

*Sweetwater Creek
Community Development District*

Agenda

November 7, 2024

AGENDA

**Sweetwater Creek
Community Development District**

475 West Town Place, Suite 114

St. Augustine, Florida 32092

www.SweetwaterCreekCDD.com

October 31, 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, November 7, 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 October 5, 2024 Board of Supervisors Meeting
 - B. Financial Statements
 - C. Check Register
 - D. Ratification of Requisition Nos. 141 and 142
- V. Staff Reports
 - A. Landscape Team
 - 1. Maintenance Report
 - 2. Proposal for Flow Sensors on Pump Station
 - B. District Engineer – Update Regarding Land Use of Parcel Conveyed to CDD
 - C. District Counsel
 - D. District Manager
 - E. Field Manager – Report
 - F. Director of Amenities
 - 1. Report

2. Quote for Shade Structures
 3. Quote for Putt Putt Course Carpet
-
- VI. Consideration of Resolution 2025-02, Amending the Fiscal Year 2024 Budget
 - VII. Update Regarding Capital Project Plan
 - VIII. Discussion of Capital Reserve Study
 - IX. Discussion of Staff Performance Objectives
 - X. Discussion of Bonus Clause
 - XI. Other Business
 - XII. Supervisor Requests / Public Comment
 - XIII. Next Scheduled Meeting – Thursday, December 5, 2024 at 4:00 p.m. at the Fitness Center, 1865 N. Loop Parkway, St. Augustine, Florida 32095
 - XIV. Adjournment

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

THIRD ORDER OF BUSINESS

A.

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

The regular meeting of the Board of Supervisors of the Sweetwater Creek Community Development District was held on **Thursday, October 3, 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

Also present were:

Jim Oliver	District Manager, GMS
Jennifer Kilinski <i>by Zoom</i>	District Counsel, KVW
Mary Grace Henley <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
Michael Woolridge	Duval Landscape

The following is a summary of the discussions and actions taken at the October 3, 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

Bob Colten commented that the landscaping at the fitness center has gotten out of control, but Ms. Gunia has assured him that Duval Landscaping is going to get things under control. He also expressed concern over the flooring in the fitness center, however Ms. Gunia has informed him that will be addressed as well.

Mr. Lisotta stated that the priority for landscaping as of late has been the neighborhood, but that does not mean the fitness center has been forgotten about. There are proposals in the agenda package to freshen up the landscaping in the back of the fitness center. The flooring is being refinished this month.

Bob Colten asked if the putt putt course is going to be refurbished.

Mr. Cervelli responded that the Board still has to discuss that topic.

Ms. Gunia added that she is awaiting a quote on the carpet for the course.

A residents stated that there is another broken tree in the Las Calinas / Dosel area.

Mr. Cervelli stated that those pine trees have been a topic of conversation, and the Board had different ideas of what to do. The Board decided not to replace the pine trees going forward and to instead let the Wax Myrtles and vinyl fencing be the barrier.

The resident stated that not everyone will install vinyl fences. She also asked what will be done about the broken trees.

Mr. Smith responded that they will be taken out.

Mr. Lisotta added that staff and the Board need resident feedback when there is an issue to address. If an email were sent regarding the down tree, it would have been addressed by now.

The resident also stated that the landscape crew is not blowing debris out after edging, and the Dosel circle is full of weeds.

Mr. Lisotta stated that it would be inspected.

A resident asked that the landscape crews be reminded to be mindful of people walking or jogging by while they are onsite.

A resident stated that the bushes on Las Calinas are taking over the sidewalk.

Mr. Cervelli asked that residents be patient with landscaping as there is a lot that has been done, but there is a lot more to be done in the future.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-01, Designating Officers

Mr. Oliver stated that the purpose of this resolution is to add himself as the Secretary and Treasurer to replace Howard McGaffney.

Mr. Cervelli asked if there was any desire to change supervisor designations.

There being none, a motion followed to approve the resolution.

On MOTION by Dr. Handler, seconded by Mr. Smith, with all in favor, Resolution 2025-01 designating officers as state above was approved 4-0.

FOURTH ORDER OF BUSINESS

Approval of the Consent Agenda

A. Minutes of the September 5, 2024 Meeting

Copies of the minutes 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 No. 140

A copy of requisition 140 was included in the agenda package for the Board's review.

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

FIFTH ORDER OF BUSINESS

Staff Reports

A. Landscape Team – Maintenance Report

Mr. Woolridge provided an overview of the items that have been completed and that are still in progress. He asked if there is a timeframe for removing the grasses on Glorieta.

Mr. Lisotta responded that he believes it was just to be done as time permits. He also provided updates on landscaping projects, including that Mr. Wright is working on obtaining quotes to light the roundabout.

B. District Engineer

2. Update on Onda Park Project

Mr. Acree stated he has received the confirmation letter from the county on Tract A (Onda Park), which will take more time to investigate as there is a discrepancy in the lot counts. Based on the county's interpretation, the PUD is entitled for 736 lots, which have already been platted and accounted for.

Mr. Smith stated that the bids that came in for the Onda Park project came in at \$449,000, \$752,000, \$636,000 and \$570,000. The allowance for the project was \$300,000, so his opinion is that the community would be better served to disperse the money across improvements in the community and continuing to allow he and Mr. Acree to work on selling Parcel K.

Ms. Kilinski confirmed that the District has flexibility as long as the funds are used for public improvements under Chapter 190, *Florida Statutes*. Additionally, most of the bids received are over the public bid threshold, so the District would have to issue a formal RFP if it wishes to move forward with the project.

Mr. Lisotta stated that there is a significant amount of fitness equipment that could be replaced and asked that be added to the list of potential items to spend the money on.

On MOTION by Mr. Smith, seconded by Mr. Lisotta, with all in favor, canceling the Onda Park improvement project and reallocate the funds was approved 4-0.

Mr. Smith provided a list of potential improvements, and the Board discussed prioritizing that list.

Dr. Handler asked how the air conditioner replacement for the fitness center fits into the plan.

Ms. Gunia responded that Wilson believes the A/C units are built for 30-years, and the compressor needs to be replaced, which will be less than \$20,000 rather than the \$175,000 quote to replace the units. She also presented a quote for quarterly maintenance from Wilson.

1. Consideration of Proposal to Prepare a Public Facilities Report

Mr. Acree presented a proposal to prepare a public facilities report as required by the Florida Statutes to be renewed every seven years at a fee of \$3,500.

On MOTION by Dr. Handler, seconded by Mr. Smith, with all in favor, the proposal to prepare a public facilities report at a fee of \$3,500 was approved 4-0.

3. Update Regarding Land Use of Parcel Conveyed to CDD

Ms. Kilinski stated that she received an email from Lennar on Monday indicating they had executed all of the deeds, and the hard copies are supposed to be sent to her office. The deeds will then be recorded in the public records.

C. District Counsel

Ms. Kilinski stated that the easement language for the other county project in the community is the same as what was on Las Calinas, so the county has a very broad easement over all of the areas where their utilities exist that essentially say if they need to repair or replace anything, the District is responsible for restoring the area subject to the county's activities. Next, she reminded the Board members that their ethics training is due to be completed by December 31st.

D. District Manager

There being nothing to report, the next item followed.

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

E. Field Manager

1. Report

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

2. Proposals for Adding Rock Beds Around Pool Deck

Mr. Wright presented a proposal from Duval for pine straw at the fitness center totaling \$6,200 noting if the Board chooses to go with the river rock, the vendor will provide a \$1,000 credit for the install at the pool area. He added that he just walked the area with Supervisor Lisotta and he will be requesting a new quote for the exact location in which they'd like the pine straw and river rock placed. He suggested approving a not to exceed amount.

Mr. Lisotta added that the amounts would be \$5,250 for pine straw, and \$11,000 for the river rock.

On MOTION by Mr. Smith, seconded by Mr. Cervelli, with all in favor, an amount not to exceed \$16,250 for pine straw and river rock installations at the fitness center was approved 4-0.

Next, Mr. Wright informed the Board that the homeowners on Rincon have had flooding issues again with all the recent rain. The drains are working okay, so he believes the issue lies with the slope of their backyards.

Mr. Smith will speak with Mr. Wright on the issue.

F. Director of Amenities – Report

A copy of the amenities report was included in the agenda package for the Board's review. She also reported that she is working with Mr. Woolridge to obtain a proposal for improving the landscaping around the putt putt course. Lastly, she relayed a comment from a resident that aluminum fencing would be preferred over vinyl around the fitness center. She is awaiting a quote for aluminum fencing.

SIXTH ORDER OF BUSINESS

Discussion of Contractor Evaluation Process

Mr. Oliver stated that there is a provision in the contract with Riverside Management Services that states that the contractor may receive an annual incentive equal to 4% of the compensation. The first step in that process is for each of the supervisors to provide their input on the performance. He provided a scoring matrix with three scoring categories. There were no areas in which the supervisors noted needs improvement. He suggested the Chairman work with the District Manager and RMS to determine what the bonus should be and how it will be distributed.

On MOTION by Dr. Handler, seconded by Mr. Smith, with all in favor, authorizing the Chairman to work with the District Manager and RMS regarding incentive distributions was approved 4-0.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor Requests / Public Comment

Mr. Smith asked that the exact amount available for improvement projects be provided.

Mr. Lisotta asked that if any board members have input on the landscaping to send it to Mr. Oliver.

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – Thursday,
November 7, 2024 at 4:00 p.m. at the Fitness
Center, 1865 N. Loop Parkway, St. Augustine,
Florida 32095**

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lisotta, seconded by Mr. Cervelli, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Vendor Points of Contact:

[Mary Serrao, BYO Playgrounds – 904-417-6110 Mary.Serrao@byoplayground.com](mailto:Mary.Serrao@byoplayground.com)

BYO is selected as the contractor the playground installation for this project:

1. PSA ProSealed Asphalt **Partial BID**

4221 Southpoint Blvd

Jacksonville, FL 32216

Attention: Chris Manis

Email: chris.manis@prosealedasphalt.com

Phone: 904-903-6058

2. Hoffman Commercial Construction, LLC

6919 Distribution Ave S. Unit #5

Jacksonville, FL 32256

Attention: Paul Hoffman

Email: phoffman@hoffmancommercial.com

(904) 759-3211 / 904-271-2350

3. DSC Builds

Attention: Stuart Maxwell, P.E. Vice President

Phone: 904.220.7600

www.DSCbuilds.com

Email: smaxwell@dickysmithco.com

4. AL Dirtworks, LLC

5128 Gracewood Ln

Saint Augustine, FL 32092

Email: AL.Dirtworks2022@gmail.com

Phone: 904-826-5667

5. Brogdon Builders, LLC

6919 Distribution Ave S Unit 4 Jacksonville, FL 32256

(904) 683-2301

Attention: Courtney Brogdon

Email: cortney@brogdonbuilders.com

Website: brogdonbuilders.com

~~Withdrawn—6. Florida Certified Contractors~~

~~1785 Lakeside Ave~~

~~Saint Augustine, FL 32084~~

~~Attention: Adam Russo~~

~~Email: adam@fccbuilders.com~~

~~Phone: 904-824-2301~~

7. Invision

Ryan Sparrell. (407) 619-5236

Ryan.sparrell@gmail.com

ONDA PARK Project Oct 2024

	Project						
	October	AL Dirtworks	Brodgdon	Invision	Hoffman	Allowance	Engineering
BYO Play ground w/out Shade	\$171,431	\$449,489	\$652,751	\$636,325	\$570,431	\$325,000	(\$25,000)
Byo Play ground wih Shade	\$202,163	\$480,221	\$683,483	\$667,057	\$601,163	\$325,000	(\$25,000)
Total After engineering							\$300,000
Without Basketball no shade limited development		\$389,489	\$566,251	\$567,325	\$483,631		
Project shortfall without Basketball and shades		(\$89,489)	(\$266,251)	(\$267,325)	(\$183,631)		

Conclusion Shelve project - disperse impovements across community

AL Dirtworks bball <fence>	\$48,930
AL Dirtworks (<fence \$20K>)	229,128
	\$278,058
Brogdon Builders	\$481,320
Invision	\$464,894
Hoffman Commercial Construction	\$399,000
ProSeal only can perform Bball court and asphalt services -	
Bid for subcomponents was not intended	
Matthews DCCM propose project management and all phases	

B.

Sweetwater Creek
Community Development District

Unaudited Financial Reporting
September 30, 2024



Table of Contents

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

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

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account General Fund	\$ 138,224	\$ -	\$ 139,415	-	\$ 277,638
Operating Account Amenity Account	107,974	-	-	-	107,974
Debit Card Account	2,896	-	-	-	2,896
Assessments Receivable	26,308	-	-	-	26,308
Due from General Fund	-	7,906	-	-	7,906
Due from Others	627	-	-	-	627
Due from Capital Projects	-	-	15,810	-	15,810
	-	-	-	-	-
Investments:					
State Board of Administration (SBA)	165,376	-	270,976	-	436,352
US Bank Custody Account	109,871	-	-	-	109,871
	-	-	-	-	-
Series 2019					
Reserve - A-1	-	133,070	-	-	133,070
Reserve - A-2	-	108,331	-	-	108,331
Revenue	-	169,392	-	-	169,392
Excess Revenue	-	5	-	-	5
Construction	-	-	-	359,510	359,510
Prepaid Expenses	57,053	-	-	-	57,053
Total Assets	\$ 608,329	\$ 432,027	\$ 426,200	\$ 359,510	\$ 1,826,067
Liabilities:					
Accounts Payable	\$ 28,927	\$ -	\$ 20,863	\$ -	\$ 49,790
Accrued Expenses	64,748	-	-	-	64,748
Due to Debt Service	7,906	-	-	-	7,906
Due to Amenity Fund	-	-	-	-	-
Due to Capital Projects	-	-	-	15,810	15,810
Total Liabilities	\$ 101,581	\$ -	\$ 20,863	\$ 15,810	\$ 138,254
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 57,053	\$ -	\$ -	\$ -	\$ 57,053
Restricted for:					
Debt Service	-	432,027	-	-	432,027
Capital Project	-	-	-	343,700	343,700
Assigned for:					
Capital Reserve Fund	-	-	405,337	-	405,337
Unassigned	449,696	-	-	-	449,696
Total Fund Balances	\$ 506,749	\$ 432,027	\$ 405,337	\$ 343,700	\$ 1,687,813
Total Liabilities & Fund Balance	\$ 608,329	\$ 432,027	\$ 426,200	\$ 359,510	\$ 1,826,067

Sweetwater Creek
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,724,315	\$ 1,724,315	\$ 1,698,469	\$ (25,847)
Fitness Center Revenue	2,000	2,000	4,190	2,190
Interest	5,000	5,000	36,692	31,692
Total Revenues	\$ 1,731,315	\$ 1,731,315	\$ 1,739,350	\$ 8,035
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 9,600	\$ 9,600	\$ 11,200	(1,600)
Engineering	20,000	20,000	19,296	704
District Counsel	55,000	55,000	68,367	(13,367)
Annual Audit	3,800	3,800	3,800	-
Assessment Administration	5,000	5,000	5,000	-
Arbitrage Rebate	500	500	450	50
Dissemination Agent	5,300	5,300	5,300	(0)
Trustee Fees	3,800	3,800	3,771	29
Management Fees	42,500	42,500	42,500	(0)
Information Technology	1,425	1,425	1,425	-
Website Maintenance	1,000	1,000	1,000	0
Telephone	742	742	673	69
Postage & Delivery	3,000	3,000	3,214	(214)
Public Official Insurance	4,497	4,497	4,938	(441)
Copies	4,100	4,100	4,165	(65)
Legal Advertising	2,000	2,000	2,188	(188)
Miscellaneous	1,500	1,500	490	1,010
Dues, Licenses & Subscriptions	175	175	175	-
Cost Share Expense - Marshall Creek	20,000	20,000	81,627	(61,627)
Total General & Administrative	\$ 183,939	\$ 183,939	\$ 259,580	\$ (75,641)
<u>Operations & Maintenance</u>				
Utilities				
Electric	\$ 75,000	\$ 75,000	\$ 75,250	(250)
Other Physical Environment				
General Insurance	6,058	6,058	5,507	551
Landscape Maintenance	291,276	291,276	291,276	-
Landscape Improvements	50,000	50,000	37,849	12,151
Mulch	50,000	50,000	25,000	25,000
Lake Maintenance	22,000	22,000	21,049	951
Fountain Maintenance	1,500	1,500	180	1,320
Irrigation Repairs & Maintenance	39,000	39,000	34,231	4,769
Storm Clean-Up	2,000	2,000	-	2,000
Field Repairs & Maintenance	26,000	26,000	36,962	(10,962)
Tree Removals	14,000	14,000	11,336	2,664
Streetlight Repairs	2,250	2,250	-	2,250
Signage Repairs	1,000	1,000	-	1,000
Holiday Decoration	5,000	5,000	-	5,000
Miscellaneous Field Supplies	3,500	3,500	567	2,933
Subtotal Other Physical Environment	\$ 588,584	\$ 588,584	\$ 539,206	\$ 49,378

Sweetwater Creek
Community Development District

General Fund

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

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<u>Amenities</u>				
Administrative				
Property & Casualty Insurance	\$ 37,581	\$ 37,581	\$ 36,925	656
Payroll - Salaried	86,268	86,268	685	85,583
Payroll - Hourly	91,375	91,375	1,638	89,737
Payroll - Benefits	16,775	16,775	301	16,474
Payroll Taxes	14,730	14,730	264	14,466
Professional Services - Engineering	71,457	71,457	1,281	70,176
Professional Services - Information Technology	1,890	1,890	34	1,856
Travel & Per Diem	200	200	69	131
Training	400	400	477	(77)
Facility Management	-	-	270,272	(270,272)
Licenses & Permits	400	400	764	(364)
Subscriptions & Memberships	500	500	1,755	(1,255)
Office Supplies	3,000	3,000	2,095	905
Office Equipment	2,500	2,500	2,432	68
Communication - Telephone/Internet/TV	12,000	12,000	7,259	4,741
Internet/Telephone - Guard House	5,821	5,821	4,124	1,697
<u>Field</u>				
Field Management Fees	89,040	89,040	89,040	-
General Utilities	75,000	75,000	69,935	5,065
Refuse Removal	5,200	5,200	7,257	(2,057)
Security	60,000	60,000	53,661	6,339
Janitorial Services	13,978	13,978	42,046	(28,068)
Operating Supplies - Spa & Paper	4,000	4,000	4,198	(198)
Operating Supplies - Uniforms	500	500	905	(405)
Cleaning Supplies	12,500	12,500	12,555	(55)
Amenity Landscape Maintenance & Improvements	29,500	29,500	28,686	814
Gate Repairs & Maintenance	2,500	2,500	799	1,701
Dog Park Repairs & Maintenance	6,000	6,000	1,380	4,620
Park Mulch	5,000	5,000	2,200	2,800
Miscellaneous Field Supplies	4,100	4,100	1,280	2,820
Buildings Repairs & Maintenance	15,000	15,000	102,514	(87,514)
Pest Control	1,800	1,800	2,717	(917)
Pool Maintenance - Contract	25,349	25,349	17,160	8,189
Pool Repairs & Maintenance	3,000	3,000	10,511	(7,511)
Pool Chemicals	3,800	3,800	25,940	(22,140)
Signage & Amenity Repairs	300	300	500	(200)
Special Events	2,000	2,000	814	1,186
Park Repair & Maintenance	-	-	19,776	(19,776)
Pickleball Repair & Maintenance	-	-	2,479	(2,479)
Guardhouse Maintenance	2,500	2,500	-	2,500
Playground Repairs & Maintenance	2,500	2,500	108	2,392
<u>Fitness</u>				
Professional Services - Outside Fitness	55,515	55,515	48,463	7,052
Fitness Equipment Repairs & Maintenance	7,000	7,000	3,244	3,756
Fitness Equipment Rental	35,000	35,000	36,132	(1,132)
Miniature Golf Course Maintenance	500	500	-	500
Miscellaneous Fitness Supplies	6,300	6,300	1,326	4,974
Capital Outlay - Machinery & Equipment	6,400	6,400	7,680	(1,280)
Subtotal Amenities	\$ 819,179	\$ 819,179	\$ 923,679	\$ (104,500)
Total Operations & Maintenance	\$ 1,407,763	\$ 1,407,763	\$ 1,462,885	\$ (55,122)
Total Expenditures	\$ 1,591,702	\$ 1,591,702	\$ 1,722,466	\$ (130,764)
Excess (Deficiency) of Revenues over Expenditures	\$ 139,613	\$ 139,613	\$ 16,885	\$ (122,729)

Sweetwater Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Other Financing Sources/(Uses):				
Capital Reserve Transfer Out	\$ (191,000)	\$ (191,000)	(191,000)	\$ -
Total Other Financing Sources/(Uses):	\$ (191,000)	\$ (191,000)	\$ (191,000)	\$ -
Net Change in Fund Balance	\$ (51,387)	\$ (51,387)	\$ (174,115)	\$ (122,729)
Fund Balance - Beginning	\$ 51,387		\$ 680,864	
Fund Balance - Ending	\$ (0)		\$ 506,749	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 741,613	\$ 741,613	\$ 729,682	\$ (11,931)
Special Assessments - Prepayments	-	-	24,221	24,221
Interest Income	6,300	6,300	29,971	23,671
Total Revenues	\$ 747,913	\$ 747,913	\$ 783,874	\$ 35,961
Expenditures:				
Series 2019 - A1				
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)
Series 2019 - A2				
Interest - 11/01	46,475	46,475	46,475	-
Interest - 05/01	46,475	46,475	46,475	-
Principal - 05/01	125,000	125,000	125,000	-
Special Call - 5/1	-	-	5,000	(5,000)
Total Expenditures	\$ 743,606	\$ 743,606	\$ 758,606	\$ (15,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 4,307	\$ 4,307	\$ 25,268	\$ 20,961
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 4,307	\$ 4,307	\$ 25,268	\$ 20,961
Fund Balance - Beginning	\$ 155,434		\$ 406,759	
Fund Balance - Ending	\$ 159,741		\$ 432,027	

Sweetwater Creek
Community Development District

Capital Reserve Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues				
Capital Reserve - Transfer In	\$ 191,000	\$ 191,000	\$ 191,000	\$ -
Interest	1,866	1,866	10,182	8,316
Miscellaneous Income	-	-	2,267	2,267
Insurance Proceeds	-	-	3,984	3,984
Total Revenues	\$ 192,866	\$ 192,866	\$ 207,432	\$ 14,566
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 11,420	\$ (11,420)
Repair & Maintenance	79,024	79,024	48,847	30,177
Other Current Charges	525	525	558	(33)
Reserve Study	-	-	5,850	(5,850)
Total Expenditures	\$ 79,549	\$ 79,549	\$ 66,675	\$ 12,874
Excess (Deficiency) of Revenues over Expenditures	\$ 113,317	\$ 113,317	\$ 140,757	
Other Financing Sources/(Uses)				
Transfer In and (Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 113,317		\$ 140,757	
Fund Balance - Beginning	\$ 263,780		\$ 264,580	
Fund Balance - Ending	\$ 377,097		\$ 405,337	

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	\$ 16,432
Expenditures	\$ (66,675)
Actual Balance	\$405,337

Variance Reserve Study Vs Actual	(\$368,355)
---	--------------------

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 23,105	\$ 23,105
Total Revenues	\$ -	\$ -	\$ 23,105	\$ 23,105
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 212,652	\$ (212,652)
Total Expenditures	\$ -	\$ -	\$ 212,652	\$ (212,652)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (189,546)	\$ (189,546)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ (189,546)	
Fund Balance - Beginning	\$ -		\$ 533,247	
Fund Balance - Ending	\$ -		\$ 343,700	

Sweetwater Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Special Assessments - Tax Roll	\$ -	\$ 228,251	\$ 285,271	\$ 956,056	\$ 137,540	\$ 34,748	\$ 2,343	\$ -	\$ 35,502	\$ 355	\$ -	\$ 18,403	\$ 1,698,469
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	3,053	2,156	36,692
Total Revenues	\$ 1,129	\$ 229,223	\$ 287,068	\$ 958,232	\$ 142,596	\$ 41,196	\$ 7,583	\$ 3,883	\$ 40,387	\$ 4,443	\$ 3,053	\$ 20,558	\$ 1,739,350
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 1,400	\$ 600	\$ -	\$ 800	\$ 800	\$ 1,600	\$ 800	\$ 800	\$ 600	\$ 1,600	\$ 1,400	\$ 800	\$ 11,200
Engineering	791	430	919	2,044	2,561	1,026	2,541	2,433	1,377	1,539	1,941	1,695	19,296
District Counsel	7,296	3,481	5,761	6,672	6,189	6,367	6,618	4,671	4,028	3,676	8,222	5,390	68,367
Annual Audit	-	-	-	-	-	-	-	-	3,800	-	-	-	3,800
Assessment Administration	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	450	-	450
Dissemination Agent	442	442	442	442	442	442	442	442	442	442	442	442	5,300
Trustee Fees	3,143	-	-	-	-	-	-	-	-	-	629	-	3,771
Management Fees	3,542	3,542	3,542	3,542	3,542	3,542	3,542	3,542	3,542	3,542	3,542	3,542	42,500
Information Technology	119	119	119	119	119	119	119	119	119	119	119	119	1,425
Website Maintenance	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Telephone	43	25	28	25	25	25	27	25	10	54	305	82	673
Postage & Delivery	351	307	120	21	285	297	202	74	101	704	32	720	3,214
Public Official Insurance	4,938	-	-	-	-	-	-	-	-	-	-	-	4,938
Copies	161	41	110	238	166	147	187	166	157	780	509	1,504	4,165
Legal Advertising	94	280	-	88	94	90	-	66	-	1,375	101	-	2,188
Miscellaneous	62	1	10	11	11	12	212	14	11	3	27	118	490
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Cost Share Expense - Marshall Creek	-	-	-	-	-	-	-	-	-	-	81,627	-	81,627
Total General & Administrative	\$ 27,638	\$ 9,350	\$ 11,133	\$ 14,085	\$ 14,316	\$ 13,748	\$ 14,771	\$ 12,433	\$ 14,270	\$ 13,917	\$ 99,426	\$ 14,493	\$ 259,580

