug         | Sept        | Total             |
|--|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------|-------------|-------------------|
| <b>Operations &amp; Maintenance</b>            |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |             |             |                   |
| <b>Utilities</b>                               |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |             |             |                   |
| Electric                                       | \$ 6,512         | \$ 6,616         | \$ 6,283         | \$ 6,272         | \$ 6,168         | \$ 6,103         | \$ 6,116         | \$ 6,171         | \$ 6,271         | \$ 6,466         | \$ -        | \$ -        | \$ 62,978         |
| <b>Other Physical Environment</b>              |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |             |             |                   |
| 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           | 24,273           | -           | -           | 242,730           |
| Landscape Improvements                         | -                | 5,044            | -                | -                | -                | 28,500           | -                | -                | -                | 3,777            | -           | -           | 37,320            |
| Mulch  | -                | -                | 25,000           | -                | -                | -                | -                | -                | -                | -                | -           | -           | 25,000            |
| Lake Maintenance                               | 1,538            | 1,793            | 1,538            | 1,538            | 1,538            | 1,538            | 1,538            | 1,538            | 2,122            | -                | -           | -           | 14,681            |
| Fountain Maintenance                           | -                | -                | -                | -                | -                | -                | 180              | -                | -                | -                | -           | -           | 180               |
| Irrigation Repairs & Maintenance               | 4,805            | 710              | 4,920            | 413              | 2,799            | -                | -                | 8,509            | 2,675            | 2,000            | -           | -           | 26,831            |
| Storm Clean-Up                                 | -                | -                | -                | -                | -                | -                | -                | -                | -                | -                | -           | -           | -                 |
| Field Repairs & Maintenance                    | 2,390            | 2,718            | 6,217            | 6,099            | 4,121            | 2,712            | 4,945            | 2,066            | 2,519            | 265              | -           | -           | 34,052            |
| Tree Removals                                  | 1,200            | -                | 1,786            | 350              | 350              | -                | -                | 2,550            | -                | 2,550            | -           | -           | 8,786             |
| Streetlight Repairs                            | -                | -                | -                | -                | -                | -                | -                | -                | -                | -                | -           | -           | -                 |
| Signage Repairs                                | -                | -                | -                | -                | -                | -                | -                | -                | -                | -                | -           | -           | -                 |
| Holiday Decoration                             | -                | -                | -                | -                | -                | -                | -                | -                | -                | -                | -           | -           | -                 |
| Miscellaneous Field Supplies                   | -                | -                | -                | -                | 567              | -                | -                | -                | -                | -                | -           | -           | 567               |
| <b>Subtotal Other Physical Environment</b>     | <b>\$ 46,225</b> | <b>\$ 41,154</b> | <b>\$ 70,017</b> | <b>\$ 38,944</b> | <b>\$ 39,815</b> | <b>\$ 63,126</b> | <b>\$ 37,052</b> | <b>\$ 45,108</b> | <b>\$ 37,860</b> | <b>\$ 39,330</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 458,632</b> |
| <b>Amenities</b>                               |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |             |             |                   |
| <b>Administrative</b>                          |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |             |             |                   |
| Property & Casualty Insurance                  | \$ 36,496        | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             | \$ -             | \$ 429           | \$ -        | \$ -        | \$ 36,925         |
| 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           | 22,729           | -           | -           | 224,103           |
| Licenses & Permits                             | 414              | -                | -                | -                | -                | -                | -                | 350              | -                | -                | -           | -           | 764               |
| Subscriptions & Memberships                    | 29               | 29               | 92               | 92               | 106              | 121              | 169              | 448              | 140              | 140              | -           | -           | 1,366             |
| 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              | 656              | -           | -           | 5,939             |
| Internet/Telephone - Guard House               | 362              | 340              | 340              | 340              | 343              | 343              | 343              | 343              | 343              | 343              | -           | -           | 3,438             |

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

|  | Oct          | Nov        | Dec        | Jan        | Feb          | March        | April        | May          | June        | July         | Aug  | Sept | Total     |
|--|--------------|------------|------------|------------|--------------|--------------|--------------|--------------|-------------|--------------|------|------|-----------|
| <b>Field</b>   |              |            |            |            |              |              |              |              |             |              |      |      |           |
| <i>Field Management Fees</i>                             | 7,420        | 7,420      | 7,420      | 7,420      | 7,420        | 7,420        | 7,420        | 7,420        | 7,420       | 7,420        | -    | -    | 74,200    |
| <i>General Utilities</i>                                 | 4,565        | 4,781      | 5,436      | 6,512      | 6,782        | 6,639        | 5,393        | 4,808        | 4,601       | 5,689        | -    | -    | 55,207    |
| <i>Refuse Removal</i>                                    | 414          | 519        | 955        | 519        | 664          | 519          | 519          | 664          | 664         | 664          | -    | -    | 6,103     |
| <i>Security</i>  | 6,163        | 6,103      | 6,103      | 7,573      | 3,428        | 6,103        | 813          | 3,428        | 3,428       | 3,524        | -    | -    | 46,666    |
| <i>Janitorial Services</i>                               | 3,733        | 3,483      | 3,483      | 3,483      | 3,483        | 3,483        | 3,483        | 3,483        | 3,483       | 3,483        | -    | -    | 35,080    |
| <i>Operating Supplies - Spa &amp; 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        | 255         | -            | -    | -    | 6,769     |
| <i>Amenity Landscape Maintenance &amp; Improvements</i>  | 1,906        | 1,906      | 1,906      | 4,521      | 1,906        | 4,820        | 1,906        | 1,963        | 1,963       | 1,963        | -    | -    | 24,760    |
| <i>Gate Repairs &amp; Maintenance</i>                    | -            | -          | 245        | 250        | -            | -            | -            | 59           | 245         | -            | -    | -    | 799       |
| <i>Dog Park Repairs &amp; Maintenance</i>                | -            | -          | 324        | -          | 396          | -            | -            | 144          | -           | 516          | -    | -    | 1,380     |
| <i>Park Mulch</i>  | -            | -          | -          | -          | -            | 2,200        | -            | -            | -           | -            | -    | -    | 2,200     |
| <i>Miscellaneous Field Supplies</i>                      | -            | -          | 236        | -          | -            | -            | 117          | 132          | 482         | -            | -    | -    | 967       |
| <i>Buildings Repairs &amp; Maintenance</i>               | 47,127       | 8,102      | 322        | 119        | 525          | 20,498       | 5,119        | 370          | 5,338       | 64           | -    | -    | 87,584    |
| <i>Pest Control</i>                                      | 79           | 79         | 79         | 81         | 1,831        | 81           | 81           | 81           | 81          | 81           | -    | -    | 2,555     |
| <i>Pool Maintenance - Contract</i>                       | -            | 1,560      | 1,560      | 1,560      | 1,560        | 1,560        | 1,560        | 1,560        | 1,560       | 1,560        | -    | -    | 14,040    |
| <i>Pool Repairs &amp; 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       | 2,055        | -    | -    | 21,540    |
| <i>Signage &amp; Amenity Repairs</i>                     | -            | -          | 500        | -          | -            | -            | -            | -            | -           | -            | -    | -    | 500       |
| <i>Special Events</i>                                    | -            | -          | -          | 337        | (48)         | -            | -            | 172          | 58          | 177          | -    | -    | 697       |
| <i>Park Repair &amp; Maintenance</i>                     | 19,145       | 631        | -          | -          | -            | -            | -            | -            | -           | -            | -    | -    | 19,776    |
| <i>Pickleball Repair &amp; Maintenance</i>               | 1,059        | 70         | 77         | 480        | 128          | -            | 483          | -            | -           | 18           | -    | -    | 2,313     |
| <i>Guardhouse Maintenance</i>                            | -            | -          | -          | -          | -            | -            | -            | -            | -           | -            | -    | -    | -         |
| <i>Playground Repairs &amp; Maintenance</i>              | -            | -          | -          | -          | -            | -            | -            | 79           | -           | -            | -    | -    | 79        |
| <b>Fitness</b>   |              |            |            |            |              |              |              |              |             |              |      |      |           |
| <i>Professional Services - Outside Fitness</i>           | 4,480        | 3,388      | 4,373      | 4,500      | 3,100        | 3,835        | 5,010        | 3,968        | 3,465       | 3,910        | -    | -    | 40,028    |
| <i>Fitness Equipment Repairs &amp; Maintenance</i>       | 2,147        | -          | -          | 221        | 342          | -            | -            | -            | 300         | 235          | -    | -    | 3,244     |
| <i>Fitness Equipment Rental</i>                          | 2,927        | 2,927      | 2,927      | 2,927      | 3,053        | 3,053        | 3,053        | 3,053        | 3,053       | 3,053        | -    | -    | 30,027    |
| <i>Miniature Golf Course Maintenance</i>                 | -            | -          | -          | -          | -            | -            | -            | -            | -           | -            | -    | -    | -         |
| <i>Miscellaneous Fitness Supplies</i>                    | -            | 393        | 43         | 142        | 80           | 190          | 100          | 378          | -           | -            | -    | -    | 1,326     |
| <i>Capital Outlay - Machinery &amp; Equipment</i>        | -            | 1,505      | -          | 4,919      | 1,256        | -            | -            | -            | -           | -            | -    | -    | 7,680     |
| <b>Subtotal Amenities</b>                                | \$ 168,744   | \$ 69,933  | \$ 62,662  | \$ 73,660  | \$ 64,387    | \$ 88,861    | \$ 61,507    | \$ 60,741    | \$ 63,372   | \$ 58,709    | \$ - | \$ - | 772,576   |
| <b>Total Operations &amp; Maintenance</b>                | \$ 214,969   | \$ 111,087 | \$ 132,679 | \$ 112,604 | \$ 104,202   | \$ 151,987   | \$ 98,559    | \$ 105,849   | \$ 101,232  | \$ 98,039    | \$ - | \$ - | 1,231,208 |
| <b>Total Expenditures</b>                                | \$ 242,606   | \$ 120,438 | \$ 143,813 | \$ 126,689 | \$ 118,518   | \$ 165,735   | \$ 113,330   | \$ 118,282   | \$ 114,124  | \$ 106,905   | \$ - | \$ - | 1,370,440 |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | \$ (241,477) | \$ 108,785 | \$ 143,255 | \$ 831,543 | \$ 24,078    | \$ (124,539) | \$ (105,747) | \$ (114,399) | \$ (73,738) | \$ (102,461) | \$ - | \$ - | 345,299   |
| <b>Other Financing Sources/(Uses):</b>                   |              |            |            |            |              |              |              |              |             |              |      |      |           |
| <i>Capital Reserve Transfer Out</i>                      | -            | -          | -          | -          | (191,000)    | -            | -            | -            | -           | -            | -    | -    | (191,000) |
| <b>Total Other Financing Sources/Uses</b>                | \$ -         | \$ -       | \$ -       | \$ -       | \$ (191,000) | \$ -         | \$ -         | \$ -         | \$ -        | \$ -         | \$ - | \$ - | (191,000) |
| <b>Net Change in Fund Balance</b>                        | \$ (241,477) | \$ 108,785 | \$ 143,255 | \$ 831,543 | \$ (166,922) | \$ (124,539) | \$ (105,747) | \$ (114,399) | \$ (73,738) | \$ (102,461) | \$ - | \$ - | 154,299   |

**Sweetwater Creek**  
**Community Development District**  
**Long Term Debt Report**

| <b>SERIES 2019A-1, SPECIAL ASSESSMENT REVENUE BONDS</b> |   |
|---|---|
| Interest Rate:  | 2.000%, 2.125%,<br>2.250%, 2.375%,<br>2.500%, 2.950%,<br>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)  |
| <b>Current Bonds Outstanding</b>                        | <b>\$5,980,000</b>  |

| <b>SERIES 2019A-2, SPECIAL ASSESSMENT REVENUE BONDS</b> |                                 |
|---|---------------------------------|
| 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)                       |
| <b>Current Bonds Outstanding</b>                        | <b>\$2,295,000</b>              |

**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&amp;M Portion</i> | <i>2019-<br/>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           |
| 07/30/24     | INTEREST            | \$506.94               | \$354.60               | \$152.34                 |             | \$506.94            |
| <b>TOTAL</b> |                     | <b>\$ 2,401,842.42</b> | <b>\$ 1,680,066.20</b> | <b>\$ 721,776.22</b>     | <b>\$</b>   | <b>2,401,842.42</b> |

|                     |                                     |
|---------------------|-------------------------------------|
| <b>97.43%</b>       | <b>Percent Collected</b>            |
| <b>\$ 63,260.89</b> | <b>Balance Remaining to Collect</b> |

**Sweetwater Creek**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Special Assessment Revenue Bonds, Series 2019**

| Date                    | Requisition # | Contractor                                     | Description  | Requisition  |
|-------------------------|---------------|--|--|--------------|
| <b>Fiscal Year 2020</b> |               |  |  |              |
| 11/15/19                | 1             | England Thims & Miller                         | Invoices: 191327, 191598, 191935 - Traffic Study & Certification Package   | \$ 8,032.00  |
| 11/15/19                | 2             | East Coast Wells & Pump Service                | Invoice: 34301 - Replaced Irrigation Pump  | \$ 4,293.70  |
| 1/3/20                  | 3             | Performance Painting Contractors, Inc.         | Invoice: 9579 - Mobilization   | \$ 8,090.00  |
| 1/3/20                  | 4             | AC Concrete Enterprise, Inc.                   | Invoice: AB - Sidewalk Addition  | \$ 6,250.00  |
| 1/3/20                  | 5             | Reflections                                    | Invoice: 191036 - Roof Clean   | \$ 4,495.00  |
| 1/6/20                  | 6             | Rick Arsenault Certified Pool Consultant, Inc. | Invoice: SWCrefC120 - 40% Deposit to start services  | \$ 46,000.00 |
| 1/6/20                  | 7             | Rick Arsenault Certified Pool Consultant, Inc. | Invoice: SWCrefD120 - 10% upon execution of the Agreement  | \$ 11,500.00 |
| 2/6/20                  | 8             | East Coast Wells & Pump Service                | Invoices: 34271 & 34167 - Fixed Pump Motor & Replaced Bad Motor  | \$ 2,137.00  |
| 2/6/20                  | 9             | Rick Arsenault Certified Pool Consultant, Inc. | Invoice: SWCrefn120 - 10% Balance Upon Final Sign Off  | \$ 11,500.00 |
| 2/24/20                 | 10            | JLC Construction Inc.                          | Invoice: 1/20/2020 - Deposit for Perogola Replacement  | \$ 6,790.80  |
| 2/26/20                 | 11            | Performance Painting Contractors, Inc.         | Invoice: 9578 - Power Wash and Paint   | \$ 35,240.00 |
| 2/24/20                 | 12            | Rick Arsenault Certified Pool Consultant, Inc. | Invoice: SWCrefF220 - 40% Commencement of Filling  | \$ 46,000.00 |
| 2/26/20                 | 13            | Rick Arsenault Certified Pool Consultant, Inc. | Invoice: SWCgtr220 - Gutter Grating Supports repaired  | \$ 500.00    |
| 3/17/20                 | 14            | Walter Carucci AE                              | Invoice: 1 - Services for Palencia Fitness Center from 11/11/19 thru 3/2/19  | \$ 5,034.68  |
| 3/17/20                 | 15            | Bob's Backflow & Plumbing Services, Inc.       | Invoice: 65745 - Back Flow Testing   | \$ 265.00    |
| 3/23/20                 | 16            | JLC Construction Inc.                          | Invoice: 3/20/2020 - Final payment for Perogola Replacement  | \$ 6,790.80  |
| 4/8/20                  | 17            | England Thims & Miller                         | Invoice: 0193131 Traffic Study & Certification Package   | \$ 3,000.02  |
| 4/16/20                 | 18            | England Thims & Miller                         | Invoice: 0193703 Traffic Study & Certification Package   | \$ 1,062.00  |
| 5/20/20                 | 19            | Fitness International Associates Corp          | Invoice: 2904 Flooring   | \$ 4,000.44  |
| 6/9/20                  | 20            | Beacon Electrical Contractors Inc              | Invoice: 200503 - Electrical work  | \$ 16,357.00 |
| 6/15/20                 | 21            | Sundancer Sign Graphics                        | Invoice: 2564 - Street Sign  | \$ 12,310.00 |
| 6/22/20                 | 22            | Yellowstone Landscape                          | Invoice: JAX120765 & JAX 120768 - Onda Field Full Irrigation & Sod   | \$ 25,583.33 |
| 7/14/20                 | 23            | Hopping Green & Sams                           | Invoice: 113207, 113803, 114427, 115066 - Project Construction   | \$ 1,053.50  |
| 7/31/20                 | 24            | Duval Asphalt                                  | Invoice: 21750 - Stripping - Layout Stripe Crosswalks  | \$ 1,458.00  |
| 8/7/20                  | 25            | Yellowstone Landscape                          | Invoice: AJAX120768 - Onda Field Irrigation & Sod  | \$ 24,722.16 |
| 9/10/20                 | 26            | Radarsign                                      | Invoice: 10761 - Solar Powered   | \$ 7,888.00  |
| 9/10/20                 | 27            | Hopping Green & Sams                           | Invoice: 116998 - Legal Services   | \$ 559.00    |
| 9/14/20                 | 28            | Sweetwater Creek CDD                           | Invoice: 2940 & 2904 Deposit paid via credit card for flooring   | \$ 2,644.28  |
| 10/21/20                | 29            | Hopping Green & Sams                           | Invoice: 114427 - Legal services   | \$ 258.00    |
| 10/29/20                | 30            | Hopping Green & Sams                           | Invoice #117953 - Project Construction Legal Services  | \$ 1,075.00  |
| 11/16/20                | 31            | Clark Advisory Services, LLC                   | Services Rendered June 2020-October 2020   | \$ 5,034.00  |
| 2/17/21                 | 32            | Yellowstone Landscape                          | Invoice #173437 - Irrigation Repairs   | \$ 58,703.67 |
| 2/17/21                 | 33            | Armstrong Fence Company                        | Invoice #20210221 - Deposit for Vinyl Coated chain-link Ensenda Park   | \$ 2,570.79  |
| 5/13/21                 | 34            | Armstrong Fence Company                        | Invoice #20210547 Remaining balance for Vinyl Coated chain-link  | \$ 2,570.78  |
| 5/13/21                 | 35            | Riverside Management Services                  | Invoice #13 Soccer Goals & Lacrosse Equipment  | \$ 3,444.73  |
| 5/13/21                 | 36            | Hopping Green & Sams                           | Invoice: 121275 - Legal Services   | \$ 210.00    |
| 3/8/22                  | 37            | England Thims & Miller                         | Invoice 0201371 - Engineer's Report  | \$ 2,500.00  |
| 4/20/22                 | 38            | Invision Construction                          | Invoice #0001 Fitness Center Expansion Process   | \$ 2,000.00  |
| 4/20/22                 | 39            | Basham & Lucas Desing Group Inc                | Invoice #8851 Palencia Amenity & CDs   | \$ 5,200.00  |
| 7/11/22                 | 40            | Basham & Lucas Desing Group Inc                | Invoice #8929 Palencia Amenity & CDs   | \$ 3,889.78  |
| 6/22/22                 | 41            | England Thims & Miller                         | Invoice #203006 Palencia Fitness Center Addition & Modification  | \$ 3,750.00  |
| 6/22/22                 | 42            | KE Law Group PLLC                              | Invoice #2879 2019 Project Construction  | \$ 217.00    |
| 7/11/22                 | 43            | Basham & Lucas Desing Group Inc                | Invoice #8963 Palencia Amenity & CDs   | \$ 13,600.00 |
| 8/8/22                  | 44            | KE Law Group PLLC                              | Invoice #2993 2019 Project Construction  | \$ 344.50    |
| 8/8/22                  | 45            | England Thims & Miller                         | Invoice #203518 Palencia Fitness Center Addition & Modification  | \$ 6,250.00  |
| 8/8/22                  | 46            | Basham & Lucas Desing Group Inc                | Invoice #9014 Palencia Amenity & CDs   | \$ 13,025.00 |
| 9/19/22                 | 47            | ECS Florida LLC                                | Palencia Fitness Center Addition Invoice #995173   | \$ 3,500.00  |
| 9/19/22                 | 48            | England Thims & Miller                         | Invoice #204046 Palencia Fitness Center Addition & Modification  | \$ 7,392.55  |
| 9/19/22                 | 49            | Basham & Lucas Desing Group Inc                | Invoice #9028 Palencia Amenity & CDs   | \$ 8,046.25  |
| 9/19/22                 | 50            | KE Law Group PLLC                              | Invoice #3599 2019 Project Construction  | \$ 992.00    |
| 9/19/22                 | 51            | England Thims & Miller                         | Invoice #204510 Palencia Fitness Center Addition & Modification  | \$ 7,375.00  |
| 9/19/22                 | 52            | KE Law Group PLLC                              | Invoice #3955 2019 Project Construction  | \$ 726.00    |
| 11/8/22                 | 53            | Bartram Trail Surveying                        | Invoice # 5394 Palencia Fitness Center Topographic Survey  | \$ 2,900.00  |
| 11/8/22                 | 54            | England Thims & Miller                         | Invoice #204943 Palencia Fitness Center Addition & Modification  | \$ 15,013.75 |
| 11/8/22                 | 55            | KE Law Group PLLC                              | Invoice #3955 2019 Project Construction  | \$ 248.00    |
| 11/8/22                 | 56            | Heartline Fitness Systems                      | Deposit Invoice #151945 50% deposit on Fitness Equipment   | \$ 7,498.94  |
| 11/8/22                 | 57            | Heartline Fitness Systems                      | Deposit Invoice #151948 50% deposit on Flooring Material   | \$ 3,535.61  |
| 12/5/22                 | 58            | England Thims & Miller                         | Invoice #205415 Palencia Fitness Center Addition & Modification  | \$ 1,486.25  |
| 12/5/22                 | 59            | Sweetwater Creek CDD-Capital Reserve           | Studio 1+ Professional Design Services Inv #21.069 Palencia Fitness Club   | \$ 10,375.00 |
| 12/13/22                | 60            | KE Law Group PLLC                              | Invoice #4873 2019 Project Construction  | \$ 168.00    |
| 12/13/22                | 61            | Invision Construction                          | Invoice #PAL_001 Initial deposit per agreement   | \$ 42,531.00 |
| 12/13/22                | 62            | England Thims & Miller                         | Invoice #204510 Palencia Fitness Center Addition & Modification  | \$ 10,120.00 |
| 1/11/23                 | 63            | Sweetwater Creek CDD                           | Palencia Interior Renovation Change Order Id #PAL_002 Invision Construction Inc  | \$ 13,315.00 |
| 1/11/23                 | 64            | England Thims & Miller                         | Invoice #205795 Palencia Fitness Center Addition & Modification  | \$ 983.75    |
| 1/11/23                 | 65            | KE Law Group PLLC                              | Invoice #5089 2019 Project Construction  | \$ 31.00     |
| 1/11/23                 | 66            | IT Systems of Jacksonville LLC                 | Invoice #1312 Deposit for New Audio System for Amenity Center  | \$ 2,100.00  |
| 1/17/23                 | 68            | Bartram Trail Surveying Inc                    | Invoice #5651 Palencia Fitness Cneter Topographic Survey 1/4/23  | \$ 3,080.00  |
| 2/14/23                 | 67            | Sweetwater Creek CDD                           | Invoice #1226 Mirrors for Fitness Room - Nassau Windows & Glass  | \$ 5,300.00  |
| 2/14/23                 | 69            | England Thims & Miller                         | Invoice# 206344 Pickleball Courts Addition & Modifications   | \$ 367.50    |
| 2/14/23                 | 70            | Sweetwater Creek CDD-Capital Reserve           | Invoice# 01.10.2023 Anastasia Pool & Spa Inc Gas Heater Replacement for Pool and Invoice# PAL_004 Invision Construction Inc for Fitness Interior Renovation        | \$ 16,218.00 |
| 2/14/23                 | 71            | Sweetwater Creek CDD                           | Invoice #1231 Nassau Windows & Glass Inc. Rain Glass installation for gym  | \$ 850.00    |
| 2/28/23                 | 73            | Invision Construction                          | Final Payment per agreement for Palencia Interior Renovation   | \$ 42,531.00 |
| 3/14/23                 | 72            | Bartram Trail Surveying Inc                    | Invoice #5789 Palencia Fitness Cneter Topographic Survey 2/7/23  | \$ 770.00    |
| 4/4/23                  | 74            | England Thims & Miller                         | Invoice# 207105 Pickleball Courts Addition & Modifications   | \$ 6,275.00  |
| 4/24/23                 | 75            | Design 2 Wellness                              | Invoice #41744 - Strength Equipment for remodel  | \$ 21,441.00 |
| 4/24/23                 | 76            | England Thims & Miller                         | Invoice# 207521 Pickleball Courts Addition & Modifications   | \$ 9,617.50  |
| 4/24/23                 | 77            | IT Systems of Jacksonville LLC                 | Invoice #1319 Wire work for coax for cameras   | \$ 3,055.00  |
| 4/24/23                 | 78            | Heartline Fitness Systems                      | Deposit Invoice #154186-F Final payment on Flooring Materials  | \$ 3,827.85  |
| 4/24/23                 | 79            | Sweetwater Creek CDD                           | Deposit Invoice #151945-F Final payment for Fitness Equipment  | \$ 7,498.93  |
| 4/24/23                 | 80            | Motley Electric                                | Invoice #266805595 Install 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  |
| 5/9/23                  | 84            | Sweetwater Creek CDD                           | Invoice # PAL_003 Invision Construction Additional Electrical items, HV AC pipe dryer vent, door, hall storage, trimming, painting, flooring, and plumbing washer. | \$ 15,000.00 |

