

*Sweetwater Creek  
Community Development District*

*Agenda*

*January 9, 2024*

# *AGENDA*

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

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January 2, 2025

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, January 9, 2025 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) – FEMA Research and Report on the Boardwalk (Speaker – Terry Shaw)
- III. Approval of the Consent Agenda
  - A. Minutes of the December 5, 2024 Board of Supervisors Meeting
  - B. Financial Statements
  - C. Check Register
  - D. Ratification of Requisition Nos. 144-146
- IV. Staff Reports
  - A. Landscape Team – Maintenance Report
  - B. District Engineer
    1. Acceptance of the 2024 Public Facilities Report
    2. Update Regarding Land Use of Parcel Conveyed to CDD
    3. Update on Progress on the DIM and DRI Closeout with the County
  - C. District Counsel
  - D. District Manager
    1. Financial Update

2. Discussion of Preliminary Cost Share True-Up Invoice
- E. Field Manager
  1. Report
  2. Proposals for Palm Tree Trimming
- F. Director of Amenities
  1. Report
  2. Quotes for Shade Structures
  3. Quotes for Miniature Golf Course Turf
  4. Quotes for Starting Blocks
- V. Update Regarding Capital Project Plan
- VI. Update Regarding Capital Reserve Study
- VII. Discussion of Towing of Vehicles/Vessels
- VIII. Other Business
- IX. Supervisor Requests / Public Comment
- X. Next Scheduled Meeting – Thursday, February 6, 2025 at 4:00 p.m. at the Fitness Center, 1865 N. Loop Parkway, St. Augustine, Florida 32095
- XI. 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, December 5, 2024** at 4:00 p.m. at the Fitness Center, 1865 N. Loop Parkway, St. Augustine, Florida.

Present and constituting a quorum were:

John Smith	Vice Chairman
Stephen Handler	Supervisor
Rob Lisotta	Supervisor
Dan Colin	Supervisor

Also present were:

Jim Oliver	District Manager, GMS
Mary Grace Henley <i>by Zoom</i>	District Counsel, KVW
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 December 5, 2024 Sweetwater Creek Community Development District's Regular Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Oath of Office for Newly Elected Supervisors**

Mr. Oliver, being a notary public for the State of Florida, administered an oath office to Dr. Handler and Mr. Colin.

**B. Consideration of Resolution 2025-03, Designating Officers**

Mr. Smith stated that currently, Mr. Cervelli is the Chair and Mr. Smith is the Vice Chair. The remaining three supervisors are Assistant Secretaries. There being no requests to change the slate of officers, a motion followed to maintain the current slate.

On MOTION by Mr. Lisotta, seconded by Dr. Handler, with all in favor, Resolution 2025-03, designating the same slate of officers was approved 4-0.

**FOURTH ORDER OF BUSINESS**

**Approval of the Consent Agenda**

**A. Minutes of the November 7, 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. 143**

A copy of requisition 143 was included in the agenda package for the Board’s review.

On MOTION by Mr. Lisotta, seconded by Dr. Handler, 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.

Mr. Smith stated that there are a couple of items missing a detailed explanation on the follow up done for those items. He asked that they be filled in on future reports.

Mr. Colin stated that there are a couple of invoices that simply state, “miscellaneous irrigation supplies”. He asked that those items be detailed.



**B. District Engineer**

There being no report, the next item followed.

**C. District Counsel**

Ms. Henley reminded the Board members to complete the required four hours of ethics training by December 31<sup>st</sup> if they haven't yet done so.

Dr. Handler stated that the Marshall Creek Tolomato Boardwalk FEMA claim dispute has gone on for a few years now and by the proposed interlocal agreement revisions, that kind of caveat does not seem to be included. He asked if Ms. Henley could get in touch with the Marshall Creek attorney to get that included so the agreement can be approved.

Ms. Henley stated that her firm has followed up on the agreement a few times, and Ms. Kilinski has talked to Marshall Creek's attorney about it. If it would make the Board more comfortable, a specific carve-out can be done for the boardwalk issues.

Dr. Handler stated that there may be items on either side that may carry over beyond a year.

Ms. Henley stated that they can build in some language essentially saying if there are open matters carrying over for a certain amount of time, they can be incorporated.

Mr. Lisotta recommended it be limited to items that the Board is put on notice about.

**D. District Manager – Financial Update**

Mr. Oliver updated the Board on the current financial status of the District.

**E. Field Manager**

**1. Report**

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

**2. Proposals for Sidewalk and Walking Path Concrete Repairs**

Mr. Wright presented three quotes for concrete and asphalt repairs. He noted All American only works with concrete, so that is why their quote is higher. He recommended either All Weather or 2 Men Concrete as he has worked with them in the past.

Mr. Lisotta asked that it be confirmed that the bank that the concrete is on is supported.

Mr. Colin asked that before the contract is signed, the one-year warranty All Weather has promised is in there along with a provision to clean up the area afterward.

On MOTION by Mr. Lisotta, seconded by Mr. Colin, with all in favor, the quote from All Weather totaling \$4,985 was approved 4-0.

**F. Director of Amenities**

**1. Report**

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

**2. Quote for Shades Structures**

A quote to add shade structures to the playground, bocce ball court, miniature golf course and pickleball court totaling \$150,000 was included in the agenda package for the Board’s review. Ms. Gunia noted she is still awaiting additional proposals.

This item was tabled.

**3. Quote for Miniature Golf Course Turf**

A quote to remove the existing turf on the miniature golf course, make any necessary repairs, and replace with new turf totaling \$21,800 was included in the agenda package for the Board’s review. Ms. Gunia noted she is still attempting to get additional quotes.

This item was tabled.

**4. Quotes for Gym Equipment**

Ms. Gunia stated that the cardio equipment is leased, and they are only around a year old. She presented a proposal to purchase new strength equipment for a total of \$83,326. She recommended purchasing the equipment versus leasing because strength equipment typically stands the test of time. She also noted the quote includes new spin bikes, which the District is currently leasing.

On MOTION by Mr. Colin, seconded by Dr. Handler, with all in favor, the proposal from Design2Wellness totaling \$83,326 was approved 4-0.

**5. Estimate for Hallway Storage Conversion**

Ms. Gunia presented an estimate to convert a hallway in the fitness center into a storage room totaling \$7,180.

On MOTION by Mr. Colin, seconded by Mr. Lisotta, with all in favor, the quote from Invision to convert a hallway into a storage room for \$7,180 was approved 4-0.

**6. Estimate for Starting Block**

Ms. Gunia presented a quote from C Buss Enterprises to replace the current eight starting blocks at the pool totaling \$30,009.02. She asked the Board to consider replacing just a few for now, and replacing the rest can be budgeted for in the future.

Mr. Lisotta recommended purchasing four now as he does not like the idea of budgeting for two out of the general fund when there are so many other expenses coming up.

Ms. Gunia stated that she would look at getting more quotes to see how many blocks she could get for the money.