Sweetwater Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Utilities													
Electric	\$ 6,512	\$ 6,616	\$ 6,283	\$ 6,272	\$ 6,168	\$ 6,103	\$ 6,116	\$ 6,171	\$ 6,271	\$ 6,466	\$ 6,228	\$ 6,045	\$ 75,250
Other Physical Environment													
General Insurance	5,507	-	-	-	-	-	-	-	-	-	-	-	5,507
Landscape Maintenance	24,273	24,273	24,273	24,273	24,273	24,273	24,273	24,273	24,273	24,273	24,273	24,273	291,276
Landscape Improvements	-	5,044	-	-	-	28,500	-	-	-	4,805	(500)	-	37,849
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	2,122	2,122	2,122	21,049
Fountain Maintenance	-	-	-	-	-	-	180	-	-	-	-	-	180
Irrigation Repairs & Maintenance	4,805	710	4,920	413	2,799	-	-	8,509	2,675	4,500	2,700	2,200	34,231
Storm Clean-Up	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Repairs & Maintenance	2,390	2,718	6,217	6,099	4,121	2,712	4,945	2,066	2,519	1,204	1,062	909	36,962
Tree Removals	1,200	-	1,786	350	350	-	-	2,550	-	2,850	2,250	-	11,336
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Signage Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decoration	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Field Supplies	-	-	-	-	567	-	-	-	-	-	-	-	567
Subtotal Other Physical Environment	\$ 46,225	\$ 41,154	\$ 70,017	\$ 38,944	\$ 39,815	\$ 63,126	\$ 37,052	\$ 45,108	\$ 37,860	\$ 46,221	\$ 38,134	\$ 35,549	\$ 539,206
Amenities													
<i>Administrative</i>													
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	23,152	23,018	270,272
Licenses & Permits	414	-	-	-	-	-	-	350	-	-	-	-	764
Subscriptions & Memberships	29	29	92	92	106	121	169	448	140	140	264	125	1,755
Office Supplies	449	253	300	57	608	8	9	70	81	-	-	260	2,095
Office Equipment	300	56	146	465	471	298	-	395	14	19	163	104	2,432
Communication - Telephone/Internet/TV	-	658	658	658	663	663	663	663	656	656	656	663	7,259
Internet/Telephone - Guard House	362	340	340	340	343	343	343	343	343	343	343	343	4,124

Sweetwater Creek
Community Development District
Month to Month

Field	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Field													
<i>Field Management Fees</i>	7,420	7,420	7,420	7,420	7,420	7,420	7,420	7,420	7,420	7,420	7,420	7,420	89,040
<i>General Utilities</i>	4,565	4,781	5,436	6,512	6,782	6,639	5,393	4,808	4,601	5,689	7,264	7,464	69,935
<i>Refuse Removal</i>	414	519	955	519	664	519	519	664	664	664	519	635	7,257
<i>Security</i>	6,163	6,103	6,103	7,573	3,428	6,103	813	3,428	3,428	3,524	3,567	3,428	53,661
<i>Janitorial Services</i>	3,733	3,483	3,483	3,483	3,483	3,483	3,483	3,483	3,483	3,483	3,483	3,483	42,046
<i>Operating Supplies - Spa & Paper</i>	428	52	194	413	612	192	546	297	320	589	344	210	4,198
<i>Operating Supplies - Uniforms</i>	-	-	-	-	-	-	-	-	-	-	-	905	905
<i>Cleaning Supplies</i>	1,636	191	110	1,175	499	1,170	65	1,667	255	157	1,638	3,991	12,555
<i>Amenity Landscape Maintenance & Improvements</i>	1,906	1,906	1,906	4,521	1,906	4,820	1,906	1,963	1,963	1,963	1,963	1,963	28,686
<i>Gate Repairs & Maintenance</i>	-	-	245	250	-	-	-	59	245	-	-	-	799
<i>Dog Park Repairs & 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	-	-	314	1,280
<i>Buildings Repairs & Maintenance</i>	47,127	8,102	322	119	525	20,498	5,119	370	5,338	302	277	14,415	102,514
<i>Pest Control</i>	79	79	79	81	1,831	81	81	81	81	81	81	81	2,717
<i>Pool Maintenance - Contract</i>	-	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560	17,160
<i>Pool Repairs & Maintenance</i>	-	-	330	-	410	538	1,259	200	-	1,575	6,197	-	10,511
<i>Pool Chemicals</i>	1,920	2,999	1,920	2,055	2,055	2,142	2,055	2,055	2,284	2,235	2,165	2,055	25,940
<i>Signage & Amenity Repairs</i>	-	-	500	-	-	-	-	-	-	-	-	-	500
<i>Special Events</i>	-	-	-	337	(48)	-	-	172	58	177	117	-	814
<i>Park Repair & Maintenance</i>	19,145	631	-	-	-	-	-	-	-	-	-	-	19,776
<i>Pickleball Repair & Maintenance</i>	1,059	70	77	480	128	-	633	-	-	34	-	-	2,479
<i>Guardhouse Maintenance</i>	-	-	-	-	-	-	-	-	-	-	-	-	-
<i>Playground Repairs & Maintenance</i>	-	-	-	-	-	-	-	79	-	-	-	29	108
Fitness													
<i>Professional Services - Outside Fitness</i>	4,480	3,388	4,373	4,500	3,100	3,835	5,010	3,968	3,465	4,570	3,915	3,860	48,463
<i>Fitness Equipment Repairs & 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	3,053	3,053	36,132
<i>Miniature Golf Course Maintenance</i>	-	-	-	-	-	-	-	-	-	-	-	-	-
<i>Miscellaneous Fitness Supplies</i>	-	393	43	142	80	190	100	378	-	-	-	-	1,326
<i>Capital Outlay - Machinery & Equipment</i>	-	1,505	-	4,919	1,256	-	-	-	-	-	-	-	7,680
Subtotal Amenities	\$ 168,744	\$ 69,933	\$ 62,662	\$ 73,660	\$ 64,387	\$ 88,861	\$ 61,657	\$ 60,741	\$ 63,372	\$ 62,143	\$ 68,142	\$ 79,377	\$ 923,679
Total Operations & Maintenance	\$ 214,969	\$ 111,087	\$ 132,679	\$ 112,604	\$ 104,202	\$ 151,987	\$ 98,709	\$ 105,849	\$ 101,232	\$ 108,364	\$ 106,276	\$ 114,927	\$ 1,462,885
Total Expenditures	\$ 242,606	\$ 120,438	\$ 143,813	\$ 126,689	\$ 118,518	\$ 165,735	\$ 113,480	\$ 118,282	\$ 115,502	\$ 122,280	\$ 205,703	\$ 129,419	\$ 1,722,466
Excess (Deficiency) of Revenues over Expenditures	\$ (241,477)	\$ 108,785	\$ 143,255	\$ 831,543	\$ 24,078	\$ (124,539)	\$ (105,897)	\$ (114,399)	\$ (75,115)	\$ (117,837)	\$ (202,650)	\$ (108,861)	\$ 16,885
Other Financing Sources /(Uses):													
Capital Reserve Transfer Out	-	-	-	-	(191,000)	-	-	-	-	-	-	-	(191,000)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ (191,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (191,000)
Net Change in Fund Balance	\$ (241,477)	\$ 108,785	\$ 143,255	\$ 831,543	\$ (166,922)	\$ (124,539)	\$ (105,897)	\$ (114,399)	\$ (75,115)	\$ (117,837)	\$ (202,650)	\$ (108,861)	\$ (174,115)

Sweetwater Creek
Community Development District
Long Term Debt Report

SERIES 2019A-1, SPECIAL ASSESSMENT REVENUE BONDS		
Interest Rate:	2.000%, 2.125%, 2.250%, 2.375%, 2.500%, 2.950%, 3.170%	
Maturity Date:	5/1/2038	
Reserve Fund Definition	MAXIMUM ANNUAL DEBT SERVICE	
Reserve Fund Requirement	\$133,070	
Reserve Fund Balance	133,070	
Bonds Outstanding - 7/30/19		\$7,825,000
Less: Principal Payment - 5/1/20		(\$330,000)
Less: Principal Payment - 5/1/20 (Special Call)		(\$15,000)
Less: Principal Payment - 11/1/20 (Special Call)		(\$40,000)
Less: Principal Payment - 5/1/21		(\$340,000)
Less: Principal Payment - 5/1/21 (Special Call)		(\$40,000)
Less: Principal Payment - 11/1/21 (Special Call)		(\$15,000)
Less: Principal Payment - 5/1/22		(\$340,000)
Less: Principal Payment - 11/1/22 (Special Call)		(\$15,000)
Less: Principal Payment - 5/1/23		(\$345,000)
Less: Principal Payment - 5/1/24		(\$355,000)
Less: Principal Payment - 5/1/24 (Special Call)		(\$10,000)
Current Bonds Outstanding		\$5,980,000

SERIES 2019A-2, SPECIAL ASSESSMENT REVENUE BONDS		
Interest Rate:	3.560%, 4.020%	
Maturity Date:	5/1/2038	
Reserve Fund Definition	50% MAXIMUM ANNUAL DEBT SERVICE	
Reserve Fund Requirement	\$108,063	
Reserve Fund Balance	108,331	
Bonds Outstanding - 7/30/19		\$2,980,000
Less: Principal Payment - 5/1/20		(\$110,000)
Less: Principal Payment - 5/1/20 (Special Call)		(\$10,000)
Less: Principal Payment - 11/1/20 (Special Call)		(\$15,000)
Less: Principal Payment - 5/1/21		(\$115,000)
Less: Principal Payment - 5/1/21 (Special Call)		(\$15,000)
Less: Principal Payment - 11/1/21 (Special Call)		(\$5,000)
Less: Principal Payment - 5/1/22		(\$115,000)
Less: Principal Payment - 5/1/22 (Special Call)		(\$25,000)
Less: Principal Payment - 11/1/22 (Special Call)		(\$5,000)
Less: Principal Payment - 5/1/23		(\$120,000)
Less: Principal Payment - 5/1/23 (Special Call)		(\$20,000)
Less: Principal Payment - 5/1/24		(\$125,000)
Less: Principal Payment - 5/1/24 (Special Call)		(\$5,000)
Current Bonds Outstanding		\$2,295,000

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

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

ON ROLL ASSESSMENTS

allocation in %	69.95%	30.05%	100.00%
-----------------	--------	--------	---------

Date	Distribution	Net Receipts	O&M Portion	2019-		Total
				Service	Debt	
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
10/29/24	EXCESS FEES	\$26,308.46	\$18,402.52	\$7,905.94		\$26,308.46
TOTAL		\$ 2,428,150.88	\$ 1,698,468.72	\$ 729,682.16	\$	2,428,150.88

98.50%	Percent Collected
\$ 36,952.43	Balance Remaining to Collect

Sweetwater Creek
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Revenue Bonds, Series 2019

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2020				
11/15/19	1	England Thims & Miller	Invoices: 191327, 191598, 191935 - Traffic Study & Certification Package	\$ 8,032.00
11/15/19	2	East Coast Wells & Pump Service	Invoice: 34301 - Replaced Irrigation Pump	\$ 4,293.70
1/3/20	3	Performance Painting Contractors, Inc.	Invoice: 9579 - Mobilization	\$ 8,090.00
1/3/20	4	AC Concrete Enterprise, Inc.	Invoice: AB - Sidewalk Addition	\$ 6,250.00
1/3/20	5	Reflections	Invoice: 191036 - Roof Clean	\$ 4,495.00
1/6/20	6	Rick Arsenault Certified Pool Consultant, Inc.	Invoice: SWCrefC120 - 40% Deposit to start services	\$ 46,000.00
1/6/20	7	Rick Arsenault Certified Pool Consultant, Inc.	Invoice: SWCrefD120 - 10% upon execution of the Agreement	\$ 11,500.00
2/6/20	8	East Coast Wells & Pump Service	Invoices: 34271 & 34167 - Fixed Pump Motor & Replaced Bad Motor	\$ 2,137.00
2/6/20	9	Rick Arsenault Certified Pool Consultant, Inc.	Invoice: SWCrefF120 - 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 Addtl wiring/reconfigure circuits for Treadmill	\$ 1,020.00
4/24/23	81	Feather & Bloom	Invoice #000714 Moss Wall & Painting for Zen Room	\$ 2,775.00
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 closeout with SJC and Owner	
3/12/24	127	England Thims & Miller		\$ 307.50
			Invoice # 2313106. Furnished & installed 296' of 48" high 2-rail ascot style black aluminum fence with (3) 4' gate	
3/12/24	128	Best Fence and Rail fo FL LLC		\$ 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
8/5/24	136	Matthews/DCCM	Invoice # 191118 - Due Diligence and Site Planning	\$ 2,475.00
8/5/24	137	Matthews/DCCM	Invoice # 191467 - Onda Park Survey and Construction Plans	\$ 9,489.26
8/21/24	138	Matthews/DCCM	Invoice # 191636 - Onda Park Construction Plans/Landscape/Meetings	\$ 5,100.00
8/28/24	139	Kilinski/Van Wyk PLLC	Invoice # 10065 2019 Project Construction	\$ 583.00
9/13/24	140	Kilinski/Van Wyk PLLC	Invoice # 10430 2019 Project Construction	\$ 3,403.50
Not used	141			\$ -
	142	Kilinski/Van Wyk PLLC	Invoice # 10546 2019 Project Construction	\$ 322.00
TOTAL				\$ 1,325,896.92
Project (Construction) Fund at 08/30/19				\$ 1,540,777.96
Interest Earned and Transfers thru 09/30/24				\$ 144,307.32
Outstanding Requisitions				\$ 322.00
Requisitions Paid thru 09/30/24				\$ (1,325,896.92)
Remaining Project (Construction) Fund				\$ 359,510.36
FUTURE CAPITAL PROJECTS (CONSTRUCTION)				
Hoffman Construction	Pickleball Court Construction-Balance to Finish including Retainage			\$0.00
	Pickleball-Water Fountain/Cooler (Projection, not actual)			\$4,000.00
District Engineer Costs related to Projects	District Engineer Costs (Projection, not actual)			\$0.00
District Counsel Costs related to Projects	District Counsel Costs (Projection, not actual)			\$0.00
TOTAL PROJECTED PROJECTS				\$4,000.00
PROJECTED REMAINING PROJECTS (CONSTRUCTION) FUNDS				\$355,510

C.

Sweetwater Creek
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024
Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
General Fund		
09/06/24	4122-4125	\$800.00
09/16/24	4126-4134	\$31,592.63
SUBTOTAL		\$32,392.63
<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
Amenity Fund		
09/16/24	2709-2727	\$129,748.25
SUBTOTAL		\$129,748.25
TOTAL		\$162,140.88

CHECK DATE	VEND#	.....INVOICE..... DATE	...EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/06/24	00075	9/05/24	09052024 9/5/24 CDD BOARD MEETING	202409	310-51300	-11000			CHARLES USINA III	*	200.00	200.00	004122
9/06/24	00089	9/05/24	09052024 9/5/24 CDD BOARD MEETING	202409	310-51300	-11000			JOHN T SMITH	*	200.00	200.00	004123
9/06/24	00051	9/05/24	09052024 9/5/24 CDD BOARD MEETING	202409	310-51300	-11000			ROBERT LISOTTA	*	200.00	200.00	004124
9/06/24	00040	9/05/24	09052024 9/5/24 CDD BOARD MEETING	202409	310-51300	-11000			STEPHEN J HANDLER	*	200.00	200.00	004125
9/16/24	00081	9/12/24	144599 COPIES	202409	310-51300	-42500				*	1,012.61		
		9/12/24	144599 POSTAGE MAILED NOTICES	202409	310-51300	-42000			ADVANCED DIRECT MARKETING SERVICES	*	537.28	1,549.89	004126
9/16/24	00009	8/30/24	250052 FY25 INSURANCE RENEWAL	202409	300-15500	-10000			EGIS INSURANCE ADVISORS LLC	*	10,266.00	10,266.00	004127
9/16/24	00063	8/31/24	85667 AUG LAKE MAINTENANCE	202408	320-53800	-47000			FUTURE HORIZONS	*	2,122.44	2,122.44	004128
9/16/24	00029	9/01/24	161 SEP MANAGEMENT FEES	202409	310-51300	-34000				*	3,541.67		
		9/01/24	161 SEP WEBSITE ADMIN	202409	310-51300	-35200				*	83.33		
		9/01/24	161 SEP INFO TECH	202409	310-51300	-35100				*	118.75		
		9/01/24	161 SEP DISSEM AGENT SRVCS	202409	310-51300	-31300				*	441.67		
		9/01/24	161 OFFICE SUPPLIES	202409	310-51300	-49000				*	1.50		
		9/01/24	161 POSTAGE	202409	310-51300	-42000				*	182.52		
		9/01/24	161 COPIES	202409	310-51300	-42500				*	491.10		
		9/01/24	161 TELEPHONE	202409	310-51300	-41000				*	81.66		
									GOVERNMENTAL MANAGEMENT SERVICES			4,942.20	004129
									SWCC SWEETWATER CRK BPEREGRINO				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
9/16/24	00094	9/08/24 10361	202408 310-51300-31500	AUG SMALL CLAIMS LAWSUIT	*	153.00	
				KILINSKI VAN WYK, PLLC			153.00 004130
9/16/24	00094	9/09/24 10427	202408 310-51300-31500	AUG GENERAL COUNSEL	*	8,068.55	
				KILINSKI VAN WYK, PLLC			8,068.55 004131
9/16/24	00103	9/12/24 191858	202408 310-51300-31100	AUG ENGINEERING SERVICES	*	1,940.55	
				MATTHEWS DESIGN GROUP LLC			1,940.55 004132
9/16/24	00095	7/31/24 18922	202407 320-53800-47302	8/13 DEAD PINE TREE	*	300.00	
				TAYLOR TREE SERVICES INC			300.00 004133
9/16/24	00095	8/06/24 18915	202408 320-53800-47302	3 DEAD PINE TREES	*	2,250.00	
				TAYLOR TREE SERVICES INC			2,250.00 004134
TOTAL FOR BANK A						32,392.63	
TOTAL FOR REGISTER						32,392.63	

SWCC SWEETWATER CRK BPEREGRINO

Advanced Direct Marketing Services

3733 Adirof Rd.
Jacksonville, FL 32207-4719
(V) 904.396.3028 (F) 396.6328

Invoice

DATE	INVOICE #
9/12/2024	144599

BILL TO

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

	P.O. NO.	TERMS	PROJECT	
		With Order		
SERVICE DESCRIPTION		QTY	RATE	AMOUNT
Sweetwater Creek CDD				
Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for inkjet addressing		736	0.1019	75.00
Form layout and preparation		1	37.50	37.50
Laser one sheet front & back in color		1,472	0.35	515.20
Fold customer materials		1,472	0.06443	94.84
Insert two pieces into #10 envelope, seal, sort and mail, Standard Rate		736	0.13	95.68
#10 Window Envelopes printed one color black ink		756	0.25713	194.39
Postage		736	0.73	537.28
<div>RECEIVED SEP 12 2024 BY: _____</div>				
		Subtotal \$1,549.89		
		Sales Tax (7.5%) \$0.00		
		Total \$1,549.89		



INVOICE

Customer	Sweetwater Creek Community Development District
Acct #	189
Date	08/30/2024
Customer Service	Kristina Rudez
Page	1 of 1

Sweetwater Creek Community Development District
c/o Governmental Management Services
219 E Livingston St
Orlando, FL 32801

Payment Information	
Invoice Summary	\$ 50,482.00
Payment Amount	
Payment for:	Invoice#25052
100124522	

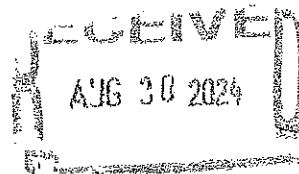
Thank You

Please detach and return with payment



Customer: Sweetwater Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
25052	10/01/2024	Renew policy	Policy #100124522 10/01/2024-10/01/2025 Florida Insurance Alliance Package - Renew policy Due Date: 8/30/2024	50,482.00 GF-\$10,266.00 AF-\$40,216.00



				Total
				\$ 50,482.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		08/30/2024
Atlanta, GA 30374-8555	scilmer@egisadvisors.com	

Future Horizons, Inc

403 N First Street
PO Box 1115
Hastings, FL 32145
USA

Voice: 904-692-1187
Fax: 904-692-1193

INVOICE

Invoice Number: 85667
Invoice Date: Aug 31, 2024
Page: 1

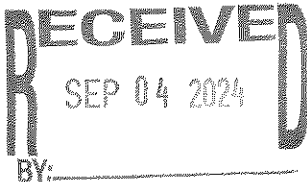
Bill To:

Sweetwater Creek CDD in N Palencia
c/o GMS, LLC
135 West Central Blvd, Ste 320
Orlando, FL 32801

Ship to:

Sweetwater Creek CDD
c/o GMS, LLC
135 West Central Blvd, Ste 320
Orlando, FL 32801

Customer ID	Customer PO	Payment Terms	
Palencia01	Per Contract	Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		10/15/24

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed August 12, 2024  DW 9/4/24 Lake maintenance 1.320.53800.4700	2,122.44	2,122.44
Subtotal				2,122.44
Sales Tax				
Freight				
Total Invoice Amount				2,122.44
Payment/Credit Applied				
TOTAL				2,122.44

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 161**Invoice Date:** 9/1/24**Due Date:** 9/1/24**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees -September 2024		3,541.67	3,541.67
Website Administration -September 2024		83.33	83.33
Information Technology - September 2024		118.75	118.75
Dissemination Agent Services - September 2024		441.67	441.67
Office Supplies		1.50	1.50
Postage		182.52	182.52
Copies		491.10	491.10
Telephone		81.66	81.66
<div>RECEIVED SEP 05 2024 BY: _____</div>			
Total			\$4,942.20
Payments/Credits			\$0.00
Balance Due			\$4,942.20



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

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

INVOICE

Invoice # 10361
Date: 09/08/2024
Due On: 10/08/2024



Sweetwater Creek CDD -06 Small Claims Court Lawsuit

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	CD	08/05/2024	Review clerk notification regarding Motion; Revise Motion to Dismiss; Email Judge Christine's office with revised Motion and proposed Order for Dismissal with Prejudice; Calendar September 6, 2024 hearing; Status updates to Attorneys regarding same (2).	0.90	\$170.00	\$153.00
Total						\$153.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
10361	10/08/2024	\$153.00	\$0.00	\$153.00
Outstanding Balance				\$153.00
Total Amount Outstanding				\$153.00

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

Please pay within 30 days.



KILINSKI | VAN WYK

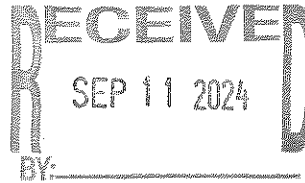
Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

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

INVOICE

Invoice # 10427
Date: 09/09/2024
Due On: 10/09/2024



SWEETWATER CREEK CDD – GENERAL COUNSEL/MONTHLY MEETING

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	JK	08/05/2024	Review joint session updated agenda and confer with Oliver	0.10	\$310.00	-	\$31.00
Service	MGH	08/05/2024	Review and analyze Duval Landscape agreement and agenda for landscape workshop.	0.30	\$265.00	-	\$79.50
Service	MGH	08/06/2024	Begin reviewing and analyzing agenda package and materials for Board consideration, including meeting minutes, financial statements, staff reports, resolutions, amenities/landscaping proposals, proposed budget, discussion items, and supporting materials, in preparation for Board meeting; correspond with District staff regarding agenda items.	0.90	\$265.00	-	\$238.50
Service	JK	08/07/2024	Review proposals, park documents, transfer of property with Lennar, review landscape and joint session matters, review minutes and prepare for Board meeting	0.60	\$310.00	-	\$186.00
Service	MGH	08/07/2024	Review draft minutes from the July 30, 2024 joint workshop with Marshall Creek CDD.	0.20	\$265.00	-	\$53.00
Service	MGH	08/08/2024	Further review and analyze	0.80	\$265.00	-	\$212.00

			agenda package and materials for Board consideration, including meeting minutes, financial statements, staff reports, resolutions, amenities/landscaping proposals, proposed budget, discussion items, and supporting materials, in preparation for Board meeting; correspond with District staff regarding agenda items.				
Service	JK	08/08/2024	Prepare for Board meeting, including review of proposals, interlocal agreement, Duval contract and related information; attend Board meeting	3.20	\$310.00	-	\$992.00
Service	CD	08/09/2024	Prepare New Supervisor Letter, notebook index and notebook enclosures for Daniel Colin; Research St. John's Supervisor of Elections website and St. John's Property Appraiser office for identifying information for Mr. Colin; Research and download from CDD website for distract manager, ordinance and budget for inclusion in notebook	1.20	\$170.00	-	\$204.00
Service	JK	08/13/2024	review HOA correspondence from supervisor on impacts to CDD maintenance schedules and confer re: same; review real property and improvement transfer status and confer with Loy on same	0.30	\$310.00	-	\$93.00
Service	MGH	08/14/2024	Review and revise New Supervisor Notebook and legal materials for incoming uncontested candidate D. Colin; prepare email correspondence and letter to residents regarding conservation area behind their homes; prepare agreement with 210 Handyman Services for hardwood floor refinishing work.	2.40	\$265.00	-	\$636.00
Service	JK	08/14/2024	Review short form for handyman services; confer re: allowance for Physical Therapy use; review/edit conservation letter, map and e-mail blast and	0.60	\$310.00	-	\$186.00

provide final versions of same							
Service	JK	08/15/2024	Review correspondence from Supervisor Smith and confer re: conveyance status/processes on same; update conservation/ CDD property impairment research and confer with team on same	0.40	\$310.00	-	\$124.00
Service	MGH	08/15/2024	Further prepare and amend letter to residents regarding conservation areas per District Chairman's feedback to make more generally applicable to District-owned property; review and analyze due diligence package and relevant plats; review draft minutes of the August 5, 2024 workshop.	0.80	\$265.00	25.0%	\$159.00
Service	CD	08/16/2024	Revise New Supervisor Letter, Index and Notebook contents.	0.30	\$170.00	-	\$51.00
Service	MGH	08/16/2024	Preliminary review of amended amenity policies for consideration at upcoming Marshall Creek CDD Board meeting; further review and revise new supervisor notebook and legal materials for uncontested candidate D. Colin and distribute same.	0.40	\$265.00	-	\$106.00
Service	JK	08/19/2024	Review meeting minutes and provide comments thereto	0.20	\$310.00	-	\$62.00
Service	JK	08/20/2024	Review easement and RMS inquiry re: responsibility for easement damage; review plat and confer on same	0.40	\$310.00	-	\$124.00
Service	MGH	08/20/2024	Review and analyze correspondence related to County work on water main and related damage to District property; analyze easement over affected area and provisions related to repair and restoration obligations.	1.20	\$265.00	-	\$318.00
Service	MGH	08/21/2024	Review and analyze plats, conveyance documents, property appraiser records, and related District documents to investigate and report on ownership and maintenance	5.80	\$265.00	25.0%	\$1,152.75

			responsibilities for sidewalks and vegetative rights-of-way throughout community; prepare cease and desist letter to Comcast regarding unauthorized digging on District property.				
Service	JK	08/21/2024	Review Comcast correspondence and confer re: same; begin cease/desist letter	0.30	\$310.00	-	\$93.00
Service	MGH	08/22/2024	Further confer with District Staff regarding unauthorized work on District property by Comcast and course of action for addressing same; analyze St. Johns County Property Appraiser records to confirm property ownership where unauthorized work took place; update cease and desist letter as needed; coordinate mailing; analyze correspondence from District Engineer regarding existing improvements on each parcel to be conveyed to the District; further review and analyze plats, conveyance documents, HOA documents, Property Appraiser records, and other District documents to confirm ownership and maintenance responsibilities for sidewalks and vegetative rights of way.	3.40	\$265.00	20.0%	\$720.80
Service	JK	08/22/2024	Review multiple correspondence on Comcast, impacts to CDD property and review due diligence; update letter correspondence on same; review MPUD communications with Smith	0.40	\$310.00	-	\$124.00
Service	JK	08/23/2024	Confer with Wright on water main issue and begin review legal description/covenant language for repair responsibility	0.40	\$310.00	-	\$124.00
Service	JK	08/23/2024	Prepare human trafficking affidavit and contract addendum to comply with new section 787.06, Florida Statutes.	0.10	\$310.00	-	\$31.00

Service	JK	08/24/2024	Review/edit QCD correspondence and bill of sale information and update conveyance charts for same	0.10	\$310.00	-	\$31.00
Service	JK	08/25/2024	Review three sets of restrictive covenants; review plats; review property appraiser office; review easement from Wright for restoration requirements; review Handler's package of land materials; finalize summary of same	1.40	\$310.00	-	\$434.00
Service	MGH	08/25/2024	Prepare comprehensive report and overview of HOA documents, plats, conveyance documents, Property Appraiser records, and other District documents regarding ownership and maintenance responsibilities for sidewalks and vegetative rights of way.	0.80	\$265.00	-	\$212.00
Service	JK	08/26/2024	Review updates to County easement and confer with Wright re: options for same; field call from Wright on other property ownership details and transmit information on same	0.30	\$310.00	-	\$93.00
Service	MGH	08/27/2024	Prepare draft amendment to interlocal agreement with Marshall Creek to update cost-share reporting and true-up process provisions for Board consideration at upcoming meeting	1.20	\$265.00	-	\$318.00
Service	MGH	08/28/2024	Further prepare and confer with District regarding draft amendment to interlocal agreement with Marshall Creek CDD; analyze Florida statutory authority to confirm notarization and recording requirements for interlocal agreements.	1.20	\$265.00	-	\$318.00
Service	JK	08/28/2024	Review/edit interlocal cost share agreement; update tentative agenda; update research on land/property ownership	0.60	\$310.00	-	\$186.00
Service	MGH	08/29/2024	Exchange correspondence with District staff and Chairman regarding draft amendment to	0.60	\$265.00	-	\$159.00

interlocal agreement with
Marshall Creek CDD; further
prepare amendment and
incorporate feedback.