**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 Kwik 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 Securiyt 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                |
| 7/26/24  | 135  | Kilinski/Van Wyk PLLC                  | Invoice # 9861 2019 Project Construction  | \$ 93.00                 |
|  | 136  | Matthews/DCCM                          | Invoice # 191118 - Due Diligence and Site Planning  | \$ 2,475.00              |
|  | 137  | Matthews/DCCM                          | Invoice # 191467 - Onda Park Survey and Construction Plans                                  | \$ 9,489.26              |
|  | 138  | Matthews/DCCM                          | Invoice # 191636 - Onda Park Construction Plans/Landscape/Meetings                          | \$ 5,100.00              |
|  | 139  | Kilinski/Van Wyk PLLC                  | Invoice # 10065 2019 Project Construction   | \$ 583.00                |
| <b>TOTAL</b>   |  |  |   | <b>\$ 1,322,171.42</b>   |
| <b>Project (Construction) Fund at 08/30/19</b>           |  |  |   | <b>\$ 1,540,777.96</b>   |
| <b>Interest Earned and Transfers thru 07/31/24</b>       |  |  |   | <b>\$ 141,001.39</b>     |
| <b>Outstanding Requisitions</b>                          |  |  |   | <b>\$ 17,647.26</b>      |
| <b>Requisitions Paid thru 07/31/24</b>                   |  |  |   | <b>\$ (1,322,171.42)</b> |
| <b>Remaining Project (Construction) Fund</b>             |  |  |   | <b>\$ 377,255.19</b>     |
| <b>FUTURE CAPITAL PROJECTS (CONSTRUCTION)</b>            |  |  |   |                          |
| Hoffman Construction                                     | <b>Pickleball Court Construction-Balance to Finish including Retainage</b> |  |   | \$ 0.00                  |
|  | Pickleball-Water Fountain/Cooler (Projection, not actual)                  |  |   | \$ 4,000.00              |
| Atlantic   | <b>Camera System (Pickleball and Fitness Center) (Actual Cost)</b>         |  |   | \$ 0.00                  |
|  | <b>Park Enhancement Projects ( \$350,000 Budget - April 6, 2023 Mtg.)</b>  |  |   |                          |
|  | 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              | <b>District Engineer Costs (Projection, not actual)</b>                    |  |   | \$ 10,000.00             |
| District Counsel Costs related to Projects               | <b>District Counsel Costs (Projection, not actual)</b>                     |  |   | \$ 5,000.00              |
| <b>TOTAL PROJECTED PROJECTS</b>                          |  |  |   | <b>\$369,000.00</b>      |
| <b>PROJECTED REMAINING PROJECTS (CONSTRUCTION) FUNDS</b> |  |  |   | <b>\$8,255</b>           |

*C.*



**Sweetwater Creek**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Fiscal Year 2024**  
**Check Register**

| <i>Date</i>         | <i>check #'s</i> | <i>Amount</i>      |
|---------------------|------------------|--------------------|
| <b>General Fund</b> |                  |                    |
| 07/02/24            | 4076-4082        | \$15,526.95        |
| 07/09/24            | 4083             | \$1,178.78         |
| 07/18/24            | 4084-4089        | \$15,522.85        |
| 07/22/24            | 4090-4093        | \$800.00           |
| 07/30/24            | 4094             | \$200.00           |
| <b>SUBTOTAL</b>     |                  | <b>\$33,228.58</b> |

| <i>Date</i>         | <i>check #'s</i> | <i>Amount</i>      |
|---------------------|------------------|--------------------|
| <b>Amenity Fund</b> |                  |                    |
| 07/02/24            | 2621-2640        | \$39,828.99        |
| 07/18/24            | 2641-2657        | \$46,068.22        |
| <b>SUBTOTAL</b>     |                  | <b>\$85,897.21</b> |

| <i>Date</i>            | <i>check #'s</i> | <i>Amount</i>      |
|------------------------|------------------|--------------------|
| <b>Capital Reserve</b> |                  |                    |
| 07/02/24               | 34               | \$15,810.12        |
| <b>SUBTOTAL</b>        |                  | <b>\$15,810.12</b> |

|              |  |                     |
|--------------|--|---------------------|
| <b>TOTAL</b> |  | <b>\$134,935.91</b> |
|--------------|--|---------------------|

| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS           | VENDOR NAME                        | STATUS | AMOUNT   | ....CHECK.....<br>AMOUNT # |
|---------------|-------|-----------------------------------|--|------------------------------------|--------|----------|----------------------------|
| 7/02/24       | 00107 | 6/11/24                           | I-20138- 202406 320-53800-47301<br>AMANA 12000 BTU PTAC    | ACTION HEATING & AIR CONDITIONING  | *      | 2,396.31 | 2,396.31 004076            |
| 7/02/24       | 00090 | 5/16/24                           | 6461937 202405 310-51300-48000<br>QUALIFY PERIOD #10151265 | GANNETT FL LOCALIQ                 | *      | 65.92    | 65.92 004077               |
| 7/02/24       | 00029 | 6/01/24                           | 158 202406 310-51300-34000<br>JUN MANAGEMENT FEES          |                                    | *      | 3,541.67 |                            |
|               |       | 6/01/24                           | 158 202406 310-51300-35200<br>JUN WEBSITE ADMIN            |                                    | *      | 83.33    |                            |
|               |       | 6/01/24                           | 158 202406 310-51300-35100<br>JUN INFO TECH                |                                    | *      | 118.75   |                            |
|               |       | 6/01/24                           | 158 202406 310-51300-31300<br>JUN DISSEM AGENT SRVCS       |                                    | *      | 441.67   |                            |
|               |       | 6/01/24                           | 158 202406 310-51300-49000<br>OFFICE SUPPLIES              |                                    | *      | 11.17    |                            |
|               |       | 6/01/24                           | 158 202406 310-51300-42000<br>POSTAGE                      |                                    | *      | 100.80   |                            |
|               |       | 6/01/24                           | 158 202406 310-51300-42500<br>COPIES                       |                                    | *      | 157.20   |                            |
|               |       | 6/01/24                           | 158 202406 310-51300-41000<br>TELEPHONE                    |                                    | *      | 9.99     |                            |
|               |       |                                   |  | GOVERNMENTAL MANAGEMENT SERVICES   |        |          | 4,464.58 004078            |
| 7/02/24       | 00094 | 6/16/24                           | 9672 202405 310-51300-31500<br>MAY GENERAL COUNSEL         | KILINSKI VAN WYK, PLLC             | *      | 4,670.50 | 4,670.50 004079            |
| 7/02/24       | 00103 | 6/07/24                           | 191206 202405 310-51300-31100<br>MAY ENGINEERING SERVICES  | MATTHEWS DESIGN GROUP LLC          | *      | 2,432.55 | 2,432.55 004080            |
| 7/02/24       | 00071 | 6/24/24                           | 276 202405 320-53800-47301<br>MAY FACILITY MAINTENANCE     | RIVERSIDE MANAGEMENT SERVICES      | *      | 847.09   | 847.09 004081              |
| 7/02/24       | 00095 | 5/01/24                           | 18386 202405 320-53800-47302<br>DROP 2 PINE TREES          | TAYLOR TREE SERVICES INC           | *      | 650.00   | 650.00 004082              |
| 7/09/24       | 00081 | 7/08/24                           | 144564 202407 310-51300-42500<br>COPIES                    |                                    | *      | 678.30   |                            |
|               |       | 7/08/24                           | 144564 202407 310-51300-42000<br>POSTAGE MAILED NOTICES    |                                    | *      | 500.48   |                            |
|               |       |                                   |  | ADVANCED DIRECT MARKETING SERVICES |        |          | 1,178.78 004083            |

SWCC SWEETWATER CRK BPEREGRINO

| CHECK DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS    | VENDOR NAME                      | STATUS | AMOUNT   | ....CHECK.....<br>AMOUNT # |
|------------|-------|-----------------------------------|---|----------------------------------|--------|----------|----------------------------|
| 7/18/24    | 00086 | 6/14/24 27394                     | 202405 320-53800-47300<br>5/24 TORCIDO CLOCK        | DUVAL LANDSCAPE MAINTENANCE      | *      | 2,875.00 | 2,875.00 004084            |
| 7/18/24    | 00086 | 6/14/24 27395                     | 202405 320-53800-47300<br>MAY RINCON VALVE LOCATE   | DUVAL LANDSCAPE MAINTENANCE      | *      | 900.00   | 900.00 004085              |
| 7/18/24    | 00086 | 6/14/24 27396                     | 202405 320-53800-47300<br>MAY MEDIO ISLAND POT INST | DUVAL LANDSCAPE MAINTENANCE      | *      | 850.00   | 850.00 004086              |
| 7/18/24    | 00029 | 7/01/24 159                       | 202407 310-51300-34000<br>JUL MANAGEMENT FEES       | GOVERNMENTAL MANAGEMENT SERVICES | *      | 3,541.67 | 4,547.85 004087            |
|            |       | 7/01/24 159                       | 202407 310-51300-35200<br>JUL WEBSITE ADMIN         |                                  | *      | 83.33    |                            |
|            |       | 7/01/24 159                       | 202407 310-51300-35100<br>JUL INFO TECH             |                                  | *      | 118.75   |                            |
|            |       | 7/01/24 159                       | 202407 310-51300-31300<br>JUL DISSEM AGENT SRVCS    |                                  | *      | 441.67   |                            |
|            |       | 7/01/24 159                       | 202407 310-51300-49000<br>OFFICE SUPPLIES           |                                  | *      | 3.25     |                            |
|            |       | 7/01/24 159                       | 202407 310-51300-42000<br>POSTAGE                   |                                  | *      | 203.24   |                            |
|            |       | 7/01/24 159                       | 202407 310-51300-42500<br>COPIES                    |                                  | *      | 101.85   |                            |
|            |       | 7/01/24 159                       | 202407 310-51300-41000<br>TELEPHONE                 |                                  | *      | 54.09    |                            |
| 7/18/24    | 00082 | 7/08/24 58545                     | 202406 310-51300-32200<br>AUDIT FYE 9/30/23         | MCDIRMIT DAVIS LLC               | *      | 3,800.00 | 3,800.00 004088            |
| 7/18/24    | 00095 | 7/05/24 18659                     | 202407 320-53800-47302<br>DEAD PINE TREES DROP      | TAYLOR TREE SERVICES INC         | *      | 2,550.00 | 2,550.00 004089            |
| 7/22/24    | 00075 | 7/18/24 07182024                  | 202407 310-51300-11000<br>7/18/24 CDD BOARD MEETING | CHARLES USINA III                | *      | 200.00   | 200.00 004090              |
| 7/22/24    | 00089 | 7/18/24 07182024                  | 202407 310-51300-11000<br>7/18/24 CDD BOARD MEETING | JOHN T SMITH                     | *      | 200.00   | 200.00 004091              |

SWCC SWEETWATER CRK BPEREGRINO

| CHECK<br>DATE      | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME       | STATUS | AMOUNT    | ....CHECK.....<br>AMOUNT # |
|--------------------|-------|-----------------------------------|--|-------------------|--------|-----------|----------------------------|
| 7/22/24            | 00051 | 7/18/24 07182024                  | 202407 310-51300-11000                           |                   | *      | 200.00    |                            |
|                    |       | 7/18/24                           | CDD BOARD MEETING                                | ROBERT LISOTTA    |        |           | 200.00 004092              |
| 7/22/24            | 00040 | 7/18/24 07182024                  | 202407 310-51300-11000                           |                   | *      | 200.00    |                            |
|                    |       | 7/18/24                           | CDD BOARD MEETING                                | STEPHEN J HANDLER |        |           | 200.00 004093              |
| 7/30/24            | 00075 | 7/30/24 07302024                  | 202310 310-51300-11000                           |                   | *      | 200.00    |                            |
|                    |       | 10/5/23                           | CDD BOARD MEETING                                | CHARLES USINA III |        |           | 200.00 004094              |
| TOTAL FOR BANK A   |       |                                   |  |                   |        | 33,228.58 |                            |
| TOTAL FOR REGISTER |       |                                   |  |                   |        | 33,228.58 |                            |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE   | EXPENSED TO YRMO | DPT | ACCT# | SUB   | SUBCLASS | VENDOR NAME                        | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|-----------|------------------|-----|-------|-------|----------|------------------------------------|--------|--------|--------------|---------|
| 7/02/24    | 00129 | 6/14/24      | 06142024  | 202406           | 340 | 53800 | 34500 |          | FIT INSTRUCTOR                     | *      | 210.00 | 210.00       | 002621  |
|            |       |              | 5/29-6/14 |                  |     |       |       |          | AMYSUE LONG                        |        |        |              |         |
| 7/02/24    | 00130 | 6/17/24      | 06172024  | 202406           | 340 | 53800 | 34500 |          | FIT INSTRUCTOR                     | *      | 105.00 | 105.00       | 002622  |
|            |       |              | 5/29-6/12 |                  |     |       |       |          | CRISPIN ZINSMEISTER                |        |        |              |         |
| 7/02/24    | 00131 | 6/17/24      | 06172024  | 202406           | 340 | 53800 | 34500 |          | FIT INSTRUCTOR                     | *      | 320.00 | 320.00       | 002623  |
|            |       |              | 6/3-6/16  |                  |     |       |       |          | DIANE LAURA STOEVER                |        |        |              |         |
| 7/02/24    | 00005 | 6/06/24      | 41-28344  | 202406           | 330 | 53800 | 52200 |          | SPA & PAPER                        | *      | 127.84 |              |         |
|            |       | 6/06/24      | 41-28344  | 202406           | 330 | 53800 | 52100 |          | CLEANING SUPPLIES                  | *      | 194.08 |              |         |
|            |       |              |           |                  |     |       |       |          | DOWNEY'S JANITORIAL SUPPLIES       |        |        | 321.92       | 002624  |
| 7/02/24    | 00128 | 5/29/24      | 05292024  | 202406           | 340 | 53800 | 34500 |          | FIT INSTRUCTOR                     | *      | 360.00 | 360.00       | 002625  |
|            |       |              | 5/28-6/12 |                  |     |       |       |          | ELIANA N ROQUE                     |        |        |              |         |
| 7/02/24    | 00080 | 6/24/24      | 00082618  | 202406           | 330 | 53800 | 48300 |          | EXIT BA POWER-CYCLE TEST           | *      | 245.00 | 245.00       | 002626  |
|            |       |              |           |                  |     |       |       |          | HIDDEN EYES LLC DBA ENVERA SYSTEMS |        |        |              |         |
| 7/02/24    | 00139 | 6/17/24      | 06172024  | 202406           | 340 | 53800 | 34500 |          | FIT INSTRUCTOR                     | *      | 70.00  | 70.00        | 002627  |
|            |       |              | 6/6&6/12  |                  |     |       |       |          | GLENDA MALEWICKI DBA GLENDA'S YOGA |        |        |              |         |
| 7/02/24    | 00132 | 6/01/24      | 06012024  | 202405           | 340 | 53800 | 34500 |          | FIT INSTRUCTOR                     | *      | 105.00 | 105.00       | 002628  |
|            |       |              | 5/23-6/1  |                  |     |       |       |          | LAURA CORREA                       |        |        |              |         |
| 7/02/24    | 00132 | 6/15/24      | 06152024  | 202406           | 340 | 53800 | 34500 |          | FIT INSTRUCTOR                     | *      | 140.00 | 140.00       | 002629  |
|            |       |              | 6/8-6/15  |                  |     |       |       |          | LAURA CORREA                       |        |        |              |         |
| 7/02/24    | 00127 | 6/09/24      | 06092024  | 202405           | 340 | 53800 | 34500 |          | FIT INSTRUCTOR                     | *      | 450.00 | 450.00       | 002630  |
|            |       |              | 5/27-6/9  |                  |     |       |       |          | LINA HERMEZ                        |        |        |              |         |
| 7/02/24    | 00141 | 6/17/24      | 06172024  | 202406           | 340 | 53800 | 34500 |          | FIT INSTRUCTOR                     | *      | 175.00 | 175.00       | 002631  |
|            |       |              | 6/3-6/10  |                  |     |       |       |          | PATRICIA SCOTT                     |        |        |              |         |