**7. Proposal for Creation and Use of Land at Glorieta and Vale for Events**

Ms. Gunia stated that the genesis of this proposal is the joint meeting held with Marshall Creek and the discussion of how the two districts could work together on projects for the neighborhood and how money could be saved by doing things together. The community has requested more events, and event space is limited. The proposal is to hold movie events in the Glorieta/Vale area with food trucks.

Mr. Lisotta expressed concerns over the nearby pond, the wildlife, and the ability to control people parking.

Dr. Handler suggested considering the proposal further to get more feedback.

This item was deferred.

Mr. Oliver went over the proposed capital projects, together they total about \$353,000.

Mr. Lisotta pointed out that \$115,000 was allocated for gym equipment, and the final number has come in at \$83,000, so the difference can be used for the starting blocks.

**SEVENTH ORDER OF BUSINESS                      Discussion of Capital Reserve Study**

Mr. Oliver stated that the draft capital reserve study will be brought to the next meeting for Board review.

**EIGHTH ORDER OF BUSINESS                      Other Business**

There being none, the next item followed.

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

A resident stated that he was one of the original people that did the research on the gate situation on the pass-through from Sweetwater to Marshall Creek. That is an emergency access area and walking/bike path. It was not created for events. He lives on Vale Drive and sound travels across the lakes. Vale Drive was also not built to handle the type of traffic that the events would create.

Tom Ward stated that he lives on Vale Drive right next the space proposed for events. That is a huge amount of traffic and drop-offs for the event would be a major safety issue due to the curve. He also expressed concern over the level of noise it would create, and the fact that you cannot have food trucks in an area zoned for residential use.

Kristen Cohen echoed the same concerns over the event space.

A resident asked what the capital projects are.

Mr. Lisotta responded that in 2019 the bonds were refinanced to a lower interested rate, and additional money was taken out to equalize as many payments as possible and through that process, the District ended up with about \$1.6 million. That money has to be used on new projects and cannot be used on maintenance or current contracts.

The resident asked if the money can be used to add irrigation to areas that currently do not have it.

Mr. Lisotta responded that there might be a grey area for that, but after spending enough money on that, he is not willing to approve any more of those types of infrastructure upgrades because there have not been enough improvements for lifestyle, so that is now the focus.

**TENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – Thursday, January 9, 2025 at 4:00 p.m. at the Fitness Center, 1865 N. Loop Parkway, St. Augustine, Florida 32095**

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

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

\_\_\_\_\_  
Chairman/Vice Chairman

*B.*

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

***Unaudited Financial Reporting***  
***November 30, 2024***



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**Sweetwater Creek**  
**Community Development District**  
**Combined Balance Sheet**  
**November 30, 2024**

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account General Fund	\$ 83,179	\$ -	\$ 134,281	-	\$ 217,460
Operating Account Amenity Account	53,554	-	-	-	53,554
Debit Card Account	2,392	-	-	-	2,392
Accounts Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	-	-	-	-
Due from Others	602	-	-	-	602
Due from Amenity	-	-	-	-	-
Due from Debt Service	-	-	-	-	-
Due from Capital Reserve	-	-	-	-	-
Due from Capital Projects	-	-	-	-	-
<b>Investments:</b>	-	-	-	-	-
State Board of Administration (SBA)	41,331	-	273,224	-	314,556
US Bank Custody Account	207,065	-	-	-	207,065
<b>Series 2019</b>	-	-	-	-	-
Reserve - A-1	-	133,070	-	-	133,070
Reserve - A-2	-	108,063	-	-	108,063
Revenue	-	126,171	-	-	126,171
Prepayment	-	10,926	-	-	10,926
Excess Revenue	-	5	-	-	5
Construction	-	-	-	345,124	345,124
Prepaid Expenses	-	-	-	-	-
Deposits	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 388,124</b>	<b>\$ 378,234</b>	<b>\$ 407,505</b>	<b>\$ 345,124</b>	<b>\$ 1,518,988</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 32,669	\$ -	\$ -	\$ -	\$ 32,669
Accrued Expenses	2,122	-	-	-	2,122
Contracts Payable	-	-	-	1,187	1,187
Due to Debt Service	-	-	-	-	-
Due to Amenity Fund	-	-	-	-	-
Due to Capital Reserve	-	-	-	-	-
<b>Total Liabilities</b>	<b>\$ 34,791</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,187</b>	<b>\$ 35,978</b>
<b>Fund Balance:</b>					
Nonspendable:					
Prepaid Items	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted for:					
Debt Service	-	378,234	-	-	378,234
Capital Project	-	-	-	343,937	343,937
Assigned for:					
Capital Reserve Fund	-	-	407,505	-	407,505
Unassigned	353,333	-	-	-	353,333
<b>Total Fund Balances</b>	<b>\$ 353,333</b>	<b>\$ 378,234</b>	<b>\$ 407,505</b>	<b>\$ 343,937</b>	<b>\$ 1,483,010</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 388,124</b>	<b>\$ 378,234</b>	<b>\$ 407,505</b>	<b>\$ 345,124</b>	<b>\$ 1,518,988</b>

**Sweetwater Creek**  
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,857,822	\$ 182,784	\$ 182,784	\$ -
Fitness Center Revenue	2,000	333	2,430	2,097
Interest/Miscellaneous	25,000	4,167	1,859	(2,308)
<b>Total Revenues</b>	<b>\$ 1,884,822</b>	<b>\$ 187,284</b>	<b>\$ 187,073</b>	<b>\$ (211)</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 1,800	200
Engineering	20,000	3,333	-	3,333
District Counsel	63,599	10,600	7,710	2,889
Annual Audit	3,800	-	-	-
Assessment Administration	5,200	5,200	5,200	-
Arbitrage Rebate	500	-	-	-
Dissemination Agent	5,512	919	919	0
Trustee Fees	3,800	3,800	3,143	657
Management Fees	44,200	7,367	7,367	0
Information Technology	1,482	247	247	-
Website Maintenance	1,040	173	173	(0)
Telephone	742	124	44	79
Postage & Delivery	3,000	500	553	(53)
Public Official Insurance	5,172	5,172	850	4,322
Copies	2,500	417	357	60
Legal Advertising	2,000	333	-	333
Miscellaneous	1,500	464	464	-
Dues, Licenses & Subscriptions	175	175	175	-
Cost Share Expense - Marshall Creek	100,000	-	-	-
<b>Total General &amp; Administrative</b>	<b>\$ 276,222</b>	<b>\$ 40,823</b>	<b>\$ 29,002</b>	<b>\$ 11,821</b>
<b><u>Operations &amp; Maintenance</u></b>				
Electric	\$ 78,000	\$ 13,000	\$ 12,266	734
General Insurance	6,884	6,884	10,266	(3,382)
Landscape Maintenance	291,276	48,546	25,475	23,071
Landscape Improvements	50,000	8,333	-	8,333
Mulch	50,000	8,333	-	8,333
Lake Maintenance	22,000	3,667	4,245	(578)
Fountain Maintenance	1,500	250	-	250
Irrigation Repairs & Maintenance	39,000	6,500	17,265	(10,765)
Storm Clean-Up	10,000	1,667	-	1,667
Field Repairs & Maintenance	36,000	6,000	6,781	(781)
Tree Removals	14,000	2,333	3,600	(1,267)
Tree Pruning	15,000	2,500	-	2,500
Streetlight Repairs	2,250	375	-	375
Signage Repairs	1,000	167	-	167
Holiday Decoration	5,000	833	2,811	(1,977)
Miscellaneous Field Supplies	3,500	583	49	534
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 625,410</b>	<b>\$ 109,972</b>	<b>\$ 82,757</b>	<b>\$ 27,214</b>