Service	JK	08/29/2024	Follow up with Chair and District Manager re: interlocal; review amenity policy changes; call with Chair on same; update agreement for cost share agreement; update agenda materials and confer re: lot count allocation for interlocal agreement	0.70	\$310.00	-	\$217.00
Line Item Discount Subtotal							-\$617.45
Total							\$8,068.55

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
10427	10/09/2024	\$8,068.55	\$0.00	\$8,068.55
Outstanding Balance				\$8,068.55
Total Amount Outstanding				\$8,068.55

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

Please pay within 30 days.

Project Manager Alex Acree

Governmental Management Services
James Oliver
475 West Town Place
St. Augustine, FL 32092

Matthews | **DCCM**

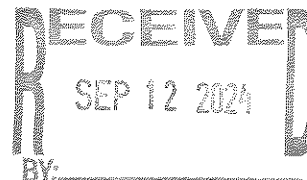
Engineering - Architecture - Planning - Surveying

September 12, 2024
Invoice # 191858

Project 0000021856.0000 Sweetwater Creek CDD

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

- Coordination with District Manager
- CDD Meeting
- Property Deed Coordination
- CUP Meter Readings (August)
- Prepare Requisitions



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 August 31, 2024

Phase 0001 Engineering Services

	Hours	Rate	Amount
Vice President of Production	3.75	290.00	1,087.50
Sr. Construction Inspector	.25	210.00	52.50
Project Coordinator 2	1.50	100.00	150.00
Project Administrator	.25	120.00	30.00
Inspector	3.50	170.00	595.00
Total Labor			1,915.00

Phase 0999 Reimbursable Expenses

11 x 17 B/W	3.0 Copies @ 0.55	1.65
8.5 x 11 B/W	12.0 Copies @ 0.27	3.24
Total Reproductions		4.89

Finance Charge

1.50% of 1,377.49 (balance over 30 days) 20.66

Total Due: 1,940.55

Outstanding Invoices

Number	Date	Balance
191465	7/10/2024	1,377.49
Total		1,377.49

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	1,915.00	10,918.75	12,833.75
Expense	0.00	117.88	117.88

Project	0000021856.0000	Sweetwater Creek CDD	Invoice	191858
Unit	4.89	70.47	75.36	
Interest	20.66	20.66	41.32	
Totals	1,940.55	11,127.76	13,068.31	



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

Invoice

BILL TO
Sweet Water Creek

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
18922	07/31/2024	\$300.00	09/04/2024	Due on receipt	

SCOPE	QTY	RATE	AMOUNT
Sweet Water Creek Job Address: 221 Oleta Way- Dropped 1 dead pine tree. Completed on August 13, 2024.	1	300.00	300.00

BALANCE DUE

\$300.00

Tree Removal
1.320.53800.47302
DW
9/5/24



Our mailing address recently changed, please make changes to our vendor information and please use mailing address above. New mailing address is
4600 Ave B, St. Augustine, FL 32095.



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

Invoice

BILL TO

Sweet Water Creek

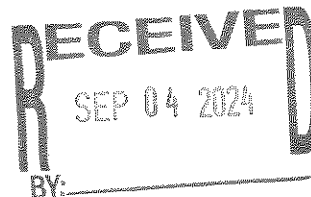
INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
18915	08/06/2024	\$2,250.00	08/06/2024	Due on receipt	

SCOPE	QTY	RATE	AMOUNT
Along LAS CALINAS BLVD Between ENREDE LN and the roundabout Drop 3 dead pine trees and cut up in smaller pieces do to small drop zone Leave debris in wooded area		1,050.00	1,050.00
690 Enrede (a resident whose trees you dropped last week) and cut them up and place them further into the woods.	1	150.00	150.00
Rio Del Norte- Removed leaning willow tree.	1	150.00	150.00
There is a downed Cypress tree on one of our ponds off of Rio Del Norte that needs to be removed.	1	150.00	150.00
There is also a dead pine that needs to be dropped behind the address of 38 Lazo Court.	1	250.00	250.00
there are 2 additional dead pines that need to be dropped on the north side of 24 Lazo Court.	1	500.00	500.00

BALANCE DUE

\$2,250.00

Tree removal
1.320.53800.47302
DW
9/4/24



Our mailing address recently changed, please make changes to our vendor information and please use
mailing address above. New mailing address is
4600 Ave B, St. Augustine, FL 32095.

*** CHECK DATES 09/01/2024 - 09/30/2024 ***
 SWEETWATER CREEK - AMENITY
 BANK B AMENITY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/16/24	00129	8/30/24 08302024	202408 340-53800-34500 8/30 FITNESS CLASS	AMYSUE LONG	*	35.00	35.00 002709
9/16/24	00130	9/05/24 09052024	202408 340-53800-34500 8/28 FITNESS CLASS	CRISPIN ZINSMEISTER	*	35.00	35.00 002710
9/16/24	00131	9/04/24 09042024	202408 340-53800-34500 8/15-8/25 FITNESS CLASSES	DIANE LAURA STOEVEER	*	400.00	400.00 002711
9/16/24	00131	9/04/24 09042024	202408 340-53800-34500 8/26-9/8 FITNESS CLASSES	DIANE LAURA STOEVEER	*	280.00	280.00 002712
9/16/24	00107	8/30/24 250052	202409 300-15500-10000 FY25 INSURANCE RENEWAL	EGIS INSURANCE ADVISORS, LLC	*	40,216.00	.00 002713
		8/30/24 250052	202409 300-15500-10000 FY25 INSURANCE RENEWAL		V	40,216.00-	
9/16/24	00128	9/05/24 09052024	202409 340-53800-34500 9/3-9/5 FITNESS CLASSES	ELIANA N ROQUE	*	160.00	160.00 002714
9/16/24	00080	9/02/24 745382	202409 300-15500-10000 OCT GATE GRD MONITORING	HIDDEN EYES LLC DBA ENVERA SYSTEMS	*	3,428.05	3,428.05 002715
9/16/24	00139	8/29/24 08292024	202408 340-53800-34500 8/29 FITNESS CLASS	GLENDA MALEWICKI DBA GLENDA'S YOGA	*	35.00	35.00 002716
9/16/24	00151	9/05/24 09052024	202408 340-53800-34500 8/26 & 8/28 FITNESS CLASS	JOSIE LYNN CARLETON	*	70.00	70.00 002717
9/16/24	00132	8/31/24 08312024	202408 340-53800-34500 8/22-8/29 FITNESS CLASSES	LAURA CORREA	*	140.00	140.00 002718
9/16/24	00127	9/01/24 09012024	202408 340-53800-34500 8/16-9/1 FITNESS CLASSES	LINA HERMEZ	*	450.00	450.00 002719

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
9/16/24	00016	8/28/24 08282024	202408 330-53800-49100 FY24 COST SHARE TRUE UP	MARSHALL CREEK CDD	*	81,626.98	81,626.98 002720
9/16/24	00135	8/21/24 08212024	202408 340-53800-34500 8/12-8/21 FITNESS CLASSES	MIRANDA BULGER	*	245.00	245.00 002721
9/16/24	00135	9/04/24 09042024	202408 340-53800-34500 8/26-9/4 FITNESS CLASSES	MIRANDA BULGER	*	245.00	245.00 002722
9/16/24	00141	9/04/24 09042024	202408 340-53800-34500 8/26-9/2 FITNESS CLASSES	PATRICIA SCOTT	*	140.00	140.00 002723
9/16/24	00019	9/01/24 13129562	202409 330-53800-52002 SEP POOL CHEMICALS	POOLSURE	*	2,054.80	2,054.80 002724
9/16/24	00020	8/15/24 18120667	202408 340-53800-49400 NAPKINS & DIXIE PLATES	PUBLIX SUPER MARKETS INC	*	117.42	117.42 002725
9/16/24	00136	9/04/24 09042024	202409 340-53800-34500 AUG & 9/2 FITNESS CLASSES	TIFFANY ROSE CUNNIGHAM	*	70.00	70.00 002726
9/16/24	00107	8/30/24 25052	202409 300-15500-10000 FY25 INSURANCE RENEWAL	EGIS INSURANCE ADVISORS, LLC	*	40,216.00	40,216.00 002727
TOTAL FOR BANK B						129,748.25	
TOTAL FOR REGISTER						129,748.25	

Sweetwater Creek CDD
1865 North Loop Pkwy,
Saint Augustine, FL 32095

Amy Sue Long

84 Rio Del Norte Rd, St. Augustine, FL 32095

2023 Classes Taught in TWO week period:

Yoga

8/30

Substitute Dates:

Code: 2-340-53800-34500

Cost:

\$35

RECEIVED
SEP 05 2024
BY: _____

Approved:

[Signature]
[Signature]

Date:

8/30/24

Sweetwater Creek CDD
1865 North Loop Pkwy,
Saint Augustine, FL 32095

Vendor: Crispin Zinmeister
158 Bison Trail, Ponte Vedra FL, 32081

2023 Classes Taught in TWO week period:


Cardio Step Dates: 8/28 (Final wed evening)

Substitute Dates:

RECEIVED
SEP 05 2024
BY: _____

Code: 2-340-53800-34500

Cost: 35⁰⁰

Approved: 

Date: 9/5/24

Sweetwater Creek CDD
1865 North Loop Pkwy,
Saint Augustine, FL 32095

Vendor: Diane Stoeber

153 Oak Common Ave. St. Augustine, FL 32095

2023 Classes Taught in TWO week period: Aug 12-25th
Pilates Dates: 8/13, 8/20

Kids Fitness Dates: 8/14

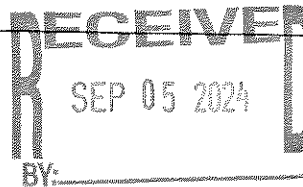
Stretch Dates: 8/12, 8/14, 8/19

Barre Dates: 8/12, 8/19

Substitute Dates: 8/13 Cardio 8/20 Cardio

Code: 2-340-53800-34500

Cost: \$ 400.00



Approved: 

Date: 9/4/24

Sweetwater Creek CDD
1865 North Loop Pkwy,
Saint Augustine, FL 32095

Vendor: Diane Stoeber

153 Oak Common Ave. St. Augustine, FL 32095

2023 Classes Taught in TWO week period:

Pilates Dates: 8/27

Aug 26 - Sept 8th

Kids Fitness Dates: 8/28, 9/4

Stretch Dates: 8/30, 9/2, 9/6

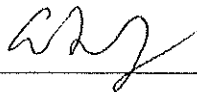
Barre Dates:

Substitute Dates: 8/27 Cardio

Code: 2-340-53800-34500

Cost: \$ 280.00

RECEIVED
SEP 05 2024
BY: _____

Approved: 

Date: 9/4/24



Insurance & Risk Advisors

Sweetwater Creek Community Development District
c/o Governmental Management Services
219 E Livingston St
Orlando, FL 32801

INVOICE

Customer	Sweetwater Creek Community Development District
Acct #	189
Date	08/30/2024
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 50,482.00
Payment Amount	
Payment for	Invoice#25052
100124522	

Thank You

Please detach and return with payment

Customer: Sweetwater Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
25052	10/01/2024	Renew policy	Policy #100124522 10/01/2024-10/01/2025 Florida Insurance Alliance Package - Renew policy Due Date: 8/30/2024	50,482.00 GF - \$10,266.00 AF - \$40,216.00
				Total
				\$ 50,482.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors
P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939

scilmer@egisadvisors.com

Date

08/30/2024

Sweetwater Creek CDD
1865 North Loop Pkwy,
Saint Augustine, FL 32095

Vendor: Ellana Roque

138 Pickett Dr, St. Augustine, FL 32084

2023 Classes Taught in TWO week period:

Cardio Core Dates: 9/3

Senior Mat Pilates Dates: 9/3

Senior Strength Dates: 9/4

Substitute Dates: 9/5 - Pilates

Code: 2-340-53800-34500

Cost: \$160⁰⁰

RECEIVED
SEP 05 2024
BY: _____

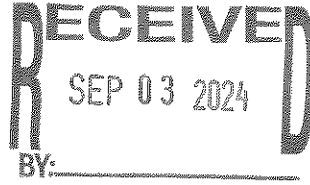
Approved:

Ellana Roque

Date: 9/5/24

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

**Invoice**

Invoice Number 745382	Date 09/02/2024
Customer Number 300299	Due Date 10/01/2024

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Sweetwater Creek CDD	300299		09/02/2024	10/01/2024

Quantity	Description	Months	Rate	Amount
<i>2898 - Gate Access - Sweetwater Creek CDD - Entrance 1 (North Loop Parkway, Entrance2 (South Loop Parkway, Saint Augustine, FL</i>				
1.00	Envera Kiosk System 10/01/2024 - 10/31/2024	1.00	\$500.00	\$500.00
1.00	Service & Maintenance 10/01/2024 - 10/31/2024	1.00	\$464.80	\$464.80
1.00	Data Management 10/01/2024 - 10/31/2024	1.00	\$250.00	\$250.00
1.00	Virtual Gate Guard Monitoring 10/01/2024 - 10/31/2024	1.00	\$2,213.25	\$2,213.25
Subtotal:				\$3428.05
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$3428.05

Date	Invoice #	Description	Amount	Balance Due
9/2/2024	745382	Monitoring Services	\$3428.05	\$3428.05

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

Security
2.330.53800.48400
DW
9/3/24

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Invoice

Invoice Number 745382	Date 09/02/2024
Customer Number 300299	Due Date 10/01/2024

Net Due: \$3,428.05

Amount Enclosed: _____

Sweetwater Creek CDD
1865 North Loop Pkwy,
Saint Augustine, FL 32095

Vendor: Glenda Malewecki

1108 Stonehenge Trail Lane, St. Augustine, FL 32092

2023 Classes Taught in TWO week period:

Senior Mat Pilates Dates:

8/29/2024 - 11:15 am \$35

Substitute Dates:

RECEIVED
SEP 05 2024
BY: _____

Code: 2-340-53800-34500

Cost: 35⁰⁰

Approved:

Glenda Malewecki

Date:

8/29/24

CS

Sweetwater Creek CDD
1865 North Loop Pkwy,
Saint Augustine, FL 32095

Vendor: Josie Lynn Carleton

181 Medio Dr, St. Augustine, FL 32095

2023 Classes Taught in TWO week period:

Substitute Dates:

MON. 8/26/24 @ 6 pm - Barre/Pilates
WED 8/28/24 @ 11:10 am - Yoga.

RECEIVED
SEP 05 2024
BY: _____

Code: 2-340-53800-34500

Cost:

\$35 + \$35 = \$70

Approved:

[Signature]

Date:

9/5/24

Sweetwater Creek CDD
1865 North Loop Pkwy,
Saint Augustine, FL 32095

Vendor: Laura Correa

197 Paradas Pl, St. Augustine, FL 32092

2023 Classes Taught in TWO week period:

Zumba Dates: 08/22 & 08/29 - 6:00PM

Zumba Tone/Zumba Dates: 08/24 & 08/31 - 9:00AM

Substitute Dates:

Code: 2-340-53800-34500

Cost: \$140

RECEIVED
SEP 05 2024
BY: _____

Approved:

[Signature]
[Signature]

Date: 08/31/24

Sweetwater Creek CDD
1865 North Loop Pkwy,
Saint Augustine, FL 32095

Vendor: Lina Hermez

248 Glorietta Dr, St. Augustine, FL 32095

2023 Classes Taught in TWO week period:

Meditation Dates: 21st, 28th Aug
Yogalates Dates: 20th, 27th Aug
Power Pump Dates: 20th, 27th Aug
Yoga Dates: 21st Aug, 25th Aug, 28th Aug, 1st Sep
Pilates Dates: 19th, 26th Aug

Substitute Dates: /

Code: 2-340-53800-34500

Cost:

5450¹⁰⁰

duan

RECEIVED
SEP 05 2024
BY: _____

Approved:

h 27

Date: Sep 1st, 2024

Marshall Creek
Community Development District
210 North University Drive
Coral Springs, FL 33071
954-603-0033

TO:

Company:	Sweetwater Creek CDD	8/28/2024
Name:	Attn: Jim Oliver	
Address:	GMS LLC 475 West Town Place Ste 114	
City/State/Zip	St. Augustline, FL 32092	

RE: Marshall Creek Interlocal Agreement FY 2024

	<u>Total FY24 Budget</u>	<u>MCCDD</u> 66.6667%
Shared Expenditures Sweetwater	783,563.00	522,375.33
Shared Revenue Sweetwater	(2,000.00)	(1,333.33)
Net owed to Sweetwater	781,563.00	521,042.00

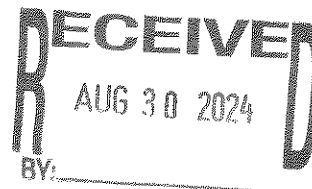
		<u>SWCCDD</u> 33.3333%
Shared Expenditures Marshall Creek	2,038,878.20	679,626.07
Shared Revenue Marshall Creek	(415,000.00)	(138,333.33)
Net owed to Marshall Creek	1,623,878.20	541,292.73

Remittance for FY 2024	20,250.73
Net Amount True UP FY 2023	61,376.25

Net Remittance From	81,626.98
---------------------	-----------

Make Remittance to:

Marshall Creek
Community Development District
210 North University Drive
Coral Springs, FL 33071



Marshall Creek CDD /Sweetwater CDD
FY2023 Reconciliation (True-up)

Account Description	MCCDD					SWCCDD				
	Shared	Actual	100%	Shared Cost		Actual	100%	Shared Cost		
	(Y/N)	FY 2023	MCCDD	MCCDD	SWCCDD	FY 2023	SWCCDD	MCCDD	SWCCDD	
				66.6667%	33.3333%			66.6667%	33.3333%	
REVENUES										
Interest - Investments		\$ 116,873	\$ 116,873	\$ -	\$ -	- \$	- \$	- \$	- \$	-
FEMA Grants	Y	\$ -	0	0	0	-	0	0	0	0
Shared Rev - Other Local Units		\$ 473,946	473,946	0	0	-	0	0	0	0
Interlocal Agreement - Other		\$ 333,004	333,004	0	0	-	0	0	0	0
Other Physical Environment Rev		\$ 17,000	17,000	0	0	-	0	0	0	0
S/F Program Fees	Y	\$ -	0	0	0	-	0	0	0	0
S/F Swimming Program Fees	Y	\$ 25	0	17	8	-	0	0	0	0
S/F Activity Fees	Y	\$ 4,445	0	2,963	1,482	-	0	0	0	0
S/F Other Revenues	Y	\$ -	0	0	0	-	0	0	0	0
S/F Rental Fees	Y	\$ 1,000	0	667	333	-	0	0	0	0
S/F Snack Bar Revenue	Y	\$ -	0	0	0	-	0	0	0	0
Fitness Center Revenue	Y	\$ -	0	0	0	2,525	0	1,683	842	
Tennis Merchandise Sales	Y	\$ 23,471	0	15,647	7,824	-	0	0	0	0
Tennis Special Events&Socials	Y	\$ 920	0	613	307	-	0	0	0	0
Tennis Lessons & Clinics	Y	\$ 321,695	0	214,463	107,232	-	0	0	0	0
Tennis Ball Machine Rental Fee	Y	\$ 8,317	0	5,545	2,772	-	0	0	0	0
Tennis Membership	Y	\$ 83,422	0	55,615	27,807	-	0	0	0	0
Interest - Tax Collector		\$ 11,517	11,517	0	0	-	0	0	0	0
Special Assmnts- Tax Collector		\$ 3,438,203	3,438,203	0	0	-	0	0	0	0
Special Assmnts- CDD Collected		\$ -	0	0	0	-	0	0	0	0
Special Assmnts- Discounts		\$ (120,150)	(120,150)	0	0	-	0	0	0	0
Other Miscellaneous Revenues		\$ 41,832	41,832	0	0	-	0	0	0	0
Gate Bar Code/Remotes	Y	\$ 3,017	0	2,011	1,006	-	0	0	0	0
Impact Fee		\$ 224,424	224,424	0	0	-	0	0	0	0
TOTAL REVENUES		4,982,961	4,536,649	297,541	148,771	2,525	0	1,683	842	

**Marshall Creek CDD /Sweetwater CDD
FY2023 Reconciliation (True-up)**

Account Description	MCCDD					SWCCDD			
	Shared	Actual	100%	Shared Cost		Actual	100%	Shared Cost	
	(Y/N)	FY 2023	MCCDD	MCCDD	SWCCDD	FY 2023	SWCCDD	MCCDD	SWCCDD
				66.6667%	33.3333%			66.6667%	33.3333%
EXPENDITURES									
Administrative									
P/R-Board of Supervisors		14,442	14,442	0	0	-	0	0	0
ProfServ-Arbitrage Rebate		600	600	0	0	-	0	0	0
ProfServ-Dissemination Agent		3,000	3,000	0	0	-	0	0	0
ProfServ-Engineering		27,926	27,926	0	0	-	0	0	0
ProfServ-Legal Services		123,725	123,725	0	0	-	0	0	0
ProfServ-Mgmt Consulting Serv		62,156	62,156	0	0	-	0	0	0
ProfServ-Special Assessment		16,223	16,223	0	0	-	0	0	0
ProfServ-Trustee Fees		10,186	10,186	0	0	-	0	0	0
Auditing Services		5,300	5,300	0	0	-	0	0	0
Communication - Telephone		-	0	0	0	-	0	0	0
Postage and Freight		3,565	3,565	0	0	-	0	0	0
Insurance - General Liability		33,948	33,948	0	0	-	0	0	0
Printing and Binding		1,411	1,411	0	0	-	0	0	0
Legal Advertising		1,888	1,888	0	0	-	0	0	0
Miscellaneous Services		12,392	12,392	0	0	-	0	0	0
Misc-Assessmnt Collection Cost		32,121	32,121	0	0	-	0	0	0
Shared Exp - Other Local Units		466,151	466,151	0	0	-	0	0	0
Misc-Contingency		-	0	0	0	-	0	0	0
Office Supplies		764	764	0	0	-	0	0	0
Annual District Filing Fee		175	175	0	0	-	0	0	0
Total Administrative		815,973	815,973	0	0	0	0	0	0
Other Public Safety									
Payroll-Benefits	Y	5,321	0	3,547	1,774	-	0	0	0
Payroll-Engineering	Y	52,492	0	34,995	17,497	-	0	0	0
Payroll-Janitor	Y	2,219	0	1,479	740	-	0	0	0
Contracts-Security Services	Y	125,729	0	83,819	41,910	74,532	0	49,688	24,844
Contracts-Roving Patrol	Y	52,412	0	34,941	17,471	-	0	0	0

Marshall Creek CDD /Sweetwater CDD
FY2023 Reconciliation (True-up)

Account Description	Shared (Y/N)	MCCDD				SWCCDD			
		Actual FY 2023	100% MCCDD	Shared Cost		Actual FY 2023	100% SWCCDD	Shared Cost	
				MCCDD	SWCCDD			MCCDD	SWCCDD
				66.6667%	33.3333%			66.6667%	33.3333%
R&M-Gate	Y	29,100	0	19,400	9,700	4,525	0	3,017	1,508
Misc-Bar Codes	Y	5,093	0	3,395	1,698	-	0	0	0
Telephone Guardhouse	Y		0	0	0	4,998	0	3,332	1,666
Total Other Public Safety		272,366	0	181,577	90,789	84,055	0	56,037	28,018
Field									
Payroll-Benefits		6,119	6,119	0	0	-	0	0	0
Payroll-Engineering		41,994	41,994	0	0	-	0	0	0
Expense Reimbursements		-							
Utility - Water & Sewer		-	0	0	0	-	0	0	0
Lease - Land	Y	2,934	0	1,956	978	-	0	0	0
R&M-Bike Paths & Asphalt		4,930	4,930	0	0	-	0	0	0
R&M-Boardwalks	Y	11,633	0	7,755	3,878	-	0	0	0
R&M-Buildings	Y	7,139	0	4,759	2,380	-	0	0	0
R&M-Electrical		6,816	6,816	0	0	-	0	0	0
R&M-Fountain		3,550	3,550	0	0	-	0	0	0
R&M-Mulch	Y	-	0	0	0	-	0	0	0
R&M-Roads & Alleyways		79,062	79,062	0	0	-	0	0	0
R&M-Sidewalks		47,445	47,445	0	0	-	0	0	0
R&M-Signage		5,675	5,675	0	0	-	0	0	0
FEMA Boardwalk Expense	y	11,750	0	7,833	3,917	-	0	0	0
Op Supplies - General	y		0	0	0	1,665	0	1,110	555
Miniature Golf Course Maintenane			0	0	0	-	0	0	0
Cap Outlay-Machinery and Equip			0	0	0	-	0	0	0
Reserve - Field			0	0	0	-	0	0	0
Total Field		229,047	195,591	22,304	11,152	1,665	0	1,110	555
Landscape									
Payroll-Salaries		78,093	78,093	0	0	-	0	0	0
Payroll-Other		-	0	0	0	-	0	0	0
Payroll-Administrative		5,710	5,710	0	0	-	0	0	0