SWCC SWEETWATER CRK BPEREGRINO

| CHECK DATE | VEND# | INVOICE DATE | INVOICE  | EXPENSED TO YRMO | DPT | ACCT# | SUB   | SUBCLASS | VENDOR NAME                        | STATUS | AMOUNT   | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|------------------|-----|-------|-------|----------|------------------------------------|--------|----------|--------------|---------|
| 7/02/24    | 00020 | 6/07/24      | 08466158 | 202405           | 340 | 53800 | 49400 |          | NAPKINS AND DIXIE PLATES           | *      | 86.36    |              |         |
|            |       |              |          |                  |     |       |       |          | PUBLIX SUPER MARKETS INC           |        |          | 86.36        | 002632  |
| 7/02/24    | 00104 | 6/01/24      | 275      | 202406           | 330 | 53800 | 10000 |          | JUN FITNESS CNTR MANAGER           | *      | 9,922.92 |              |         |
|            |       | 6/01/24      | 275      | 202406           | 330 | 53800 | 10000 |          | JUN ASSISTANT MANAGER              | *      | 6,603.92 |              |         |
|            |       | 6/01/24      | 275      | 202406           | 330 | 53800 | 10000 |          | JUN FRONT DESK ATTENDANTS          | *      | 4,814.50 |              |         |
|            |       | 6/01/24      | 275      | 202406           | 330 | 53800 | 10000 |          | MAY FRONT DESK ATTENDANTS          | *      | 1,796.10 |              |         |
|            |       | 6/01/24      | 275      | 202406           | 330 | 53800 | 46500 |          | JUN JANITORIAL SERVICES            | *      | 3,482.92 |              |         |
|            |       | 6/01/24      | 275      | 202406           | 330 | 53800 | 52000 |          | JUN POOL MAINTENANCE               | *      | 1,560.00 |              |         |
|            |       | 6/01/24      | 275      | 202406           | 320 | 53800 | 12100 |          | JUN FIELD MANAGEMENT               | *      | 7,420.00 |              |         |
|            |       |              |          |                  |     |       |       |          | RIVERSIDE MANAGEMENT SERVICES, INC |        |          | 35,600.36    | 002633  |
| 7/02/24    | 00104 | 6/24/24      | 277      | 202406           | 330 | 53800 | 52002 |          | POOL CHEMICAL-TRICHLOR             | *      | 192.39   |              |         |
|            |       | 6/24/24      | 277      | 202406           | 330 | 53800 | 52002 |          | POOL CHEMICAL-TILE SOAP            | *      | 36.66    |              |         |
|            |       |              |          |                  |     |       |       |          | RIVERSIDE MANAGEMENT SERVICES, INC |        |          | 229.05       | 002634  |
| 7/02/24    | 00138 | 5/30/24      | 05302024 | 202405           | 340 | 53800 | 34500 |          | 5/21-5/30 FIT INSTRUCTOR           | *      | 140.00   |              |         |
|            |       |              |          |                  |     |       |       |          | RONALD C. CULLUM                   |        |          | 140.00       | 002635  |
| 7/02/24    | 00138 | 6/06/24      | 06062024 | 202406           | 340 | 53800 | 34500 |          | 6/4-6/6 FIT INSTRUCTOR             | *      | 70.00    |              |         |
|            |       |              |          |                  |     |       |       |          | RONALD C. CULLUM                   |        |          | 70.00        | 002636  |
| 7/02/24    | 00136 | 6/13/24      | 06132024 | 202406           | 340 | 53800 | 34500 |          | 6/4-6/13 FIT INSTRUCTOR            | *      | 140.00   |              |         |
|            |       |              |          |                  |     |       |       |          | TIFFANY ROSE CUNNINGHAM            |        |          | 140.00       | 002637  |
| 7/02/24    | 00159 | 6/07/24      | 31458212 | 202406           | 330 | 53800 | 47800 |          | AC RPR CLOGGED DRAIN               | *      | 730.11   |              |         |
|            |       |              |          |                  |     |       |       |          | TRANE U.S. INC.                    |        |          | 730.11       | 002638  |
| 7/02/24    | 00041 | 6/10/24      | 61917772 | 202406           | 340 | 53800 | 34400 |          | JUN PEST CONTROL                   | *      | 81.19    |              |         |
|            |       |              |          |                  |     |       |       |          | TURNER PEST CONTROL LLC            |        |          | 81.19        | 002639  |

SWCC SWEETWATER CRK BPEREGRINO

| CHECK DATE | VEND# | INVOICE DATE | INVOICE  | EXPENSED TO YRMO | DPT | ACCT# | SUB   | SUBCLASS | VENDOR NAME   | STATUS | AMOUNT   | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|------------------|-----|-------|-------|----------|---|--------|----------|--------------|---------|
| 7/02/24    | 00147 | 6/03/24      | 93       | 202405           | 330 | 53800 | 47800 |          | TV MOUNTING<br>PAUL STRATTON DBA 210 HANDYMAN   | *      | 250.00   | 250.00       | 002640  |
| 7/18/24    | 00129 | 6/21/24      | 06212024 | 202406           | 340 | 53800 | 34500 |          | 6/19&6/21 FITNESS CLASS<br>AMYSUE LONG  | *      | 70.00    | 70.00        | 002641  |
| 7/18/24    | 00096 | 7/05/24      | 1221     | 202406           | 330 | 53800 | 44000 |          | JUN SPIN BIKE LEASE<br>FRANK A FLORI DBA CHAIRMAN'S ENT   | *      | 513.20   | 513.20       | 002642  |
| 7/18/24    | 00096 | 7/05/24      | 1225     | 202407           | 330 | 53800 | 44000 |          | JUL SPIN BIKE LEASE<br>FRANK A FLORI DBA CHAIRMAN'S ENT   | *      | 513.20   | 513.20       | 002643  |
| 7/18/24    | 00130 | 7/01/24      | 07012024 | 202406           | 340 | 53800 | 34500 |          | 6/19&6/26 FITNESS CLASS<br>CRISPIN ZINSMEISTER  | *      | 70.00    | 70.00        | 002644  |
| 7/18/24    | 00131 | 7/01/24      | 07012024 | 202406           | 340 | 53800 | 34500 |          | 6/17-6/30 FIT CLASS<br>DIANE LAURA STOEVER  | *      | 480.00   | 480.00       | 002645  |
| 7/18/24    | 00005 | 6/21/24      | 41-28421 | 202406           | 330 | 53800 | 52200 |          | SPA & PAPER<br>6/21/24 41-28421 202406 330-53800-52100<br>CLEANING SUPPLIES<br>DOWNEY'S JANITORIAL SUPPLIES | *      | 192.18   | 243.88       | 002646  |
| 7/18/24    | 00139 | 7/01/24      | 07012024 | 202406           | 340 | 53800 | 34500 |          | 6/20-6/27 FITNESS CLASS<br>GLENDA MALEWICKI DBA GLENDA'S YOGA   | *      | 105.00   | 105.00       | 002647  |
| 7/18/24    | 00132 | 6/29/24      | 06292024 | 202406           | 340 | 53800 | 34500 |          | 6/20-29 FIT INSTRUCTOR<br>LAURA CORREA  | *      | 140.00   | 140.00       | 002648  |
| 7/18/24    | 00127 | 6/23/24      | 06232024 | 202406           | 340 | 53800 | 34500 |          | 6/10-6/23 FITNESS CLASS<br>LINA HERMEZ  | *      | 450.00   | 450.00       | 002649  |
| 7/18/24    | 00014 | 5/08/24      | T480-95  | 202405           | 330 | 53800 | 52100 |          | DISINFECTANT FITNESS WIPE<br>LLOYD'S EXERCISE EQUIPMENT LLC   | *      | 1,300.00 | 1,300.00     | 002650  |

SWCC SWEETWATER CRK BPEREGRINO

| CHECK DATE         | VEND# | INVOICE DATE | INVOICE  | EXPENSED TO YRMO | DPT | ACCT# | SUB   | SUBCLASS | VENDOR NAME                        | STATUS | AMOUNT    | CHECK AMOUNT | CHECK # |
|--------------------|-------|--------------|----------|------------------|-----|-------|-------|----------|------------------------------------|--------|-----------|--------------|---------|
| 7/18/24            | 00135 | 7/01/24      | 07012024 | 202406           | 340 | 53800 | 34500 |          | MIRANDA BULGER                     | *      | 280.00    | 280.00       | 002651  |
| 7/18/24            | 00141 | 7/01/24      | 07012024 | 202406           | 340 | 53800 | 34500 |          | PATRICIA SCOTT                     | *      | 140.00    | 140.00       | 002652  |
| 7/18/24            | 00019 | 7/01/24      | 13129562 | 202407           | 330 | 53800 | 52002 |          | POOLSURE                           | *      | 2,054.80  | 2,054.80     | 002653  |
| 7/18/24            | 00160 | 7/03/24      | 052843   | 202406           | 330 | 53800 | 47800 |          | RAY WARE HARDWARE INC              | *      | 4,316.38  | 4,316.38     | 002654  |
| 7/18/24            | 00104 | 7/01/24      | 278      | 202407           | 330 | 53800 | 10000 |          | JUL FITNESS CTR MANAGER            | *      | 9,922.92  |              |         |
|                    |       | 7/01/24      | 278      | 202407           | 330 | 53800 | 10000 |          | JUL ASSISTANT MANAGER              | *      | 6,603.92  |              |         |
|                    |       | 7/01/24      | 278      | 202407           | 330 | 53800 | 10000 |          | JUL FRONT DESK ATTENDANTS          | *      | 4,814.50  |              |         |
|                    |       | 7/01/24      | 278      | 202407           | 330 | 53800 | 10000 |          | JUN FRONT DESK ATTENDANTS          | *      | 1,387.50  |              |         |
|                    |       | 7/01/24      | 278      | 202407           | 330 | 53800 | 46500 |          | JUL JANITORIAL SRVCS               | *      | 3,482.92  |              |         |
|                    |       | 7/01/24      | 278      | 202407           | 330 | 53800 | 52000 |          | JUL POOL MAINTENANCE               | *      | 1,560.00  |              |         |
|                    |       | 7/01/24      | 278      | 202407           | 320 | 53800 | 12100 |          | JUL FIELD MANAGEMENT               | *      | 7,420.00  |              |         |
|                    |       |              |          |                  |     |       |       |          | RIVERSIDE MANAGEMENT SERVICES, INC |        |           | 35,191.76    | 002655  |
| 7/18/24            | 00136 | 6/27/24      | 06272024 | 202406           | 340 | 53800 | 34500 |          | TIFFANY ROSE CUNNINGHAM            | *      | 140.00    | 140.00       | 002656  |
| 7/18/24            | 00042 | 7/01/24      | 351209   | 202407           | 330 | 53800 | 48400 |          | VILLAGE KEY & ALARM INC            | *      | 60.00     | 60.00        | 002657  |
| TOTAL FOR BANK B   |       |              |          |                  |     |       |       |          |                                    |        | 85,897.21 |              |         |
| TOTAL FOR REGISTER |       |              |          |                  |     |       |       |          |                                    |        | 85,897.21 |              |         |

SWCC SWEETWATER CRK BPEREGRINO



| CHECK<br>DATE      | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME         | STATUS | AMOUNT    | ....CHECK.....<br>AMOUNT #         |                  |
|--------------------|-------|-----------------------------------|--|---------------------|--------|-----------|------------------------------------|------------------|
| 7/02/24            | 00080 | 11/07/23                          | IN3047A 202311 600-13100-10000                   | SYSTEM UPGRADE DEP  | *      | 7,905.06  |                                    |                  |
|                    |       | 3/20/24                           | IN7172A 202403 600-13100-10000                   | INSTALL BALANCE DUE | *      | 7,905.06  |                                    |                  |
|                    |       |                                   |  |                     |        |           | HIDDEN EYES LLC DBA ENVERA SYSTEMS | 15,810.12 000034 |
| TOTAL FOR BANK A   |       |                                   |  |                     |        | 15,810.12 |                                    |                  |
| TOTAL FOR REGISTER |       |                                   |  |                     |        | 15,810.12 |                                    |                  |

*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: 136

(B) Name and address of Payee: Matthews | DCCM  
7 Waldo Street  
St. Augustine, FL 32084

(C) Amount Payable: \$2,475.00

(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 # 191118 – Due Diligence and Site Planning for ONDA Park

(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

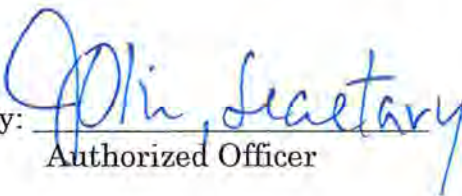
this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid.

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

Project Manager Alex Acree



Jim Oliver  
Sweetwater Creek CDD  
C/O Governmental Management Services, LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

May 9, 2024  
Invoice No: 191118

Project 23273.01 Onda Park Project

This invoice includes charges for tasks performed for your project, including:

- Coordination with District Manager
- Park Discussions with John
- Various Concept Revisions

Please call Alex Acree if you have any questions or concerns regarding your project.

For billing inquiries, please contact our Accounting Department.

**Professional Services through April 30, 2024**

Phase 001 Due Diligence and Site Planning

|                                      | Hours | Rate              | Amount            |
|--------------------------------------|-------|-------------------|-------------------|
| Vice President of Production         | 1.00  | 290.00            | 290.00            |
| Landscape Architecture Division Lead | 7.75  | 275.00            | 2,131.25          |
| Project Coordinator 1                | .25   | 95.00             | 23.75             |
| Project Administrator                | .25   | 120.00            | 30.00             |
| <b>Total Labor</b>                   |       |                   | <b>2,475.00</b>   |
|                                      |       | <b>Total Due:</b> | <b>\$2,475.00</b> |

**Outstanding Invoices**

| Number       | Date     | Balance         |
|--------------|----------|-----------------|
| 190937       | 4/9/2024 | 2,037.50        |
| <b>Total</b> |          | <b>2,037.50</b> |

**Billed to Date**

|               | Current Due     | Prior Billed    | Billed to Date  |
|---------------|-----------------|-----------------|-----------------|
| Labor         | 2,475.00        | 4,206.25        | 6,681.25        |
| <b>Totals</b> | <b>2,475.00</b> | <b>4,206.25</b> | <b>6,681.25</b> |

7 Waldo Street, St. Augustine, FL 32084 | P: 904.826.1334 | F: 904.826.4547 | www.MDGinc.com

Invoices are due upon receipt. Prompt payments are critical to keeping your project on schedule. Matthews | DCCM accepts all major credit cards for a 3.5% convenience fee. **Payments not received within 30 days of the invoice date are considered past due and all work and submittals will be placed on hold until payment is received along with finance charges of 18% annual accrued.** We appreciate your business and cooperation with timely payments.

**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: 137

(B) Name and address of Payee: Matthews | DCCM  
7 Waldo Street  
St. Augustine, FL 32084

(C) Amount Payable: \$9,489.26

(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 # 191467 – ONDA Park, Survey Services, Construction Plans Preparation and Meetings

(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

Project Manager Alex Acree



Sweetwater Creek CDD  
Jim Oliver  
C/O Governmental Management Services, LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

July 10, 2024  
Invoice # 191467

Project 0000021856.001 Onda Park

This invoice includes charges for tasks performed for your project, including:

- Coordination with District Manager
- Site Surveying
- Work on Construction Plans

Please call Alex Acree if you have any questions or concerns regarding your project.  
For billing inquiries, please contact our Accounting Department.

**Professional Services through June 30, 2024**

| Phase            | 0002   | Survey Services      |          |                 |
|------------------|--------|----------------------|----------|-----------------|
| <b>Fee</b>       |        |                      |          |                 |
| Total Fee        |        | 3,000.00             |          |                 |
| Percent Complete | 100.00 | Total Earned         | 3,000.00 |                 |
|                  |        | Previous Fee Billing | 0.00     |                 |
|                  |        | Current Fee Billing  | 3,000.00 |                 |
|                  |        | <b>Total Fee</b>     |          | <b>3,000.00</b> |

| Phase            | 0003  | Construction Plans Preparation |          |                 |
|------------------|-------|--------------------------------|----------|-----------------|
| <b>Fee</b>       |       |                                |          |                 |
| Total Fee        |       | 8,000.00                       |          |                 |
| Percent Complete | 80.00 | Total Earned                   | 6,400.00 |                 |
|                  |       | Previous Fee Billing           | 0.00     |                 |
|                  |       | Current Fee Billing            | 6,400.00 |                 |
|                  |       | <b>Total Fee</b>               |          | <b>6,400.00</b> |

| Phase                 | 0006 | Meetings and Coordination |        |              |
|-----------------------|------|---------------------------|--------|--------------|
|                       |      | Hours                     | Rate   | Amount       |
| Project Administrator |      | .50                       | 120.00 | 60.00        |
| <b>Total Labor</b>    |      |                           |        | <b>60.00</b> |

| Phase        | 0999 | Reimbursable Expenses |  |       |
|--------------|------|-----------------------|--|-------|
| 11 x 17 B/W  |      | 22.0 Copies @ 0.55    |  | 12.10 |
| 8.5 x 11 B/W |      | 44.0 Copies @ 0.27    |  | 11.88 |

7 Waldo Street, St. Augustine, FL 32084 | P: 904.826.1334 | F: 904.826.4547 | www.MDGinc.com

Invoices are due upon receipt. Prompt payments are critical to keeping your project on schedule. Matthews | DCCM accepts all major credit cards for a 3.5% convenience fee. **Payments not received within 30 days of the invoice date are considered past due and all work and submittals will be placed on hold until payment is received along with finance charges of 18% annual accrued.** We appreciate your business and cooperation with timely payments.



|               |                            |                   |              |                 |
|---------------|----------------------------|-------------------|--------------|-----------------|
| Project       | 000021856.001              | Onda Park         | Invoice      | 191467          |
| Color 11 x 17 |                            | 6.0 Copies @ 0.88 | 5.28         |                 |
|               | <b>Total Reproductions</b> |                   | <b>29.26</b> | <b>29.26</b>    |
|               |                            | <b>Total Due:</b> |              | <b>9,489.26</b> |

**Outstanding Invoices**

| Number       | Date     | Balance         |
|--------------|----------|-----------------|
| 191118       | 5/9/2024 | 2,475.00        |
| <b>Total</b> |          | <b>2,475.00</b> |

**Billed to Date**

|               | Current Due     | Prior Billed    | Billed to Date   |
|---------------|-----------------|-----------------|------------------|
| Fee           | 9,400.00        | 0.00            | 9,400.00         |
| Labor         | 60.00           | 6,681.25        | 6,741.25         |
| Unit          | 29.26           | 0.00            | 29.26            |
| <b>Totals</b> | <b>9,489.26</b> | <b>6,681.25</b> | <b>16,170.51</b> |

7 Waldo Street, St. Augustine, FL 32084 | P: 904.826.1334 | F: 904.826.4547 | www.MDGinc.com

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**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: 138

(B) Name and address of Payee: Matthews | DCCM  
7 Waldo Street  
St. Augustine, FL 32084

(C) Amount Payable: \$5100.00

(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 # 190784 – Due Diligence and Site Planning

(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

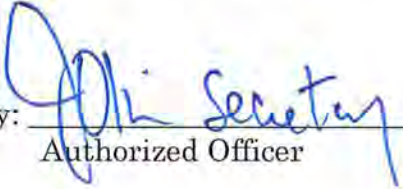
this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid.