**Sweetwater Creek**  
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<b><i>Amenities</i></b>				
<b>Administrative</b>				
Property & Casualty Insurance	\$ 43,218	\$ 43,218	\$ 40,216	3,002
Facility Management	266,340	44,390	47,333	(2,943)
Performance Incentive	10,000	10,000	8,492	1,508
Info Technology	-	-	795	(795)
Licenses & Permits	770	-	-	-
Subscriptions & Memberships	2,040	340	250	90
Office Supplies	3,000	500	326	174
Office Equipment	2,500	417	246	171
Communication - Telephone/Internet/TV	12,000	2,000	1,327	673
Internet/Telephone - Guard House	4,500	750	995	(245)
<b><i>Field</i></b>				
Field Management Fees	92,602	15,434	15,434	(0)
General Utilities	78,000	13,000	12,884	116
Refuse Removal	6,725	1,121	1,414	(293)
Security	41,137	6,856	6,916	(60)
Janitorial Services	43,467	7,244	7,245	(0)
Operating Supplies - Spa & Paper	4,000	667	697	(31)
Operating Supplies - Uniforms	500	-	-	-
Cleaning Supplies	12,500	2,083	416	1,667
Amenity Landscape Maintenance & Improvements	22,872	3,812	12,688	(8,876)
Gate Repairs & Maintenance	2,500	417	-	417
Dog Park Repairs & Maintenance	6,000	1,000	286	714
Park Mulch	5,000	-	-	-
Miscellaneous Field Supplies	4,100	683	34	650
Buildings Repairs & Maintenance	30,000	25,613	25,613	-
Pest Control	1,800	300	81	219
Pool Maintenance - Contract	19,469	3,245	3,245	(0)
Pool Repairs & Maintenance	3,000	500	-	500
Pool Chemicals	30,000	5,000	4,215	785
Signage & Amenity Repairs	300	50	61	(11)
Special Events	2,000	333	164	169
Park Repair & Maintenance	10,000	8,585	8,585	-
Pickleball Repair & Maintenance	3,000	2,705	2,705	-
Guardhouse Maintenance	2,500	-	-	-
Playground Repairs & Maintenance	5,000	833	5,606	(4,773)
<b><i>Fitness</i></b>				
Professional Services - Outside Fitness	55,515	9,253	7,545	1,708
Fitness Equipment Repairs & Maintenance	7,000	1,167	1,482	(315)
Fitness Equipment Rental	36,635	6,106	6,106	(0)
Miniature Golf Course Maintenance	500	83	-	83
Miscellaneous Fitness Supplies	6,300	1,050	194	856
Capital Outlay - Machinery & Equipment	6,400	1,067	-	1,067
<b>Subtotal Amenities</b>	<b>\$ 883,190</b>	<b>\$ 219,821</b>	<b>\$ 223,593</b>	<b>\$ (3,772)</b>
<b>Total Operations &amp; Maintenance and Amenities</b>	<b>\$ 1,508,600</b>	<b>\$ 329,793</b>	<b>\$ 306,350</b>	<b>\$ 23,442</b>
<b><i>Reserves</i></b>				
Capital Reserve Transfer	\$ 100,000	\$ -	-	\$ -
<b>Subtotal Reserves</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 1,884,822</b>	<b>\$ 370,616</b>	<b>\$ 335,352</b>	<b>\$ 35,263</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (0)</b>		<b>\$ (148,279)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 501,612</b>	
<b>Fund Balance - Ending</b>	<b>\$ (0)</b>		<b>\$ 353,333</b>	

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

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 741,440	\$ 72,669	\$ 72,669	\$ -
Special Assessments - Prepayments	-	-	10,926	10,926
Interest Income	30,000	5,000	3,417	(1,583)
<b>Total Revenues</b>	<b>\$ 771,440</b>	<b>\$ 77,669</b>	<b>\$ 87,012</b>	<b>\$ 9,343</b>
<b>Expenditures:</b>				
<b>Series 2019 - A1</b>				
Interest - 11/01	\$ 81,650	\$ 81,650	\$ 81,650	\$ -
Special Call -11/1	-	-	10,000	-
Interest - 5/1	81,650	-	-	-
Principal - 5/1	360,000	-	-	-
Special Call - 5/1	-	-	-	-
<b>Series 2019 - A2</b>				
Interest - 11/01	44,200	44,200	44,200	-
Special Call -11/1	-	-	5,000	-
Interest - 05/01	44,200	-	-	-
Principal - 05/01	130,000	-	-	-
Special Call - 5/1	-	-	-	-
<b>Total Expenditures</b>	<b>\$ 741,700</b>	<b>\$ 125,850</b>	<b>\$ 140,850</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 29,740</b>	<b>\$ (48,181)</b>	<b>\$ (53,838)</b>	<b>\$ 9,343</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 29,740</b>	<b>\$ (48,181)</b>	<b>\$ (53,838)</b>	<b>\$ 9,343</b>
<b>Fund Balance - Beginning</b>	<b>\$ 187,616</b>	<b>\$ -</b>	<b>\$ 432,072</b>	<b>\$ -</b>
<b>Fund Balance - Ending</b>	<b>\$ 217,356</b>	<b>\$ -</b>	<b>\$ 378,234</b>	<b>\$ -</b>

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

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
<b>Revenues</b>				
Capital Reserve - Transfer In	\$ 100,000	\$ -	\$ -	\$ -
Interest	5,000	833	2,249	1,415
Miscellaneous Income	-	-	-	-
Insurance Proceeds	-	-	-	-
<b>Total Revenues</b>	<b>\$ 105,000</b>	<b>\$ 833</b>	<b>\$ 2,249</b>	<b>\$ 1,415</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 30,000	\$ 5,000	\$ -	\$ 5,000
Repair & Maintenance	21,317	3,553	-	3,553
Other Current Charges	600	100	80	20
Reserve Study	-	-	-	-
<b>Total Expenditures</b>	<b>\$ 51,917</b>	<b>\$ 8,653</b>	<b>\$ 80</b>	<b>\$ 8,573</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 53,083</b>		<b>\$ 2,168</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In and (Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 53,083</b>		<b>\$ 2,168</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 444,309</b>		<b>\$ 405,337</b>	
<b>Fund Balance - Ending</b>	<b>\$ 497,392</b>		<b>\$ 407,505</b>	