Marshall Creek CDD /Sweetwater CDD
FY2023 Reconciliation (True-up)

MCCDD						SWCCDD					
Account Description	Shared (Y/N)	Actual FY 2023	100% MCCDD	Shared Cost		Actual FY 2023	100% SWCCDD	Shared Cost			
				MCCDD	SWCCDD			MCCDD	SWCCDD		
				66.6667%	33.3333%			66.6667%	33.3333%		
Payroll-Benefits		56,593	56,593	0	0	-	0	0	0		
Payroll-General Staff		237,876	237,876	0	0	-	0	0	0		
Payroll-Irrigation Staff		85,556	85,556	0	0	-	0	0	0		
Payroll-IPM Staff		36,086	36,086	0	0	-	0	0	0		
Payroll-Equipment Mechanic		39,175	39,175	0	0	-	0	0	0		
Payroll Taxes		37,427	37,427	0	0	-	0	0	0		
ProfServ-Info Technology		34	34	0	0	-	0	0	0		
Contracts-Misc. Labor		40,100	40,100	0	0						
Communication - Telephone		3,420	3,420	0	0	-	0	0	0		
Utility - Cable TV Billing		2,435	2,435	0	0	-	0	0	0		
Electricity - General		3,871	3,871	0	0	-	0	0	0		
Utility - Refuse Removal		10,078	10,078	0	0	-	0	0	0		
Utility - Water & Sewer		2,542	2,542	0	0	-	0	0	0		
R&M - General		15,000	15,000	0	0	-	0	0	0		
R&M-Buildings		3,815	3,815	0	0	-	0	0	0		
R&M-Electrical		18,242	18,242	0	0	-	0	0	0		
R&M-Grounds		83,839	83,839	0	0	-	0	0	0		
R&M-Irrigation		24,427	24,427	0	0	-	0	0	0		
R&M-Mulch		110,942	110,942	0	0	-	0	0	0		
R&M-Pump Station		5,079	5,079	0	0	-	0	0	0		
R&M-Trees and Trimming		31,100	31,100	0	0	-	0	0	0		
Misc-Employee Meals		4,032	4,032	0	0	-	0	0	0		
Office Equipment		552	552	0	0	-	0	0	0		
Op Supplies - General		12,897	12,897	0	0	-	0	0	0		
Op Supplies - Uniforms		-	0	0	0	-	0	0	0		
Op Supplies - Fuel, Oil		21,773	21,773	0	0	-	0	0	0		
Impr - Landscape		-	0	0	0	-	0	0	0		
Cap Outlay-Machinery and Equip		-	0	0	0	-	0	0	0		
Total Landscape		970,694	970,694	0	0	0	0	0	0		

Marshall Creek CDD /Sweetwater CDD
FY2023 Reconciliation (True-up)

MCCDD						SWCCDD			
Account Description	Shared (Y/N)	Actual FY 2023	100% MCCDD	Shared Cost		Actual FY 2023	100% SWCCDD	Shared Cost	
				MCCDD	SWCCDD			MCCDD	SWCCDD
				66.6667%	33.3333%			66.6667%	33.3333%
Utilities									
Electricity - Streetlighting		90,216	90,216	0	0	-	0	0	0
Utility - Water & Sewer		9,148	9,148	0	0	-	0	0	0
R&M-Lake		48,000	48,000	0	0	-	0	0	0
Total Utilities		147,364	147,364	0	0	0	0	0	0
Operation & Maintenance									
Payroll-Shared Personnel		254,553	254,553	0	0	-	0	0	0
ProfServ-Field Management	Y	302,895	45,434	171,641	85,820	84,000	33,600	33,600	16,800
Travel and Per Diem			0	0	0	-	0	0	0
Communication - Telephone		980	980	0	0	-	0	0	0
Postage and Freight		294	294	0	0	-	0	0	0
Rentals - General		2,361	2,361	0	0	-	0	0	0
Printing and Binding		4,554	4,554	0	0	-	0	0	0
Misc-Connection Computer		1,714	1,714	0	0	-	0	0	0
Billback Expenses Developer		(6,662)	(6,662)	0	0	-	0	0	0
Office Supplies		1,843	1,843	0	0	-	0	0	0
Op Supplies - General		6,001	6,001	0	0	-	0	0	0
Total Operation & Maintenance		568,533	311,072	171,641	85,820	84,000	33,600	33,600	16,800
Parks and Recreation - General									
ProfServ-Mgmt Consulting Serv	Y	25,956	0	17,304	8,652	4,348	0	2,899	1,449
Insurance -Property & Casualty	Y	52,473	0	34,982	17,491	24,779	0	16,519	8,260
Park Mulch	Y	-	0	0	0	5,201	0	3,467	1,734
Pest Control	Y	-	0	0	0	924	0	616	308
R&M Dog Park	Y	-	0	0	0	302	0	201	101
Total Parks and Recreation - General		78,429	0	52,286	26,143	35,554	0	23,703	11,851

Marshall Creek CDD /Sweetwater CDD
FY2023 Reconciliation (True-up)

MCCDD						SWCCDD			
Account Description	Shared (Y/N)	Actual FY 2023	100% MCCDD	Shared Cost		Actual FY 2023	100% SWCCDD	Shared Cost	
				MCCDD	SWCCDD			MCCDD	SWCCDD
				66.6667%	33.3333%			66.6667%	33.3333%
Clubhouse									
Contracts-Misc Labor	Y	1,617	0	1,078	539	-	0	0	0
Contracts-Outside Fitness	Y	13,946	0	9,297	4,649	52,872	0	35,248	17,624
Rental - Fitness Equipment	Y	0	0	0	0	25,997	0	17,331	8,666
R&M-Air Conditioning	Y	319	0	213	106	0	0	0	0
R&M-Equipment	Y	6,506	0	4,337	2,169	5,877	0	3,918	1,959
Misc-Special Events	Y	43,093	0	28,729	14,364	1,603	0	1,069	534
Misc Fitness Equip	Y	0	0	0	0	-	0	0	0
Misc Fitness Supplies	Y	0	0	0	0	3,769	0	2,513	1,256
Capital Outlay Machinery & Equip	Y	0	0	0	0	1,570	0	1,047	523
Capital Outlay Clubhouse	Y	-	0	0	0	-	0	0	0
Total Swim & Fitness Clubhouse		65,481	0	43,654	21,827	91,688	0	61,125	30,563
Swimming Pool									
Payroll-Salaries	Y	98,154	0	65,436	32,718	79,937	0	53,291	26,646
Payroll-Hourly	Y	48,172	0	32,115	16,057	87,024	0	58,016	29,008
Payroll-Lifeguards	Y	34,811	0	23,207	11,604	-	0	0	0
Payroll-Benefits	Y	46,069	0	30,713	15,356	15,975	0	10,650	5,325
Payroll-Engineering	Y	41,779	0	27,853	13,926	68,055	0	45,370	22,685
Payroll-Janitor	Y	11,157	0	7,438	3,719	-	0	0	0
Payroll-Landscape	Y	12,993	0	8,662	4,331	-	0	0	0
Payroll Taxes	Y	13,069	0	8,713	4,356	14,029	0	9,353	4,676
ProfServ-Info Technology	Y	754	0	503	251	2,038	0	1,359	679
ProfServ-Swim Pool Commiss	Y	-	0	0	0	-	0	0	0
Contracts-Landscape	Y	805	0	537	268	23,557	0	15,705	7,852
Travel and Per Diem	Y	27	0	18	9	-	0	0	0
Communication - Telephone	Y	6,985	0	4,657	2,328	9,623	0	6,415	3,208
Utility - General	Y	55,250	0	36,833	18,417	64,938	0	43,292	21,646
Utility - Cable TV Billing	Y	5,030	0	3,353	1,677	-	0	0	0
Utility - Refuse Removal	Y	3,196	0	2,131	1,065	4,918	0	3,279	1,639

Marshall Creek CDD /Sweetwater CDD
FY2023 Reconciliation (True-up)

Account Description	MCCDD					SWCCDD			
	Shared (Y/N)	Actual FY 2023	100% MCCDD	Shared Cost		Actual FY 2023	100% SWCCDD	Shared Cost	
				MCCDD	SWCCDD			MCCDD	SWCCDD
				66.6667%	33.3333%			66.6667%	33.3333%
R&M-Buildings	Y	13,229	0	8,819	4,410	7,381	0	4,921	2,460
R&M-Pools	Y	98,545	0	65,697	32,848	30,608	0	20,405	10,203
R&M Vandalism	Y	-	0	0	0	-	0	0	0
R&M Vehicles	Y	-	0	0	0	-	0	0	0
R&M-Signage & Amenity Repairs	Y	-	0	0	0	0	0	0	0
Contracts-Janitorial Services	Y	-	0	0	0	13,312	0	8,875	4,437
Advertising	Y	1,470	0	980	490	-	0	0	0
Miscellaneous Services	Y	-	0	0	0	0	0	0	0
Misc-Employee Meals	Y	3,184	0	2,123	1,061	-	0	0	0
Misc-Training	Y	160	0	107	53	-	0	0	0
Misc-Licenses & Permits	Y	980	0	653	327	375	0	250	125
Office Supplies	Y	2,149	0	1,433	716	2,092	0	1,395	697
Cleaning Supplies	Y	945	0	630	315	9,667	0	6,445	3,222
Office Equipment	Y	1,368	0	912	456	1,209	0	806	403
Snack Bar Expenses	Y	650		433	217	-	0	0	0
Op Supplies - Spa & Paper	Y	2,134	0	1,423	711	2,878	0	1,919	959
Op Supplies - Uniforms	Y	765	0	510	255	419	0	279	140
Op Supplies - Summer Camp	Y	-	0	0	0	-	0	0	0
Subscriptions and Memberships	Y	10,427	0	6,951	3,476	354	0	236	118
Capital Improvements	Y	-	0	0	0				
Cap Outlay-Machinery and Equip	Y	-	0	0	0	-	0	0	0
Cap Outlay - Pool	Y	-	0	0	0				
Cap Outlay - Pool Furniture	y	-	0	0	0	-	0	0	0
Total Swimming Pool		514,257	0	342,838	171,419	438,389	0	292,259	146,130
Tennis Court									
Payroll-Salaries	Y	119,167	0	79,445	39,722	-	0	0	0
Payroll-Hourly	Y	50,036	0	33,357	16,679	-	0	0	0
Payroll-Benefits	Y	30,045	0	20,030	10,015	-	0	0	0
Payroll-Engineering	Y	31,334	0	20,889	10,445	-	0	0	0

Marshall Creek CDD /Sweetwater CDD
FY2023 Reconciliation (True-up)

MCCDD						SWCCDD				
Account Description	Shared (Y/N)	Actual FY 2023	100% MCCDD	Shared Cost		Actual FY 2023	100% SWCCDD	Shared Cost		
				MCCDD	SWCCDD			MCCDD	SWCCDD	
				66.6667%	33.3333%			66.6667%	33.3333%	
Payroll-Commission	Y	284,732	0	189,821	94,911	-	0	0	0	0
Payroll-Janitor	Y	4,375	0	2,917	1,458	-	0	0	0	0
Payroll Taxes	Y	25,975	0	17,317	8,658	-	0	0	0	0
Payroll Landscape	Y	4,399	0	2,933	1,466	-	0	0	0	0
ProfServ-Administrative	Y		0	0	0	-	0	0	0	0
ProfServ-Info Technology	Y	4,745	0	3,163	1,582	-	0	0	0	0
Contracts - Landscape	Y	405	0	270	135	-	0	0	0	0
Contracts-Janitorial Services	Y	-	0	0	0	-	0	0	0	0
Communication - Landscape	Y	-	0	0	0	-	0	0	0	0
Communication - Telephone	Y	3,089	0	2,059	1,030	-	0	0	0	0
Utility - Cable TV Billing	Y	3,207	0	2,138	1,069	-	0	0	0	0
Electricity - General	Y	12,390	0	8,260	4,130	-	0	0	0	0
Utility - Refuse Removal	Y	3,157	0	2,105	1,052	-	0	0	0	0
Utility - Water & Sewer	Y	1,733	0	1,155	578	-	0	0	0	0
Rental/Lease - Vehicle/Equip	Y	1,771	0	1,181	590	-	0	0	0	0
R&M-General	Y	15,517	0	10,345	5,172	-	0	0	0	0
R&M-Court Maintenance	Y	37,370	0	24,913	12,457	-	0	0	0	0
R&M-Vandalism	Y	-	0			-	0	0	0	0
Printing and Binding	Y	-	0	0	0	-	0	0	0	0
Advertising	Y	1,455	0	970	485	-	0	0	0	0
Misc-Employee Meals	Y	2,056	0	1,371	685	-	0	0	0	0
Misc-Special Events	Y	1,213	0	809	404	-	0	0	0	0
Misc-Training	Y		0	0	0	-	0	0	0	0
Office Supplies	Y	4,154	0	2,769	1,385	-	0	0	0	0
Office Equipment	Y	-	0	0	0	-	0	0	0	0
Teaching Supplies	Y	5,023	0	3,349	1,674	-	0	0	0	0
Op Supplies - Uniforms	Y	578	0	385	193	-	0	0	0	0
COS - Start Up Inventory	Y	19,476	0	12,984	6,492	-	0	0	0	0
Subscriptions and Memberships	Y	690	0	460	230	-	0	0	0	0
Cap Outlay-Machinery and Equip	Y	-	0	0	0	-	0	0	0	0

**Marshall Creek CDD /Sweetwater CDD
FY2023 Reconciliation (True-up)**

MCCDD					SWCCDD				
Account Description	Shared (Y/N)	Actual	100%	Shared Cost		Actual	100%	Shared Cost	
		FY 2023	MCCDD	MCCDD	SWCCDD	FY 2023	SWCCDD	MCCDD	SWCCDD
				66.6667%	33.3333%			66.6667%	33.3333%
Total Tennis Court		668,092	0	445,395	222,697	0	0	0	0
TOTAL EXPENDITURES		4,330,236	2,440,694	1,259,695	629,847	735,351	33,600	467,834	233,917
Excess (deficiency) of revenues									
Over (under) expenditures		\$ 652,725	\$ 2,095,955	\$ (962,153)	\$ (481,077)	\$ (732,826)	\$ (33,600)	\$ (466,151)	\$ (233,075)

SUMMARY

Description	FY2023 Budget	FY 2023	Difference
MCCDD share of SCCDD cost	545,762.00	466,150.67	(79,611.33)
SCCDD share of MCCDD cost	499,311.67	481,076.58	(18,235.09)
Net Amount Due To/(Due From) SCCDD	\$ 46,450.33	\$ (14,925.92)	\$ (61,376.25)
		(1)	

(1) - Positive amounts are due from MCCDD; Negative amounts are due from SWCCDD

Sweetwater Creek CDD
1865 North Loop Pkwy,
Saint Augustine, FL 32095

Vendor: Miranda Bulger

2112 Pons Springs Way, Fleming Island, FL 32003

2023 Classes Taught in TWO week period:

Spin Dates: 8/12 8/14 8/19 8/21

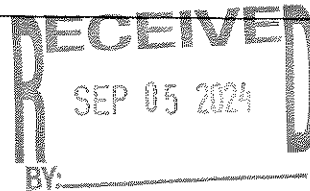
HIIT Dates: 8/14 8/21

Substitute Dates:

Code: 2-340-53800-34500

Cost:

\$245.00



Approved:

Miranda Bulger
MB

Date:

8/21

Sweetwater Creek CDD
1865 North Loop Pkwy,
Saint Augustine, FL 32095

Vendor: Miranda Bulger

2112 Pons Springs Way, Fleming Island, FL 32003

2023 Classes Taught in TWO week period:

Spin Dates: 8/26 8/28 9/2 9/4

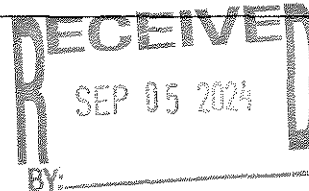
HIIT Dates: 8/28 9/4

Substitute Dates:

Code: 2-340-53800-34500

Cost:

\$245.00



Approved:

Miranda Bulger

Date:

9/4

Sweetwater Creek CDD
1865 North Loop Pkwy,
Saint Augustine, FL 32095

Vendor: Patty Scott

256 Front Door Lane, St. Augustine, FL 32095

2023 Classes Taught in TWO week period:

Meditation Dates:

Spin 8/26 10:15-11:00

Yogalates Dates:

Stretch 8/26 11:10-12:00

Senior Strength 8/28 10-11:00

Power Pump Dates:

Spin 9/2 10:15-11:00

Yoga Dates:

Pilates Dates:

Patty Scott

Code: 2-340-53800-34500

Cost:

140⁰⁰

RECEIVED
SEP 05 2024
BY: _____

Approved:

LH

Date:

9/04/24



1707 Townhurst Dr.
Houston TX 77043
(800) 858-POOL (7665)
www.poolsure.com

Invoice

Date
Invoice#

9/1/2024
131295624138

Terms	Net 30
Due Date	10/1/2024
PO #	

Bill To
Attn: Berenadette Pegrino Sweetwater Creek CDD c/o GMS 475 West Town Place STE 114 Saint Augustine FL 32092

Ship To
Sweetwater Creek CDD 1879 N Loop Pkwy Saint Augustine FL 32095

Item	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	\$2,054.80
WM-XPC Upgrade	XPC System Upgrade	1	ea	\$0.00
WM-Wireless Communication Charge	XPC Communication Fee	1	ea	\$0.00

Subtotal \$2,054.80

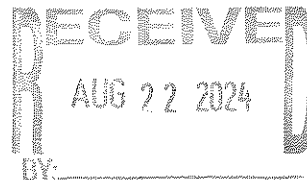
Tax \$0.00

Total \$2,054.80

Amount Paid/Credit Applied \$0.00

Balance Due \$2,054.80

Pool Maintenance
2.330.53800.52000
DW
8/22/24



131295624138

Poolsure Standard Terms & Conditions

1. These Standard Terms & Conditions govern the relationship between Poolsure and the other party (the "Customer") to the Estimate, Work Order, or similar document ("Work Authorization") to which these Standard Terms & Conditions are attached. As herein, (i) the term "Equipment" means any and all controllers, tanks, or other equipment sold, leased, or otherwise provided to Customer by Poolsure, if any; (ii) the term "Chemicals" means any and all chemicals provided by Poolsure to the Customer to maintain the chlorine, ph, alkalinity levels, calcium and cyanuric acid levels, and other water chemistry of Customer's swimming pools and other bodies of water (collectively, "Pools"), if any, and (iii) the term "Services" means any and all services furnished by Poolsure to Customer, including but not limited to maintenance and repair services, if any. The specific Equipment, Chemicals, and Services, and the terms upon which Poolsure agrees to provide the same to Customer are included on the Work Authorization. The provision of Equipment, Chemicals, and/or Services by Poolsure to Customer is referred to herein as the "Work". Poolsure agrees to perform the Work as described in the Work Authorization, and Customer agrees to provide Poolsure reasonable access to the area(s) where Work is to be performed.

2. **Leased Equipment.** All leased Equipment (and any replacement thereof), shall remain the sole property of Poolsure, and shall be returned to Poolsure at the end of the lease term in good working condition, reasonable wear and tear excepted. If the leased Equipment is not returned within 60 days of the expiration of the lease term, then Customer agrees to pay Poolsure an amount equal to the then current purchase price of each piece of the leased Equipment that has yet to be returned. In addition, Customer will still be responsible for returning the leased Equipment to Poolsure. All leased Equipment shall remain personal property (even though said Equipment may hereafter become attached or affixed to real property) and the title thereto shall at all times remain exclusively in Poolsure. At Customer's sole cost and expense, Customer shall (a) protect and defend Poolsure's ownership of and title to the leased Equipment from and against all persons claiming against or through Customer, (b) at all times keep the leased Equipment free from any and all liens, encumbrances, attachments, levies, executions, burdens, charges or legal processes imposed against Customer, (c) give Poolsure immediate written notice of any matter described in this sentence, and (d) cooperate with Poolsure to promptly remove any encumbrance described in this sentence. Customer shall keep the leased Equipment at the approved delivery and storage location and shall not remove them or allow any of the leased Equipment to be removed without Poolsure's prior, written consent, unless otherwise noted on the Work Authorization.

3. **Water Chemistry and Maintenance of Equipment.** Maintaining proper water chemistry in the Pools is the sole responsibility of Customer, despite Poolsure having agreed to provide the Chemicals and/or Equipment as a tool to assist Customer in connection therewith, as applicable. Customer agrees that it shall independently test the water chemistry of each Pool no less than daily (or more often if required by law), and shall keep an accurate and up-to-date written log of such tests as required by any applicable law. In the event that such tests reveal that any piece of Equipment is not maintaining proper water chemistry, Customer shall promptly notify Poolsure of the same, and Customer will add Chemicals to the Pools by hand or otherwise as necessary to maintain proper water chemistry therein, until such Equipment is repaired or replaced. Poolsure's sole responsibility hereunder is to supply Chemicals, sell and/or otherwise as necessary to repair such Equipment as expressly requested by Customer and agreed to by Poolsure; all responsibility for maintenance of the Chemicals in the Pools shall accrue to and be the responsibility of the Customer. Customer acknowledges that it is Customer's responsibility to obtain and pay for all necessary permits and licenses needed to operate the Pools, and/or utilize the Equipment or Chemicals as required by applicable law. Any leased Equipment and feed system may only be used to feed approved chemicals provided by Poolsure. Customer shall not, under any circumstance, place or allow others to place products or chemicals obtained from any third-party in any piece of leased Equipment. Customer shall be solely responsible for any and all leaks in any piece of Equipment, and any circumstances arising or resulting from any leaks. Customer acknowledges that corrosion may result from Chemicals and Poolsure is not responsible for the same. It is recommended that a ventilation fan be installed in any enclosed Equipment/Chemical area to provide proper ventilation and minimize corrosion, and Customer shall install the same as required by applicable law. In the event the leased Equipment is damaged, including but not limited to as a result of the misuse, improper use, or other intentional and wrongful or negligent acts or omissions of Customer's officers, employees, agents, contractors (other than Poolsure) or invitees, to the extent such damage is not covered by any warranties or insurance, Poolsure may service or repair the Equipment as needed and the cost thereof shall be paid by Customer to Poolsure immediately upon written request, together with interest thereon at the rate of one and one-half percent (1.50%) per month (or the maximum monthly interest rate permitted to be charged by law, if less) and reasonable attorneys' fees and costs incurred by Poolsure in collecting such amount from Customer. Any work so performed by Poolsure shall not deprive Poolsure of any of its rights, remedies, or actions against Customer for such damage.

4. **Payment to Poolsure.** In consideration of the Work to be performed by Poolsure, Customer agrees to pay Poolsure, without reduction or set-off, the fees set forth in the Work Authorization. If payment in full is not received timely, then interest shall accrue on such unpaid amounts from the applicable due date until paid in full at the lesser of one and one-half percent (1.50%) per month and the maximum monthly interest rate permitted to be charged by law. Any pricing provided in the Work Authorization may be adjusted by Poolsure upon thirty (30) days prior written notice to Customer.

5. **Warranties by Poolsure.** All Services performed by Poolsure will be provided in a good and workmanlike manner; provided that Poolsure makes no warranty with respect to any 3rd party lab testing utilized by Poolsure. Customer's sole remedy with respect to the warranty provided on Services is the performance of the Services by Poolsure. Poolsure makes no warranty with respect to the Chemicals or the Equipment, but Poolsure will assign or "pass-through" any manufacturer or 3rd party laboratory warranties to the extent the same may be assigned to Customer. POOLSURE SUPPLIES THE CHEMICALS AND EQUIPMENT UNDER THE WORK AUTHORIZATION IN THEIR "AS IS" CONDITION. EXCEPT AS SET FORTH IN THIS SECTION, POOLSURE MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESSED OR IMPLIED, AS TO THE SERVICES, CHEMICALS OR EQUIPMENT, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OR REPRESENTATION AS TO THE MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR USE, DESIGN, CONDITION, DURABILITY, CAPACITY, MATERIAL OR WORKMANSHIP OF THE CHEMICALS OR EQUIPMENT. POOLSURE SHALL NOT BE LIABLE FOR ANY DIRECT, INDIRECT OR CONSEQUENTIAL LOSSES OR DAMAGES SUFFERED BY CUSTOMER OR BY ANY OTHER PERSON FOR AND CUSTOMER EXPRESSLY WAIVES ANY RIGHT TO HOLD POOLSURE LIABLE HEREUNDER FOR, ANY CLAIMS, DEMANDS AND LIABILITIES ARISING OUT OF OR IN CONNECTION WITH THE PERFORMANCE OF SERVICES, OR THE DESIGN OR MANUFACTURE, POSSESSION OR OPERATION OF THE CHEMICALS OR EQUIPMENT, INCLUDING, WITHOUT LIMITATION, INJURY TO PERSONS OR PROPERTY RESULTING FROM THE FAILURE OF, DEFECTIVE OR FAULTY DESIGN, OPERATION, CONDITION, SUITABILITY OR USE OF THE CHEMICALS OR EQUIPMENT. Poolsure is not the manufacturer of the Equipment or Chemicals, or the manufacturer's agent.

6. **Indemnity and Limitation of Damages.** CUSTOMER HEREBY AGREES TO INDEMNIFY, DEFEND AND HOLD POOLSURE HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, ACTIONS, JUDGMENTS, SUITS, LOSSES, FINES, PENALTIES, DEMANDS, COSTS AND EXPENSES AND LIABILITY WHATSOEVER (AND ANY ATTORNEY'S FEES, WITNESS FEES, AND/OR COSTS INCURRED IN CONNECTION THEREWITH) (COLLECTIVELY THE "LOSSES") CAUSED BY OR ARISING FROM (A) CUSTOMER'S FAILURE TO FULLY PERFORM, OBSERVE OR SATISFY ITS COVENANTS, DUTIES, WARRANTIES OR OBLIGATIONS CONTAINED IN THE WORK AUTHORIZATION OR THESE STANDARD TERMS & CONDITIONS; (B) THE NEGLIGENT OR WRONGFUL USE AND OPERATION OF THE CHEMICALS OR EQUIPMENT DURING THE TERM BY CUSTOMER'S AGENTS, OFFICERS, EMPLOYEES, CONTRACTORS, OR INVITEES; (C) CUSTOMER'S FAILURE TO MAINTAIN PROPER WATER CHEMISTRY IN EACH AND EVERY POOL; (D) THE ACTS OR OMISSIONS OF CUSTOMER, ITS AGENTS, OFFICERS, EMPLOYEES, CONTRACTORS, OR INVITEES, INCLUDING BUT NOT LIMITED TO CUSTOMER'S FAILURE TO MAINTAIN AND UTILIZE THE EQUIPMENT AND THE CHEMICALS IN ACCORDANCE WITH APPLICABLE LAW; AND (E) THE STORAGE OF THE CHEMICALS ON CUSTOMER'S PREMISES. IF SUCH LOSSES WERE ALSO CAUSED IN PART BY THE ACTS OR OMISSIONS OF POOLSURE, THEN CUSTOMER SHALL ONLY BE LIABLE TO THE EXTENT AND FOR SUCH PORTION THAT SUCH LOSSES WERE CAUSED BY, ARISE FROM OR RELATE, TO THE ACTS OR OMISSIONS OF CUSTOMER, ITS OFFICERS, AGENTS, MANAGERS, CONTRACTORS EMPLOYEES AND/OR INVITEES. IN NO EVENT SHALL POOLSURE BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL (INCLUDING LOST PROFITS), SPECIAL, PUNITIVE OR EXEMPLARY DAMAGES IN CONNECTION WITH THE WORK AUTHORIZATION, THE CHEMICALS OR EQUIPMENT, EVEN IF NOTICE WAS GIVEN OF THE POSSIBILITY OF SUCH DAMAGES AND EVEN IF SUCH DAMAGES WERE REASONABLY FORESEEABLE.