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

Project Manager Alex Acree



Sweetwater Creek CDD  
Jim Oliver  
C/O Governmental Management Services, LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

August 13, 2024  
Invoice # 191636

Project 0000021856.0001 Onda Park

This invoice includes charges for tasks performed for your project, including:

- Coordination with District Manager
- Finalize Construction Plans
- Prepare Landscape Plans

Please call Alex Acree if you have any questions or concerns regarding your project. For billing inquiries, please contact our Accounting Department.

**Professional Services through July 31, 2024**

|                  |        |                                |          |                 |
|------------------|--------|--------------------------------|----------|-----------------|
| Phase            | 0003   | Construction Plans Preparation |          |                 |
| <b>Fee</b>       |        |                                |          |                 |
| Total Fee        |        | 8,000.00                       |          |                 |
| Percent Complete | 100.00 | Total Earned                   | 8,000.00 |                 |
|                  |        | Previous Fee Billing           | 6,400.00 |                 |
|                  |        | Current Fee Billing            | 1,600.00 |                 |
|                  |        | <b>Total Fee</b>               |          | <b>1,600.00</b> |

|                  |       |                        |          |                 |
|------------------|-------|------------------------|----------|-----------------|
| Phase            | 0004  | Code Minimum Landscape |          |                 |
| <b>Fee</b>       |       |                        |          |                 |
| Total Fee        |       | 3,800.00               |          |                 |
| Percent Complete | 90.00 | Total Earned           | 3,420.00 |                 |
|                  |       | Previous Fee Billing   | 0.00     |                 |
|                  |       | Current Fee Billing    | 3,420.00 |                 |
|                  |       | <b>Total Fee</b>       |          | <b>3,420.00</b> |

|                       |                    |                           |             |                 |
|-----------------------|--------------------|---------------------------|-------------|-----------------|
| Phase                 | 0006               | Meetings and Coordination |             |                 |
|                       |                    | <b>Hours</b>              | <b>Rate</b> | <b>Amount</b>   |
| Project Coordinator 2 |                    | .50                       | 100.00      | 50.00           |
| Project Administrator |                    | .25                       | 120.00      | 30.00           |
|                       | <b>Total Labor</b> |                           |             | <b>80.00</b>    |
|                       |                    | <b>Total Due:</b>         |             | <b>5,100.00</b> |

**Billed to Date**

|     |                    |                     |                       |
|-----|--------------------|---------------------|-----------------------|
|     | <b>Current Due</b> | <b>Prior Billed</b> | <b>Billed to Date</b> |
| Fee | 5,020.00           | 9,400.00            | 14,420.00             |

7 Waldo Street, St. Augustine, FL 32084 | P: 904.826.1334 | F: 904.826.4547 | www.MDGinc.com

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| Project       | 0000021856.0001 | Onda Park       |                  | Invoice          | 191636 |
|---------------|-----------------|-----------------|------------------|------------------|--------|
| Labor         |                 | 80.00           | 6,741.25         | 6,821.25         |        |
| Unit          |                 | 0.00            | 29.26            | 29.26            |        |
| <b>Totals</b> |                 | <b>5,100.00</b> | <b>16,170.51</b> | <b>21,270.51</b> |        |

7 Waldo Street, St. Augustine, FL 32084 | P: 904.826.1334 | F: 904.826.4547 | [www.MDGinc.com](http://www.MDGinc.com)

Invoices are due upon receipt. Prompt payments are critical to keeping your project on schedule. Matthews | DCCM accepts all major credit cards for a 3.5% convenience fee. **Payments not received within 30 days of the invoice date are considered past due and all work and submittals will be placed on hold until payment is received along with finance charges of 18% annual accrued.** We appreciate your business and cooperation with timely payments.

**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: 139

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

(C) Amount Payable: \$583.00

(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 # 10065 – Telephone conference with Supervisor Smtih to discuss issues to property ownership (Onda Park); construction timeline and playground; analyze property appraiser records and plats to further investigate. Review and analyze cover letter, general contractor list and information request for proposals for Onda Park Playground construction project.

(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



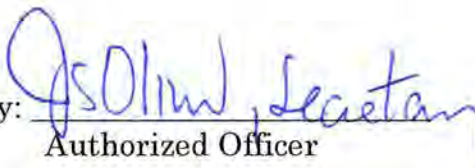
this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid.

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.

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**SWEETWATER CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Authorized Officer

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

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Consulting Engineer



# INVOICE

**KILINSKI | VAN WYK**

Invoice # 10065  
Date: 08/17/2024  
Due On: 09/16/2024

## 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      | MGH      | 07/23/2024 | Telephone conference with Supervisor Smith to discuss issues related to property ownership surrounding Onda Park project, construction timeline, and playground; analyze Property Appraiser records and plats to further investigate property ownership and advise on further action. | 1.80     | \$265.00 | \$477.00        |
| Service      | MGH      | 07/29/2024 | Review and analyze cover letter, general contractor list, and information Request for Proposals for Onda Park playground construction project.  | 0.40     | \$265.00 | \$106.00        |
| <b>Total</b> |          |            |   |          |          | <b>\$583.00</b> |

### Detailed Statement of Account

#### Current Invoice

| Invoice Number                  | Due On     | Amount Due | Payments Received | Balance Due     |
|---------------------------------|------------|------------|-------------------|-----------------|
| 10065                           | 09/16/2024 | \$583.00   | \$0.00            | \$583.00        |
| <b>Outstanding Balance</b>      |            |            |                   | <b>\$583.00</b> |
| <b>Total Amount Outstanding</b> |            |            |                   | <b>\$583.00</b> |

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  
September 2024



# DUVAL LANDSCAPE MAINTENANCE, LLC

## Monthly Reporting September 2024

### In Progress:

1. Removal of grasses on some cut throughs on Glorieta Drive (Fall Project).
2. Installation of Pine Straw.
3. Common Area Sod Repair next to 119 Medio.

### Completed:

1. Redesign of entrance beds - Phase 2.
2. Completion of sod repairs at Duval's cost.
3. Weekly Communication Reports for Maintenance Crew and Fertilization and Pest Control Division.

### Discussion:

1. Pine straw refresh discussion. In contract, \$25,000 what areas to be done?

### Attachments:

1. The Irrigation Wet Check Reports with summary on each report for September 2024 are attached. Onda Soccerfield did not wet check.

Thank you,

### YOUR DUVAL TEAM

Mary Marchiano  
Account Manager

Michael Wooldridge  
Branch Manager

Preston Moody  
Irrigation Manager

Torre Dunham  
Fertilization Manager



# 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         | 8/13/2024                 |   |   |   |    |   |   |
| Power on              | Y         | N |                     |       |      | Program      | A                         | B | C |   |    |   |   |
| General Information   |           |   | Backflow            |       |      | Start Times  | 10:00 PM                  |   |   |   |    |   |   |
| Valve Type            |           |   | PRV                 | Y     | N    | Run times    | 2H40M                     |   |   |   |    |   |   |
| Coverage              | Good      |   | MV                  | Y     | N    | Days of Week | S                         | M | T | W | Th | F | S |

| Zone | Head Type | Turf | Shrub | Flowers | Lateral Line Break | Zone Not Responding | Valve Leaking | Zone not Shutting Down | 4" Spray | 6" Spray | 12" Spray | 4" Rotor | Fixed Riser | Cleaned/Replaced Nozzle | Adjusted Spray Pattern | Straightened | Capped | Raised/Lowered | Locations of Zones                 |
|------|-----------|------|-------|---------|--------------------|---------------------|---------------|------------------------|----------|----------|-----------|----------|-------------|-------------------------|------------------------|--------------|--------|----------------|------------------------------------|
| 1    | s         | x    | x     |         |                    |                     |               |                        |          |          |           |          |             | 3                       | x                      |              |        |                | Left corner of brasilia            |
| 2    | s         | x    | x     | x       |                    |                     |               |                        |          |          |           |          |             |                         | x                      |              |        |                | Btw curb and sidewalk lft brasilia |
| 3    | r         | x    | x     |         | 1                  |                     |               |                        |          |          |           |          |             |                         | x                      |              |        |                | Back curb left of brasilia         |
| 4    | s         | x    | x     |         |                    |                     |               |                        |          |          |           |          |             | 4                       | 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 Same day  
 Changed nozzles to add pressure for the new plants  
 New plants have 3 extra days or water



**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                   |          | 8/14/2024 |           |          |             |                         |       |              |        |                |                                |
| Power on              |           | Y           | N                   | Program |                    |                     | A            | B                      | C        |           |           |          |             |                         |       |              |        |                |                                |
| General Information   |           |             | Backflow            |         |                    | Start Times         |              | 10:00 P                |          |           |           |          |             |                         |       |              |        |                |                                |
| Valve Type            |           | PRV         |                     | Y       | N                  | Run Times           |              | 2Hrs                   |          |           |           |          |             |                         |       |              |        |                |                                |
| Coverage              |           | Good        |                     | MV      |                    | Y                   | N            | Days of Week           |          | S         | M         | T        | W           | Th                      | F     | S            |        |                |                                |
| Zone                  | Head Type | Turf        | Shrub               | Flowers | Lateral Line Break | Zone Not Responding | Low pressure | Zone not Shutting Down | 4" Spray | 6" Spray  | 12" Spray | 4" Rotor | Fixed Riser | Cleaned/Replaced Nozzle | Adjus | Straightened | Capped | Raised/Lowered | Locations of Zones             |
| 1                     | 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              | Lft Round |   | Location            | Left of roundabout |      | Location     | Left of roundabout |   |   |   |    |   |   |
| Type                  | RB        |   | Size                |                    |      | Technician   | Mark               |   |   |   |    |   |   |
| Rain Guage            | Y         | N | Source              | Meter              | Well | Date         | 8/13/2024          |   |   |   |    |   |   |
| Power on              | Y         | N |                     |                    |      | Program      | A                  | B | C |   |    |   |   |
| General Information   |           |   | Backflow            |                    |      | Start Times  | 10:00 PM           |   |   |   |    |   |   |
| Valve Type            |           |   | PRV                 | Y                  | N    | Run times    | 2H20M              |   |   |   |    |   |   |
| Coverage              | Good      |   | MV                  | Y                  | N    | Days of Week | S                  | M | T | W | Th | F | S |

| Zone | Head Type | Turf | Shrub | Flowers | Lateral Line Break | Zone Not Responding | Low pressure | Zone not Shutting Down | 4" Spray | 6" Spray | 12" Spray | 4" Rotor | Fixed Riser | Cleaned/Replaced Nozzle | Adjusted Spray Pattern | Straightened | Capped | Raised/Lowered | Locations of Zones               |
|------|-----------|------|-------|---------|--------------------|---------------------|--------------|------------------------|----------|----------|-----------|----------|-------------|-------------------------|------------------------|--------------|--------|----------------|----------------------------------|
| 1    | s         | x    | x     |         |                    |                     |              |                        |          |          |           |          |             | x                       |                        |              |        |                | Right of endrede                 |
| 2    | r         | x    | x     | x       |                    |                     |              |                        |          |          |           |          |             | x                       |                        |              |        |                | Right of endrede back sidewalk   |
| 3    | s         | x    | x     |         |                    |                     |              |                        |          |          |           |          |             | 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     |         |                    |                     |              |                        |          |          |           |          |             | x                       |                        |              |        |                | Left of the roundabout           |

Comments: Nothing wrong other than regular maintenance items

Adjusted and cleaned nozzles

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**Duval Landscape**  
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## 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            |          | 8/13/2024 |   |   |    |   |   |
| Power on              |  | Y            | N                   |        |              |             | Program      | A               | B        | C         |   |   |    |   |   |
| General Information   |  |              | Backflow            |        |              | Start Times |              | 10:00 PM        | 12:00 PM |           |   |   |    |   |   |
| Valve Type            |  |              | PRV                 |        | Y            | N           | Run times    |                 | 5H20M    | 40M       |   |   |    |   |   |
| Coverage              |  | Good         | MV                  |        | Y            | N           | Days of Week |                 | S        | M         | T | W | Th | F | S |

| 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     |         |                    |                     |              |                        |          |          |           |          |             | 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       |                    |                     |              |                        |          |          |           |          |             | x                       |                        |              |        |                | Acrooss from controller            |
| 6    | r         | x    | x     |         |                    |                     |              |                        |          |          |           |          |             | x                       |                        |              |        |                | Across from controller             |
| 7    | s         | x    | x     |         |                    |                     |              |                        |          |          |           |          |             | x                       |                        |              |        |                | Across from controller/pond        |
| 8    | r         | x    | x     |         |                    |                     |              |                        |          |          |           |          |             | x                       |                        |              |        |                | Along sidewalk by controller       |
| 9    | s         | x    | x     |         |                    |                     |              |                        |          |          |           |          |             | x                       |                        |              |        |                | Along curb left side               |
| 10   | s         | x    | x     |         |                    |                     |              |                        |          |          |           |          |             | 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

Checked irrigation for new plantings. Running an extra 3 days

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 \_\_\_\_\_



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# Duval Landscape

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## 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                |          | 8/13/2024 |    |   |    |   |   |
| Power on              |  | Y          | N                   |        |            | Program     |              | A                   | B        | C         |    |   |    |   |   |
| General Information   |  |            | Backflow            |        |            | Start Times |              | 10:00 PM            | 10:00 PM | 12:00 PM  |    |   |    |   |   |
| Valve Type            |  |            | PRV                 |        | Y          | N           | Run Times    |                     | 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 |  |  |  |  |  |   |  |  |  |  |   | x |  |  |  | Right corner of Oleta              |
| 3  | s | x | x |  |  |  |  |  |   |  |  |  |  |   | x |  |  |  | Along left sidewalk to roundabout  |
| 4  | s | x | x |  |  |  |  |  | 1 |  |  |  |  | 1 | 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 |  |  |  |  |  | 2 |  |  |  |  | 3 | x |  |  |  | Left side of Oleta                 |
| 10 | s | x | x |  |  |  |  |  |   |  |  |  |  |   | x |  |  |  | Along left side BTW Oleta+Glorieta |
| 11 | s | x | x |  |  |  |  |  |   |  |  |  |  |   | x |  |  |  | Along curb lift to oleta           |
| 12 | s | x | x |  |  |  |  |  |   |  |  |  |  |   | x |  |  |  | Along sidewalk lift to oleta       |
| 13 | s | x | x |  |  |  |  |  |   |  |  |  |  |   | x |  |  |  | Back sidewalk lift to oleta        |
| 14 | r | x | x |  |  |  |  |  |   |  |  |  |  |   | x |  |  |  | Ovalo court                        |
| 15 | r | x | x |  |  |  |  |  |   |  |  |  |  |   | x |  |  |  | Around controller                  |
| 16 | s | x | x |  |  |  |  |  |   |  |  |  |  |   | x |  |  |  | Along sidewalk by controller       |
| 17 | s | x | x |  |  |  |  |  |   |  |  |  |  |   | x |  |  |  | Along curb by controller           |
| 18 | s | x | x |  |  |  |  |  |   |  |  |  |  |   | x |  |  |  | Along curb across from controller  |
| 19 | s | x | x |  |  |  |  |  |   |  |  |  |  |   | x |  |  |  | Left of Glorieta                   |
| 20 | s | x | x |  |  |  |  |  |   |  |  |  |  |   | x |  |  |  | Left of dosel                      |
| 21 | r | x | x |  |  |  |  |  |   |  |  |  |  |   | x |  |  |  | Back of sidewalk across controller |
| 22 | s | x | x |  |  |  |  |  |   |  |  |  |  |   | x |  |  |  | Right of codo                      |
| 23 | s | x | x |  |  |  |  |  |   |  |  |  |  |   | 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 |  |  |  |  |  |  |  |  |  | 1 |  | x |  |  |  | pond on oleta way.     |
|    |   |   |   |  |  |  |  |  |  |  |  |  |   |  |   |  |  |  |                        |
|    |   |   |   |  |  |  |  |  |  |  |  |  |   |  |   |  |  |  |                        |

Comments: Nothing wrong other than regular maintenance items  
Pump repair prosal for lake. Installed ball valve to prime  
Installed 8/15



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# Duval Landscape

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## Irrigation Technical Inspection Report

| Irrigation Controller |                 |   | Point of Connection |                 |      | Site Name    | SweetWater           |          |          |   |    |   |   |
|-----------------------|-----------------|---|---------------------|-----------------|------|--------------|----------------------|----------|----------|---|----|---|---|
| Location              | Right of circle |   | Location            | Right of circle |      | Location     | Right of round about |          |          |   |    |   |   |
| Type                  | RB              |   | Size                |                 |      | Technician   | mark                 |          |          |   |    |   |   |
| Rain Guage            | Y               | N | Source              | Meter           | Well | Date         | 8/13/2024            |          |          |   |    |   |   |
| Power on              | Y               | N |                     |                 |      | Program      | A                    | B        | C        |   |    |   |   |
| General Information   |                 |   | Backflow            |                 |      | Start Times  | 10:00 PM             | 10:00 PM | 12:00 PM |   |    |   |   |
| Valve Type            |                 |   | PRV                 | Y               | N    | Run Times    | 4H30M                | 8H10M    | 20M      |   |    |   |   |
| Coverage              | Good            |   | MV                  | Y               | N    | Days of Week | S                    | M        | T        | W | Th | F | S |

| Zone | Head Type | Turf | Shrub | Flowers | Lateral Line Break | Zone Not Responding | Low pressure | Zone not Shutting Down | 4" Spray | 6" Spray | 12" Spray | 4" Rotor | Fixed Riser | Cleaned/Replaced Nozzle | Adjusted Spray Pattern | Straightened | Capped | Raised/Lowered | Locations of Zones |
|------|-----------|------|-------|---------|--------------------|---------------------|--------------|------------------------|----------|----------|-----------|----------|-------------|-------------------------|------------------------|--------------|--------|----------------|--------------------|
|------|-----------|------|-------|---------|--------------------|---------------------|--------------|------------------------|----------|----------|-----------|----------|-------------|-------------------------|------------------------|--------------|--------|----------------|--------------------|

|    |   |   |   |   |  |  |  |  |   |  |  |   |  |   |   |  |  |  |                                  |
|----|---|---|---|---|--|--|--|--|---|--|--|---|--|---|---|--|--|--|----------------------------------|
| 1  | r | x | x |   |  |  |  |  |   |  |  |   |  | x |   |  |  |  | Center of round about            |
| 2  | s | x | x |   |  |  |  |  | 1 |  |  |   |  | 1 | 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 |   |  |  |  |  |   |  |  |   |  | x |   |  |  |  | NA                               |
| 12 | r | x | x |   |  |  |  |  |   |  |  |   |  | x |   |  |  |  | Along berm on Ensenada           |
| 13 | s | x | x |   |  |  |  |  |   |  |  |   |  | x |   |  |  |  | Right side at bend               |
| 14 | s | x | x |   |  |  |  |  |   |  |  |   |  | x |   |  |  |  | Right side between curb and walk |
| 15 | s | x | x |   |  |  |  |  |   |  |  |   |  | x |   |  |  |  | Back sidewalk right of enrede    |
| 16 | s | x | x |   |  |  |  |  |   |  |  |   |  | x |   |  |  |  | Between curb and walk b4 enrede  |
| 17 | r | x | x |   |  |  |  |  |   |  |  | 2 |  | x |   |  |  |  | Between enrede and medio         |
| 18 | s | x | x |   |  |  |  |  |   |  |  |   |  | x |   |  |  |  | Left of enrede                   |
| 19 | s | x | x |   |  |  |  |  |   |  |  |   |  | x |   |  |  |  | Right of medio on corner         |
| 20 | s | x | x |   |  |  |  |  |   |  |  |   |  | x |   |  |  |  | Left of park entry               |
| 21 | s | x | x |   |  |  |  |  |   |  |  |   |  | x |   |  |  |  | Left side along Eendenada        |
| 22 | s | x | x |   |  |  |  |  |   |  |  |   |  | x |   |  |  |  | Back sidewalk on Ensdanada       |
| 23 | s | x | x |   |  |  |  |  |   |  |  |   |  | x |   |  |  |  | Left side along Eendenada        |

|    |   |   |   |  |  |  |  |  |  |  |  |  |  |  |   |  |  |  |                                  |
|----|---|---|---|--|--|--|--|--|--|--|--|--|--|--|---|--|--|--|----------------------------------|
| 24 | s | x | x |  |  |  |  |  |  |  |  |  |  |  | x |  |  |  | Left side along Endenada         |
| 25 | s | x | x |  |  |  |  |  |  |  |  |  |  |  | x |  |  |  | Back sidewalk on Ensdanada       |
| 26 | s | x | x |  |  |  |  |  |  |  |  |  |  |  | x |  |  |  | Left side along Endenada         |
| 27 | s | x | x |  |  |  |  |  |  |  |  |  |  |  | x |  |  |  | Back sidewalk on Ensdanada       |
| 28 | s | x | x |  |  |  |  |  |  |  |  |  |  |  | x |  |  |  | Left side along Endenada         |
| 29 | s | x | x |  |  |  |  |  |  |  |  |  |  |  | x |  |  |  | back sidewalk before round about |
| 30 | s | x | x |  |  |  |  |  |  |  |  |  |  |  | x |  |  |  | Before round about               |
| 31 | s | x | x |  |  |  |  |  |  |  |  |  |  |  | x |  |  |  | Right of round about             |