**Capital Reserve Study**

	<u>General</u>	<u>Amenities</u>	<u>Combined</u>
Description	FY 2025-Study (Pg. 17)	FY 2025-Study (Pg. 20)	Total - Study
Reserves Beginning of Year	\$609,690	\$164,002	\$773,692
Contributions	196,300	65,100	261,400
Interest Income	10,186	6,162	16,348
Expenditures	(217,373)	(21,088)	(238,461)
Anticipated Balance	\$598,803	\$214,176	\$812,979

**Capital Reserve Fund - Actuals**

Description	Actual
Reserves Beginning of Year	\$ 405,337
Contributions	\$ -
Interest Income/Misc Income/Insurance Proceeds	\$ 2,249
Expenditures	\$ (80)
Actual Balance	\$407,505

<b>Variance Reserve Study Vs Actual</b>	<b>(\$405,474)</b>
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**Sweetwater Creek**  
**Community Development District**  
**Capital Projects Fund Series 2019**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2024**

	Actual
	Thru 11/30/24
<b>Revenues</b>	
Interest Income	\$ 2,943
<b>Total Revenues</b>	<b>\$ 2,943</b>
<b>Expenditures:</b>	
Capital Outlay	\$ 1,187
<b>Total Expenditures</b>	<b>\$ 1,187</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,756</b>
<b>Other Financing Sources/(Uses)</b>	
Transfer In/(Out)	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 1,756</b>
<b>Fund Balance - Beginning</b>	<b>\$ 342,181</b>
<b>Fund Balance - Ending</b>	<b>\$ 343,937</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 182,784	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	182,784
Fitness Center Revenue	1,890	540	-	-	-	-	-	-	-	-	-	-	2,430
Cost Sharing - Marshall Creek Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest/Miscellaneous	1,162	697	-	-	-	-	-	-	-	-	-	-	1,859
<b>Total Revenues</b>	<b>\$ 3,052</b>	<b>\$ 184,021</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>187,073</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,800
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
District Counsel	3,814	3,896	-	-	-	-	-	-	-	-	-	-	7,710
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,200	-	-	-	-	-	-	-	-	-	-	-	5,200
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	459	459	-	-	-	-	-	-	-	-	-	-	919
Trustee Fees	3,143	-	-	-	-	-	-	-	-	-	-	-	3,143
Management Fees	3,683	3,683	-	-	-	-	-	-	-	-	-	-	7,367
Information Technology	124	124	-	-	-	-	-	-	-	-	-	-	247
Website Maintenance	87	87	-	-	-	-	-	-	-	-	-	-	173
Telephone	36	9	-	-	-	-	-	-	-	-	-	-	44
Postage & Delivery	122	431	-	-	-	-	-	-	-	-	-	-	553
Public Official Insurance	850	-	-	-	-	-	-	-	-	-	-	-	850
Copies	153	204	-	-	-	-	-	-	-	-	-	-	357
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	419	45	-	-	-	-	-	-	-	-	-	-	464
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Cost Share Expense - Marshall Creek	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total General &amp; Administrative</b>	<b>\$ 19,065</b>	<b>\$ 9,937</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>29,002</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Operations &amp; Maintenance</b>													
Electric	\$ 6,062	\$ 6,204	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,266
General Insurance	10,266	-	-	-	-	-	-	-	-	-	-	-	10,266
Landscape Maintenance	24,273	1,202	-	-	-	-	-	-	-	-	-	-	25,475
Landscape Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	2,122	2,122	-	-	-	-	-	-	-	-	-	-	4,245
Fountain Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs & Maintenance	11,995	5,270	-	-	-	-	-	-	-	-	-	-	17,265
Storm Clean-Up	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Repairs & Maintenance	5,581	1,200	-	-	-	-	-	-	-	-	-	-	6,781
Tree Removals	-	3,600	-	-	-	-	-	-	-	-	-	-	3,600
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Signage Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decoration	1,594	1,217	-	-	-	-	-	-	-	-	-	-	2,811
Miscellaneous Field Supplies	49	-	-	-	-	-	-	-	-	-	-	-	49
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 61,942</b>	<b>\$ 20,815</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>82,757</b>
<b>Amenities</b>													
Administrative													
Property & Casualty Insurance	\$ 40,216	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	40,216
Facility Management	23,634	23,699	-	-	-	-	-	-	-	-	-	-	47,333
Performance Incentive	-	8,492	-	-	-	-	-	-	-	-	-	-	8,492
Info Technology	795	-	-	-	-	-	-	-	-	-	-	-	795
Licenses & Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Subscriptions & Memberships	125	125	-	-	-	-	-	-	-	-	-	-	250
Office Supplies	188	138	-	-	-	-	-	-	-	-	-	-	326
Office Equipment	107	139	-	-	-	-	-	-	-	-	-	-	246
Communication - Telephone/Internet/TV	663	664	-	-	-	-	-	-	-	-	-	-	1,327
Internet/Telephone - Guard House	653	343	-	-	-	-	-	-	-	-	-	-	995



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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Field</b>													
Field Management Fees	7,717	7,717	-	-	-	-	-	-	-	-	-	-	15,434
General Utilities	6,163	6,720	-	-	-	-	-	-	-	-	-	-	12,884
Refuse Removal	635	780	-	-	-	-	-	-	-	-	-	-	1,414
Security	3,488	3,428	-	-	-	-	-	-	-	-	-	-	6,916
Janitorial Services	3,622	3,622	-	-	-	-	-	-	-	-	-	-	7,245
Operating Supplies - Spa & Paper	475	222	-	-	-	-	-	-	-	-	-	-	697
Operating Supplies - Uniforms	-	-	-	-	-	-	-	-	-	-	-	-	-
Cleaning Supplies	244	172	-	-	-	-	-	-	-	-	-	-	416
Amenity Landscape Maintenance & Improvements	12,688	-	-	-	-	-	-	-	-	-	-	-	12,688
Gate Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Dog Park Repairs & Maintenance	286	-	-	-	-	-	-	-	-	-	-	-	286
Park Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Field Supplies	-	34	-	-	-	-	-	-	-	-	-	-	34
Buildings Repairs & Maintenance	25,538	75	-	-	-	-	-	-	-	-	-	-	25,613
Pest Control	81	-	-	-	-	-	-	-	-	-	-	-	81
Pool Maintenance - Contract	1,622	1,622	-	-	-	-	-	-	-	-	-	-	3,245
Pool Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Chemicals	2,055	2,160	-	-	-	-	-	-	-	-	-	-	4,215
Signage & Amenity Repairs	61	-	-	-	-	-	-	-	-	-	-	-	61
Special Events	-	164	-	-	-	-	-	-	-	-	-	-	164
Park Repair & Maintenance	8,585	-	-	-	-	-	-	-	-	-	-	-	8,585
Pickleball Repair & Maintenance	2,705	-	-	-	-	-	-	-	-	-	-	-	2,705
Guardhouse Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Playground Repairs & Maintenance	17	5,589	-	-	-	-	-	-	-	-	-	-	5,606
<b>Fitness</b>													
Professional Services - Outside Fitness	4,115	3,430	-	-	-	-	-	-	-	-	-	-	7,545
Fitness Equipment Repairs & Maintenance	1,469	13	-	-	-	-	-	-	-	-	-	-	1,482
Fitness Equipment Rental	3,053	3,053	-	-	-	-	-	-	-	-	-	-	6,106
Miniature Golf Course Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Fitness Supplies	117	76	-	-	-	-	-	-	-	-	-	-	194
Capital Outlay - Machinery & Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Amenities</b>	<b>\$ 151,116</b>	<b>\$ 72,477</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>223,593</b>
<b>Total Operations &amp; Maintenance and Amenities</b>	<b>\$ 213,058</b>	<b>\$ 93,292</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>306,350</b>
<b>Total Expenditures</b>	<b>\$ 232,123</b>	<b>\$ 103,229</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>335,352</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (229,071)</b>	<b>\$ 80,792</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>(148,279)</b>
<b>Reserves</b>													
Capital Reserve Transfer	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>