NOTWITHSTANDING THE FOREGOING, THE CUSTOMER HEREBY ASSUMES ANY AND ALL RISK OF LOSS, DAMAGE OR COSTS, OR PROPERTY DAMAGE TO CUSTOMER'S WALKWAYS, CONCRETE, PARKING LOTS, OR OTHER FLOORING ("CUSTOMER'S FLOORING") THAT MAY BE INCURRED IN CONNECTION WITH THE CUSTOMARY AND REASONABLE ACTS AND/OR OMISSIONS OF POOLSURE IN DELIVERING CHEMICALS TO CUSTOMER'S PROPERTY OVER STAINED, PAINTED, DECORATIVE OR NON-DECORATIVE WALKWAYS, CONCRETE PARKING LOTS OR ANY OTHER FLOORING AREAS LOCATED ON CUSTOMER'S PROPERTY DESIGNATED BY CUSTOMER AS AN ACCESS FOR PRODUCT DELIVERY. HOWEVER, THE ABOVE DOES NOT WAIVE OR RELEASE ANY CLAIMS AGAINST POOLSURE FOR GROSS NEGLIGENCE OR WILLFUL MISCONDUCT ON THE PART OF POOLSURE, ITS AGENTS, EMPLOYEES, CONTRACTORS, OR REPRESENTATIVES. CUSTOMER ACKNOWLEDGES THAT THIS PARAGRAPH IN ITS NATURE IS A WAIVER FOR DAMAGES TO CUSTOMER'S FLOORING ARISING FROM AND DUE TO POOLSURE'S CUSTOMARY AND REASONABLE ACTIVITY OF DELIVERING CORROSIVE CHEMICALS OVER CUSTOMER'S FLOORING AND HEREBY RELEASES POOLSURE FOR CLAIMS OR DAMAGES TO CUSTOMER'S FLOORING RESULTING FROM POOLSURE'S CUSTOMARY AND REASONABLE ACTS IN CONNECTION WITH THE DELIVERY OF CHEMICALS TO CUSTOMER'S PROPERTY AND ASSUMES ANY AND ALL RISK OF LOSS, DAMAGE OR COSTS, OR PROPERTY DAMAGE TO CUSTOMER'S FLOORING THAT MAY BE INCURRED BY CUSTOMER ARISING OUT OF OR IN CONNECTION WITH POOLSURE'S CUSTOMARY AND REASONABLE ACTS AND/OR OMISSIONS IN DELIVERING CHEMICALS OVER STAINED, PAINTED, DECORATIVE OR NON-DECORATIVE WALKWAYS, PARKING LOTS, OR ANY OTHER FLOORING AREAS DESIGNATED BY CUSTOMER TO BE ACCESS POINTS FOR PRODUCT DELIVERY. CUSTOMER FULLY UNDERSTANDS THE TERMS SET FORTH IN THIS PARAGRAPH, AND CUSTOMER HEREBY WAIVES ITS RIGHTS FREELY AND VOLUNTARILY WITHOUT ANY INDUCEMENT, ASSURANCE, OR GUARANTEE BEING MADE TO CUSTOMER TO THE FULLEST EXTENT ALLOWED BY LAW.

To the extent there is any conflict between the terms of this Section and the terms of any other agreement entered into between Poolsure and Customer, the terms of this Section shall control.

7. **Customer Event of Default.** The occurrence of any of the following shall constitute an event of default by Customer (a "Customer Event of Default"): (a) Customer fails to timely pay any payment when due to Poolsure; (b) Customer attempts to remove, sell, transfer, encumber, assign, sublet or part with possession of any leased Equipment or any items thereof, except as expressly permitted herein; (c) Customer fails to observe or perform any of its material covenants, duties or obligations arising hereunder and such failure continues for a period of fifteen (15) days after written notice thereof by Poolsure; (d) Customer ceases doing business as a going concern, makes an assignment for the benefit of creditors, admits in writing its inability to pay its debts as they become due, files a voluntary petition in bankruptcy, is adjudicated as bankrupt or insolvent, files a petition seeking for itself any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar arrangement under any present or future statute, law or regulation or files an answer admitting the material allegations of a petition filed against it in any such proceeding, consents to or acquiesces in the appointment of a trustee, receiver, or liquidator of it or of all or any substantial part of its assets or properties, or it or its shareholders or other equity owners shall take any action looking to its dissolution or liquidation.

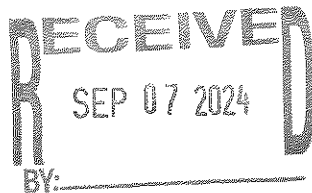
8. **Remedies Upon Customer Event of Default.** Upon the occurrence of any Customer Event of Default, Poolsure may at its option do any or all of the following: (a) By written notice to Customer, immediately terminate the Work Authorization and the related provision of Services, Equipment, or Chemicals. As a result of the termination, Poolsure may enter upon Customer's property and remove any leased Equipment without liability of any kind or nature for so doing, or Poolsure may demand that Customer remove and return the leased Equipment, all at Customer's sole cost and expense; or (b) Exercise any other right or remedy which may be available to Poolsure under any applicable law or proceed by appropriate court action, without affecting Poolsure's title or right to possession of the leased Equipment, to enforce the terms hereof or to recover damages from the Customer Event of Default or to terminate the Work Authorization and the related provision of Services, Equipment, or Chemicals.

9. **Insurance.** Customer shall, at its cost and expense, purchase and maintain in effect general and professional liability insurance covering all losses and the use, operation, and replacement of the leased Equipment and/or Chemicals. Upon written request by Poolsure, Poolsure shall be named as an additional insured party on the insurance policies to be maintained hereunder by Customer, and Customer shall deliver a certificate of insurance or other reasonable documentation to Poolsure within ten (10) days of such request.

10. **Miscellaneous.** The Work Authorization and these Standard Terms & Conditions and all claims or causes of action arising hereunder shall be governed by and construed in accordance with the laws of the State of Texas, excluding its conflicts of laws provisions, and in the event of a dispute arising under or in connection with the Work Authorization or these Standard Terms & Conditions, the parties hereby submit to exclusive jurisdiction in the federal or state courts located in Harris County, Texas, and agree that venue is proper and convenient in such forum. Poolsure shall not be liable for default in the performance or discharge of any duty or obligation under the Work Authorization or these Standard Terms & Conditions, to the extent caused by acts of God, civil or military authority, public enemy, fire, floods, winds, storms, pandemic, epidemic, public health emergency or quarantine, labor disorders, strikes, work stoppages, or other labor trouble, accidents, riots, civil commotion, closing the public highways, terrorist acts or threats, governmental interference or regulation, and other contingencies, similar to the foregoing, beyond Poolsure's reasonable control. The Work Authorization may be signed in multiple counterparts (including electronically), each of which will be considered an original and all of which together will constitute a whole. The failure of either party to enforce any of the rights given to it under the Work Authorization and these Standard Terms & Conditions shall not be construed as a waiver of the right of such party to exercise any such right as to any subsequent violations of the Work Authorization or these Standard Terms & Conditions. Except as specifically set forth herein, neither party shall assign the Work Authorization or its rights or obligations thereunder without the prior written consent of the other party. The Work Authorization and these Standard Terms & Conditions shall be binding upon and shall inure to the benefit of the parties hereto, and their respective successors and permitted assigns. The Work Authorization and these Standard Terms & Conditions constitute the entire agreement between the parties with respect to the matters set forth herein. Any change, addition, deletion or other modification to the Work Authorization or these Standard Terms & Conditions shall be null and void unless in writing and signed by both parties. All notices required to be provided in writing hereunder shall be sent to the party in question at its address set forth on the Work Authorization, by hand delivery or international delivery service, return receipt requested. In the event of any controversy, claim or dispute between the parties hereto, arising out of or relating to the Work Authorization or the breach thereof, the prevailing party shall be entitled to recover from the other party its reasonable expenses, attorney's fees, and costs. The provisions of these Standard Terms & Conditions which by their nature require some action or forbearance after termination of the Work Authorization or completion of the Work (including but not limited to those related to indemnities) shall survive and be binding until any actions, obligations and/or rights therein provided have been completely satisfied or released.

Publix.

SWEETWATER CREEK COMM
DEV DISTRICT
ATTN BERNADETTE PEREGRINO
1408 HAMLIN AVE UNIT E
ST CLOUD FL 34771



Publix Business Account Invoice

Date 09/07/2024

Customer Number **2007348**

Terms Due Upon Receipt

Telephone 1-877-333-7585

Fax (863)284-3352

Remit your payment to:

Publix Super Markets, Inc.

P.O. Box 32009

Lakeland, Florida 33802-2009

Please return invoice with payment indicating the 10-digit document number(s) you are paying.

Open item list as of 09/07/2024

Document #	Charge Date	Store #	Reference #	Cardholder #/Name	Amount
1812066705	08/15/2024	1617	0918550942	00/ERIN GUNIA	117.42
Balance Due:					117.42

2-340-53800-49400 - PB
-event

Publix

The Shoppes at Palencia Commons
7462 US Highway 1 North
Saint Augustine, FL 32095
Store Manager: Casey Wooten Smith
904-826-3537



1617 8FP 511 267

DIA RTTHPK ROUND	0.99 T
VANITY FAIR NAPKIN	3.59 F
HOM COMBO PK 96CT.	6.99 T
PUB ED PLATE 10"	6.39 T
PUB STORAGE GALLON	3.99 T
AQUAFINA WATER	7.49 F
BH SUB SELECT M	52.99 T F
PBX CURANITOS PLTR	34.99 T F
TAX EXEMPT	

Order Total	117.42	
Grand Total	117.42	
Credit	Payment	117.42
Change	0.00	

TAX FORGIVEN 7.15

Receipt ID: 1617 8FP 511 267

PRESTO!

Trace #: 513951

Reference #: 0918550942

Acct #: XXXXXXXXXXXX8000

Purchase Business Account

Amount: \$117.42

Auth #: 904014

Your cashier was Andrew

08/15/2024 14:30 S1617 R151 1267 C0469

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.

RECEIVED
SEP 09 2024
BY: _____

Sweetwater Creek CDD
1865 North Loop Pkwy,
Saint Augustine, FL 32095

Vendor: Tiffany Cunningham

153 Esmerelda Rd, St. Augustine, FL 32095

2023 Classes Taught in TWO week period:

Cardio X Dates: *Senior Strength 8/10-11*
Spin 9/2/10:45-11:0

Substitute Dates:

Code: 2-340-53800-34500

Cost:

70⁰⁰

RECEIVED
SEP 05 2024
BY: _____

Approved:

[Signature]

Date:

9/4/24



INVOICE

Customer	Sweetwater Creek Community Development District
Acct #	189
Date	08/30/2024
Customer Service	Kristina Rudez
Page	1 of 1

Sweetwater Creek Community Development District
c/o Governmental Management Services
219 E Livingston St
Orlando, FL 32801

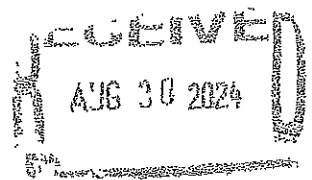
Payment Information	
Invoice Summary	\$ 50,482.00
Payment Amount	
Payment for	Invoice#25052
100124522	

Thank You

Please detach and return with payment

Customer: Sweetwater Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
25052	10/01/2024	Renew policy	Policy #100124522 10/01/2024-10/01/2025 Florida Insurance Alliance Package - Renew policy Due Date: 8/30/2024	50,482.00 GF - \$10,266.00 AF - \$40,216.00
				Total
				\$ 50,482.00



Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555	scilmer@egisadvisors.com	08/30/2024
Atlanta, GA 30374-8555		

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: 141

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

(C) Amount Payable: \$1186.88

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Invoice # 191859 – Meetings and Coordination.

(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.

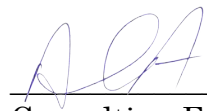
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**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

September 12, 2024
Invoice # 191859

Project 0000021856.0001 Onda Park

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

- Coordination with District Manager
- Review Options for Onda Park Tract
- Prepare Confirmation Letter Submittal to SJC

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 August 31, 2024

Phase	0006	Meetings and Coordination			
			Hours	Rate	Amount
	Sr. Planner 1		5.50	210.00	1,155.00
	Project Administrator		.25	120.00	30.00
	Total Labor				1,185.00

Phase	0999	Reimbursable Expenses			
	Color 11 x 17		1.0 Copy @ 0.88	.88	
	Color 8.5 x 11		2.0 Copies @ 0.50	1.00	
	Total Reproductions			1.88	1.88
			Total Due:		1,186.88

Billed to Date

	Current Due	Prior Billed	Billed to Date
Fee	0.00	14,420.00	14,420.00
Labor	1,185.00	6,821.25	8,006.25
Unit	1.88	29.26	31.14
Totals	1,186.88	21,270.51	22,457.39

**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: 142

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

(C) Amount Payable: \$332.00

(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 # 10546 – Review Onda Park Bid information and summaries, Analyze correspondence, Follow up on submittals with engineer, follow up with Lennar parcel transactions.

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

The undersigned hereby certifies that:

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

OR

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

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

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

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

**SWEETWATER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Authorized Officer

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

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


Consulting Engineer



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

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

INVOICE

Invoice # 10546
Date: 10/12/2024
Due On: 11/11/2024

SWEETWATER CREEK CDD - 2019 PROJECT CONSTRUCTION

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	JK	09/04/2024	Review Onda park bid information and summaries of same; update real property status; follow up with Lennar	0.30	\$310.00	\$93.00
Service	MGH	09/04/2024	Review and analyze correspondence regarding elements and plans for Onda Park project.	0.20	\$265.00	\$53.00
Service	JK	09/05/2024	Follow up on status of Onda Park submittals with engineer; review smith correspondence on same; follow up with Lennar on conveyances for Onda Park completion	0.30	\$310.00	\$93.00
Service	JK	09/06/2024	Follow up with Acree on Onda status and on status of construction/easement/county impacts to CDD infrastructure	0.20	\$310.00	\$62.00
Service	JK	09/17/2024	Follow up with Lennar on parcel transactions	0.10	\$310.00	\$31.00
Total						\$332.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
----------------	--------	------------	-------------------	-------------

10546	11/11/2024	\$332.00	\$0.00	\$332.00
Outstanding Balance				\$332.00
Total Amount Outstanding				\$332.00

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

Please pay within 30 days.

FIFTH ORDER OF BUSINESS

A.

1.



DUVAL LANDSCAPE MAINTENANCE, LLC

Monthly Reporting October 2024

In Progress:

1. Removal of grasses on some cut throughs on Glorieta Drive (Fall Project).
2. Sod repairs at Duval's cost.
3. Select areas beyond round-a-bout to receive top soil top dressing.
4. Fall Pinestraw
5. Remove poor looking plant material at round-a-bout transplant select plants to the berm around the basketball court at Ensenada Park.
6. Red and White SnapDragon flowers to be installed in the early part of November.

Completed:

1. Delete grass strips along road at Pantano Vista Way
2. Weekly Communication Reports for Maintenance Crew and Fertilization and Pest Control Division.
3. Soil Sample results. Included in this packet

Discussion:

1. Bi-weekly mowing begins in November.

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

Michael Wooldridge
Branch Manager

Preston Moody
Irrigation Manager

Torre Dunham
Fertilization Manager

Soil Sample explanation

Reports attached. Areas described in the below report are highlighted in green.

pH

- St Augustine grass wants to be between 6.5 and 7.5.
- Bermuda grass wants to be between 5.8 and 7.0

Phosphorus (P)

- This nutrient helps the grass develop strong roots.
- It helps the plant distribute energy.
- Helps with the production of chlorophyll.
- Helps build the plant's pest and disease resistance.

Potassium (K)

- This nutrient helps strengthen its root system.
- It helps with stresses from cold weather or drought.
- Helps in the photosynthesis process.
- Helps the plant fight off diseases and insects.
- Helps the plant absorb nutrients and water.

Calcium (Ca)

- This nutrient helps the plant absorb and distribute nutrients.
- Helps the plant fight off diseases.
- Benefits soil make up and proper pH.
- Helps grow strong cell walls and tissues.

Magnesium (Mg)

- This nutrient helps with the production of chlorophyll.
- Helps with energy transfer
- Stabilizes ribosomes during photosynthesis.

Cation Exchange Capacity (CEC) - This is an index of soil make up and textures.

- 0-12 is sandy and has a very low nutrient holding capacity.
- 8-25 is medium grain and has low nutrient holding capacity.
- 22-35 - fine grain (consistent with clay based soil) and has a medium nutrient holding capacity.
- 35 and up - organic and has a high nutrient holding capacity.

Ensenada - Lab No. C51930 (several different areas along Ensenada)

Phosphorus and Calcium are within acceptable limits. Potassium and Magnesium is low. pH is acceptable. CEC is toeing the line with sandy and medium soil make up, meaning it is between very low and low nutrient holding capacity.

Las Calinas - Lab No. C51931 (several different areas Las Calinas)

Surprisingly, we have a surplus of Phosphorus. Unfortunately having too much Phosphorus in the soil can lead to poor plant growth. So we will be adjusting our fertilization rates to offset some of the abundance. Calcium is within acceptable levels. Potassium and Magnesium is low. pH is acceptable. CEC is toeing the line with sandy and medium soil make up, same as with Ensenada the soil is between very low and low nutrient holding capacity.

Enrede Park - Lab No. C51932

Every key nutrient is low. pH is within acceptable parameters. CEC at 1.6 indicates sandy conditions, ideal for fast percolation with minimal uptake of any nutrients or water. In an ideal world we remove all turf, bring in proper topsoil and re-sod.

With the exception of fine tuning our phosphorus application on Las Calinas our fertilization program is adequate and should be making steady progress in getting these numbers up to where they need to be. Our only obstacle is the soil conditions. We will need to do soil amendments to help get the soil to a level that is allowing nutrients to be absorbed by the plants on a more constant basis. With the current CEC rating the nutrients are falling through the soil too fast for the root systems of any of the plant material to absorb anything of significance. This is not an overnight process and will take time to develop. I would anticipate taking another soil sample late Q1, early Q2 in 2025 to see what kind of progress has been made.

[illegible]

**TURF AND ORNAMENTAL
SOIL TEST AND RECOMMENDATION REPORT**
SUBMITTED BY/FOR: DUVAL LANDSCAPE
1105229
10/03/2024

Spectrum Analytic
1087 Jamison Road NW
Washington Court House, OH 43160-8748
www.spectrumanalytic.com

[illegible]

DISPLAY OF AVERAGE RESULTS

[illegible]

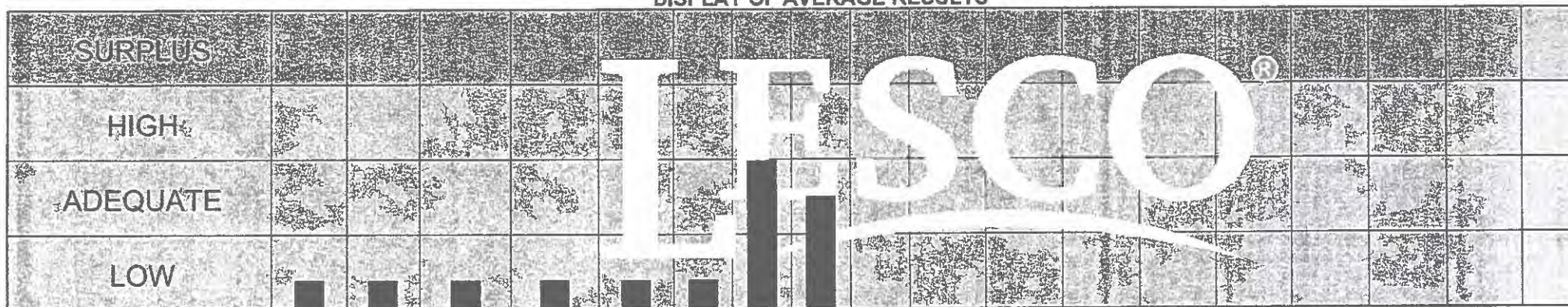
**TURF AND ORNAMENTAL
SOIL TEST AND RECOMMENDATION REPORT**
SUBMITTED BY/FOR: DUVAL LANDSCAPE
1105229
10/03/2024

1087 Jamison Road NW
Washington Court House, OH 43160-8748

www.spectrumanalytic.com

Line Number	RESULTS OF ANALYSIS						CALCULATED VALUES				RESULTS OF ANALYSIS									Soluble Salts mmhos/cm	O.M. %
	Soil pH	Buffer pH	Pounds per Acre Available Nutrient				CEC	% Base Saturation				Pounds per Acre Available Nutrient									
			P	K	Ca	Mg		K	Ca	Mg	Na	S	B	Cu	Fe	Mn	Zn	Na			
1	C51932	7.2		16	10	686	66	1.6	0.7	80	15										
2																					
3																					
4																					
5																					
6																					
7																					
8																					
9																					
10																					
11	AVERAGE RESULTS																				

DISPLAY OF AVERAGE RESULTS

[illegible]



Duval Landscape

MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	SweetWater						
Location	Right corner		Location	Right corner		Location	Barbells Circle						
Type	RB		Size			Technician	Mark						
Rain Guage	Y	N	Source	Meter	Well	Date	10/3/2024						
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		1								x					Acrooss from controller
6	r	x	x											x					Across from controller
7	s	x	x			1								x					Across from controller/pond
8	r	x	x										1	x					Along sidewalk by controller
9	s	x	x											x					Along curb left side
10	s	x	x											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			1								x					Back of sidewalk Right side
14	d	x	x											x					Drip for trees
15	d	x	x											x					Drip for trees

Comments: Broken bubbler lines

2 Zones non operational Completed 10/18



Duval Landscape
MAINTENANCE



Duval Landscape MAINTENANCE

Irrigation Technical Inspection Report

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

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

Comment: Nothing was wrong



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	10/3/2024		
Power on	Y	N				Program	A	B	C
General Information			Backflow			Start Times	10:00 PM	10:00 PM	12:00 PM
Valve Type			PRV	Y	N	Run Times	5H20M	5Hrs	40Mins
Coverage	Good		MV	Y	N	Days of Week	S	M	T W Th F S

Zone	Head Type	Turf	Shrub	Flowers	Lateral Line Break	Zone Not Responding	Low pressure	Zone not Shutting Down	4" Spray	6" Spray	12" Spray	4" Rotor	Fixed Riser	Cleaned/Replaced Nozzle	Adjusted Spray Pattern	Straightened	Capped	Raised/Lowered	Locations of Zones
1	s	x	x							1				1	x				SW/ Curb at clock
2	r	x	x												x				SW/ Woodline at clock
3	s	x	x	x						2				2	x				Oltero SW/ Curb
4	r	x	x	x						1				1	x				Oltero shrubs SW/ Curb exit side
5	s	x	x											1	x				Island past guard gate
6	s	x	x	x											x				Entry island
7	s	x	x							1				2	x				Exit side beds outside gate
8	s	x	x							1				2	x				Curb S/W Exit side
9	r	x	x												x				Lipizzon both sides
10	s	x	x												x				Left of lipizzon Curb S/W
11	s	x	x				1								x				Curb S/W Middle exit side
12	s	x	x																Beds exist side at bend
13	s	x	x			1									x				S/W End exit side
14	r	x	x			1									x				Back S/W Both sides at bend
15	s	x	x												x				Curb at bend
16	s	x	x												x				S/W curb middle entry side
17	r	x	x												x				Esmeralda Back S/W Entry
18	s	x	x												x				Esmeralda S/W curb Entry
19	r	x	x												x				Esmeralda Both sides entry
20	s	x	x											1	x				Lift station
21	s	x	x												x				Esmeralda to lift entry side
22	s	x	x		1									1	x				Before gate entry side
23	s	x	x											1	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						1					1	x		Enrede S/W curb
27	s	x	x											x			Enrede Back S/W
28																	
29																	
30																	
31																	
32																	
33																	
34																	
35																	
36																	
37																	
38																	
39																	
40																	
41																	

Comments: Nothing wrong other than regular maintenance items

2 Sprays and one rotor repaired

13 new battery clock



Duval Landscape
MAINTENANCE



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	10/3/2024						
Power on	Y	N				Program	A	B	C				
General Information			Backflow			Start Times	10:00 P						
Valve Type			PRV	Y	N	Run times	2H20M						
Coverage	Good		MV	Y	N	Days of Week	S	M	T	W	Th	F	S

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



Duval Landscape
MAINTENANCE



Duval Landscape

MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	
Location	Lift station		Location	Lift station		Location	Del norte
Type	Hunter		Size	5hp		Technician	Mark
Rain Guage	Y	N	Source	Meter	Well	Date	10/3/2024
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 Time	1H40M 30Min
Coverage	Good		MV	Y	N	Days of Week	S M T W Th F S

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

Comments: Regular maintenance- Repaired rotor



Duval Landscape
MAINTENANCE



Duval Landscape MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	SweetWater						
Location	Right lake		Location	Right lake		Location	Middle lift station						
Type	RB		Size			Technician	Mark						
Rain Guage	Y	N	Source	Meter	Well	Date	9/30/2024						
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											7	x				Along left curb Oleta to round
5	s	x	x											x					Along right curb Oleta to round
6	s	x	x											x					Along sidewalk right side
7	s	*	*																Back sw ovalo las calinas
8	r	x	x											x					Both sides of road at lakes
9	s	x	x											x					Left side of Oleta
10	s	x	x											x					Along left side BTW Oleta+Glorieta
11	s	x	x											x					Along curb lift to oleta
12	s	x	x											x					Along sidewalk lift to oleta
13	s	x	x											x					Back sidewalk lift to oleta
14	r	x	x											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		1									x					Back of sidewalk across controller
22	s	x	x											x					Right of codo
23	s	x	x											x					Left of lift station