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

Replaced Pressure switch and psi gauge 8/15

Lake pump is running



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## Irrigation Technical Inspection Report

| Irrigation Controller |              |   | Point of Connection |              |      | Site Name    | SweetWater             |          |          |   |    |   |   |
|-----------------------|--------------|---|---------------------|--------------|------|--------------|------------------------|----------|----------|---|----|---|---|
| Location              | Right corner |   | Location            | Right corner |      | Location     | Rincon dr and ensenada |          |          |   |    |   |   |
| Type                  | RB           |   | Size                |              |      | Technician   | Mark                   |          |          |   |    |   |   |
| Rain Guage            | Y            | N | Source              | Meter        | Well | Date         | 8/15/2024              |          |          |   |    |   |   |
| Power on              | Y            | N |                     |              |      | Program      | A                      | B        | C        |   |    |   |   |
| General Information   |              |   | Backflow            |              |      | Start Times  | 10:00 PM               | 10:00 PM | 12:00 PM |   |    |   |   |
| Valve Type            |              |   | PRV                 | Y            | N    | Run times    | 6H                     | 6H       | 20M      |   |    |   |   |
| Coverage              | Good         |   | MV                  | Y            | N    | Days of Week | S                      | M        | T        | W | Th | F | S |

| Zone | Head Type | Turf | Shrub | Flowers | Lateral Line Break | Zone Not Responding | Low pressure | Zone not Shutting Down | 4" Spray | 6" Spray | 12" Spray | 4" Rotor | Fixed Riser | Cleaned/Replaced Nozzle | Adjusted Spray Pattern | Straightened | Capped | Raised/Lowered | Locations of Zones |
|------|-----------|------|-------|---------|--------------------|---------------------|--------------|------------------------|----------|----------|-----------|----------|-------------|-------------------------|------------------------|--------------|--------|----------------|--------------------|
|------|-----------|------|-------|---------|--------------------|---------------------|--------------|------------------------|----------|----------|-----------|----------|-------------|-------------------------|------------------------|--------------|--------|----------------|--------------------|

|    |   |   |   |   |  |  |  |  |   |   |  |  |  |   |   |  |  |  |                                     |
|----|---|---|---|---|--|--|--|--|---|---|--|--|--|---|---|--|--|--|-------------------------------------|
| 1  | s | x | x |   |  |  |  |  |   |   |  |  |  |   | x |  |  |  | Across from Park right              |
| 2  | s | x | x |   |  |  |  |  |   |   |  |  |  |   | x |  |  |  | Right of rincon                     |
| 3  | s | x | x |   |  |  |  |  | 1 |   |  |  |  | 1 | x |  |  |  | Around controller                   |
| 4  | s | x | x |   |  |  |  |  |   | 2 |  |  |  | 1 | 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 |  |  |  |  |   |   |  |  |  |   | x |  |  |  | Ensanada/Rincon Left side flowers   |
| 10 | s | x | x |   |  |  |  |  |   |   |  |  |  | 3 | x |  |  |  | Rincon 300-248                      |
| 11 | s | x | x |   |  |  |  |  |   |   |  |  |  |   | x |  |  |  | Rincon 238-202                      |
| 12 | s | x | x |   |  |  |  |  |   |   |  |  |  |   | x |  |  |  | Rincon 190*150                      |
| 13 | s | x | x |   |  |  |  |  |   |   |  |  |  |   | x |  |  |  | Rincon 130-88                       |
| 14 | s | x | x |   |  |  |  |  |   |   |  |  |  |   | x |  |  |  | Rincon 78-clock                     |
| 15 | r | x | x |   |  |  |  |  |   |   |  |  |  |   | x |  |  |  | Rincon Pond clock-98                |
| 16 | r | x | x |   |  |  |  |  |   |   |  |  |  |   | x |  |  |  | Rincon pond 108-290                 |
| 17 | r | x | x |   |  |  |  |  |   |   |  |  |  |   | x |  |  |  | Rincon pond to ensanada             |
| 18 | r | x | x |   |  |  |  |  |   |   |  |  |  |   | x |  |  |  | Ensanada Pond at clock              |
| 19 | s | x | x |   |  |  |  |  |   |   |  |  |  |   | x |  |  |  | Ensanada left side at park          |
| 20 | s | x | x |   |  |  |  |  |   |   |  |  |  |   | x |  |  |  | Ensanada left side 1/4 way          |
| 21 | s | x | x |   |  |  |  |  |   |   |  |  |  |   | x |  |  |  | Ensanada left side 1/2 way          |
| 22 | s | x | x |   |  |  |  |  |   |   |  |  |  |   | x |  |  |  | Ensanada left side 3/4 way          |
| 23 | s | x | x |   |  |  |  |  |   |   |  |  |  |   | x |  |  |  | Ensanada left side end              |

|    |   |   |   |  |  |  |  |  |  |  |  |  |   |  |  |   |  |  |  |                   |
|----|---|---|---|--|--|--|--|--|--|--|--|--|---|--|--|---|--|--|--|-------------------|
| 24 | r | x | x |  |  |  |  |  |  |  |  |  |   |  |  | x |  |  |  | Park lift station |
| 25 | r | x | x |  |  |  |  |  |  |  |  |  |   |  |  | x |  |  |  | Park right side   |
| 26 | r | x | x |  |  |  |  |  |  |  |  |  | 1 |  |  | 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: General maintenance

Replaced piping and ball valve to prime pump on 8/15

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**Duval Landscape**  
MAINTENANCE





# Duval Landscape

MAINTENANCE

## Irrigation Technical Inspection Report

|                              |              |                            |              |            |               |         |           |   |   |    |   |   |
|------------------------------|--------------|----------------------------|--------------|------------|---------------|---------|-----------|---|---|----|---|---|
| <b>Irrigation Controller</b> |              | <b>Point of Connection</b> |              | 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    | 8/12/2024 |   |   |    |   |   |
| Power on                     | Y            | N                          | Program      |            | A             | B       | C         |   |   |    |   |   |
| <b>General Information</b>   |              | Backflow                   | Start Times  |            | 10:00 P       | 12:00 P |           |   |   |    |   |   |
| Valve Type                   |              | PRV                        | Y            | N          | Run Time      | 1H40M   | 30Min     |   |   |    |   |   |
| Coverage                     | Good         | MV                         | Y            | N          | Days of Week  | S       | M         | T | W | Th | F | S |

| Zone | Head Type | Turf | Shrub | Flowers | Lateral Line Break | Zone Not Responding | Low pressure | Zone not Shutting Down | 4" Spray | 6" Spray | 12" Spray | 4" Rotor | Fixed Riser | Cleaned/Replaced Nozzle | Adjusted Spray Pattern | Straightened | Capped | Raised/Lowered | Locations of Zones          |
|------|-----------|------|-------|---------|--------------------|---------------------|--------------|------------------------|----------|----------|-----------|----------|-------------|-------------------------|------------------------|--------------|--------|----------------|-----------------------------|
| 1    |           |      |       |         |                    |                     |              |                        |          |          |           |          |             |                         |                        |              |        |                |                             |
| 2    | r         | x    | x     |         |                    |                     |              |                        |          |          |           |          |             |                         | x                      |              |        |                | Island back of Del norte    |
| 3    | s         | x    | x     | x       |                    |                     |              |                        | 1        |          |           |          |             | 1                       | 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  
 Added heads to hit sod  
 Adjusted times for new sod



Duval Landscape  
 MAINTENANCE





# Duval Landscape MAINTENANCE

## Irrigation Technical Inspection Report

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

| Zone | Head Type | Turf | Shrub | Flowers | Lateral Line Break | Zone Not Responding | Low pressure | Zone not Shutting Down | 4" Spray | 6" Spray | 12" Spray | 4" Rotor | Fixed Riser | Cleaned/Replaced Nozzle | Adjusted Spray Pattern | Straightened | Capped | Raised/Lowered | Locations of Zones                |
|------|-----------|------|-------|---------|--------------------|---------------------|--------------|------------------------|----------|----------|-----------|----------|-------------|-------------------------|------------------------|--------------|--------|----------------|-----------------------------------|
| 1    |           |      |       |         |                    |                     |              |                        |          |          |           |          |             |                         |                        |              |        |                | No wire                           |
| 2    | s         | x    | x     |         |                    |                     |              |                        |          |          |           |          |             |                         | x                      |              |        |                | Behind Amenity center             |
| 3    |           |      |       |         |                    |                     |              |                        |          |          |           |          |             |                         |                        |              |        |                | no wire                           |
| 4    | r         | x    | x     |         |                    |                     |              |                        |          |          |           |          |             |                         | 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     |         |                    |                     |              |                        |          |          |           |          |             |                         | 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     |         |                    |                     |              |                        |          |          |           |          |             |                         | 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



Change piping at lake pump to increase pressure- not completed  
yet. Trying to get done by 8/27



**Duval Landscape**  
MAINTENANCE





# 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         | 8/13/2024        |          |          |   |    |   |   |
| Power on              | Y          | N |                     |            |      | Program      | A                | B        | C        |   |    |   |   |
| General Information   |            |   | Backflow            |            |      | Start Times  | 10:00 PM         | 10:00 PM | 12:00 PM |   |    |   |   |
| Valve Type            |            |   | PRV                 | Y          | N    | Run Times    | 5H20M            | 5Hrs     | 40Mins   |   |    |   |   |
| Coverage              | Good       |   | MV                  | Y          | N    | Days of Week | S                | M        | T        | W | Th | F | S |

| Zone | Head Type | Turf | Shrub | Flowers | Lateral Line Break | Zone Not Responding | Low pressure | Zone not Shutting Down | 4" Spray | 6" Spray | 12" Spray | 4" Rotor | Fixed Riser | Cleaned/Replaced Nozzle | Adjusted Spray Pattern | Straightened | Capped | Raised/Lowered | Locations of Zones |
|------|-----------|------|-------|---------|--------------------|---------------------|--------------|------------------------|----------|----------|-----------|----------|-------------|-------------------------|------------------------|--------------|--------|----------------|--------------------|
|------|-----------|------|-------|---------|--------------------|---------------------|--------------|------------------------|----------|----------|-----------|----------|-------------|-------------------------|------------------------|--------------|--------|----------------|--------------------|

|    |   |   |   |   |  |  |  |  |  |   |  |   |  |   |   |  |  |  |                                  |
|----|---|---|---|---|--|--|--|--|--|---|--|---|--|---|---|--|--|--|----------------------------------|
| 1  | s | x | x |   |  |  |  |  |  |   |  |   |  |   | x |  |  |  | SW/ Curb at clock                |
| 2  | r | x | x |   |  |  |  |  |  |   |  |   |  |   | x |  |  |  | SW/ Woodline at clock            |
| 3  | s | x | x | x |  |  |  |  |  |   |  |   |  | 2 | x |  |  |  | Oltero SW/ Curb                  |
| 4  | r | x | x | x |  |  |  |  |  |   |  |   |  |   | x |  |  |  | Oltero shrubs SW/ Curb exit side |
| 5  | s | x | x |   |  |  |  |  |  |   |  |   |  |   | x |  |  |  | Island past guard gate           |
| 6  | s | x | x | x |  |  |  |  |  |   |  |   |  |   | x |  |  |  | Entry island                     |
| 7  | s | x | x |   |  |  |  |  |  |   |  |   |  |   | x |  |  |  | Exit side beds outside gate      |
| 8  | s | x | x |   |  |  |  |  |  |   |  |   |  |   | x |  |  |  | Curb S/W Exit side               |
| 9  | r | x | x |   |  |  |  |  |  |   |  |   |  |   | x |  |  |  | Lipizzon both sides              |
| 10 | s | x | x |   |  |  |  |  |  | 1 |  |   |  | 3 | 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 |   |  |  |  |  |  |   |  | 1 |  |   | 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 |   |  |  |  |  |  | 2 |  |   |  | 2 | 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 |  |  |  |  |  |  |  |  |  |  |  | x |  |  |  | S/W curb Past entry      |
| 25 | r | x | x |  |  |  |  |  |  |  |  |  |  |  | x |  |  |  | Back S/W Entry to bridge |
| 26 | s | x | x |  |  |  |  |  |  |  |  |  |  |  | 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  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



*E.*

# Sweetwater Creek

**Community Development**

**District**

**Field Operations Report**

9/5/24

**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 -  
September 5th, 2024.

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



# Completed Projects



New bike rack  
installed on corner of  
Enrede



## **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

- Sealed cracks on pool deck at fitness center
- Replaced outdoor shower head at fitness center
- Changed out 2 light bulbs at fitness center
- Taylor tree dropped 7 trees and removed 1 dead one
- Bolted down gym equipment
- Installed bike rack on corner of Enrede
- Changed out AC filters at fitness center
- Changed speed sign locations in neighborhood
- Repaired Ensenada park gate latch
- Fitness center door hardware replaced/installed
- Received irrigation quotes for main areas without irrigation in neighborhood

# Conclusion

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

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

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

Respectfully,

***Riverside Management Services***



*F.*

*1.*

**From:** egunia@rmsnf.com  
**Subject:** August Operations Report  
**Date:** August 29, 2024 at 11:14 AM  
**To:** Jim Oliver joliver@gmsnf.com, Courtney Hogge chogge@gmsnf.com

---



**Pickleball:** The Summer Social League concluded with a tournament. The fall league will begin in October with assessments in September. There has been a lot of interest from the community in future leagues and more programs for all levels.

Gate Repair on the magnetic lock

Court Reserve Accounts: 621

**Building:** Estimates for AC units replacements. Two estimates received and one to assess on Friday, August 30<sup>th</sup>.

Estimate from American Electric for the conduit for the additional fan on the PB court, an outlet repair and what would be required to support a drinking fountain and ice machine.

Front Door Hardware replaced

Finished applying anti-slip to all of the tile in the building. The locker rooms, hallways and lobby received a coating to better prevent residents from slipping.

**Equipment:** More repairs on Treadmill #4. Both Comcast and Heartline were out here together attempting to resolve the TV issue. There has not been a definitive solution at this time. Heartline is scheduled to return for a screen replacement.

Multiple pieces of strength equipment bolted to the floor for stability as well as preventing machines being moved by residents.

**Pool:** Swim Team resumed their fall schedule.

**Community:**

The Swim Across America Fundraiser was a successful event on

Saturday, August 24<sup>th</sup>. The group raised over \$18,000 towards cancer research and patient care. Everyone involved is looking forward to making this an annual event.

Gym etiquette and use orientation for teens was well attended. Personal Trainer, Jermaine Solomon was the instructor for this event.

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

2.

CORPORATE ADDRESS: ADDRESS: 4541 120th Street 1650 Margaret Street **MAILING**

Jacksonville, FL 32244

Jacksonville, FL 32204

Name(s) *Erin Gunn - Sweetwater Creek (DD)*  
 Address *1865 Al... Lane*  
 City *St. Augustine* ST *FL* Zip *32015*  
 Phone *904-844-4531* Alternate Phone *egunn@accuratefence.com*

| QUANTITY            | PRODUCT/DESCRIPTION  | UNIT PRICE         | LINE TOTAL     |
|---------------------|--|--------------------|----------------|
| <i>(1) Option 1</i> | <i>REMOVE 215' LINEAR OF CAP &amp; FACIA STYLE FENCING</i> |                    |                |
|                     |  | <i>(Option #1)</i> | <i>\$3500</i>  |
| <i>(Option #2)</i>  | <i>REMOVE 215' LINEAR OF FENCE AND ADD</i>                 |                    | <i>\$17700</i> |
|                     | <i>- TEXTURED VINYL FENCE</i>                              |                    |                |
|                     | <i>- 1 5'x6' GATE</i>                                      | <i>\$600</i>       | <i>\$600</i>   |
|                     | <i>- 1 6'x6' GATE</i>                                      | <i>\$700</i>       | <i>\$700</i>   |
|                     |  | <i>(Option #2)</i> | <i>\$18500</i> |

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 *6-21-2021*

|                             |  |
|-----------------------------|--|
| SUBTOTAL                    |  |
| DEPOSIT                     |  |
| BALANCE DUE UPON COMPLETION |  |

REQUESTED INSTALLATION DATE

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





FENCEACCURATE 904.270.9536

Financing available through Green  
Sky

# Palencia Community Pool Fence

SAFE HAVEN FENCE

FROM

**Noah Darmata**

Owner

Safe Haven Fence  
479 Onate Circle  
St. Augustine, FL 32095  
[SafeHavenFence.com](http://SafeHavenFence.com)

PHONE

904-770-0781

FOR

**Erin Gunia**

EMAIL

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

QUOTE NUMBER

179

DATE

June 27, 2024

EXPIRY DATE

September 25, 2024

6,200.00

**Option 1: Repair of existing fence**

New fasteners, repairing the connections at columns, gate adjustments and new hardware (not the panic bar), removal of rotten fence and replacement of rotten boards.

It is to be noted that the rot of the vertical slats in between the larger top and baseboards are quite rotten at the bottom and replacing the exterior 2 x 6 and 2 x 8 boards will only hide the rot of those slats. I do not recommend replacing them as the rod is only had the bottom near the ground.

See photos below.

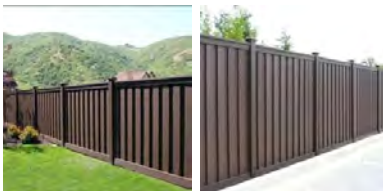
Painting can be added if requested.



**Option 2: Replacement of Fence with Trex Fencing**

Complete removal and haul of existing fence, installation of new TREX premium fencing and similar color to the existing fence. This material is designed to last 25 years or more and comes with a great warranty from the manufacturer.

Included in the price as the replacement of the three gates with lifetime adjustment warranty.



31,700.00  
Not selected

Options selected  
Subtotal  
**Total including tax**

1 of 2  
6,200.00  
**\$6,200.00**

**Additional Details**

Upon your approval a 75% deposit will be due to purchase materials and secure installation dates. Remaining balance will be due net 30 from the date of completion.

2.5% CC fee will be added if paid by card.

If you have any questions I am here to help and assist however possible.