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

<b>SERIES 2019A-1, SPECIAL ASSESSMENT REVENUE BONDS</b>	
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)
Less: Principal Payment - 11/1/24 (Special Call)	(\$10,000)
<b>Current Bonds Outstanding</b>	<b>\$5,970,000</b>

<b>SERIES 2019A-2, SPECIAL ASSESSMENT REVENUE BONDS</b>	
Interest Rate:	3.560%, 4.020%
Maturity Date:	5/1/2038
Reserve Fund Definition	50% MAXIMUM ANNUAL DEBT SERVICE
Reserve Fund Requirement	\$108,063
Reserve Fund Balance	108,063
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)
Less: Principal Payment - 11/1/24 (Special Call)	(\$5,000)
<b>Current Bonds Outstanding</b>	<b>\$2,290,000</b>

**Sweetwater Creek**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts - St. John's County**  
**Fiscal Year 2025**

Gross Assessments	\$	1,976,407.34	\$	785,758.55	\$	2,762,165.89
Net Assessments	\$	1,857,822.90	\$	738,613.04	\$	2,596,435.94

**ON ROLL ASSESSMENTS**

allocation in %                    71.55%                    28.45%                    100.00%

Date	Distribution	Net Receipts	O&M Portion	2019- Debt Service	Debt	Total
11/05/24	1	\$ 28,463.12	\$ 20,366.16	\$ 8,096.96	\$	28,463.12
11/15/24	2	81,592.39	58,381.65	23,210.74	81,592.39	81,592.39
11/19/24	3	145,398.42	104,036.66	41,361.76	145,398.42	145,398.42
12/06/24	4	217,599.54	155,698.59	61,900.95	217,599.54	217,599.54
12/18/24	5	256,144.50	183,278.59	72,865.91	256,144.50	256,144.50
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
		-	-	-	-	-
<b>TOTAL</b>		<b>\$ 729,197.97</b>	<b>\$ 521,761.65</b>	<b>\$ 207,436.32</b>	<b>\$</b>	<b>729,197.97</b>

<b>28.08%</b>	<b>Percent Collected</b>
<b>\$ 1,867,237.97</b>	<b>Balance Remaining to Collect</b>