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		Preston						
Rain Guage	Y	N	Source	Meter	Well	Date		10/3/2024						
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

[illegible]

Comments: Nothing wrong other than regular maintenance items



Duval Landscape



Duval Landscape MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	SweetWater						
Location	Rght of circle		Location	Right of circle		Location	Right of round about						
Type	RB		Size			Technician	mark						
Rain Guage	Y	N	Source	Meter	Well	Date	10/3/2024						
Power on	Y	N				Program	A	B	C				
General Information			Backflow			Start Times	10:00 PM	10:00 PM	12:00 PM				
Valve Type			PRV	Y	N	Run Times	4H30M	8H10M	20M				
Coverage	Good		MV	Y	N	Days of Week	S	M	T	W	Th	F	S

Zone	Head Type	Turf	Shrub	Flowers	Lateral Line Break	Zone Not Responding	Low pressure	Zone not Shutting Down	4" Spray	6" Spray	12" Spray	4" Rotor	Fixed Riser	Cleaned/Replaced Nozzle	Adjusted Spray Pattern	Straightened	Capped	Raised/Lowered	Locations of Zones	
1	r	x	x										1	x					Center of round about	
2	s	x	x											x					Along curb right of lazo court	
3	s	x	x											x					Along sidewalk left of enrede	
4	s	x	x	x										x					Right of lazo along sidewalk	
5	s	x	x	x										x					Left of Lazo to roundabout	
6	r	x	x											x					From lazo to roundabout	
7	s	x	x							2				2	x				Right side of roundabout	
8	r	x	x											x					Along berm on Ensenada	
9	s	x	x											x					Right side between curb and walk	
10	r	x	x											x					Along berm on Ensenada	
11	s	x	x							1				3	x				NA	
12	r	x	x											x					Along berm on Ensenada	
13	s	x	x											x					Right side at bend	
14	s	x	x											2	x				Right side between curb and walk	
15	s	x	x											1	x				Back sidewalk right of enrede	
16	s	x	x											x					Between curb and walk b4 enrede	
17	r	x	x											x					Between enrede and medio	
18	s	x	x											x					Left of enrede	
19	s	x	x											x					Right of medio on corner	
20	s	x	x											3	x				Left of park entry	
21	s	x	x											x					Left side along Endenada	
22	s	x	x											x					Back sidewalk on Ensdanada	
23	s	x	x											x					Left side along Endenada	

24	s	x	x													x				Left side along Endenada
25	s	x	x													x				Back sidewalk on Ensdanada
26	s	x	x													x				Left side along Endenada
27	s	x	x													x				Back sidewalk on Ensdanada
28	s	x	x												1	x				Left side along Endenada
29	s	x	x												1	x				back sidewalk before round about
30	s	x	x													x				Before round about
31	s	x	x												1	x				Right of round about

Comments:
General Maintenance





Duval Landscape MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	SweetWater			
Location	Right corner		Location	Right corner		Location	Rincon dr and ensenada			
Type	RB		Size			Technician	Mark			
Rain Guage	Y	N	Source	Meter	Well	Date	10/4/2024			
Power on	Y	N				Program	A	B	C	
General Information			Backflow			Start Times	10:00 PM	10:00 PM	12:00 PM	
Valve Type			PRV	Y	N	Run times	6H	6H	20M	
Coverage	Good		MV	Y	N	Days of Week	S	M	T	W Th F S

Zone	Head Type	Turf	Shrub	Flowers	Lateral Line Break	Zone Not Responding	Low pressure	Zone not Shutting Down	4" Spray	6" Spray	12" Spray	4" Rotor	Fixed Riser	Cleaned/Replaced Nozzle	Adjusted Spray Pattern	Straightened	Capped	Raised/Lowered	Locations of Zones
1	s	x	x											x					Across from Park right
2	s	x	x											x					Right of rincon
3	s	x	x											x					Around controller
4	s	x	x											x					BTW curb and sidewalk left side
5	s	x	x											x					Right side ensanada 1/2 way
6	s	x	x											x					Right side ensanada 3/4 way
7	s	x	x											x					Right side ensanada end
8	s	x	x	x										x					Ensanada/ Rincon right side flowers
9	s	x	x	x										x					Ensanada/Rincon Left side flowers
10	s	x	x											x					Rincon 300-248
11	s	x	x											x					Rincon 238-202
12	s	x	x											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



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	10/3/2024						
Power on	Y	N				Program	A	B	C				
General Information			Backflow			Start Times	10:00 PM	10:00 PM	8:00 PM				
Valve Type			PRV	Y	N	Run times	3H10M	3H20M	30M				
Coverage	Good		MV	Y	N	Days of Week	S	M	T	W	Th	F	S

Zone	Head Type	Turf	Shrub	Flowers	Lateral Line Break	Zone Not Responding	Low pressure	Zone not Shutting Down	4" Spray	6" Spray	12" Spray	4" Rotor	Fixed Riser	Cleaned/Replaced Nozzle	Adjusted Spray Pattern	Straightened	Capped	Raised/Lowered	Locations of Zones
1	s	x	x					1											Island front of clubhouse
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							1				1	x				Ensanada Curb
16	s	x	x											x					Ensanada Medio-across st
17	s	x	x											x					Ensanada Across st
18	s	x	x											x					Torcido shrubs 80-140
19	s	x	x											x					Torcido turf 80-end
20	s	x	x											x					Torcido shrubs 140-end
21	r	x	x		1									x					Park

Comments: General Maintenance



Duval Landscape

Zone not shutting down. Repaired Same day



Duval Landscape
MAINTENANCE

2.



October 28, 2024
Sweetwater Creek CDD

Contract No. - 25085

Flow sensors for the pump stations with 2 pumps. As of now we only have one pump that has flow sensors.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Flow sensor Hunter	6.00	\$350.00	\$2,100.00
Misc Irrigation Parts & Supplies	1.00	\$200.00	\$200.00
Irrigation Labor	6.00	\$100.00	\$600.00
			\$2,900.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Irrigation Service/Repairs	\$0.00	\$2,900.00
		\$0.00
		\$2,900.00

Sale	\$2,900.00
Sales Tax	\$0.00
Total	\$2,900.00

By _____
Joshua Boucher

Date 10/28/2024
Duval Landscape Maintenance

By _____

Date _____
Sweetwater Creek CDD

E.

Sweetwater Creek

Community Development

District

Field Operations Report

11/7/24

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 -
November 7th, 2024.

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

Completed Projects



La Palma park door replaced

Completed Projects



Ensenada park parking lot repainted

Completed Projects



Ensenada park tables painted

Completed Projects



Signs along Las Calinas/ roundabout
painted (15)

RMS Operations Report (11/7/24))

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

- Installed fake cameras and signs at Ensenada park to prevent vandalism
- Parking lot at Ensenada park repainted
- At&t internet installed at guardshack
- Taylor tree dropped 2 dead pine trees
- sanded/painted Ensenada park playground areas.
- Replaced door at La palma park
- La palma park pressure washed
- Replaced 2 landscape lights at La palma park
- Painted picnic tables, border and columns at Ensenada park
- Painted 15 street signs along Las Calinas/roundabout
- Trimmed trees along backside of ensenada park
- Replaced 12 railroad ties around La palma park playground

Conclusion

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

dwright@rmsnf.com

jlambert@rmsnf.com

Respectfully,

Riverside Management Services



F.

1.

Operations Report October:

Building:

Resurfacing of the Group Fitness Floor-The floor looks great. The vendor notified me that floor resurfacing is not possible in the future. We will need to replace the floor due to the wood being thin.

A cabinet in the Group Fitness room was removed to create more space for classes. The top cabinet was installed in the storage closet in Zen room.

Power washing of entryways (front and back) and the parking lot.

I received two estimates for fill dirt next to the Pickleball sidewalk. A plan has been created to redirect water wash-off that is eroding the area next to the sidewalk.

American Electric installed timer on Pickleball Court as well as outlet for ice and water machines to be installed on the pool deck.

Pressure washing of the roof is scheduled for first week of November.

A Security Camera on the pool deck was replaced. The camera was under warranty

Air Conditioning repair done by Wilson. Two condensers replaced and new quarterly maintenance plan initiated.

The area around the dumpster was cleaned.

Equipment:

Estimate for equipment replacement-Supervisor Lisotta and I went through the current equipment and found pieces that we can sell back to a company to reduce the overall cost

Ten new pieces were chosen to be added to the Gym area.

Replacement of Echelon Bike

Pool:

Approval of pool light replacements. There are two out in the shallow end. We are required to have illumination for evening swim.

Removal of two starting blocks due to compromised structure

Seeking estimates for starting block replacement

Pickleball:

Intermediate League began and will run through mid-December

Advanced Level Open Play created on Thursday nights

Accounts: 654

Parks:

Collaborating with Dan and Rich for improvements at both parks as well as maintenance and repair schedules.

Ensenada-ordered motion light and security cameras for Pavilion with signs stating the area is being monitored

Replacement swings ordered

Basketball Court cleaned of landscaping debris-further cleaning planned

La Palma-Christmas decorations purchased

Pressure wash putt-putt course

Estimates for putt putt recarpet and restoration of area including rocks, bricks and signs

Landscaping treatment for putt putt area and La Palma sign

Meeting with Duval to create a plan to rejuvenate the landscaping within the putt putt

Ordered street sign for Mitad Cir

Projects:

Shade-Estimates for four locations-see attached

Pressure washing of the roundabout on Las Calinas.

Fence replacement scheduled-goal to sync schedule with Duval for river rock installation. The company has ordered the materials and is waiting for their delivery.

Hurricane Milton-Secured property and reinstalled wind screens on Pickleball Courts once the storm passed.

Community:

I spoke with the parents of the child that jumped the pool fence, set off gate notification bell repeatedly and yelling at front desk staff. Parents notified of policies and consequences. There were three children involved and I am still pursuing the other families.

2.



TRUST — *the* — EXPERTS

For over a decade, our customers have entrusted us to provide safe and affordable playground and recreational equipment. Our team of Certified General Contractors and Playground Safety Inspectors will insure that your project is completed to perfection, providing truly turnkey service, with every step of the process from planning and budgeting, through the installation being handled under one roof.



1-800-573-7529 | www.proplaygrounds.com



Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Project Name
Marshall Creek CDD Shades



Date	Estimate #
10/22/2024	35520

Customer / Bill To
Marshall Creek CDD Erin Gunia 1865 North Loop Pkwy St. Augustine, FL 32095

Ship To
Marshall Creek CDD Erin Gunia 1865 North Loop Pkwy St. Augustine, FL 32095



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	Furnish labor and materials to: 1. Install various shades at specific locations 2. provide eng dwgs 3. permitting			
	**SHADE			
	STRUCTURES**			
	AREA 1 (N. Loop Pkwy)			
CSSD	Kite Shades, approx 30x30 with single column higher	2	9,800.00	19,600.00
ENGDRAW	Engineered Drawings for Permitting	1	840.00	840.00
Shipping	Combined Shipping and Freight Charges	1	2,095.20	2,095.20
LBR	Labor and Installation, rentals, concrete, rebar, etc	1	15,000.00	15,000.00
	AREA 2 (Bocci courts)			
CSSD	Custom Shade Design Hanging Cantilever, 40x14x8, two sided	1	16,100.00	16,100.00
	OR			
CSSD	Custom Shade Design 30x15x8 Hip, 4 columns	1	6,328.00	6,328.00
ENGDRAW	Engineered Drawings for Permitting	1	840.00	840.00
Shipping	Combined Shipping and Freight Charges	1	1,920.00	1,920.00
LBR	Labor and Installation, rentals, concrete, rebar, etc	1	15,000.00	15,000.00

AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

Subtotal:

Sales Tax: (7.5%)

Total:

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

1-800-573-7529 | www.proplaygrounds.com



Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Project Name
Marshall Creek CDD Shades



Date	Estimate #
10/22/2024	35520

Customer / Bill To
Marshall Creek CDD Erin Gunia 1865 North Loop Pkwy St. Augustine, FL 32095

Ship To
Marshall Creek CDD Erin Gunia 1865 North Loop Pkwy St. Augustine, FL 32095



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	AREA 3 (playground)			
CSSD	Hip Shade, over existing playground, 24x28x12 SG	1	10,792.60	10,792.60
ENGDRAW	Engineered Drawings for Permitting	1	840.00	840.00
Shipping	Combined Shipping and Freight Charges	1	1,320.00	1,320.00
LBR	Labor and Installation, rentals, concrete, rebar, etc	1	13,500.00	13,500.00
	AREA 4 (playground and picnic space)			
CSSD	Hip shade 28x42x12 SN over existing equipment	1	15,831.20	15,831.20
	AND			
CSSD	HC 18x12x8 cantilever over the picnic area	1	7,187.60	7,187.60
ENGDRAW	Engineered Drawings for Permitting	2	840.00	1,680.00
Shipping	Combined Shipping and Freight Charges	1	2,160.00	2,160.00
LBR	Labor and Installation, rentals, concrete, rebar, etc	1	18,000.00	18,000.00
	PERMITTING			

AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

Subtotal:

Sales Tax: (7.5%)

Total:

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

1-800-573-7529 | www.proplaygrounds.com



Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Project Name
Marshall Creek CDD Shades



Date	Estimate #
10/22/2024	35520

Customer / Bill To
Marshall Creek CDD Erin Gunia 1865 North Loop Pkwy St. Augustine, FL 32095

Ship To
Marshall Creek CDD Erin Gunia 1865 North Loop Pkwy St. Augustine, FL 32095



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
ISPERMIT	Note: Each different design will require a separate permit through the Building dept. Site plans and eng dwgs are required and will be created. Project Managers in our main office manage this step in the process. Total cost of permitting may vary based on number of Shades. PERMIT - STATE OF FLORIDA - APPLICATION THRU FINAL INSPECTION< COST SHALL BE \$2000 OR 5% OF TOTAL PROJECT COST, WHICHEVER IS GREATER. PRICE DOES NOT INCLUDE COST OF ENGINEERING OR SEALED DRAWINGS.	1	2,000.00	2,000.00
DSC	Note: existing site prep by owner Discount	1	-151,034.60	-151,034.60

AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

Subtotal: \$0.00

Sales Tax: (7.5%) \$0.00

Total: \$0.00

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.



Kite Hip Sail

great flexibility



- Popular choice for pools, splash pads, and dining areas
- Kite-shaped design allows for great flexibility and many configurations
- Great for covering uniquely shaped spaces
- Features three columns at equal entry height, with the fourth being a diagonal elevated column
- Must be designed in a square size

SIZES

10'-25' Square

OPTIONS, FEATURES, AND FABRIC

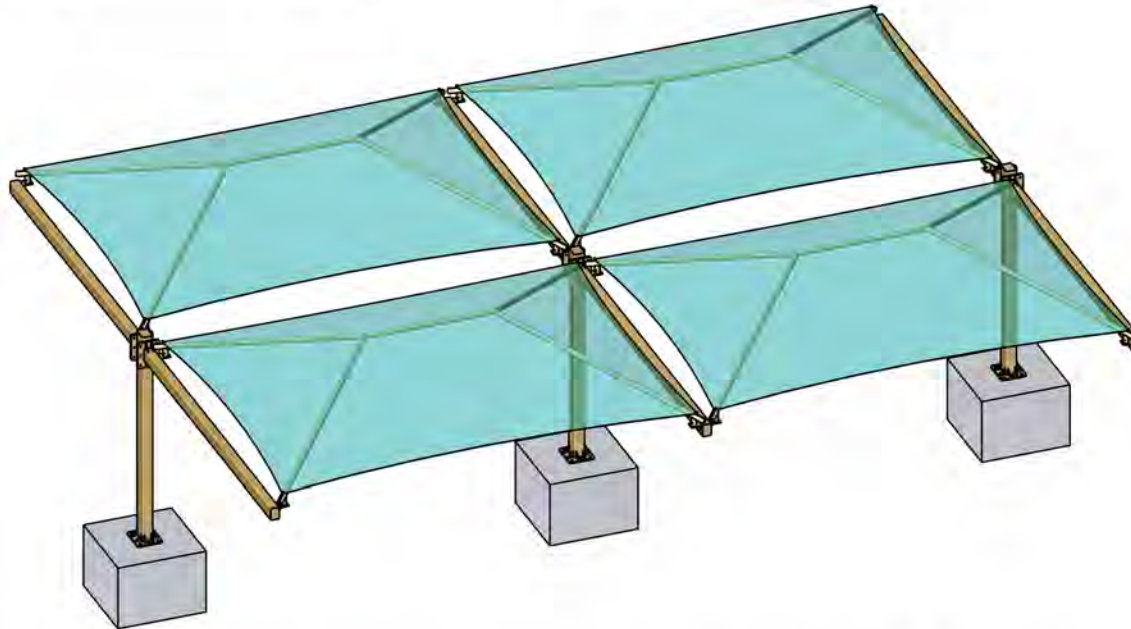
Surface or In-Ground Mount

8', 10', or 12' Height, Custom Heights Available

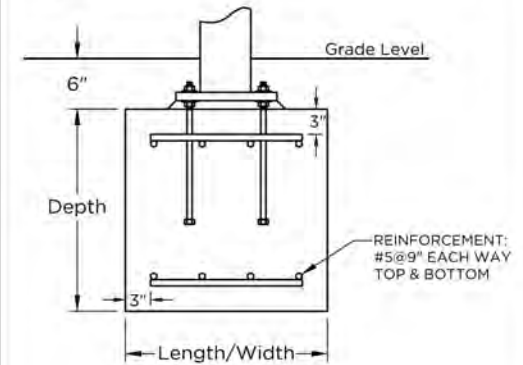
With or Without Glide Elbow™

Multi-Dome Hanging Cantilever Hip Shade

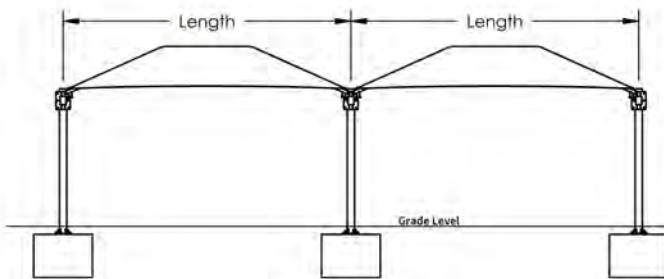
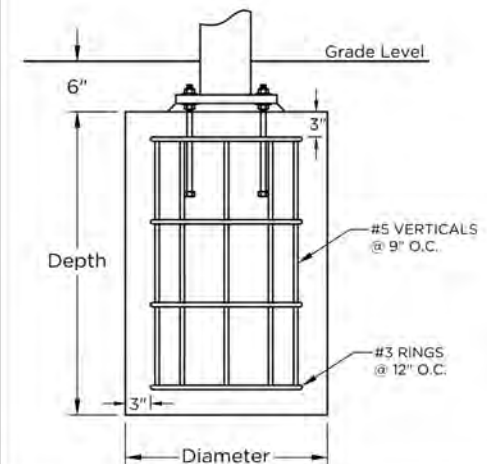
Length	20'	Width	14'	Entry Height	8'
Peak Height	10.83'	Elbow	Standard	Column Mount	Base Plate
Column Size	10"x6"x1/4"	Rafter Size	Ø2.875" 12-Ga	Ridge Size	Ø2.875" 12-Ga
Column Length	9.5'	Rafter Length	9.95'	Ridge Length	7.03'
Dome Qty.	2	Column Qty.	0	Beam Size	6"x4"x1/4"



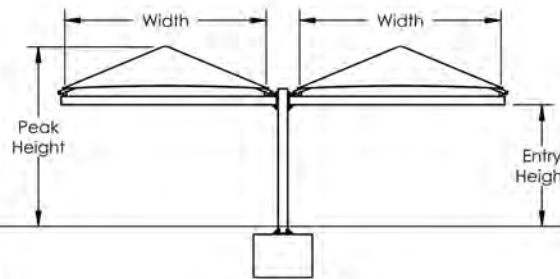
Square Footing		
Column	Length & Width	Depth
Single Cap	3.42	3
Double Cap	3.762	3



Auger Footing		
Diameter	Single Cap Depth	Double Cap Depth
1'-6"		
2'-0"	Out of range	Out of range
2'-6"	5.71	Out of range
3'-0"	3.96	4.81



Front Elevation



Side Elevation

SuperiorShade

QUOTE

89664

SHADE SIZE

20 X 14

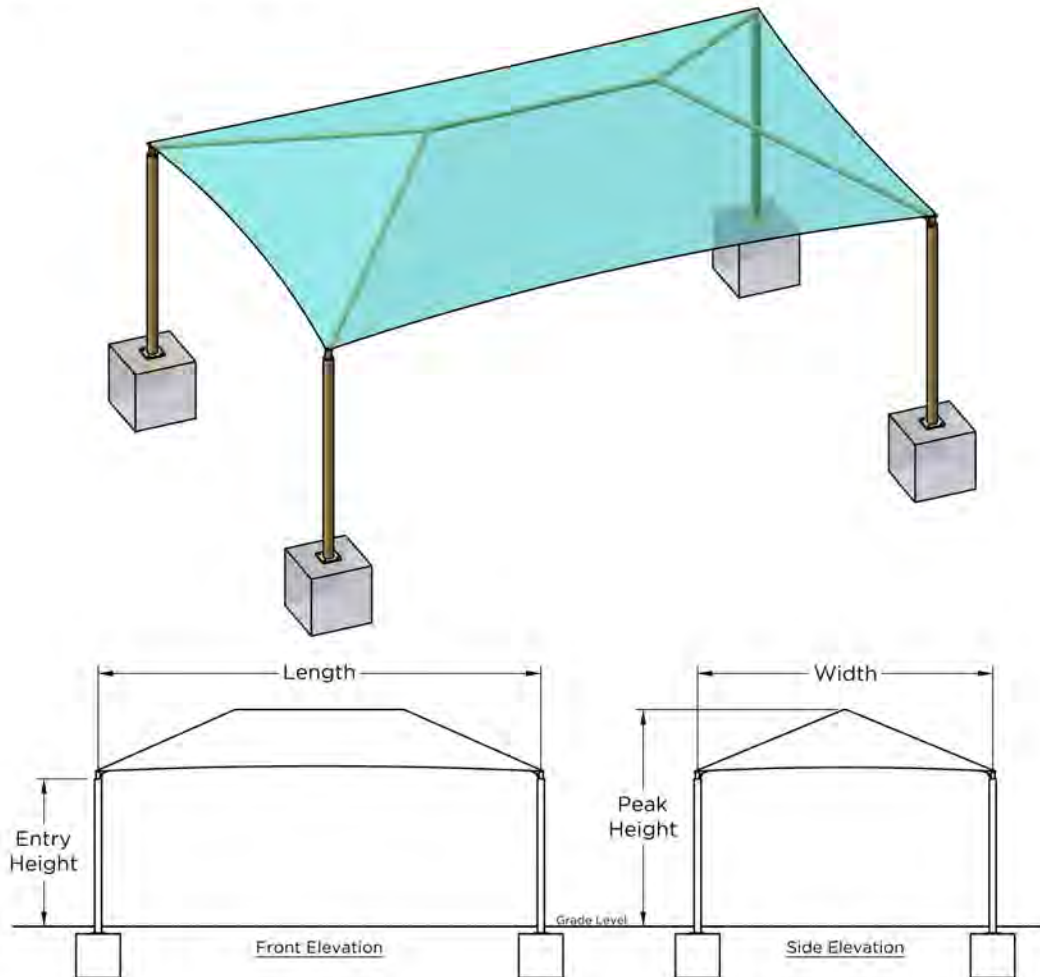
SHADE STYLE

Multi-Dome Hanging
Cantilever Hip Shade

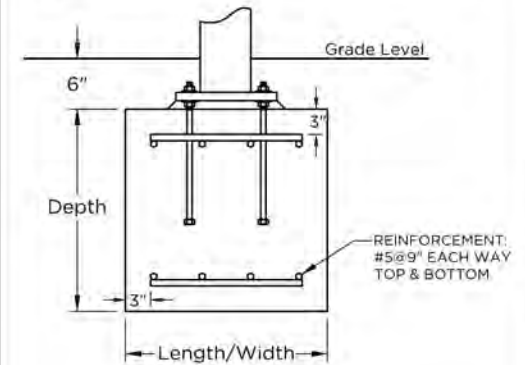
These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request. Estimated footing size above is based on 1,500 PSF soil bearing pressure.

Hip Shade

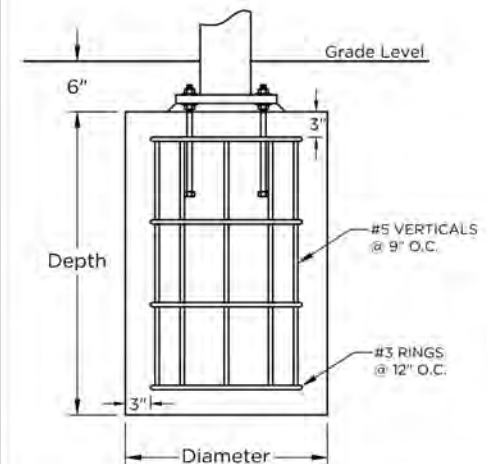
Length	30'	Width	15'	Entry Height	8'
Peak Height	11.03'	Elbow	Standard	Column Mount	Base Plate
Column Size	Ø5.0" 11-Ga	Rafter Size	Ø3.5" 11-Ga	Ridge Size	Ø3.5" 11-Ga
Column Length	8.5'	Rafter Length	10.66'	Ridge Length	16.1'
Dome Qty.	1	Column Qty.	4		



Square Footing		
Column	Length & Width	Depth
Single Cap	2.69	3
Double Cap	N/A	3



Auger Footing		
Diameter	Single Cap Depth	Double Cap Depth
1'-6"		
2'-0"	Out of range	N/A
2'-6"	3.53	N/A
3'-0"	Out of range	N/A



SuperiorShade

QUOTE

89664

SHADE SIZE

30 X 15

SHADE STYLE

Hip Shade

These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request. Estimated footing size above is based on 1,500 PSF soil bearing pressure.



Standard Hip

most versatile shade solution

- Most versatile and economical shade
- Great solution for schools, parks, and churches

Should the length to width ratio require it, we may design a Multi-Dome to ensure uniform tension throughout your canopy.