Noah Darmata

Owner of Safe Have Fence



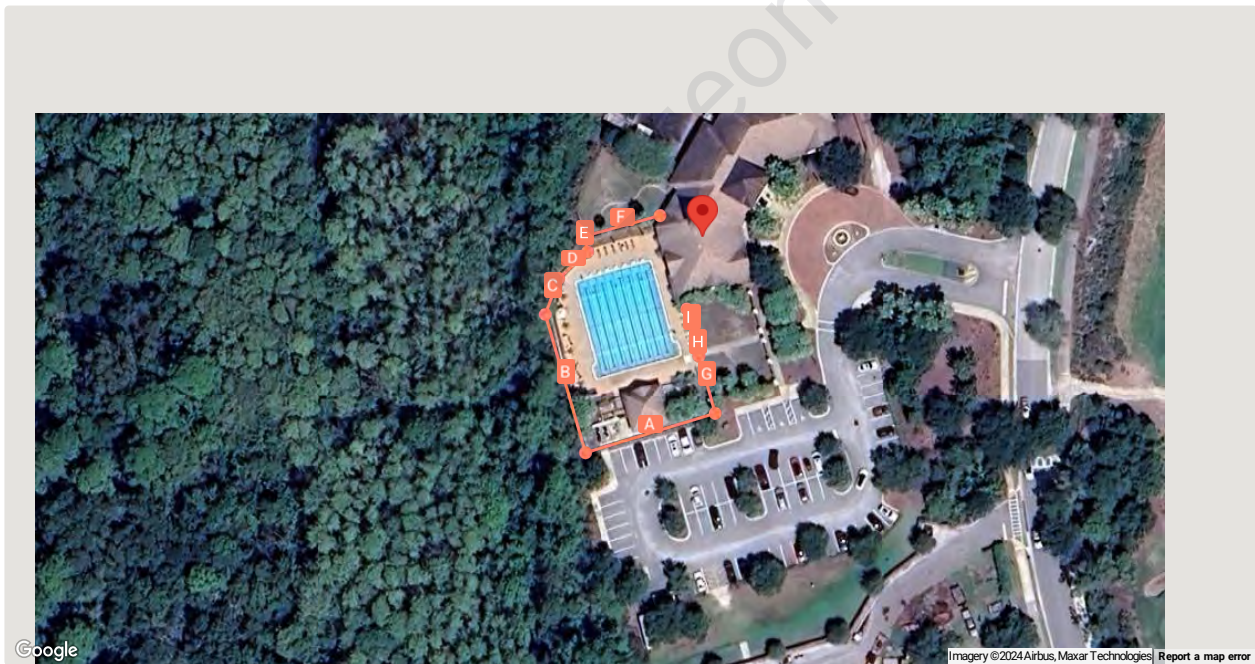
### Quote #1019361

Fence Installation

ORDER ID #439130 ORDER ADDRESS 1865 N Loop Pkwy, St. Augustine, FL 32095, USA

LICENSES

SALES REP Ali Haidar SENT AT Jun 24, 2024, 08:42 pm EXPIRES AT Jul 25, 2024, 06:59 am



## Project Scope



### A Side

Finish Height of 6'; White Solid Privacy Vinyl Fence, 7/8"x6' Tongue & Groove Boards with 1.75"x5.5" Standard Rails, 5"x5" Posts with Pyramid Cap, with a Max. Section of 6', Demo and Haul Away

Length: 104.1 ft.

**\$4,003.00**



### B Side

Finish Height of 6'; White Solid Privacy Vinyl Fence, 7/8"x6' Tongue & Groove Boards with 1.75"x5.5" Standard Rails, 5"x5" Posts with Pyramid Cap, with a Max. Section of 6', Demo and Haul Away

Length: 110.5 ft.

**\$4,168.00**



### C Side

Finish Height of 6'; White Solid Privacy Vinyl Fence, 7/8"x6' Tongue & Groove Boards with 1.75"x5.5" Standard Rails, 5"x5" Posts with Pyramid Cap, with a Max. Section of 6', Demo and Haul Away

Length: 29.1 ft.

**\$1,099.00**



### D Side

Finish Height of 6'; White Solid Privacy Vinyl Fence, 7/8"x6' Tongue & Groove Boards with 1.75"x5.5" Standard Rails, 5"x5" Posts with Pyramid Cap, with a Max. Section of 6', Low Slope, Parallel Top/Parallel Bottom, Demo and Haul Away

Length: 30.5 ft.

**\$1,333.00**



### E Side

Finish Height of 6'; White Solid Privacy Vinyl Fence, 7/8"x6' Tongue & Groove Boards with 1.75"x5.5" Standard Rails, 5"x5" Posts with Pyramid Cap, with a Max. Section of 6', Low Slope, Parallel Top/Parallel Bottom, Demo and Haul Away

Length: 12.2 ft.

**\$642.00**



**F Side**

Finish Height of 6'; White Solid Privacy Vinyl Fence, 7/8"x6' Tongue & Groove Boards with 1.75"x5.5" Standard Rails, 5"x5" Posts with Pyramid Cap, with a Max. Section of 6', Demo and Haul Away

Length: 60.6 ft.

**\$2,468.00**



**G Side**

Finish Height of 6'; White Solid Privacy Vinyl Fence, 7/8"x6' Tongue & Groove Boards with 1.75"x5.5" Standard Rails, 5"x5" Posts with Pyramid Cap, with a Max. Section of 6', Demo and Haul Away

Length: 45.5 ft.

**\$1,711.00**



**H Side**

Vinyl Single Gate; 5' Wide, Finish Height of 6', White Solid Privacy Vinyl, built with 7/8"x6' Tongue & Groove Boards, 1.75"x5.5" Standard Rails, 5"x5" Posts with Pyramid Cap, Installed on Concrete. Metal Reinforcement in the Hinge Post, Self Closing Mechanism and Standard Latch.

**\$990.00**



**I Side**

Finish Height of 6'; White Solid Privacy Vinyl Fence, 7/8"x6' Tongue & Groove Boards with 1.75"x5.5" Standard Rails, 5"x5" Posts with Pyramid Cap, with a Max. Section of 6', Demo and Haul Away

Length: 32.5 ft.

**\$1,333.00**

①

Thank you for choosing Ergeon

**-\$786.00**

②

Angi Leads Coupon \$200, please refer to our coupon policy:

<https://www.ergeon.com/help/202303020>

**-\$200.00**

## Project Footnotes

- To avoid any delays to your fence project, please be sure to clear 2 feet of space on both sides of the fence line(s) by removing or cutting back any vegetation and relocating any objects prior to the day of installation
- The fence styles described in this quote should be revised with the HOA and their guidelines before starting the installation process. If not aligned with the guidelines a change order may be required
- Vinyl fences may have a small gap beneath the panels, which can be accentuated by surface irregularities. To maintain the fence's integrity, it is not recommended to have soil pressing against it
- Due to the nature of building and providing a quote remotely, anything that is not discussed, clarified, or captured on the remote onsite assessment may require a change of order upon site inspection
- We appreciate your trust and support and want to make sure you get the value for your investment. As an expression of our gratitude we have applied a discount, reflected in your final quote. Thank you for choosing Ergeon

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**Total: \$16,761.00\***

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## Project notes

### Why choose us?

- ✓ We guarantee the quality of our work through our industry leading warranty and source high quality materials to ensure a long lasting construction.
- ✓ You will have an assigned project manager to coordinate your installation and our customer service desk will be available to assist Monday through Sunday.

### Important things to consider

- All lumber sizes are stated in nominal dimensions not actual measurements, this is part of the industry standard, please allow a small tolerance in case there is a few inches difference in the final measurements or fence height.
- As part of our due diligence we request a dig clearance to identify underground public utility pipes, avoiding any unwanted incidents. Please make sure to verify and point out property boundaries, buried private lines (gas, water or electric) or objects and sprinklers.
- Lastly, please, arrange a 2ft clearance is provided along the fence line (cutting back vegetation and removing objects such as: household articles, river rocks, mulch among others) otherwise the project may be delayed causing additional charges.

| CUSTOMER   | ADDRESS   | PHONE          | EMAIL            |
|------------|---|----------------|------------------|
| Erin Gunia | 1865 N Loop Pkwy, St. Augustine, FL<br>32095, USA | (904) 814-4531 | egunia@rmsnf.com |



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## After you approve the quote



### Scheduling

After accepting your quote, you will receive further information regarding next steps such as review by our field team and ordering materials. We will be looking to schedule your project as soon as possible once your project has obtained any necessary permits and HOA approvals.



### Initial walkthrough

The day of the project start, we ask you to please be home between 8–10am, so you can go over the project specifications with our installer.



### Final walkthrough and sign off

At the end of the job, we'll do a final walkthrough to confirm you're happy with the project and get your sign off.



### Billing

You will be charged after you sign off on your project. Payments made via check will be subject to an additional transaction fee.

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# CONSTRUCTION CONTRACT

This Construction Contract ("Contract") is entered into by and between

ERGEON Inc. ("Contractor")

Address: 1201 Hays Street, Tallahassee, FL 32301

Phone: 650-300-4854

email: support@ergeon.com

And \_\_\_\_\_, ("Client")

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

email: \_\_\_\_\_

## 1. DESCRIPTION OF WORK

Contractor will furnish all labor, materials, equipment, supervision, and contract administration to complete in a good and workmanlike manner the following: Installation of a privacy fence at the property of Client located at \_\_\_\_\_ (the "Project"), as described more fully in the Quote previously approved by the Client. By this reference, the Quote is incorporated in and made a part of this Contract. Contractor's scope of work under this Contract is restricted only to the works specified on the Quote.

## 2. USE OF NOMINAL AND DIMENSIONAL MEASUREMENTS

As is common practice in the lumber industry, all lumber sizes are stated in nominal dimensions not actual measurements, regularly actual boards can be up to half an inch less than the tagged numerical value. This means the final measurements may vary especially when stacking different wood parts. The overall height of the fence may vary plus or minus six (6) inches than what is specified on the quote due to such conditions.

## 3. DESCRIPTION OF MATERIALS AND EQUIPMENT

The materials to be used in the construction of the Project are described in full detail in the Quote previously approved by the Client. By this reference, the Quote is incorporated in and made a part of this Contract.

## **4. NATURE OF MATERIALS**

The material which will be used for the construction of the contracted work will be specified in the quote. Unless clearly stated wood elements will have no additional processes such as sanding, or pre-staining, most boards used, unless clearly specified, will be rough cut and delivered to the installer prior to the execution of work. Some dark marks on boards might be visible from the friction of the saw against the wood surface.

## **5. APPROVING A QUOTE**

This Contract is deemed signed by both Contractor and Client upon the approval of the corresponding Quote. The Contract will be deemed perfected after the Client enters their Credit Card information on the electronic Quote, or by submitting a check with the corresponding down payment according to Law.

## **6. CONTRACT PRICE**

Client shall pay Contractor a fixed sum that is specified and can be found on the corresponding Quote, for the work to be performed under this Contract, subject to additions and deductions pursuant to change orders agreed upon in writing by the parties. This change order will be itemized.

## **7. PAYMENT OPTIONS**

All payments made via paper check will be subject to a \$50 processing fee. E-check will be charged at the amount listed on the Client's quote. Payments made via credit card will not be subject to additional transaction fees. Payments made via ACH transfers may be subject to benefits listed on the Client's quote.

## **8. DOWN PAYMENT**

A down payment will be required in case the Client decides to approve the Quote by submitting a check. THE DOWNPAYMENT MAY NOT EXCEED \$1,000 OR 10 PERCENT OF THE CONTRACT PRICE, WHICHEVER IS LESS.

## **9. PROGRESS PAYMENTS**

In any Project with a Contract Price equal or greater than \$10,000 USD, progress payments shall be required for each phase of work completed.

A schedule of progress payments is included on the Quote which is a conforming part of this Contract.

## **10. PROJECT COMPLETION SIGN OFF**

The services will be deemed completed and payment due once the construction of the contracted project has been finalized and the project rendered complete by both parties. To agree on the completed project the Client will be provided with an electronic signature form, which can be made available by the Contractor in any format that the Contractor deems adequate. By signing the form, the Client accepts the delivered project, marks the project as completed and agrees that there are no pending works to be made. The Client will have a 24 hour

time frame to sign the form or report any nonconformities, counted from the time it was made available to the Client. Upon the elapse of the specified timeframe, the Contractor reserves the right to collect payment from the Client. The Client also enables the Contractor to collect payment immediately on the method of payment they have previously chosen. In the event of insufficient funds or credit card declined, the outstanding balance will be collected by the Accounts Receivable team. Without anything to the contrary, the Contractor will retain its right to file a Mechanics Lien if the Client refuses to pay according to the provisions of this agreement.

## **11. ALTERNATE SIGN OFF**

If the Client cannot sign the electronic signature form when services are delivered, the Client can inform the Contractor in writing via email at [support@ergeon.com](mailto:support@ergeon.com) to confirm that the services were provided accordingly. If no notification has been made, whether to sign off on the work or to report any nonconformities within 24 hours after construction has ended, the project will be deemed completed to the Client's satisfaction, thus making payment available to collect from the Client.

## **12. PAYMENTS DUE**

All payments will be required within 24 hours after sign off. Any payments done after this timeframe will be deemed overdue. In the event of overdue payments, Ergeon reserves the right to charge the payment method saved on file. In the event of insufficient funds or credit card declined, the outstanding balance plus any returned payment fees will be collected by the Accounts Receivable team.

Should default be made in payment of this contract, charges shall be added from the date thereof at a rate of two percent (0.84%) per month (10.00% per annum) with a minimum charge of \$5.00 per month, and if placed in the hands of an attorney for collection, all attorney's fees and legal filing fees shall be paid by Client accepting said contract.

## **13. PAYMENT COLLECTION POLICY**

The Contractor is hereby entitled to collect any pending balances 24 hours after sign off or project completion. By signing this agreement, the Client acknowledges and agrees that the Contractor will apply any pending balances or non paid amounts to the selected payment method on file.

## **14. START AND COMPLETION OF WORK**

The work to be performed under this Contract shall be commenced on approximately 20 business days after the Quote Approval (which is the equivalent of signing this Contract). The Project shall be completed by approximately 10 business days after the beginning of the work, subject to any permissible delays as defined in this contract. These timeframes are only an average and vary depending on seasonality and materials availability.

The Contractor reserves the right to adjust and modify these dates based on the previously stated factors and will inform the Client who adheres to them by signing this contract.

## **15. PERMISSIBLE DELAYS**

If the Contractor is delayed during or before commencement of the project by inclement weather, manpower constraints and/or equipment availability or any cause beyond the control of the Contractor, the Contractor shall be entitled to an extension. Said delays can cause the buyer inconvenience and/or expense such as lost time at work, pet boarding fees, etc. The Client agrees that the Contractor will not allow a reduction in the contract price, nor will reimbursement be made to compensate the customer for said expenses and/or inconveniences.

Any delays that incur additional costs that are caused by acts, omissions or decisions by the Client or any change order required, the Contractor shall be entitled to an equitable adjustment of the contract price as specified in the Contract Terms.

If any permits need to be obtained by the Client, the Contractor will be notified by the Client before work can start. If not obtaining these delays the installation, the Contractor will not be held responsible for those delays. In any case, The Contractor will not be held responsible for any delays caused by permits that are obtained on behalf of the Client.

## **16. SPECIAL CONSIDERATION ABOUT PERMITTED WORK**

The Contractor may communicate and/or notify the Client of any permit requirement at any given time before signing up for a construction contract. If the Client requires the Company to obtain the permit in the Client's name, the costs and fees associated to the obtainment of such permits will be charged to the Client as a separate service from the construction quote. The Contractor is not responsible for any rejection or denial of the permits, therefore it cannot guarantee said permit's approval. Nor of any consequences that may derive from the rejection of said permit. If the Client chooses to obtain the necessary permits independently, the Client shall assume full responsibility for such actions. In the event that the Client opts to procure permits autonomously, the Company requires the Client to provide notification of the anticipated commencement of work through the issuance of a 'Notice of Work Commencement.' Such notice may be transmitted via email or any other electronic communication method available.

Moreover, upon receipt of the Client's notification for the commencement of work, the Company will initiate the project under the presumption, unless explicitly stated otherwise by the Client, that: (i) all requisite permits mandated by law or local ordinance have been duly acquired by the Client; (ii) property measurements have been accurately demarcated for gas, electricity, and other utility lines; and (iii) all neighboring parties have been duly informed of the impending work.

For any and all work that requires a permit according to the corresponding building regulations, the provisions expressed on the previous clause will apply. In case the obtaining of such permits takes longer than the proposed installation timeframe for the project, both parties can cancel the contract without penalty or further obligation.

If the obtaining of a permit takes longer than 60 days, a new quote will be issued with possible price adjustments based on material price fluctuations, market conditions and labor based on demand.

## **17. STANDARD BUILDING CONSIDERATIONS**

Contractor uses proprietary building techniques and methods to perform the contracted project. Client agrees to the Contractor's building processes. This will include gate placement, section length, construction technique, etc.

In the event the Client has a different building process in mind this should be communicated to the assigned Project Manager, who will process the request. In case the Contractor agrees to such requests, a Change Order will be required and will be subject to the Client's approval.

## **18. RELEASE OF MECHANICS' LIENS**

In the event that the Contractor has filed and notified the Client of a mechanics lien, the Contractor is obligated to deliver the corresponding Release to the Client after satisfactory payment of any pending balance or compensation made.

## **19. APPLICABLE LAW AND DISPUTE RESOLUTION**

This Contract will be subject to the State laws. Any controversies will be solved via Arbitration. An Arbitration Agreement can be found on [Appendix B](#) and is hereby deemed part of the present Contract.

## **20. CLIENT RESPONSIBILITIES & CONTRACTOR CONDITIONS**

- a) Owner is responsible for facilitating the Contractor with all the necessary means to perform the project to a successful completion, such as access to the premises, timely communications, access to electrical current for tools, authorization to access neighboring properties, among others. Any delays attributable to the Client may result in additional charges
- b) Client is responsible for securing any and all animals or pets to ensure their safety as well as the installers.
- c) Client understands and agrees that approving a Quote solely binds the Client, therefore it is the Client's responsibility to collect all shared payments. Contractor can provide separate invoices at the Client's request that will serve as proof of payment.
- d) In the event that multiple parties approve a project, each party is responsible for the scope of their corresponding quote. The primary approver will have full visibility of the project scope in their quote, but will remain responsible for their part alone.
- e) Client is responsible for obtaining all Homeowners Associations, City, County and any other entity's approval procedure, documents, permits and/or costs that may be required prior to construction commencing on the property, including all permit fees. If the Contractor is required to obtain a permit due to City or HOA regulations, additional costs will be included in the quote for the additional administrative work. The previous also applies for change order procedures.
- f) Client is responsible for locating and identifying any property lines to the Contractor. If there is no clarity on the boundaries, the Client can hire a licensed land surveyor. Client warrants that all boundaries and property lines are accurate and therefore the Contractor will rely on the property lines identified by the Client or their surveyor. Client agrees to defend, indemnify and hold Contractor harmless from any and all claims (including, without limitation, claims asserted by neighbors of Client alleging trespass), and damages of every type (including, without limitation, attorney fees, expert and consultant fees, and costs), arising out of any

inaccuracies or alleged inaccuracies with the boundary and property lines identified by Client and/or Client's surveyor.

g) Client is responsible for notifying all neighboring property owners that the installation will take place, which may produce noises and vibrations that could disturb their regular activities. Also inform them that in the event there's a need to access their corresponding properties for installation, such is granted in a timely manner. In the event of a dispute between neighbors caused by the project; Contractor shall not engage in any work until a written agreement is signed by both neighbors and will reserve the right to cancel the project without any further responsibility.

h) Contractor is not responsible for damages to irrigation, sprinklers or landscape/vegetation along the fence line. Client is responsible for clearing 2 feet of work space along the fence lines prior to start date. If significant overgrowth is required to be cut back to execute agreed construction, additional charges shall be applied to the Client.

i) Client will work with Contractor to ensure the property is marked correctly for the gas, electricity and any other utility lines with their respective service providers to provide the required dig clearance. Client will be responsible to identify any other lines installed privately, and that are not accounted for by 811 Service. This includes also the presence of sprinklers, irrigation lines, drip lines and similar. Contractor will not be responsible for buried objects or lines like gas, water, cable, telephone, electric that were not previously and properly identified.

j) Contractor requires Client to reposition or remove any sprinkler heads, irrigation lines, drip lines and analogous before installation, due to the high risk of damaging them during demolition and excavation, if these are within 2 feet from the proposed fence line, Contractor will not be responsible for any damages occurred to the mentioned items.

k) The approved quote does not include any dirt removal costs from excavation. The Client will seek to relocate or dispose of the dirt. A change order will be required if dirt removal is requested by the Client.

l) The approved quote does not include costs for removing and reattaching objects such gates, downspouts, fences or similar for access purposes.

m) Additions or changes to the scope of work not accounted for in the quote will require a change order with the additional charges and the corresponding approval from the Client. Unforeseen situations that cause additional charges or changes in the scope of work will require a change order.

n) The approved quote does not include the removal of concrete footings from previously installed posts. The new posts would be installed offset from the existing post holes, the old posts cut at the ground level. A change order will be required if concrete footing removal is requested by the Client.

o) Some special soil conditions might be unaccounted for in the approved quote. A change order might be needed if during the installation unforeseen conditions such as heavy presence of bedrock or other rock material that render the installation slower and more labor intensive are found.

p) Other work conditions such as pronounced sloping, extreme landscape features and other conditions that could render the installation physically impossible to perform, or put the life or health of the installers at risk are a cause of cancellation without any responsibility to the Contractor.

q) Automatic gate installation only includes the mechanical installation of the motor as well as the construction of the gate. Any electrical installation shall be done by a certified electrician at the Owner's expense.

r) The Fence staining service does not provide with color-matching

s) Wood material will not match the existing color of any existing wooden fence. Wood is a natural product and its coloration is dependent upon many factors such as weathering that are not controlled by the Contractor or the lumber provider.

t) If the Client is a tenant on the property and not the owner, the tenant warrants to the Contractor that all work performed under this contract has been approved by the owner prior to the execution of this contract.