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

**Special Assessment Revenue Bonds, Series 2019**

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2020</b>				
11/15/19	1	England Thims & Miller	Invoices: 191327, 191598, 191935 - Traffic Study & Certification Package	\$ 8,032.00
11/15/19	2	East Coast Wells & Pump Service	Invoice: 34301 - Replaced Irrigation Pump	\$ 4,293.70
1/3/20	3	Performance Painting Contractors, Inc.	Invoice: 9579 - Mobilization	\$ 8,090.00
1/3/20	4	AC Concrete Enterprise, Inc.	Invoice: AB - Sidewalk Addition	\$ 6,250.00
1/3/20	5	Reflections	Invoice: 191036 - Roof Clean	\$ 4,495.00
1/6/20	6	Rick Arsenault Certified Pool Consultant, Inc.	Invoice: SWCrefC120 - 40% Deposit to start services	\$ 46,000.00
1/6/20	7	Rick Arsenault Certified Pool Consultant, Inc.	Invoice: SWCrefD120 - 10% upon execution of the Agreement	\$ 11,500.00
2/6/20	8	East Coast Wells & Pump Service	Invoices: 34271 & 34167 - Fixed Pump Motor & Replaced Bad Motor	\$ 2,137.00
2/6/20	9	Rick Arsenault Certified Pool Consultant, Inc.	Invoice: SWCrefn1220 - 10% Balance Upon Final Sign Off	\$ 11,500.00
2/24/20	10	JLC Construction Inc.	Invoice: 1/20/2020 - Deposit for Perogola Replacement	\$ 6,790.80
2/26/20	11	Performance Painting Contractors, Inc.	Invoice: 9578 - Power Wash and Paint	\$ 35,240.00
2/24/20	12	Rick Arsenault Certified Pool Consultant, Inc.	Invoice: SWCrefF220 - 40% Commencement of Filling	\$ 46,000.00
2/26/20	13	Rick Arsenault Certified Pool Consultant, Inc.	Invoice: SWCgtr220 - Gutter Grating Supports repaired	\$ 500.00
3/17/20	14	Walter Carucci AE	Invoice: 1 - Services for Palencia Fitness Center from 11/11/19 thru 3/2/19	\$ 5,034.68
3/17/20	15	Bob's Backflow & Plumbing Services, Inc.	Invoice: 65745 - Back Flow Testing	\$ 265.00
3/23/20	16	JLC Construction Inc.	Invoice: 3/20/2020 - Final payment for Perogola Replacement	\$ 6,790.80
4/8/20	17	England Thims & Miller	Invoice: 0193131 Traffic Study & Certification Package	\$ 3,000.02
4/16/20	18	England Thims & Miller	Invoice: 0193703 Traffic Study & Certification Package	\$ 1,062.00
5/20/20	19	Fitness International Associates Corp	Invoice: 2904 Flooring	\$ 4,000.44
6/9/20	20	Beacon Electrical Contractors Inc	Invoice: 200503 - Electrical work	\$ 16,357.00
6/15/20	21	Sundancer Sign Graphics	Invoice: 2564 - Street Sign	\$ 12,310.00
6/22/20	22	Yellowstone Landscape	Invoice: JAX120765 & JAX 120768 - Onda Field Full Irrigation & Sod	\$ 25,583.33
7/14/20	23	Hopping Green & Sams	Invoice: 113207, 113803, 114427, 115066 - Project Construction	\$ 1,053.50
7/31/20	24	Duval Asphalt	Invoice: 21750 - Stripping - Layout Stripe Crosswalks	\$ 1,458.00
8/7/20	25	Yellowstone Landscape	Invoice: AJAX120768 - Onda Field Irrigation & Sod	\$ 24,722.16
9/10/20	26	Radarsign	Invoice: 10761 - Solar Powered	\$ 7,888.00
9/10/20	27	Hopping Green & Sams	Invoice: 116998 - Legal Services	\$ 559.00
9/14/20	28	Sweetwater Creek CDD	Invoice: 2940 & 2904 Deposit paid via credit card for flooring	\$ 2,644.28
10/21/20	29	Hopping Green & Sams	Invoice: 114427 - Legal services	\$ 258.00
10/29/20	30	Hopping Green & Sams	Invoice #117953 - Project Construction Legal Services	\$ 1,075.00
11/16/20	31	Clark Advisory Services, LLC	Services Rendered June 2020-October 2020	\$ 5,034.00
2/17/21	32	Yellowstone Landscape	Invoice #173437 - Irrigation Repairs	\$ 58,703.67
2/17/21	33	Armstrong Fence Company	Invoice #20210221 - Deposit for Vinyl Coated chain-link Ensenda Park	\$ 2,570.79
5/13/21	34	Armstrong Fence Company	Invoice #20210547 Remaining balance for Vinyl Coated chain-link	\$ 2,570.78
5/13/21	35	Riverside Management Services	Invoice #13 Soccer Goals & Lacrosse Equipment	\$ 3,444.73
5/13/21	36	Hopping Green & Sams	Invoice: 121275 - Legal Services	\$ 210.00
3/8/22	37	England Thims & Miller	Invoice 0201371 - Engineer's Report	\$ 2,500.00
4/20/22	38	Invision Construction	Invoice #0001 Fitness Center Expansion Process	\$ 2,000.00
4/20/22	39	Basham & Lucas Desing Group Inc	Invoice #8851 Palencia Amenity & CDs	\$ 5,200.00
7/11/22	40	Basham & Lucas Desing Group Inc	Invoice #8929 Palencia Amenity & CDs	\$ 3,889.78
6/22/22	41	England Thims & Miller	Invoice #203006 Palencia Fitness Center Addition & Modification	\$ 3,750.00
6/22/22	42	KE Law Group PLLC	Invoice #2879 2019 Project Construction	\$ 217.00
7/11/22	43	Basham & Lucas Desing Group Inc	Invoice #8963 Palencia Amenity & CDs	\$ 13,600.00
8/8/22	44	KE Law Group PLLC	Invoice #2993 2019 Project Construction	\$ 344.50
8/8/22	45	England Thims & Miller	Invoice #203518 Palencia Fitness Center Addition & Modification	\$ 6,250.00
8/8/22	46	Basham & Lucas Desing Group Inc	Invoice #9014 Palencia Amenity & CDs	\$ 13,025.00
9/19/22	47	ECS Florida LLC	Palencia Fitness Center Addition Invoice #995173	\$ 3,500.00
9/19/22	48	England Thims & Miller	Invoice #204046 Palencia Fitness Center Addition & Modification	\$ 7,392.55
9/19/22	49	Basham & Lucas Desing Group Inc	Invoice #9028 Palencia Amenity & CDs	\$ 8,046.25
9/19/22	50	KE Law Group PLLC	Invoice #3599 2019 Project Construction	\$ 992.00
9/19/22	51	England Thims & Miller	Invoice #204510 Palencia Fitness Center Addition & Modification	\$ 7,375.00
9/19/22	52	KE Law Group PLLC	Invoice #3955 2019 Project Construction	\$ 726.00
11/8/22	53	Bartram Trail Surveying	Invoice # 5394 Palencia Fitness Center Topographic Survey	\$ 2,900.00
11/8/22	54	England Thims & Miller	Invoice #204943 Palencia Fitness Center Addition & Modification	\$ 15,013.75
11/8/22	55	KE Law Group PLLC	Invoice #3955 2019 Project Construction	\$ 248.00
11/8/22	56	Heartline Fitness Systems	Deposit Invoice #151945 50% deposit on Fitness Equipment	\$ 7,498.94
11/8/22	57	Heartline Fitness Systems	Deposit Invoice #151948 50% deposit on Flooring Material	\$ 3,535.61
12/5/22	58	England Thims & Miller	Invoice #205415 Palencia Fitness Center Addition & Modification	\$ 1,486.25
12/5/22	59	Sweetwater Creek CDD-Capital Reserve	Studio 1+ Professional Design Services Inv #21.069 Palencia Fitness Club	\$ 10,375.00
12/13/22	60	KE Law Group PLLC	Invoice #4873 2019 Project Construction	\$ 168.00
12/13/22	61	Invision Construction	Invoice #PAL_001 Initial deposit per agreement	\$ 42,531.00
12/13/22	62	England Thims & Miller	Invoice #204510 Palencia Fitness Center Addition & Modification	\$ 10,120.00
1/11/23	63	Sweetwater Creek CDD	Palencia Interior Renovation Change Order Id #PAL_002 Invision Construction Inc	\$ 13,315.00
1/11/23	64	England Thims & Miller	Invoice #205795 Palencia Fitness Center Addition & Modification	\$ 983.75
1/11/23	65	KE Law Group PLLC	Invoice #5089 2019 Project Construction	\$ 31.00
1/11/23	66	IT Systems of Jacksonville LLC	Invoice #1312 Deposit for New Audio System for Amenity Center	\$ 2,100.00
1/17/23	68	Bartram Trail Surveying Inc	Invoice #5651 Palencia Fitness Cneter Topographic Survey 1/4/23	\$ 3,080.00
2/14/23	67	Sweetwater Creek CDD	Invoice #1226 Mirrors for Fitness Room - Nassau Windows & Glass	\$ 5,300.00
2/14/23	69	England Thims & Miller	Invoice# 206344 Pickleball Courts Addition & Modifications	\$ 367.50
2/14/23	70	Sweetwater Creek CDD-Capital Reserve	Invoice# 01.10.2023 Anastasia Pool & Spa Inc Gas Heater Replacement for Pool and Invoice# PAL_004 Invision Construction Inc for Fitness Interior Renovation	\$ 16,218.00
2/14/23	71	Sweetwater Creek CDD	Invoice #1231 Nassau Windows & Glass Inc. Rain Glass installation for gym	\$ 850.00
2/28/23	73	Invision Construction	Final Payment per agreement for Palencia Interior Renovation	\$ 42,531.00
3/14/23	72	Bartram Trail Surveying Inc	Invoice #5789 Palencia Fitness Cneter Topographic Survey 2/7/23	\$ 770.00
4/4/23	74	England Thims & Miller	Invoice# 207105 Pickleball Courts Addition & Modifications	\$ 6,275.00
4/24/23	75	Design 2 Wellness	Invoice #41744 - Strength Equipment for remodel	\$ 21,441.00
4/24/23	76	England Thims & Miller	Invoice# 207521 Pickleball Courts Addition & Modifications	\$ 9,617.50
4/24/23	77	IT Systems of Jacksonville LLC	Invoice #1319 Wire work for coax for cameras	\$ 3,055.00
4/24/23	78	Heartline Fitness Systems	Deposit Invoice #154186-F Final payment on Flooring Materials	\$ 3,827.85
4/24/23	79	Sweetwater Creek CDD	Deposit Invoice #151945-F Final payment for Fitness Equipment	\$ 7,498.93
4/24/23	80	Motley Electric	Invoice #266805595 Install Addt'l wiring/reconfigure circuits for Treadmill	\$ 1,020.00
4/24/23	81	Feather & Bloom	Invoice #000714 Moss Wall & Painting for Zen Room	\$ 2,775.00
5/9/23	82	Kilinski/Van Wyk PLLC	Invoice# 6480 2019 Project Construction	\$ 1,485.50
5/9/23	83	Sweetwater Creek CDD	Invoice #1312 IT Systems Install amplifier and speakers.	\$ 2,100.00
5/9/23	84	Sweetwater Creek CDD	Invoice # PAL_003 Invision Construction Additional Electrical items, HV AC pipe dryer vent, door, hall storage, trimming, painting, flooring, and plumbing washer.	\$ 15,000.00