SHAPES AND SIZES



Square

Available in
2' Increments
from 10'-60'



Rectangle

Available in
Over 25 Sizes

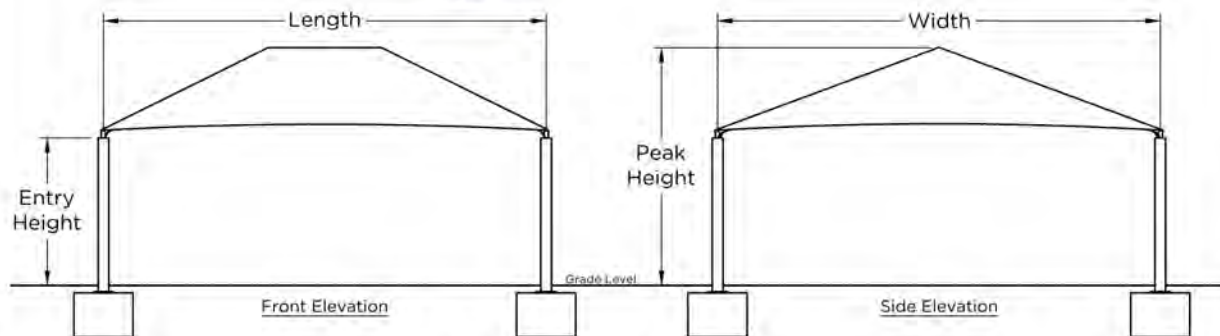
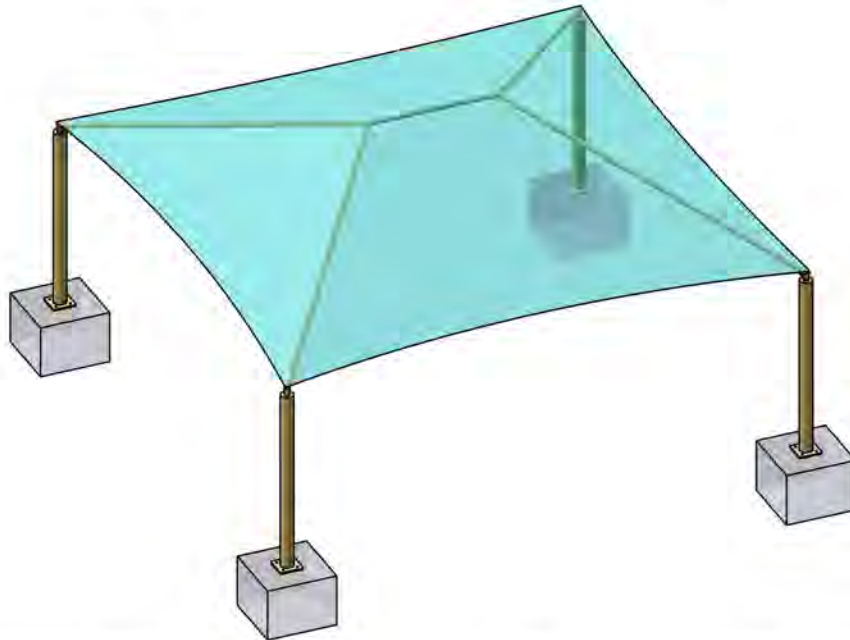


Hexagon

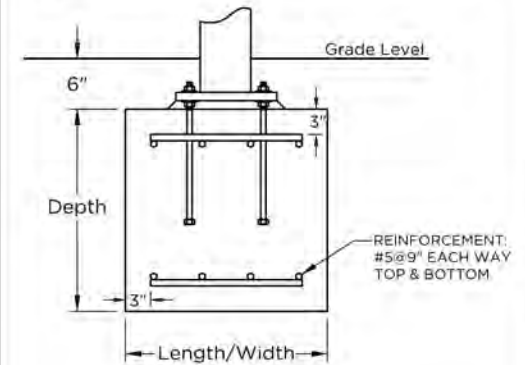
Available in
2' Increments
from 20'-40'

Hip Shade

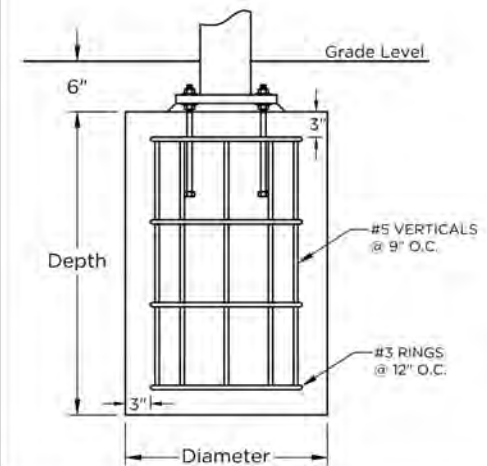
Length	28'	Width	24'	Entry Height	12'
Peak Height	16.44'	Elbow	Glide	Column Mount	Base Plate
Column Size	Ø6.6" Sch-40	Rafter Size	Ø3.5" 11-Ga	Ridge Size	Ø3.5" 11-Ga
Column Length	12.5'	Rafter Length	15.64'	Ridge Length	10'
Dome Qty.	1	Column Qty.	4		



Square Footing		
Column	Length & Width	Depth
Single Cap	3.62	3
Double Cap	N/A	3



Auger Footing		
Diameter	Single Cap Depth	Double Cap Depth
1'-6"		
2'-0"	Out of range	N/A
2'-6"	Out of range	N/A
3'-0"	4.44	N/A



SuperiorShade

QUOTE

89664

SHADE SIZE

28 X 24

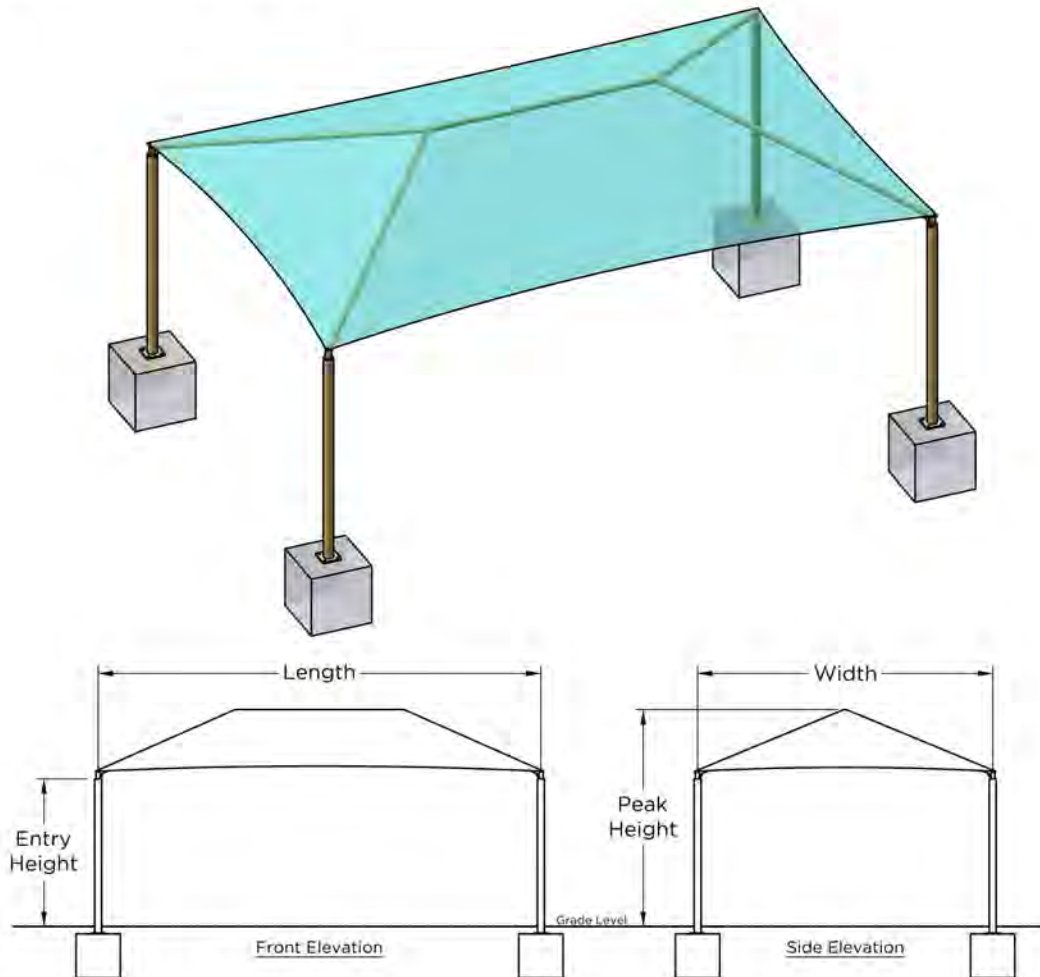
SHADE STYLE

Hip Shade

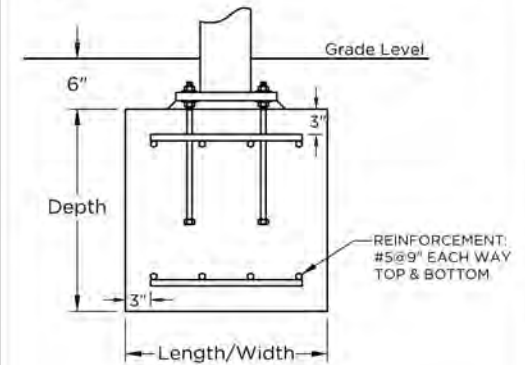
These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request. Estimated footing size above is based on 1,500 PSF soil bearing pressure.

Hip Shade

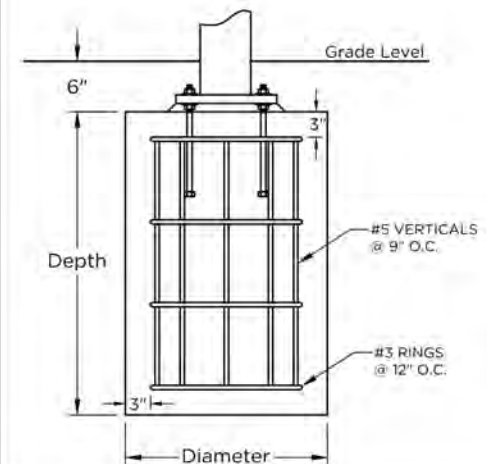
Length	42'	Width	28'	Entry Height	12'
Peak Height	17.65'	Elbow	Standard	Column Mount	Base Plate
Column Size	Ø8.6" Sch-40	Rafter Size	Ø5.0" 7-Ga	Ridge Size	Ø5.0" 7-Ga
Column Length	12.5'	Rafter Length	19.91'	Ridge Length	16.06'
Dome Qty.	1	Column Qty.	4		



Square Footing		
Column	Length & Width	Depth
Single Cap	4.78	3
Double Cap	N/A	3



Auger Footing		
Diameter	Single Cap Depth	Double Cap Depth
1'-6"		
2'-0"	Out of range	N/A
2'-6"	Out of range	N/A
3'-0"	7.77	N/A



SuperiorShade

QUOTE

89664

SHADE SIZE

42 X 28

SHADE STYLE

Hip Shade

These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request. Estimated footing size above is based on 1,500 PSF soil bearing pressure.



Hanging Cantilever

cover any distance

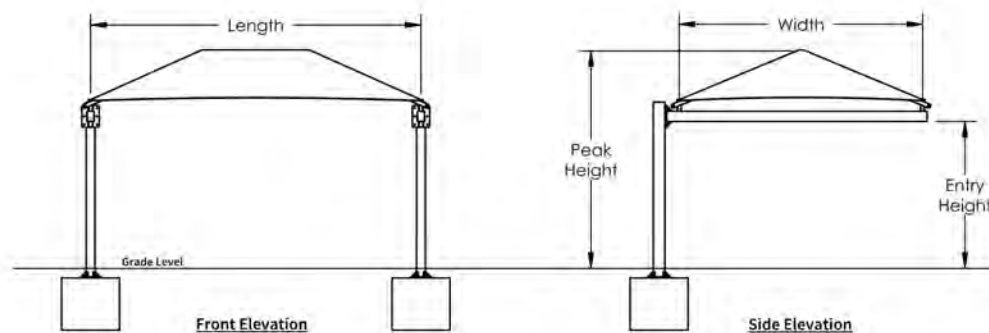
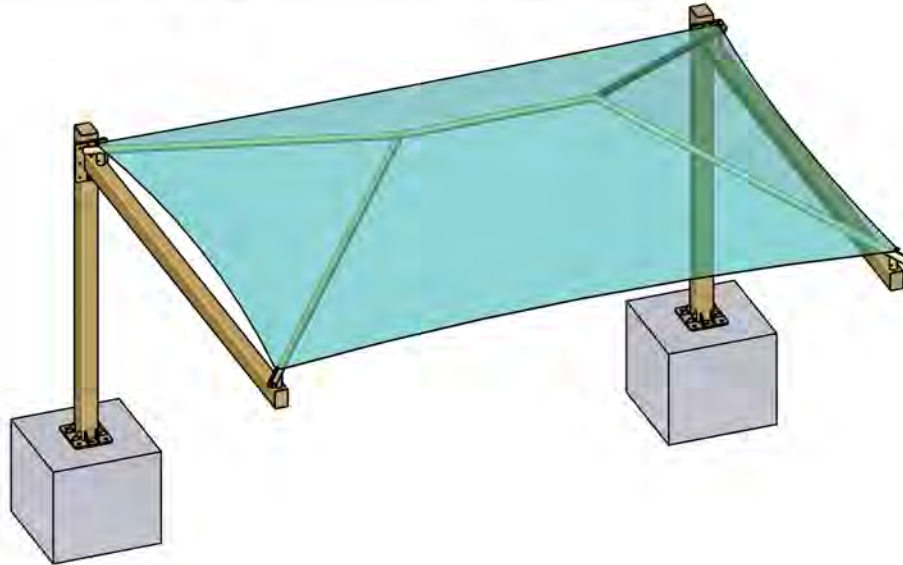


360°
View in 360°
& choose
colors!

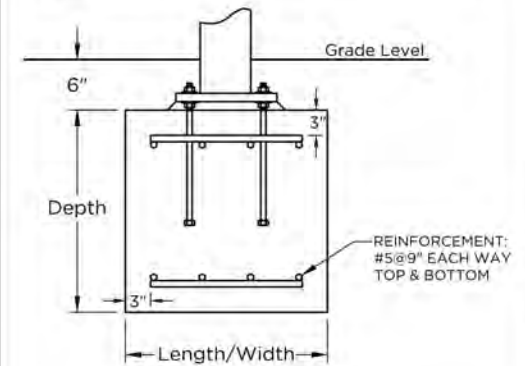
- Great solution for walkways, bus stop seating, and bleachers
- Has a preferred max width of 18' but can be configured with multiple bays to cover any distance
- While standard sizes are available with 8' heights, it can be custom made for your location

Hanging Cantilever Hip Shade

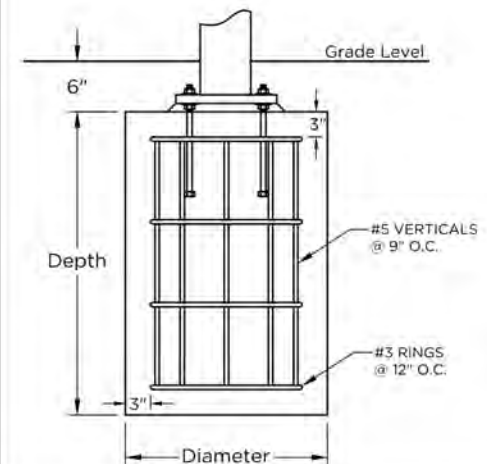
Length	18'	Width	12'	Entry Height	8'
Peak Height	10.42'	Elbow	Standard	Column Mount	Base Plate
Column Size	7"x5"x1/4"	Rafter Size	Ø2.5" 12-Ga	Ridge Size	Ø2.5" 12-Ga
Column Length	9.5'	Rafter Length	8.53'	Ridge Length	6.88'
Dome Qty.	1	Column Qty.	2	Beam Size	6"x4"x3/16"



Square Footing		
Column	Length & Width	Depth
Single Cap	3	3
Double Cap	N/A	3



Auger Footing		
Diameter	Single Cap Depth	Double Cap Depth
1'-6"		
2'-0"	Out of range	N/A
2'-6"	4.4	N/A
3'-0"	3.06	N/A



SuperiorShade

QUOTE

89664

SHADE SIZE

18 X 12

SHADE STYLE

**Hanging Cantilever
Hip Shade**

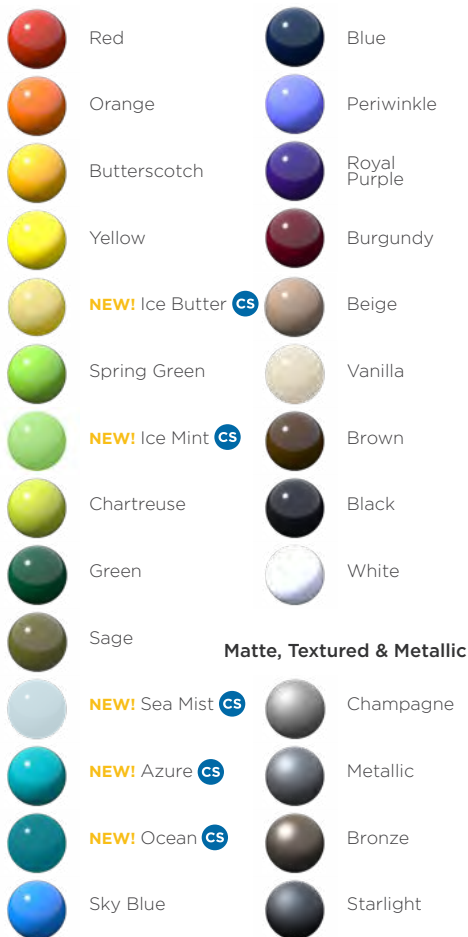
These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request. Estimated footing size above is based on 1,500 PSF soil bearing pressure.

Color Options

Frames

Backed by a [5-year limited warranty](#).

Gloss



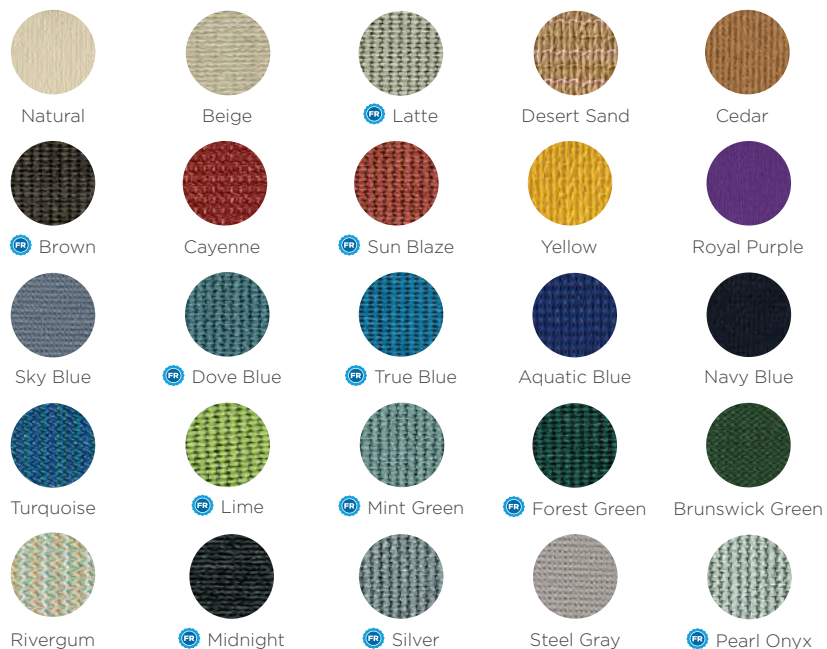
Waterproof Shade Fabric

For our Arched Cantilever, Flower, and Single Post and Cantilever Waterproof Umbrellas. Backed by a [10-year limited warranty](#).



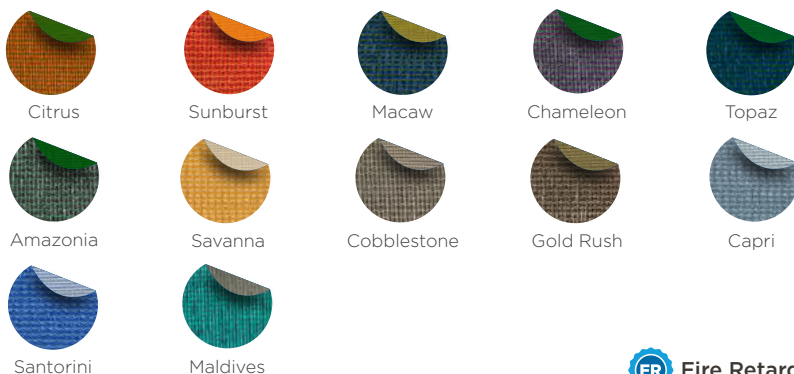
Traditional Fabric

This selection of fabric options includes colors that are California Fire Marshal certified and pass the NFPA 701 or ASTM E84 tests. Select color options are noted as flame retardant. Backed by a [10-year limited warranty](#).



Dual Shade Fabric

Available for an upcharge for our Hypar Umbrella, Triangle Sail, and Hyperbolic Sail. Backed by a [10-year limited warranty](#).



CS Color Coming Soon! Ask your representative about availability.

Complete Your Space

When combined, Superior Recreational Products' product lines create complete site environments. Design your space using one superior company.

Visit srpshade.com, srpplayground.com, and srpsiteamenities.com to learn more.



Material Specifications, Warranty, and Policies

Material Specifications

Fabric

- Shade fabric is made of UV stabilized cloth manufactured by Alnet Americas or approved equal
- The high density polyethylene material shall be manufactured with tensioned fabric structures in mind
- The fabric knit is to be made using monofilament and tape filler which has a weight of 9.38 to 10.32 oz. sq. yd. Material to be Rachel-knitted to ensure material will not unravel if cut
- Cloth meets fire resistance tests as follows:

Alnet Americas Extra Block: California State Fire Marshall Reg. #F-93501

Others: NFPA 701-99 (Test Method 2) and ASTM E-84

Fabric Properties

Stretch	Stentored
Tear Tests (lbs/ft)	WARP 44.8 WEFT 44
Burst Tests (lbs ft)	828 lbf (ASTM 3786)
Fabric Weight (oz/sqFT)	Avg 1.02 to 1.07 oz.
Fabric Width	9' 10"
Roll Length	150'
Roll Size	63" x 16 ½"
Weight	120 lbs.
Life Expectancy	10 Years
Fading	Minimum Fading After 6 years, 3 Years for Red and Yellow
Min. Temperature	-77°
Max. Temperature	+167°

Shade Protection and UV Screen Protection Factors

Color	Shade Cover	UVR Block Out
True Blue	93%	89%
Beige	97%	87%
Forest Green	96%	94%
Sun Blaze	94%	91%
Silver	95%	93%
Rivergum Green	88.7%	92.9%
Sky Blue	89%	92.2%
Navy Blue	93.6%	94.4%
Turquoise	86%	91.5%
Yellow	77.6%	95.5%

To view a complete list of fabrics, please reference the Color Options page of our catalog by clicking [here](#).

Thread

- Shall be 100% expanded PTFE fiber that is high strength and low shrinkage
- Shall have a wide temperature and humidity range
- Abrasion resistant and UV radiation immunity
- Shall be unaffected by non-hydrocarbon based cleaning agents, acid rain, mildew, chlorine, saltwater, and pollution
- Lockstitch thread - 1200 Denier or equal
- Chain stitch thread - 2400 Denier or equal

Steel Tubing

- All fabricated steel must be in accordance with approved shop drawings and calculations
- All steel is cleaned, degreased, or etched to ensure proper adhesion of Superdurable powder coat in accordance with manufacturer's specifications
- All Steel used on this project needs to be new and accompanied by the mill certificates if requested. Structural steel tubing up to 5"-7 gauge shall be galvanized per Allied Steel FLO-COAT specifications. Schedule 40 black pipe fabrications shall be sand-blasted and primed as described below
- All non-hollow structural shapes comply with ASTM A-36, unless otherwise noted
- All hollow structural steel shapes shall be cold formed HSS ASTM A-53 grade C, unless otherwise noted
- Plate products shall comply with ASTM A-36

Superdurable Powder Coat and Primer

- All non-galvanized steel shade to be sand-blasted and primed prior to Superdurable powder coating using reclaimable blast media in a mixture of GL50 & GL80 Steel Grit
- All non-galvanized steel must be coated with rust inhibiting primer prior to applying the Superdurable powder coat. Primer shall be Marine Grade Cardinal Industrial Finishes Corp. E396-GR1372 epoxy Superdurable powder coating semi-gloss smooth zinc rich primer
- Welds shall be primed with rust inhibiting primer prior to applying the Superdurable powder coat. Primer shall be Marine Grade Cardinal Industrial Finishes Corp E396-GR1372 epoxy Superdurable powder coating semi-gloss smooth zinc rich primer
- All steel parts shall be coated for rust protection and finished with a minimum 3.5 mil thick UV-inhibited weather resistant Superdurable powder coating

Powder Coat Tests		Results
ASTM	Gloss at 60°	85-95
HOI TM 10.219	PCI Powder Smoothness	7
ASTM D2454-91	Over-Bake Resistance Time	200%
ASTM D3363-92A	Pencil Hardness	H-2H
ASTM D2794-93	Dir/Rev Impact, Gardner	140/140 in/lbs
ASTM D3359-95B	Adhesion, Cross Hatch	5B Pass
ASTM D522-93A	Flexibility Mandrel	¼" dia. No fracture
ASTM B117-95	Salt Spray	1,000 hours
UL DtOV2	Organic Coating Steel Enclosures, Elect Eq.	Recognized

Powder Coat Process Characteristics

N.3.1	Specific Gravity	1.68+/-0.05
N.3.2	Theoretical Coverage	114+/- 4 ft 2/lb/mil
N.3.3	Mass Loss During Cure	<1%
N.3.4	Maximum Storage Temperature	75° F

Application Criteria

N.5.1	Electrostatic Spray Cold	Substrate:0.032 in. CRS
N.5.2	Cure Schedule	10 minutes at 400° F
N.5.3	Pretreatment	Bonderite 1000
N.5.4	Film Thickness	3.5 Mils

Welds

- All shop welds shall be executed in accordance with the latest edition of the American Welding Society Specifications
- Welding procedures shall comply in accordance with the AWS D1.1-AWS Structural Welding Code-Steel
- All welds to be performed by a certified welder. All welds shall be continuous where length is not given, unless otherwise shown or noted on drawings
- All welds shall develop the full strength of the weaker member. All welds shall be made using E70xx.035 wire
- Shop connections shall be welded unless noted otherwise. Field connections shall be indicated on the drawings. Field welded connections are not acceptable
- All fillet welds shall be a minimum of ¼" unless otherwise noted
- All steel shall be welded shut at terminations to prevent internal leakage
- Internal weld sleeving is not acceptable
- On-site welding of any component is not acceptable

Sewing

- On-site sewing of a fabric will not be accepted
- All corners shall be reinforced with extra non-tear cloth and strap to distribute the load
- The perimeters that contain the cables shall be double lock stitched

Installation Hardware

- Bolt and fastening hardware shall be determined based on calculated engineering loads
- All bolts shall comply with SAE-J429 (Grade 8) or ASTM A325 (Grade BD). All nuts shall comply with ASTM F-594, alloy Group 1 or 2
- Upon request, Stainless Steel hardware shall comply with ASTM A-304
- 1/4" galvanized wire rope shall be 7x19 strand with a breaking strength of 7,000 lbs. for shades generally under 575 sq. ft. unless requested larger by the customer. For shades over 575 sq. ft., cable shall be 5/16" with a breaking strength of 9,800 lbs. Upon request, 1/4" Stainless Steel wire rope shall be 7x19 strand with a breaking strength of 6,400 lbs. 5/16" Stainless Steel wire rope shall be 7/19 strand with a breaking strength of 9,000 lbs.
- All fittings required for proper securing of the cable are hot dipped galvanized

Concrete

- Concrete work shall be executed in accordance with the latest edition of American Concrete Building Code ACI 318 unless specified by the governing municipality
- Concrete specifications shall comply in accordance with, and detailed as, per plans as follows:
 1. 28 Days Strength F'c = 2500 psi
 2. Aggregate: HR
 3. Slump: 3-5
 4. Portland Cement shall conform to C-150

CONCRETE CONTINUED ON NEXT PAGE

5. Aggregate shall conform to ASTM C-33

- All reinforcement shall conform to ASTM A-615 grade 60
- Reinforcing steel shall be detailed, fabricated and placed in accordance with the latest ACI Detailing Manual and manual of Standard Practice
- Whenever daily ambient temperatures are below 80° F, the contractor may have mix accelerators and hot water added at the batch plant (see table)
- The contractor shall not pour any concrete when daily ambient temperature is below 55° F

Concrete Temperate Chart

Temperature Range	% Accelerator	Type Accelerator
75-80°	1%	High Early (non calcium)
70-75°	2%	High Early (non calcium)
Below 70°	3%	High Early (non calcium)

Footings

- All anchor bolts set in new concrete shall be ASTM A-307, or ASTM F-1554 if specified by engineer
- All anchor bolts shall be zinc plated unless specified otherwise
- Footing shall be placed in accordance with and conform to engineered specifications and drawings

Shade Warranty

Superior Recreational Products (SRP) warrants that its product will be free from defects in materials and workmanship as well as maintain structural integrity for the periods listed below from the date of invoice and once SRP has been paid in full. This warranty is in effect only if the product has been assembled and installed strictly in accordance with the setup instructions provided by SRP, good construction practices, general maintenance and care is provided as per instructions in the customer packet, and has been subjected only to normal use and exposure. Product should be maintained per the instructions given at time of delivery.