Tenant agrees to indemnify and hold harmless the Contractor from any and all claims by the Client or its agents arising out of the owner's non-approval of the work under this contract.

u) Contractor is not responsible for working or constructing across not properly identified property lines, easements, covenants or other legal encumbrances that your service address may be subject to and holds no liability for such elements.

v) Contractor is not responsible for any grading work in the terrain. Soil may shift during installation and/or over time. Gaps under fences are normal and will be accentuated when the ground upon where the fence is built is uneven. Post concrete crownings are for utilitarian purposes rather than aesthetic, their final shape may not be completely even.

w) Client agrees to provide access to the jobsite during working hours, remove all objects attached to the fence, provide power and water, keep all pets restrained and leave no minors unattended.

x) Client agrees that if by theirs or anyone else's action, interference or delays are caused to the installation, Client will be subject to transportation/storage and labor charges at the cost of \$50 an hour or \$300 per work day lost.

## **21. ENTIRE AGREEMENT**

Both Parties agree that this Agreement and its supplementary clauses and appendixes have been written accordingly to their will and specifications. This Agreement supersedes and cancels any and all related previous written and oral agreements, communications and other understandings. It is agreed that there are no rules, conditions or limitations from other agreements affecting the present, different from those provided in this Agreement.

## **22. CONFIDENTIALITY**

The Contractor hereby agrees to keep all customer information confidential. This includes but is not limited to email addresses, physical and mailing addresses, phone numbers and any other contact information; from the Client, and any other neighbors, agents, employees or other individuals who may be directly or indirectly involved with the contract object of this agreement. The Contractor reserves the right to review, scan, or analyze communications with the Client, either directly or through third party providers and/or any tool.

The Contractor will have the right to share pictures of their finished projects for marketing purposes. The Client can send an email if it wishes to be removed from the featured projects.

## **23. SEVERABILITY**

Any provisions held invalid or unenforceable may be severed from the remainder of this Agreement, whether partially or completely. The remaining provisions will continue to be valid and enforceable.

## **24. WAIVER**

If any of the Parties waives the other for any breach, default, delay or omission of any of the provisions contained in this Agreement, this action will not allow future breaches of the same or any other provisions to be waived automatically.

## **25. FORCE MAJEURE**

Contractor shall not be held liable or responsible for any breach, default or delay for failure to deliver the Services as specified on this Agreement, as long as this failure is caused by circumstances beyond the reasonable control of the Contractor, including but not limited to fire, floods, embargoes, war, acts of war (whether war be declared or not), acts of terrorism, insurrections, riots, civil commotions, festive mishaps, strikes, lockouts or other labor disturbances, acts of God or acts, omissions or delays in acting by any governmental authority or the Client. If a Force Majeure event exceeds 30 days the Contract is terminated unless mutually agreed by the parties.

## **26. MODIFICATIONS TO THIS CONTRACT**

Contractor may modify or replace any provisions of this Contract at any time by posting a notice on the Contractor's Website or by notifying the Client in writing via email or regular correspondence.

Except as otherwise provided herein, any amendment or modification of this Agreement or additional obligation assumed by either Party in connection with this Agreement will only be binding if evidenced in writing signed by each Party or an authorized representative of each Party.

## **27. SIGNING OF THIS CONTRACT**

Both parties agree that this contract may be signed and dated electronically. This agreement is understood to be sent back automatically after it is electronically signed by the Client.

[CLICK HERE TO READ CLIENT'S RIGHTS](#)

[CLICK HERE TO READ ALL SUPPLEMENTARY CLAUSES](#)

[READ APPENDIX "A" and "B"](#)

Agreed On: \_\_\_\_\_

Order #: \_\_\_\_\_

**Do not sign this home improvement contract in blank.**

**You are entitled to a copy of the contract at the time you sign. Keep it to protect your legal rights.**

**This home improvement contract may contain a mortgage or otherwise create a lien on your property that could be foreclosed on if you do not pay. Be sure you understand all provisions of the contract before you sign.**

**If this agreement originated from a commercial telephone solicitation, you are not obligated to pay any money unless you sign this contract and return it to the commercial telephone seller.**

Signature:

**ERGEON INC.**

**DATED AND ELECTRONICALLY SIGNED BY  
CLIENT. VERIFIED BY CREDIT CARD NUMBER**



Jiayue He. Founder and CEO

## **CLIENT'S RIGHTS**

### **1. PROGRESS PAYMENTS**

The Schedule of progress payments must specifically describe each phase of work, including the type and amount of work or services scheduled to be supplied in each phase, along with the amount of each proposed progress payment. It is against the law for a contractor to collect payment for work not yet completed, or for materials not yet delivered. However, a contractor may require a down payment.

### **2. NOTE ABOUT EXTRA WORK AND CHANGE ORDERS**

Extra Work and Change Orders become part of the contract once the order is prepared in writing and signed by the parties prior to the commencement of any work covered by the new change order. The order must describe the scope of the extra work or change, the cost to be added or subtracted from the contract, and the effect the order will have on the schedule of progress payments.

Change Orders generally result from the discovery of unforeseen physical and hazardous conditions at the property, if these are detected Contractor will not start or will immediately discontinue installation.

Any change order must be approved by the Client, if a change order is presented but not approved Client may decline change order request in which case Client can terminate agreement and pay for all work performed and materials used/delivered up to the time of declining change order. No Cancellation fee will be

applied but restocking fees may apply if the materials have already been purchased. Change Orders can also arise from requests or additions made by the Client after contract signature, this includes material substitutions, scope changes.

### **3. MECHANICS LIEN WARNING**

Anyone who helps improve your property, but who is not paid, may record what is called a mechanics' lien on your property. A mechanics' lien is a claim, like a mortgage or home equity loan, made against your property and recorded with the county recorder.

Even if you pay your contractor in full, unpaid subcontractors, suppliers, and laborers who helped to improve your property may record mechanics' liens and sue you in court to foreclose the lien. If a court finds the lien is valid, you could be forced to pay twice or have a court officer sell your home to pay the lien. Liens can also affect your credit. The Contractor has a deadline of 90 days after completing the project to file a lien without the need for a preliminary notice

### **4. FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND**

PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY IN A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: 2601 Blair Stone Road, Tallahassee, FL 32399-0791, (850)487-1395

### **5. "THREE-DAY" RIGHT TO CANCEL**

You, the Client, have the right to cancel this contract within three business days. You may cancel by e-mailing, mailing, faxing, or delivering a written notice to the contractor at the contractor's place of business by midnight of the third business day after you received a signed and dated copy of the contract that includes this notice. Include your name, your address, and the date you received the signed copy of the contract and this notice.

If you cancel, the contractor must return to you anything you paid within 10 days of receiving the notice of cancellation. For your part, you must make available to the contractor at your residence, in substantially as good condition as you received it, any goods delivered to you under this contract or sale. Or, you may, if you wish, comply with the contractor's instructions on how to return the goods at the contractor's expense and risk. If you do make the goods available to the contractor and the contractor does not pick them up within 20 days of the date of your notice of cancellation, you may keep them without any further obligation. If you fail to make the goods available to the contractor, or if you agree to return the goods to the contractor and fail to do so, then you remain liable for performance of all obligations under the contract.

## **SUPPLEMENTARY CLAUSES**

## **1. EXTEMPORARY CANCELLATION**

If this contract is canceled by the Client later than 7 days from contract execution, \$150 will be paid by Client, not as penalty, and the Contractor agrees to accept such a reasonable and just compensation for said cancellation.

When a material from our standard offering (such as pressure treated posts or redwood boards in regular sizes) has to be restocked because of cancellation or changes requested by the Client there will be a restocking fee equal to fifteen percent (15%) of the material price.

For other materials other than wood such as Chain Link, Iron or Vinyl for example Contractor will return merchandise with a restocking fee of up to 35% of material price.

In the event that the project canceled includes custom or fabricated materials for example steel frames, special wood type, special measurements that have been cut or any orders that has been sourced but is non-refundable to the Contractor, Client will be responsible for the entire material price.

## **2. WARRANTIES; WARRANTY DISCLAIMER**

Except for the warranties expressly set forth in [appendix "A"](#), Contractor and its licensors and suppliers make no express or implied warranties or representations with respect to the subject matter of this agreement (including, without limitation, anything provided hereunder) and hereby disclaim all warranties of any kind, including, without limitation, all implied warranties of merchantability, fitness for a particular purpose and non-infringement.

## **3. INDEPENDENT CONTRACTOR CAPACITY**

Both Parties expressly agree that the present Agreement is exclusively a contract for services. Therefore, the Contractor is acting as an independent contractor and not as an employee; neither it creates a partnership of joint venture between them. The Client is not required to pay any form of employee benefit for the Contractor during the Term. The Contractor is responsible for paying, and complying with reporting requirements for, all local, state and federal taxes related to payments made to the Contractor under this Agreement.

## **4. NOTICE**

All notices or other acts of communication required or permitted by these Terms, will be given in writing and delivered to the Parties at the addresses expressed on the approved quote; or to any other address that each Party may from time to time notify to the other, and will be deemed to be properly delivered (a) immediately upon being served personally, (b) two days after being deposited with the postal service if served by registered mail, or (c) the following day after being deposited with an overnight courier.

## **5. INDEMNIFICATION**

Each party (as the "indemnifying party") does hereby agree to indemnify, defend and hold the other party, and its affiliates, and their stockholders, officers, and employees (as the "indemnified parties") harmless of, from and against the full amount of any and all loss, cost, expense or liability of any nature whatsoever caused by or attributable the direct or indirect breach or negligent performance or failure or delay in performance of this agreement.

## **6. LIMITATION OF LIABILITY**

Notwithstanding anything in this agreement to the contrary, neither party shall be liable to the other party for special, indirect, consequential, punitive or exemplary damages suffered by such party resulting from or arising out of this agreement or the breach thereof or under any other theory of liability, whether tort, negligence, strict liability, breach of contract, warranty, indemnity or otherwise, including loss of use, increased cost of operations, loss of profit or revenue, or business interruptions; provided, however, that the foregoing limitation shall not apply to any damage claim asserted by or awarded to a an unaffiliated third party for which a party would otherwise be liable under any indemnification provision set forth herein.

## **7. SUBCONTRACTING**

The Client may transfer, delegate or assign this Agreement or its rights or obligations in any way with mutual consent from both Parties. The Contractor can Subcontract any services as long as these are necessary to execute the work agreed by the Parties.

## **8. TERMINATION OF CONTRACT**

Upon seven (7) days' written notice to Client, Contractor may terminate this contract if the work has been stopped for a thirty (30) day period through no fault of Contractor for any of the following reasons:

- a) Under court order or order of other government authorities having jurisdiction
- b) As a result of the declaration of a national emergency, state of siege, war, Public Calamity, pandemic, change in legislation, other government acts and any other similar situations that may impact or limit partially or completely the Contractor's capacity to source material and labor for the project.

Additionally, the Contractor may terminate the contract immediately upon (7) days written notice to Client, at no fault of Contractor if:

- a) Client fails to pay Contractor in accordance to this contract and the Contractor has provided Client with notice of Client's default. Client otherwise materially breaches this contract.
- b) Changes in the scope of work or specification that fall outside of the Contractor's reasonable capabilities or skill to perform
- c) Inability to agree to a change in the scope of work or pricing that results in the impossibility to finalize the construction with the original specifications or scope.
- d) Impossibility from the Contractor to fulfill the Client's expectations or requests that fall beyond reasonable conditions, features, material options, colors, or particular ways to perform the contracted work.
- e) Upon Client's unacceptance of the Contractor's standard building techniques and methods

## **9. SPECIAL CONDITION FOR TERMINATION**

Contractor can terminate this agreement without any responsibility if during the execution of the contracted work, unforeseen and unknown situations were discovered that entail a level of complexity and require a higher or different level of expertise, beyond the Contractor's reasonable capabilities.

Appendix A

## **Ergeon Limited Warranty**

### **Craftsmanship Warranty**

Contractor guarantees that all newly installed fences will be free of workmanship defects. For this, Contractor will provide a 1 year Craftsmanship warranty on all fences and gates, which will be counted from the date of installation.

### **Materials Warranty**

Contractor guarantees that all newly installed fences will be free of material defects. The duration of the Material Warranty will depend on the type of product installed. Services like repairs and staining are not covered by any warranties.

Wood fences:



Fence materials will change appearance, dimension and shape due to the process of aging and exposure to the elements. Wood fence materials are subject to color changing, splitting, bowing, twisting, warping, shrinkage, swelling or any other physical property of the wood including but not limited to knots drying out, ends splitting or shrinking therefore creating small gaps in between fence parts. Color variances in wood are normal even within the same board.

- Pickets, Rails, Trims, Kick boards, Lattices: Are not covered under any material warranty.
- Wooden or Steel Posts: 7 year coverage from the date of installation.

Chain Link fences: Are covered with a material warranty for a period of 5 years from the date of installation. Besides any applicable warranty limitations expressed above, the following will be applicable:

- Damage to mesh from rupture or breakage due to excessive force, direct impact, cutting tools or weapons, vandalism and neglect.
- Misuse of corrosive substances that can effectively damage the fence
- Deterioration because of harsh industrial, coastal or marine environments is not warranted.
- This warranty does not cover rusting
- Fences with T-posts are not warranted.

Gate Warranty: Gates will be adjusted at no extra charge for a period of ninety (90) days after the install date, provided that there are no signs of abuse or misuse in the gates.

All gate hardware and automatic operators will have a 30 day warranty besides any applicable manufacturer's warranty.

Gate operators and all access control devices may have a manufacturer's warranty different from the warranty described herein, and the Contractor has no responsibility for any such manufacturer's warranty. Information for these products will be supplied on an "as-requested" basis. In the event that a part is covered under warranty from the manufacturer, the Client will be responsible for labor charges to Ergeon Inc. to replace said part after 90 days. If the part is not under warranty by the manufacturer, then the Client will be responsible to Ergeon Inc. for the cost of the part and labor charges to replace said part. If Ergeon is notified of the defect of a non covered component during the 90 day warranty period, the Client will be responsible for the cost of the part only. Failure to request warranty information at the time of contract does not absolve the Client from the responsibility for any charges associated with replacement parts and/or labor.

Material warranties for all products are for materials solely. Labor required to replace or repair is not included.

Material warranties do not cover any damage resulting from the impact of foreign objects or animals, an accident, unreasonable use, neglect, alteration, service by an unauthorized third party, acts of God, circumstances beyond Ergeon's control or another cause not arising out of defects in materials or workmanship. Damages caused by windstorms, tornado, hurricane, lightning, hail, rain, or any other weather event. Use of accessories or other components which are incompatible with the Products; Movement, distortion, settling or collapse of the ground or structure on which the Products are installed. Failure to provide reasonable and necessary maintenance.

Vinyl Fences: Ergeon uses **Barrette Outdoor Living** as its trusted vinyl fence product provider. Barrette Outdoor Living will provide You, the Client with a Limited Lifetime Warranty on the fence products acquired

through Ergeon. In order to make a claim for any Barrette Outdoor Living products, please contact Barrette by phone at 1-800-336-2383 or by email at [outdoorliving@barretteoutdoorliving.com](mailto:outdoorliving@barretteoutdoorliving.com)

### **Barrette Limited Lifetime Warranty**

Who is covered:

- The limited lifetime warranty covers single-family residential properties only. This limited warranty extends to the original purchaser and one (1) individual transferee as specified herein.
- A thirty (30) year limited warranty covers any other type of building or property including those owned by corporations, governmental agencies, partnerships, trusts, religious organizations, schools, condominiums, homeowner associations, cooperative housing arrangements and apartment buildings. The warranty period will be thirty (30) years following the original date of Product purchase.

What is covered: Barrette Outdoor Living warrants that its vinyl fencing products (“Product”) will be free from defects in material and workmanship for the warranty period. This limited warranty is valid beginning on the date of Product purchase.

Barrette Outdoor Living warrants the Product against peeling, flaking, rotting, chipping, cracking, blistering, or abnormal discoloration/fading\* under normal atmosphere and weather conditions.

*\*After prolonged exposure to outdoor environments, all products will experience some gradual fading over time and is considered normal (up to a standard variation determined by Delta E color measurement, not to exceed Delta 5). Degrees of fading vary depending on geographical location, air pollution, exposure and other factors.*

What this warranty does not cover: This limited warranty will not cover a change in color due to a buildup of accumulation of stains, dirt, mold, mildew or any other deficiency caused by lack of any maintenance by the owner.

This limited warranty does not cover damage resulting from: misuse, abuse, improper storage or handling, improper installation, other vinyl products and accessories not manufactured by Barrette Outdoor Living, or manufactured for specific use in vinyl fence applications; damage caused by events beyond human control including but not limited to damage caused by animals or natural events; impact of foreign objects, fire, earthquake, flood, lightning, hail, hurricane, tornado or other casualty or act of God; movements, distortion, collapse or settling of ground or structure on which the fence is installed; distortion or melting due to external heat sources; fence that has been painted, varnished, or coated over manufacturer’s finish. This limited warranty does not cover costs of removal or disposal of product, or reinstallation of replacement product.

What Barrette Outdoor Living does to remedy the problem: Should your Barrette Outdoor Living product prove defective under warranty, visit the website or call the phone number listed below. Barrette Outdoor Living requires written notice or phone call within thirty (30) days of discovering the defect and you must show original proof of purchase receipt. You will be required to provide Barrette Outdoor Living pictures and/or samples of the defective Product. If it is determined by Barrette Outdoor Living, in its sole discretion,

the Product has a manufacturer defect in material or workmanship, Barrette Outdoor Living will replace it with new or equivalent products; labor is not included in warranty. If the Product is discontinued, Barrette Outdoor Living will repair or replace the Product with a product in comparable quality or price range.

Barrette Outdoor Living reserves the right to discontinue or modify any of its products, including the color of its products without notice to the purchaser.

Barrette Outdoor Living does not warrant that any replacement material will match or be identical to the original Product as replacement products may vary in color or gloss in comparison to the original Product as a result of normal weathering.

Transferee coverage: Limited lifetime warranty coverage will be extended to one (1) transferee with the following limitations: the one (1) transfer shall only be from residential homeowner (original Product purchaser) to a second homeowner. After a transfer, the warranty is valid thirty (30) years from the date of the original purchase. The thirty (30) year limited warranty for commercial installations cannot be transferred.

Registration: To activate this warranty, fill out the product registration form on the website listed below, or mail a completed registration card to Barrette Outdoor Living. Registration of Product must be within thirty (30) days from date of Product purchase for warranty to be valid. Except as expressly set forth in this warranty, Barrette Outdoor Living HEREBY EXPRESSLY DISCLAIMS ANY REPRESENTATION, WARRANTY, PROMISE, GUARANTEE OR OTHER ASSURANCE OF ANY KIND, EXPRESS OR IMPLIED, ORAL OR WRITTEN, STATUTORY OR OTHERWISE, RELATING TO THE PRODUCT. STATE LAW WILL DETERMINE THE PERIOD OF TIME FOLLOWING THE SALE THAT YOU MAY SEEK A REMEDY UNDER THE IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. NO DISTRIBUTOR, DEALER OR OTHER PERSON IS AUTHORIZED BY BARRETTE OUTDOOR LIVING TO CHANGE THIS WARRANTY OR TO MAKE ANY ADDITIONAL REPRESENTATION, WARRANTY, PROMISE, GUARANTEE OR OTHER ASSURANCE ON BEHALF OF BARRETTE OUTDOOR LIVING RELATING TO THE PRODUCT. THIS WARRANTY GIVES YOU SPECIFIC LEGAL RIGHTS, AND YOU MAY ALSO HAVE OTHER RIGHTS WHICH VARY STATE TO STATE.