**Sweetwater Creek  
COMMUNITY DEVELOPMENT DISTRICT**

**Special Assessment Revenue Bonds, Series 2019**

Date	Requisition #	Contractor	Description	Requisition
5/9/23	85	Invision Construction	Progress billing per agreement for Palencia Interior Renovation Change Order Id #PAL_004	\$ 5,190.00
5/15/23	86	England Thims & Miller	Invoice# 208098 Pickle ball Courts Addition & Modifications.	\$ 3,023.75
			Remaining Balance Invoice# 154021-F Final payment for Resistance Wall Gym & Cable Caddy	
5/15/23	87	Heartline Fitness Systems	Complete Kit and Training Ropes.	\$ 1,290.90
5/15/23	88	Heartline Fitness Systems	Remaining Balance Invoice# 151948-F Final payment for Flooring Materials.	\$ 2,624.08
6/5/23	89	Kilinski/Van Wyk PLLC	Invoice# 6585 2019 Project Construction	\$ 1,179.00
6/5/23	90	Invision Construction	Change Order 4 Emergency Light Invoice #PAL_006	\$ 600.00
6/5/23	91	Feather & Bloom	Invoice #000725 Lighting install and custom hanging wood paneling for Zen Room	\$ 3,300.00
6/13/23	92	England Thims & Miller	Invoice# 208489 Pickle ball Courts Addition & Modifications.	\$ 5,855.00
6/13/23	93	Kilinski/Van Wyk PLLC	Invoice# 6846 2019 Project Construction	\$ 2,661.50
7/7/23	94	England Thims & Miller	Invoice# 23159 Topography Survey for Onda Park	\$ 5,240.00
7/7/23	95	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-1	\$ 16,412.00
7/7/23	96	England Thims & Miller	Invoice# 208897 Pickle ball Courts Addition & Modifications.	\$ 2,076.25
7/24/23	97	Kilinski/Van Wyk PLLC	Invoice# 7090 2019 Project Construction	\$ 2,719.50
7/24/23	98	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-2	\$ 97,369.00
8/14/23	99	England Thims & Miller	Invoice # 209405 Pickleball Courts Addition & Modifications.	\$ 563.75
8/14/23	100	Kilinski/Van Wyk PLLC	Invoice # 7262 2019 Project Construction	\$ 482.00
8/16/23	101	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-3	\$ 111,695.00
9/15/23	102	England Thims & Miller	Invoice # 209910 Pickleball Courts Addition & Modifications.	\$ 820.00
9/15/23	103	Kilinski/Van Wyk PLLC	Invoice # 7481 2019 Project Construction	\$ 673.08
9/28/23	104	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-4	\$ 119,712.00
10/19/23	105	Poly-Wood LLC	Invoice # 873994 Vineyard Dining Arm chairs and 48" Round Dining Tables	\$ 7,420.00
10/17/23	106	Kilinski/Van Wyk PLLC	Invoice # 7759 2019 Project Construction	\$ 375.00
10/30/23	107	American Electrical Contracting Inc	Palencia Pickleball Courts Electrical Lighting Install Invoice #W61855	\$ 24,485.00
10/30/23	108	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-5	\$ 72,718.00
11/28/23	109	Kilinski/Van Wyk PLLC	Invoice # 7975 2019 Project Construction	\$ 106.00
11/28/23	110	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-6	\$ 22,208.00
11/29/23	111	England Thims & Miller	Invoice # 210296 Pickleball Courts Addition & Modifications.	\$ 256.25
12/7/23	112	England Thims & Miller	Invoice # 210807 Pickleball Courts Addition & Modifications.	\$ 367.45
			Pickleball fees, sound system upgrade aerobics room, and Washer Dryer/Warranty for Amenity	
12/5/23	113	Sweetwater Creek CDD	Center paid with card.	\$ 2,959.95
12/6/23	114	England Thims & Miller	Invoice # 211276 Pickleball Courts Addition & Modifications.	\$ 205.00
1/10/24	115	Duval Landscape Maintenance	Invoice # 25237 Revamp amenity center irrigation.	\$ 12,917.16
1/10/24	116	Sweetwater Creek CDD-Capital Reserve	Dowling Douglas Invoice # 211276 Pickleball Courts Addition & Modifications – Nov 2023.	\$ 2,600.00
1/22/24	117	Kilinski/Van Wyk PLLC	Invoice # 8459 2019 Project Construction	\$ 124.00
2/13/24	118	Atlantic Security	Video Surveillance System Equipment and Installation 50% Dep Invoice #327381-Deposit	\$ 5,946.88
2/13/24	119	Alfred W Grover, Electrical Contractor	Invoice # 12524 - 6 Outdoor Motion Detector-LED light fixture for Pickleball Project	\$ 3,800.00
2/13/24	120	England Thims & Miller	Invoice # 212440 Pickleball Courts Addition & Modifications - Nov 2023.	\$ 1,571.25
2/14/24	121	Kilinski/Van Wyk PLLC	Invoice # 8723 2019 Project Construction	\$ 155.00
2/20/24	122	American Electrical Contracting Inc	Palencia Pickleball Courts Install two light deflectors Invoice #W64623	\$ 1,840.00
2/22/24	123	American Electrical Contracting Inc	Palencia Pickleball Courts Change timer to digital Invoice #W63086	\$ 140.65
2/22/24	124	American Electrical Contracting Inc	Palencia Pickleball Courts Change Order Lighting Project Invoice #W62910	\$ 3,227.30
2/27/24	125	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-7-Final Payment	\$ 25,623.00
3/12/24	126	Workman's Kwik Fix Plumbing Division	Invoice # 97146 – installed self close metering faucet in ensenada park per contract	\$ 1,280.00
			Invoice #212712 – CEI Services - Finalized documents and pay apps for Pickleball Court	
3/12/24	127	England Thims & Miller	closeout with SJC and Owner	\$ 307.50
			Invoice # 2313106. Furnished & installed 296' of 48" high 2-rail ascot style black aluminum	
3/12/24	128	Best Fence and Rail fo FL LLC	fence with (3) 4' gate	\$ 8,174.00
3/20/24	129	Kilinski/Van Wyk PLLC	Invoice # 8974 2019 Project Construction	\$ 1,437.50
4/30/24	130	Matthews/DCCM	Invoice # 190784 - Due Diligence and Site Planning	\$ 2,168.75
5/20/24	131	Matthews/DCCM	Invoice # 190937 - Due Diligence and Site Planning	\$ 2,037.50
5/31/24	132	Atlantic Security	Invoice # 331612Final Invoice for Security 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
11/5/24	141	Matthews/DCCM	Invoice #191859 Onda Park	\$ 1,186.88
10/18/24	142	Kilinski/Van Wyk PLLC	Invoice # 10546 2019 Project Construction	\$ 332.00
11/5/24	143	Sweetwater Creek CDD-Capital Reserve	Envera System upgrade deposit and install balance	\$ 15,810.12
<b>TOTAL</b>				<b>\$ 1,342,903.92</b>
Project (Construction) Fund at 08/30/19				\$ 1,540,777.96
Interest Earned and Transfers thru 11/30/24				\$ 147,250.23
Outstanding Requisitions				\$ -
Requisitions Paid thru 11/30/24				\$ (1,342,903.92)
<b>Remaining Project (Construction) Fund</b>				<b>\$ 345,124.27</b>
<b>FUTURE CAPITAL PROJECTS (CONSTRUCTION)</b>				
Hoffman Construction	Pickleball Court Construction-Balance to Finish including Retainage			\$0.00
	Pickleball-Water Fountain/Cooler (Projection, not actual)			\$4,000.00
	Fitness Center New Equipment			\$115,000.00
	Boccee Ball Court And Shade			\$40,000.00
	Shade Srtures Playgrounds, Pickleball			\$140,000.00
	Parking Lot for Golf Carts			\$12,000.00
	Dog Park - Las Calinas/Glorietta			\$25,000.00
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
<b>TOTAL PROJECTED PROJECTS</b>				<b>\$336,000.00</b>