LW Lifetime* Warranty on stainless steel hardware

20 20-Year Limited Warranty on framework

10 10-Year Limited Warranty on fabric

5 5-Year Limited Warranty on powder coat

1 1-Year Limited Warranty on cables

1 1-Year Limited Warranty on materials not above

The Limited Warranty excludes abnormal conditions, contingent liability, cosmetic defects such as scratches, dents, marring, stripping, peeling, or fading; damage due to incorrect installation, vandalism, misuse, accident wear and tear from normal use; exposure to extreme weather, immersion in salt or chlorine water, damage due to sand, salt spray, or other abrasive and corrosive material; unauthorized repair or modification, abnormal use, or lack of maintenance. The warranty does not cover damages due to "acts of God" such as hail, flooding, lightning, tornadoes, sand storms, shifts of terrain, earthquakes, mudslides, and wind-storms.

SRP does not warrant product for defects caused by erection, harsh site conditions, lack of maintenance, and/or other conditions beyond SRP's control. SRP will not be held responsible for any materials that were not properly stored prior to installation. SRP reserves the right to void the limited warranty if it not installed per the installation instructions and/or unauthorized modifications.

In the unlikely event of failure, SRP reserves the right to alter the design, color, or contributing factors to rectify the condition and help prevent any future reoccurrence(s). SRP has the option to repair or replace any defect in materials.

The warranty is void if any changes, modifications, additions, or attachments are made to the product without the written consent of the manufacturer.

No signs, objects, ornaments, fans, lights, fixtures, or decorations may be hung from the structure unless specifically designed and engineered by the manufacturer or has manufacturers written approval.

SRP excludes any implied warranty of merchantability, fitness, or purpose, and there are no warranties which extend beyond the description of the face hereof. Under no circumstances will SRP be responsible for any indirect, special, consequential, incidental, or liquidated damages due to breach of warranty and such damages are specifically excluded from the warranty.

The owner shall notify SRP with original Sales Order Number issued from SRP to arrange for an inspection within 30 days after discovery of any defect under this warranty and before any alteration or repair is made or attempted. This Limited Warranty shall be null and void if the owner makes any alterations in design.

This warranty is the only express warranty given by the company. No person has authority to change or add to these obligations and liabilities. The company reserves the right to determine whether the fault is caused by faulty workmanship, material, or the part that is defective.

SRP will repair or replace at its discretion any defective part/s on an Ex-Works basis only. It is the responsibility of the customer to return the whole unit or the defective part/s at their own cost back to SRP for inspection along with proof of the date of purchase. SRP will not be liable for any costs incurred by the customer as a result of replacing the defective part/s, including but not limited to the costs of site visits and the labor costs involved with the removal and reinstallation of the whole unit or the defective part/s. Furthermore SRP will not be liable for any claimed compensation while the unit is not working or not present at the site whatsoever. This guarantee does not entitle the customer to a complete new product due to a defective component.

Limited Warranty: Structural Steel

SRP offers a 20-year Limited Warranty on structural steel frames for shade canopies against failure due to rust-through corrosion under normal environmental conditions. Should the fabric or parts need to be replaced under the warranty, SRP will manufacture and ship new replacement parts at no charge for the first ten years, thereafter pro-rated at 10% per annum over the last ten years.



Workmanship is warranted for a period of five years. This steel warranty shall be void if damage to the steel is caused by the installer or from physical damage, damage by salt spray or sprinkler systems, contact with chemicals, chlorine, pollution, misuse, vandalism, or any act of God.

Limited Warranty: Powder Coat

Superior Recreational Products offers a 5-year Limited Warranty for powder coating to the original purchaser. This Limited Warranty is for factory applied finish only. Damage occurring from shipping, erection, vandalism, accidents, or field modification is not covered in this limited warranty and will require field touch-up immediately and periodically thereafter. The owner must report any defect in powder coat at the time the installation is completed. Not covered by this Limited Warranty are acute angles, welds, and end plates.

The Limited Warranty for powder coating provides the following after a 5-year exposure period when applied according to the recommendations listed on the product's technical data sheet and appropriate surface preparation has been utilized.

- The coatings shall retain their original color with a ΔE of <7.5 units for high chroma colors (yellows, reds, oranges, etc.) and a ΔE of <5.0 units for low chroma colors, when tested in accordance with ASTM D 2244.
- The coating shall retain a minimum of 50% of its original gloss level after washing, when tested in accordance with ASTM D 523.
- The coating shall exhibit chalking no worse than numerical rating of 6, when evaluated in accordance with ASTM D 659-80.

Limited Warranty: Shade Fabric

Traditional shade fabric made with PTFE fiber that is high strength and low shrinkage and VALMEX® MEHATOP F 1 waterproof fabric carry a 10-year limited warranty. This warranties that the sewing thread used on the traditional shade fabric will be free from defects in material and workmanship and will not be damaged by exposure to sunlight, weather, and water. All other warranties are disclaimed.

SRP fabrics carry a 10-Year Limited Manufacturer's Warranty from the date of delivery against failure from significant fading**, deterioration, breakdown, outdoor heat, cold, or discoloration. Should the fabric need to be replaced under the warranty, SRP will manufacture and ship new fabric at no charge for the first six years, thereafter pro-rated at 18% per annum over the last four years.

**The colors red and yellow are warranted against significant fading for only two years.

If the corners of the fabric are equipped with both holes in the fabric corner PLUS reinforcing straps, BOTH the strap and fabric hole must be placed over each corner hook or the fabric warranty is void.

Fabric curtains, valences, or flat vertical panels are not covered under the warranty.

Fabric is not warranted where it is installed on a structure that is not engineered and built by SRP or its agents.

This warranty shall be void if damage to or failure to the shade is caused by contact with chemicals, chlorine, bleaching agents, hydrocarbons or hydrocarbon containing solvents, misuse, vandalism, or any act of God, including but not limited to wind in excess of the wind limitations set forth below.

All fabric tops are warranted for sustained winds up to 76 mph (Hurricane Force 1) and for gusts of up to 3 seconds duration up to 90 mph. Removal of the shade fabric is required if damaging winds are called for. Damage due to snow and/or ice accumulation is not covered by this warranty. Canopies should be removed during the "off season."

These structures have been designed to eliminate any friction between the rafters and the fabric. The warranty will, therefore, be voided if any modification (temporary or permanent) is made to the rafter, cross pieces, or ridge beams, or if the fastening apparatus or canopy are not secured accordingly.

Structures are warranted for winds up to 90 or 105 mph only if shade canopies have been removed as per requirement set forth above in the fabric paragraph. Removal and re-installation must be performed by a qualified person or authorized dealer.

**For the purpose of this warranty, lifetime encompasses no specific term of years, but rather that seller warrants to its original customer for as long as the original customer owns the product and uses the product for its intended purpose that the product and all parts will be free from defects in materials and manufacturing workmanship. This warranty does not cover damage caused by vandalism, misuse or abuse, altered or modified parts, or cosmetic damage such as scratches, dents, or fading or weathering and normal wear and tear. This warranty is valid only if the structures are installed in conformity with instructions provided by Superior Recreational Products using approved Superior Recreational Products parts. Superior Recreational Products will deliver the repaired or replacement part or parts to the site free of charge, but will not be responsible for labor or the labor costs of replacement. Warranty claims must be filed within the applicable warranty period and accompanied by a sales order or invoice number.*



Policies

Pricing Policy

All prices are F.O.B. factor and do not include freight, installation, shipping and handling, surfacing, or applicable taxes. All prices listed were current at the time of printing and in U.S. currency. Prices are subject to change without notice.

Cancellation and Return Policy

To view our return policy, please visit superiorrecreationalproducts.com/returns. For information on Return Material Authorizations please call 1.800.327.8774.

Shipping Policy

To view our shipping policy, please visit superiorrecreationalproducts.com/shipping. For any further information please call 1.800.327.8774.

Appendix

Proper Care, Maintenance, and Safe Removal of the Shade Canopy

THINGS TO AVOID

SNOW, ICE, AND HIGH WINDS: Remove the canopy in winter conditions as ice and snow loads are not covered by the warranty. The same goes for winds in excess of hurricane force 1.

SHARP OBJECTS: Always avoid dragging the fabric across surfaces, etc. Roll or fold the fabric and carry it. Avoid sharp objects, bolts, snags, and other protrusions including mounting hardware.

OBSTRUCTIONS: Keep foliage, such as tree limbs, shrubbery, and bushes, trimmed back and away from fabric at least three to four feet.

SOURCES OF HEAT: Avoid contact with heat sources such as hot lights, torches, and avoid using grills, etc. under the fabric or fireworks near the fabric..

SLACK CABLE IN CANOPY: Canopies with loose cables can fail.

CLEANING THE FABRIC

The fabric itself is generally maintenance free with the exception of necessary removal due to weather or seasonal requirements. The fabric does not harbor mildew or mold, but residues such as tree sap, leaves, bird droppings, dust and dirt may need to be removed. To clean the fabric, use water and mild soap. A soft mop or soft broom may also be used. Cleaners that do not contain hydrocarbons, solvents, bleach or ammonia may be used. Use of solvents, hydrocarbons, bleach, and ammonia type cleaners will void the fabric warranty. A pressure washer may be used if necessary using a wide-spray nozzle.

CABLES AND HARDWARE

It is recommended that the cables be replaced every 3 to 4 years or if corrosion is visible, whichever comes first. Canopy cables that are not maintained at optimum tension will be subject to shorter lifespans and potential failures earlier than our recommend cable replacement scheduling. The cable ends must be wrapped with tape to secure any wires; thus, preventing the wires from tearing the fabric. Taping must be done when removing old cable as well as when installing new cable. Clamps should be replaced when the cable is replaced. If the cable appears slack on a still day (no wind), immediately have the cable and clamps re-tightened by a qualified person. The cable should not be slack.

GLIDE ELBOW™

Lubricate Glide Elbows™ annually and before operating. A waterproof grease is recommended such as a lithium-based grease or anti-seize thread lubricant.

STORAGE

Fabric must be stored in a clean, dry place free from snags, sharp edges, etcetera. The storage area must be rodent-free. Wrap all hardware fittings with rags or some other protector, as they can damage the fabric.

UNINSTALLING THE SHADE CANOPY

NECESSARY CARE: It is important to take necessary care when handling the fabric during removal and installation to prevent damage to the fabric as well as SAFE control of the fabric in a breeze or wind. The fabric is tough and engineered for use as a shade, but it can tear or cut when or if pulled over a snag or sharp item; it can puncture from bolts or other protruding objects; and it can melt from objects such as like cigarettes, matches, hot torch tips, sparks and the like. In addition, care must be exercised to avoid the fabric hooks after the fabric is unhooked from the elbow corners and sides of the structure where there are intermediate supports. It is best to wrap any connected mounting hardware to prevent it from harming the fabric.

PROPER AND SAFE: Based on the size of the canopy, several persons may be needed to properly and safely handle the fabric during the uninstalling process. You will need several commercial ladders or other means to work safely at heights such as scissor lifts, etc. It is advised that you pad the post side of the ladder and tie the ladder to the post. The pad is to protect the post finish. Also keep in mind that every 100 square feet of fabric (10' X 10') weighs approximately five pounds; a large canopy can get heavy fast. For proper control of the fabric, read below. It is best to remove the fabric on a still day. Do not attempt to remove the canopy in strong or gusty winds.

REMOVAL OF THE CANOPY: Do not attempt to remove the canopy in strong or gusty winds.

STANDARD ELBOWS: For shade structures with Standard Elbows, loosen the turnbuckle several turns in order to put enough slack in the cable to allow the fabric and cable to unhook from all the elbow hooks. Attach 3/8" or larger ropes to each corner of the fabric and cable before unhooking to secure and properly control the fabric from ground level. If uninstalling in breezy conditions, choose the windy side of the fabric and tie these corners to the posts with the ropes with enough slack to allow for unhooking the fabric from the structure. These ropes are to prevent the shade from flying away in the breeze and to help prevent injury to ground personnel. Once the corners have been secured to the posts, unhook the fabric and cables from each corner.

On the side away from the wind, release the corners of the fabric and cable and have a person hold on to each rope. It may help to wrap the rope around a column to help hold it from getting caught in the wind. Fold the fabric back away from the hooks. Now it will be necessary to remove the cable clamps to allow the cable to be free from the structure and the turnbuckle. If the cable ends are frayed, wrap them with tape. It is usually not necessary nor is it recommended that the cable be removed from the canopy. With a person on each rope, starting at the windy side, gently pull the canopy down in between the framework of the structure. The side away from the wind can be guided with the ropes toward the persons pulling the canopy down. It is important when reinstalling the canopy, that it is put back in its original orientation to the structure. Starting at the turnbuckle corner, the fabric and cable corners should be returned to their original positions.

GLIDE ELBOWS: For shade structures with Glide Elbows, remove the protective covers from the ends of the glide elbows. Then, using the proper wrench, turn the hex nuts on the end of the Glide Elbow to run the glide hooks to their top most position. Do not loosen the cable clamps, leave the cable intact. Attach 3/8" ropes to each corner of the fabric and cable before unhooking to secure and properly control the fabric from ground level. If uninstalling in breezy conditions, choose the windy side of the fabric and tie these corners to the posts with the ropes with enough slack to allow for unhooking the fabric from the structure. These ropes are to prevent the shade from flying away in the wind and to help prevent injury to ground personnel. Once the corners have been secured to the posts, unhook the fabric and cables. On the side away from the wind, release the corners of the fabric and cable and have a person hold on to each rope. Fold the fabric back away from the hooks. It is a good idea to put the Glide Elbow protective covers back in place. With Glide Elbow installations it is not necessary to loosen or remove the cable clamps nor to remove the cable from the canopy. If the cable ends are frayed, wrap them with tape. When uninstalling the canopy, mark or identify the corner of origin in such a way that when reinstalling the canopy, it is put back in its original orientation to the structure. The fabric and cable corners should be returned to their original positions when reinstalling the canopy. The cable and fabric should tighten properly when the glide elbows are adjusted down into their tension positions.

SHADE SAILS WITH FANS: For shade sails equipped with fans, loosen the adjustable threaded rod several turns in order to put enough slack in the cable to allow the shackle pin to be removed (do not remove the pins until the fabric corners have been secured with ropes). Attach 3/8" or larger ropes to each corner of the fabric and fan before unhooking to secure and properly control the fabric from ground level. If uninstalling in breezy conditions, choose the windy side of the fabric and tie these corners to the posts with the ropes with enough slack to allow for unhooking the shackle from the structure. These ropes are to prevent the shade from flying away in the breeze and to help prevent injury to ground personnel. Once the corners have been secured to the posts, unhook the shackles and lower the fabric and cable to the ground.

REINSTALLING HINTS

Using the same rope technique, install from the windy side (if it is breezy) making sure to secure these ropes to the posts. Then, throw the remaining corner ropes over the structure and gently pull the canopy into position. The cables and fabric corners can now be fastened on the hooks (and cable guides if so equipped). Next reinstall the clamps if applicable and tightened the cable with the turnbuckle or the Glide Elbows. Do not attempt to install the canopy in strong or gusty winds.

3.



S O L U T I O N S

BY: BAILEY CONSULTING, INC.

PHONE: (386) 405-0433 FAX: (386) 313-5692

PROPOSAL

October 16, 2024
Palencia Miniature Golf

Attention: Erin Gunia

Bailey Consulting proposes to furnish all labor and materials necessary to complete the following:

- Remove and discard all existing turf and prep golf hole for installation of new turf.
 - Labor and material to install new turf on golf holes. (\$18,000.00)
- Labor and material to create faux hand carved concrete rocks in areas where brick are missing. (\$1,500.00)
- Labor and material to paint all concrete rocks and log. (\$800.00)
- Labor and materials to install 9 new hole number signs. (\$1,500.00)
- Clean site of all debris.

All work shall be completed in a workman like manner for the sum of:

Twenty One Thousand & Eight Hundred Dollars (\$21,800.00) U.S. Currency.

A 20% deposit (\$4,360.00) to be made prior to mobilization.

The cost of construction is not to exceed the contract price.

All invoices are paid net 30. Invoices processed for payment on the 10th of each month, payments to be scheduled on the 15th of each month.

Payments to be made based on a progress of completion.

Any alterations, additions or deviations from the proposal stipulations involving extra cost of material or labor resources will only be executed upon written change orders for the same. All change orders to be included as part of the revised contract amount. All agreements must be made in writing.

This proposal is good for Thirty (30) days.

Respectfully Submitted,

Date:

Matt Bailey, Owner

Accepted By:

Date:

PHONE: (386) 405-0433 FAX: (386) 313-5692

711 Dolphin Head Ln. - Ormond Beach Florida - 32174

SIXTH ORDER OF BUSINESS

RESOLUTION 2025-02

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of the Sweetwater Creek Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for fiscal year 2024, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget are hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 7th day of November, 2024 and be reflected in the monthly and fiscal Year End 9/30/24 Financial Statements and Audit Report of the District

Sweetwater Creek

Community Development District

by: _____
Chairman

Attest:

by: _____
Secretary

SWEETWATER CREEK CDD
RESOLUTION 2025-02

EXHIBIT A

Sweetwater Creek
Community Development District
General Fund
Budget Amendment
For The Period Ending September 30, 2024

	Adopted	Increase	Amended	Actual
	Budget	(Decrease)	Budget	Thru 09/30/24

Revenues:

Special Assessments - Tax Roll	\$ 1,724,315	\$ -	\$ 1,724,315	\$ 1,698,469
Fitness Center Revenue	2,000	2,190	4,190	4,190
Cost Sharing - Marshall Creek Revenue	-	-	-	-
Interest	5,000	31,692	36,692	36,692
Total Revenues	\$ 1,731,315	\$ 33,882	\$ 1,765,197	\$ 1,739,350

Expenditures:

General & Administrative:

Supervisor Fees	\$ 9,600	\$ 1,600	\$ 11,200	\$ 11,200
Engineering	20,000	-	20,000	19,296
District Counsel	55,000	13,367	68,367	68,367
Annual Audit	3,800	-	3,800	3,800
Assessment Administration	5,000	-	5,000	5,000
Arbitrage Rebate	500	(50)	450	450
Dissemination Agent	5,300	-	5,300	5,300
Trustee Fees	3,800	-	3,800	3,771
Management Fees	42,500	-	42,500	42,500
Information Technology	1,425	-	1,425	1,425
Website Maintenance	1,000	-	1,000	1,000
Telephone	742	-	742	673
Postage & Delivery	3,000	214	3,214	3,214
Public Official Insurance	4,497	441	4,938	4,938
Copies	4,100	65	4,165	4,165
Legal Advertising	2,000	188	2,188	2,188
Miscellaneous	1,500	(1,000)	500	490
Dues, Licenses & Subscriptions	175	-	175	175
Cost Share Expense - Marshall Creek	20,000	61,627	81,627	81,627
Total General & Administrative	\$ 183,939	\$ 76,453	\$ 260,392	\$ 259,580

Operations & Maintenance

Utilities

Electric	\$ 75,000	\$ 250	\$ 75,250	\$ 75,250
----------	-----------	--------	-----------	-----------

Other Physical Environment

General Insurance	6,058	(551)	5,507	5,507
Landscape Maintenance	291,276	-	291,276	291,276
Landscape Improvements	50,000	(10,000)	40,000	37,849
Mulch	50,000	(25,000)	25,000	25,000
Lake Maintenance	22,000	(900)	21,100	21,049
Fountain Maintenance	1,500	(1,320)	180	180
Irrigation Repairs & Maintenance	39,000	(4,700)	34,300	34,231
Storm Clean-Up	2,000	(2,000)	-	-
Field Repairs & Maintenance	26,000	10,962	36,962	36,962
Tree Removals	14,000	(2,664)	11,336	11,336
Streetlight Repairs	2,250	(2,250)	-	-
Signage Repairs	1,000	(1,000)	-	-
Holiday Decoration	5,000	(5,000)	-	-
Miscellaneous Field Supplies	3,500	(2,900)	600	567
Subtotal Other Physical Environment	\$ 588,584	\$ (47,073)	\$ 541,511	\$ 539,206

Sweetwater Creek
Community Development District
General Fund
Budget Amendment
For The Period Ending September 30, 2024

	Adopted	Increase	Amended	Actual
	Budget	(Decrease)	Budget	Thru 09/30/24
Amenities				
<u>Administrative</u>				
Property & Casualty Insurance	\$ 37,581	\$ (656)	\$ 36,925	\$ 36,925
Payroll - Salaried	86,268	(85,583)	685	685
Payroll - Hourly	91,375	(89,737)	1,638	1,638
Payroll - Benefits	16,775	(16,474)	301	301
Payroll Taxes	14,730	(14,466)	264	264
Professional Services - Engineering	71,457	(70,176)	1,281	1,281
Professional Services - Information Technology	1,890	(1,856)	34	34
Travel & Per Diem	200	(131)	69	69
Training	400	77	477	477
Facility Management	-	270,272	270,272	270,272
Licenses & Permits	400	364	764	764
Subscriptions & Memberships	500	1,255	1,755	1,755
Office Supplies	3,000	(905)	2,095	2,095
Office Equipment	2,500	(68)	2,432	2,432
Communication - Telephone/Internet/TV	12,000	(4,741)	7,259	7,259
Internet/Telephone - Guard House	5,821	(1,697)	4,124	4,124
<u>Field</u>				
Field Management Fees	89,040	-	89,040	89,040
General Utilities	75,000	(5,000)	70,000	69,935
Refuse Removal	5,200	2,057	7,257	7,257
Security	60,000	(6,300)	53,700	53,661
Janitorial Services	13,978	28,068	42,046	42,046
Operating Supplies - Spa & Paper	4,000	198	4,198	4,198
Operating Supplies - Uniforms	500	405	905	905
Cleaning Supplies	12,500	55	12,555	12,555
Amenity Landscape Maintenance & Improvements	29,500	(814)	28,686	28,686
Gate Repairs & Maintenance	2,500	(1,700)	800	799
Dog Park Repairs & Maintenance	6,000	(4,620)	1,380	1,380
Park Mulch	5,000	(2,800)	2,200	2,200
Miscellaneous Field Supplies	4,100	(2,500)	1,600	1,280
Buildings Repairs & Maintenance	15,000	87,514	102,514	102,514
Pest Control	1,800	917	2,717	2,717
Pool Maintenance - Contract	25,349	(8,189)	17,160	17,160
Pool Repairs & Maintenance	3,000	7,511	10,511	10,511
Pool Chemicals	3,800	22,140	25,940	25,940
Signage & Amenity Repairs	300	200	500	500
Special Events	2,000	(1,000)	1,000	814
Park Repair & Maintenance	-	19,776	19,776	19,776
Pickleball Repair & Maintenance	-	2,479	2,479	2,479
Guardhouse Maintenance	2,500	(2,500)	-	-
Playground Repairs & Maintenance	2,500	(2,392)	108	108
<u>Fitness</u>				
Professional Services - Outside Fitness	55,515	(6,200)	49,315	48,463
Fitness Equipment Repairs & Maintenance	7,000	(3,756)	3,244	3,244
Fitness Equipment Rental	35,000	1,132	36,132	36,132
Miniature Golf Course Maintenance	500	(500)	-	-
Miscellaneous Fitness Supplies	6,300	(4,974)	1,326	1,326
Capital Outlay - Machinery & Equipment	6,400	1,280	7,680	7,680
Subtotal Amenities	\$ 819,179	\$ 105,963	\$ 925,142	\$ 923,679
Total Operations & Maintenance	\$ 1,407,763	\$ 58,890	\$ 1,466,653	\$ 1,462,885

Sweetwater Creek
Community Development District
General Fund
Budget Amendment
For The Period Ending September 30, 2024

	Adopted	Increase	Amended	Actual
	Budget	(Decrease)	Budget	Thru 09/30/24
Total Expenditures	\$ 1,591,702	\$ 135,343	\$ 1,727,045	\$ 1,722,466
Excess (Deficiency) of Revenues over Expenditures	\$ 139,613	\$ (101,461)	\$ 38,152	\$ 16,885
Other Financing Sources/(Uses):				
Capital Reserve Transfer Out	\$ (191,000)	\$ -	\$ (191,000)	\$ (191,000)
Total Other Financing Sources/(Uses):	\$ (191,000)	\$ -	\$ (191,000)	\$ (191,000)
Net Change in Fund Balance	\$ (51,387)	\$ (101,461)	\$ (152,848)	\$ (174,115)
Fund Balance - Beginning	\$ 51,387	\$ 101,461	\$ 152,848	\$ 680,864
Fund Balance - Ending	\$ 0	\$ 0	\$ 0	\$ 506,749