LIMITATION OF LIABILITY: THE REMEDIES DESCRIBED ABOVE ARE YOUR SOLE AND EXCLUSIVE REMEDIES AND BARRETTE OUTDOOR LIVING'S ENTIRE LIABILITY FOR ANY BREACH OF THIS LIMITED WARRANTY. BARRETTE OUTDOOR LIVING'S LIABILITY SHALL UNDER NO CIRCUMSTANCES EXCEED THE ACTUAL AMOUNT PAID BY YOU FOR THE DEFECTIVE PRODUCT, NOR SHALL BARRETTE OUTDOOR LIVING BE LIABLE FOR ANY CONSEQUENTIAL, INCIDENTAL, SPECIAL OR PUNITIVE DAMAGES OR LOSSES, WHETHER DIRECT OR INDIRECT. SOME STATES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THE ABOVE LIMITATION OR EXCLUSION MAY NOT APPLY TO YOU. THIS WARRANTY IS VALID ONLY IN THE UNITED STATES AND CANADA.

Aluminum Fences: Ergeon uses **Barrette Outdoor Living** as its trusted vinyl fence product provider. Barrette Outdoor Living will provide You, the Client with a Limited Lifetime Warranty on the fence products acquired through Ergeon. In order to make a claim for any Barrette Outdoor Living products, please contact Barrette by phone at 1-800-336-2383 or by email at [outdoorliving@barretteoutdoorliving.com](mailto:outdoorliving@barretteoutdoorliving.com)

Who is covered:

- The limited lifetime warranty covers single-family residential properties only. This limited warranty extends to the original purchaser and one (1) individual transferee as specified herein.
- A thirty (30) year limited warranty covers any other type of building or property including those owned by corporations, governmental agencies, partnerships, trusts, religious organizations, schools, condominiums, homeowner associations, cooperative housing arrangements and apartment buildings. The warranty period will be thirty (30) years following the original date of Product purchase.

What is covered: Barrette Outdoor Living warrants that its aluminum fencing products ("Product") will be free from defects in material and workmanship for the warranty period. This limited warranty is valid beginning on the date of Product purchase.

Barrette Outdoor Living warrants the Product against peeling, flaking, rotting, chipping, cracking, blistering, splintering, corrosion and rusting; or abnormal discoloration/fading\* under normal atmosphere and weather conditions.

\*After prolonged exposure to outdoor environments, all products will experience some gradual fading over time and is considered normal (up to a standard variation determined by Delta E color measurement, not to exceed Delta 5). Degrees of fading vary depending on geographical location, air pollution, exposure and other factors.

What this warranty does not cover: This limited warranty does not cover damage resulting from: misuse, abuse, improper storage or handling, improper installation, other aluminum products and accessories that are not manufactured by Barrette Outdoor Living, or manufactured for specific use in aluminum fence applications; damage caused by events beyond human control including but not limited to damage caused by animals or natural events; impact of foreign objects, fire, earthquake, flood, lightning, hail, hurricane, tornado or other casualty or act of God; movements, distortion, collapse or settling of ground or structure on which the fence is installed. This limited warranty does not cover costs of removal or disposal of product, or reinstallation of replacement product.

What Barrette Outdoor Living does to remedy the problem: Should your Barrette Outdoor Living product prove defective under warranty, visit the website or call the phone number listed below. Barrette Outdoor Living requires written notice or phone call within thirty (30) days of discovering the defect and you must show original proof of purchase receipt. You will be required to provide to Barrette Outdoor Living pictures and/or samples of the defective Product. If it is determined by Barrette Outdoor Living, in its sole discretion, the Product has a manufacturer defect, Barrette Outdoor Living will replace with new or equivalent products; labor is not included in warranty. If the Product is discontinued, Barrette Outdoor Living will replace the Product with a product in comparable quality or price range.

Barrette Outdoor Living reserves the right to discontinue or modify any of its products, including the color of its products without notice to the purchaser. Barrette Outdoor Living does not warrant that any replacement material will match or be identical to the original Product as replacement products may vary in color or gloss in comparison to the original Product as a result of normal weathering.

Transferee coverage: Limited lifetime warranty coverage will be extended to one (1) transferee with the following limitations: the one (1) transfer shall only be from residential homeowner (original Product purchaser) to a second homeowner. After a transfer, the warranty is valid thirty (30) years from the date of the original purchase. The thirty (30) year limited warranty for commercial installations cannot be transferred.

Registration: To activate this warranty, fill out the product registration form on the website listed below, or mail a completed registration card to Barrette Outdoor Living. Registration of Product must be within thirty (30) days from date of Product purchase for warranty to be valid.

Except as expressly set forth in this warranty, Barrette Outdoor Living HEREBY EXPRESSLY DISCLAIMS ANY REPRESENTATION, WARRANTY, PROMISE, GUARANTEE OR OTHER ASSURANCE OF ANY KIND, EXPRESS OR IMPLIED, ORAL OR WRITTEN, STATUTORY OR OTHERWISE, RELATING TO THE PRODUCT. STATE LAW WILL DETERMINE THE PERIOD OF TIME FOLLOWING THE SALE THAT YOU MAY SEEK A REMEDY UNDER THE IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

NO DISTRIBUTOR, DEALER OR OTHER PERSON IS AUTHORIZED BY BARRETTE OUTDOOR LIVING TO CHANGE THIS WARRANTY OR TO MAKE ANY ADDITIONAL REPRESENTATION, WARRANTY, PROMISE, GUARANTEE OR OTHER ASSURANCE ON BEHALF OF BARRETTE OUTDOOR LIVING RELATING TO THE PRODUCT. THIS WARRANTY GIVES YOU SPECIFIC LEGAL RIGHTS, AND YOU MAY ALSO HAVE OTHER RIGHTS WHICH VARY STATE TO STATE.

LIMITATION OF LIABILITY: THE REMEDIES DESCRIBED ABOVE ARE YOUR SOLE AND EXCLUSIVE REMEDIES AND BARRETTE OUTDOOR LIVING'S ENTIRE LIABILITY FOR ANY BREACH OF THIS LIMITED WARRANTY. BARRETTE OUTDOOR LIVING'S LIABILITY SHALL UNDER NO CIRCUMSTANCES EXCEED THE ACTUAL AMOUNT PAID BY YOU FOR THE DEFECTIVE PRODUCT, NOR SHALL BARRETTE OUTDOOR LIVING BE LIABLE FOR ANY CONSEQUENTIAL, INCIDENTAL, SPECIAL OR PUNITIVE DAMAGES OR LOSSES, WHETHER DIRECT OR INDIRECT. SOME STATES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THE ABOVE LIMITATION OR EXCLUSION MAY NOT APPLY TO YOU. THIS WARRANTY IS VALID ONLY IN THE UNITED STATES AND CANADA

### **Applicable State Law**

This warranty document is congruent with and governed by the laws applicable to the physical location of the project.

### **Warranty Claim Procedure**

Warranty requests must be received by Ergeon Inc. in writing, via email to [support@ergeon.com](mailto:support@ergeon.com)

Requests must include:

- a) Name of the Client and contact information,
- b) Address of installation,
- c) Order number, description of issue requested to be addressed under warranty and supporting proof of claim such as pictures and videos.

If the defect or failure corresponds to the limited warranty provided herein, the Client must within 15 days of discovery of the issue notify the Contractor through the above-mentioned process. Ergeon may request additional information. Ergeon will then have a reasonable time to inspect and perform analysis of the claimed defect. Ergeon shall be the sole judge of whether the product is defective and whether the defect is due to manufacturing.

If Ergeon determines that the claim is within the terms of this Limited Warranty, then Ergeon will, at its option, provide replacement Products or provide a purchase price refund for the Product under the terms and limitations described herein. In the event of repair or replacement, the original warranty shall apply to the repaired or replaced portion of the Products, and will extend for the balance of the warranty period in effect at the time the material proved defective.

Unless otherwise prohibited by or in conflict with applicable law, the foregoing sets forth the Client's sole and exclusive remedy (and the Contractor's sole liability) for failures to conform with the limited warranty herein.

## **GLOSSARY OF TERMS**

1. Fence - Linear, vertical construction on a private property or between neighboring properties, designed for prevention of movement across the fence line and/or for visual privacy.
2. Redwood - Type of wood commonly used in fence construction, made from Californian Redwood trees.
3. Cedar - Type of wood commonly used in fence construction, made from Cedar trees.
4. Pickets - Wood planks installed both vertically or horizontally between posts, in order to prevent movement and block visual and physical access to the property.
5. Rails - secondary fence construction element perpendicular to pickets connecting them together.
6. Kickboard - Construction element made of Pressure Treated Lumber designed to be in direct contact with the ground. Provides protection to the upper elements of the fence.
7. Posts - a vertical element partly in the ground, and partly above ground serving as the primary fence construction element used to connect the rest of the construction to the ground and stabilize the entire construction.
8. Pressure Treated (PT) Lumber - Wood that has been infused with chemical preservatives to protect the wood from rot and insects. The wood is placed in a depressurized holding tank that removes the air and replaces it with a preservative.
9. Installation - Construction of fences, gates, and other items with all the necessary works included.

## APPENDIX B

# ARBITRATION AGREEMENT

- The Client acknowledges that it has read the following ARBITRATION AGREEMENT carefully, as it requires the Client to arbitrate certain disputes and claims with the Contractor and limits the manner in which the Client can seek relief from the Contractor. Both the Client and the Contractor acknowledge and agree that for the purposes of any dispute arising out of or relating to the subject matter of this Agreement, the Contractor's officers, directors, employees and independent contractors ("Personnel") are third-party beneficiaries of this Agreement, and that upon your acceptance of this Agreement, Personnel will have the right (and will be deemed to have accepted the right) to enforce this Agreement against you as the third-party beneficiary hereof.

(a) Arbitration Rules; Applicability of Arbitration Agreement. All disputes arising out of or related to the Agreement shall be finally settled by binding arbitration in Washington D.C., USA. The arbitration will proceed in the English language, in accordance with the JAMS Streamlined Arbitration Rules and Procedures (the "Rules") then in effect, by one commercial arbitrator with substantial experience in resolving intellectual property and commercial contract disputes. The arbitrator shall be selected from the appropriate list of JAMS arbitrators in accordance with such Rules. Judgment upon the award rendered by such arbitrator may be entered in any court of competent jurisdiction.

(b) Costs of Arbitration. The Rules will govern payment of all arbitration fees. The Contractor will pay all arbitration fees for claims less than seventy-five thousand (\$75,000) dollars. The Contractor will not seek its attorneys' fees and costs in arbitration unless the arbitrator determines that the Client's claim is frivolous.

(c) Small Claims Court; Infringement. Either the Client or the Contractor may assert claims, if they qualify, in small claims court in Washington D.C. or any United States county where the Client lives or works. Furthermore, notwithstanding the foregoing obligation to arbitrate disputes, each Party shall have the right to pursue injunctive or other equitable relief at any time, from any court of competent jurisdiction, to prevent the actual or threatened infringement, misappropriation or violation of a Party's copyrights, trademarks, trade secrets, patents or other intellectual property rights.

(d) Waiver of Jury Trial. THE CLIENT AND THE CONTRACTOR WAIVE ANY CONSTITUTIONAL AND STATUTORY RIGHTS TO GO TO COURT AND HAVE A TRIAL IN FRONT OF A JUDGE OR JURY. The Client and the Contractor are instead choosing to have claims and disputes resolved by arbitration. Arbitration procedures are typically more limited, more efficient, and less costly than rules applicable in court and are subject to very limited review by a court. In any litigation between the Client and the Contractor whether to vacate or enforce an arbitration award, THE CLIENT AND THE CONTRACTOR WAIVE ALL RIGHTS TO A JURY TRIAL, and elect instead to have the dispute be resolved by a judge.

(e) Waiver of Class or Consolidated Actions. ALL CLAIMS AND DISPUTES WITHIN THE SCOPE OF THIS ARBITRATION AGREEMENT MUST BE ARBITRATED OR LITIGATED ON AN INDIVIDUAL BASIS AND NOT ON A CLASS BASIS. CLAIMS OF MORE THAN ONE CLIENT OR CUSTOMER CANNOT BE ARBITRATED OR LITIGATED JOINTLY OR CONSOLIDATED WITH THOSE OF ANY OTHER CLIENT OR CUSTOMER. If however, this waiver of class or consolidated actions is deemed invalid or unenforceable, neither the Client nor the Contractor is entitled to arbitration; instead all claims and disputes will be resolved in a court as set forth in (g) below.

(f) Opt-out. The Client has the right to opt out of the provisions of this Section by sending written notice of its decision to opt out to the following email address: support@ergeon.com within thirty (30) days of first accepting this Agreement. The Client must include (i) its name and residence address, (ii) the email address and/or telephone number associated with its order, and (iii) a clear statement that it wants to opt out of this Agreement's arbitration agreement.

(g) Exclusive Venue. If the Client sends the opt-out notice in (f), and/or in any circumstances where the foregoing arbitration agreement permits either the Client or the Contractor to litigate any dispute arising out of or relating to the subject matter of this Agreement in court, then the foregoing arbitration agreement will not apply to either party, and both the Client and the Contractor agree that any judicial proceeding (other than small claims actions) will be brought in the state or federal courts located in, respectively, Washington D.C., or the federal district in which that county falls.

(h) Severability. If the prohibition against class actions and other claims brought on behalf of third parties contained above is found to be unenforceable, then all of the preceding language in this Arbitration Agreement section will be null and void. This arbitration agreement will survive the termination of the Agreement.



*FIFTH ORDER OF BUSINESS*

**AMENDMENT TO THE RESTATED AND AMENDED INTERLOCAL AGREEMENT  
BETWEEN MARSHALL CREEK COMMUNITY DEVELOPMENT DISTRICT AND  
SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT  
REGARDING RECIPROCAL USAGE MATTERS**

THIS AMENDMENT (“**Amendment**”) is made and entered into as of this \_\_\_ day of \_\_\_\_\_ 2024, by and between:

**SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, with a mailing address c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“**Sweetwater Creek**”); and

**MARSHALL CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, with a mailing address c/o Inframark, LLC, 210 North University Drive, Suite 702, Coral Springs, Florida 33071 (“**Marshall Creek**” and, together with Sweetwater Creek, “**Parties**”).

**RECITALS**

**WHEREAS**, Sweetwater Creek and Marshall Creek previously entered into that certain *Acknowledgment of Interlocal Agreements*, dated October 28, 2021 (“**Acknowledgment**”), which confirmed that certain *Restated and Amended Interlocal Agreement Between Marshall Creek Community Development District and Sweetwater Creek Community Development District Regarding the Reciprocal Usage Matters*, dated June 19, 2014, as the operative interlocal agreement between the Parties (“**Interlocal Agreement**”), both of which are attached hereto as **Exhibit 1** and incorporated herein by this reference; and

**WHEREAS**, pursuant to Section 7 of the Interlocal Agreement, the Interlocal Agreement may be amended only by a written agreement duly executed by both Parties; and

**WHEREAS**, Sweetwater Creek and Marshall Creek now desire to amend the Interlocal Agreement as provided herein; and

**WHEREAS**, Sweetwater Creek and Marshall Creek each represent that it has the authority to execute this Amendment and to perform its obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

**SECTION 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Amendment.

**SECTION 2. AMENDMENT OF COST-SHARING PROVISIONS.** Sections 1.3 and 1.4 of the Interlocal Agreement are hereby deleted in their entirety and replaced with the following:

**1.3 Sharing of Costs and Methodology.** Marshall Creek and Sweetwater Creek agree that in recognition of the reciprocal usage rights mutually granted herein, certain costs associated with the maintenance, operation, upkeep, repair and replacement of reciprocally used facilities should be shared (“**Shared Costs**”). The facilities or services to be subject to such Shared Costs include all the facilities shown on Exhibit A hereto. No later than June 1 of each year, each district shall provide to the other its proposed budget for the upcoming fiscal year to begin on October 1, which shall specifically identify the proposed Shared Costs for that upcoming fiscal year. The districts shall cooperate in the sharing of information, contracts, consultant information or other backup to support as such relates to the proposed Shared Costs listed in each budget. Both districts’ Shared Costs shall be aggregated, and each district shall pay a percentage of the Shared Costs. Each district’s percentage of the Shared Costs shall be determined as follows: The total platted lots (or units for lands not platted, such as multi-family units) within Marshall Creek and Sweetwater Creek as of May 1 shall be determined by reference to the official records of St. Johns County, Florida. Each district shall budget and pay its percentage of the Shared Costs equal to its percentage of platted lots or units as compared to the total platted lots or units within both districts as of May 1 of that year. (By way of example, if as of May 1, 2024, there have been 2,208 lots platted or units for all the lands within Sweetwater Creek and Marshall Creek, with 1,472 lots platted or units for Marshall Creek and 736 lots platted or units for Sweetwater Creek, then Marshall Creek would budget and pay for 66.7% of the shared costs and Sweetwater Creek would budget and pay for 33.3% of the shared costs for the fiscal year commencing on October 1, 2024).

**1.4 Annual True-Up.** On January 1 of each year, the districts shall perform a true-up to compare projected Shared Costs and Shared Costs actually incurred for the prior fiscal year. If, upon completion of the fiscal year, there remains a surplus or deficit of funds paid toward the Shared Costs, such surplus or deficit shall be applied to the next fiscal year’s Shared Costs; any such surplus or deficit being limited to only those costs incurred during the prior fiscal year. For example, the true-up process undertaken on January 1, 2025 will be limited to consideration of Shared Costs incurred

during the fiscal year that began on October 1, 2023 and ended on September 30, 2024 and no other. (By way of example, if there is \$10,000 of Shared Costs that did not accrue under the example provided in Section 1.3, such funds would be true-up on January 1, 2025 and applied to the budget year beginning October 1, 2025 under the formula by which they originally paid. Accordingly, Marshall Creek would receive a credit of \$6,670 and Sweetwater Creek would receive a credit of \$3,330. Likewise, if additional Shared Costs were incurred that were not noticed on June 1 of the prior year, such deficits will be paid by each district under the formula by which they originally paid. All such surpluses and deficits shall additionally be reported by each district when the projected Shared Costs for the upcoming fiscal year are exchanged on June 1, 2025.). The Parties specifically agree and acknowledge that such true-up payments and credits are limited solely to Shared Costs incurred or paid during the prior fiscal year. Any amounts not provided to the other party in the Shared Costs for the prior fiscal year shall be deemed waived. There shall be no look backs permitted under this Agreement without mutual agreement by the Parties.

**SECTION 3. AMENDMENT OF NOTICE PROVISION.** For purposes of providing notices under Section 12 of the Interlocal Agreement, notices shall be sent in the manner proscribed therein to the following addresses:

**A. If to Marshall Creek:** Marshall Creek Community Development District  
c/o Inframark, LLC  
210 North University Drive, Suite 702  
Coral Springs, Florida 33071  
Attn: District Manager

With a copy to: Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

**B. If to Sweetwater Creek:** Sweetwater Creek Community Development District  
c/o Governmental Management Services, LLC  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092

With a copy to: Kilinski | Van Wyk PLLC  
517 East College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

**SECTION 4. AFFIRMATION OF THE INTERLOCAL AGREEMENT.** The Interlocal Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Sections 2 and 3 of this Amendment, nothing herein shall modify the rights and obligations of the Parties under the Interlocal Agreement. All of the remaining provisions remain in full effect and fully enforceable except for the terms as specifically amended herein.

**SECTION 5. AUTHORIZATION.** The execution of this Amendment has been duly authorized by the appropriate body or official of Sweetwater Creek and Marshall Creek, both Parties have complied with all the requirements of law, and both Parties have full power and authority to comply with the terms and provisions of this Amendment.

**SECTION 6. EXECUTION IN COUNTERPARTS.** This Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

**IN WITNESS WHEREOF,** the Parties execute this Amendment the day and year first written above.

**Attest:**

**SWEETWATER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Chairperson, Board of Supervisors

\_\_\_\_\_  
Print Name

**Attest:**

**MARSHALL CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Chairperson, Board of Supervisors

\_\_\_\_\_  
Print Name

**Exhibit 1:** Acknowledgment and Interlocal Agreement