*C.*

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

**Fiscal Year 2025**  
**Check Register**

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
<b>General Fund</b>		
11/08/24	4156-4171	\$43,020.92
11/20/24	4172	\$4,773.54
11/25/24	4173-4178	\$15,001.04
<b>SUBTOTAL</b>		<b>\$62,795.50</b>

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
<b>Amenity Fund</b>		
11/08/24	2728-2741	\$79,024.73
11/20/24	2742-2770	\$48,401.88
11/25/24		\$30,140.00
<b>SUBTOTAL</b>		<b>\$157,566.61</b>

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
<b>Capital Reserve</b>		
<b>SUBTOTAL</b>		<b>\$0.00</b>

<b>TOTAL</b>		<b>\$220,362.11</b>
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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/08/24	00042	10/17/24	12	202410	310	51300	31300			*	100.00		
				AMORT SE2019A1	11/1	\$10K							
		10/17/24	12	202410	310	51300	31300			*	100.00		
				AMORT SE2019A2	11/1	\$5K							
									DISCLOSURE SERVICES LLC			200.00	004156
11/08/24	00086	10/22/24	28924	202410	320	53800	47300			*	695.00		
				OCT BARBELLA DECODER RPR									
									DUVAL LANDSCAPE MAINTENANCE			695.00	004157
11/08/24	00086	10/22/24	28925	202410	320	53800	47300			*	1,025.00		
				OCT VALVE/CONTROLLER RPLC									
									DUVAL LANDSCAPE MAINTENANCE			1,025.00	004158
11/08/24	00086	10/22/24	28926	202410	320	53800	47300			*	975.00		
				OCT RINCON VALVE RPLC									
									DUVAL LANDSCAPE MAINTENANCE			975.00	004159
11/08/24	00086	10/24/24	28949	202410	320	53800	47300			*	550.00		
				OCT MAINLINE REPAIR									
									DUVAL LANDSCAPE MAINTENANCE			550.00	004160
11/08/24	00086	10/24/24	28950	202410	320	53800	47300			*	5,850.00		
				OCT ROUNDABOUT PUMP RPLC									
									DUVAL LANDSCAPE MAINTENANCE			5,850.00	004161
11/08/24	00086	10/15/24	28908	202408	320	53800	47300			*	5,185.00		
				AUG OVALO COURT IRRIG									
									DUVAL LANDSCAPE MAINTENANCE			5,185.00	004162
11/08/24	00086	9/01/24	28341	202409	320	53800	46200			*	24,273.00		
				SEP PALANCIA RENEWAL									
									DUVAL LANDSCAPE MAINTENANCE			24,273.00	004163
11/08/24	00063	7/31/24	85158	202407	320	53800	47000			*	2,122.44		
				JUL LAKE MAINTENANCE									
									FUTURE HORIZONS			2,122.44	004164
11/08/24	00071	10/17/24	288	202409	320	53800	47301			*	909.23		
				SEP FACILITY MAINTENANCE									
									RIVERSIDE MANAGEMENT SERVICES			909.23	004165
11/08/24	00022	11/01/24	11012024	202411	310	51300	42000			*	236.25		
				2024 POSTAGE TAX COLLECT									
									ST JOHNS COUNTY TAX COLLECTOR			236.25	004166

SWCC SWEETWATER CRK BPEREGRINO



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/08/24	00109	11/07/24	11072024	202411 310-51300-11000	DANIEL L COLIN	*	200.00	200.00	004167
11/08/24	00089	11/07/24	11072024	202411 310-51300-11000	JOHN T SMITH	*	200.00	200.00	004168
11/08/24	00051	11/07/24	11072024	202411 310-51300-11000	ROBERT LISOTTA	*	200.00	200.00	004169
11/08/24	00108	11/07/24	11072024	202411 310-51300-11000	RONALD J CERVELLI	*	200.00	200.00	004170
11/08/24	00040	11/07/24	11072024	202411 310-51300-11000	STEPHEN J HANDLER	*	200.00	200.00	004171
11/20/24	00029	11/01/24	164	202411 310-51300-34000	NOV MANAGEMENT FEES	*	3,683.33		
		11/01/24	164	202411 310-51300-35200	NOV WEBSITE ADMIN	*	86.67		
		11/01/24	164	202411 310-51300-35100	NOV INFO TECH	*	123.50		
		11/01/24	164	202411 310-51300-31300	NOV DISSEM AGENT SRVCS	*	459.33		
		11/01/24	164	202411 310-51300-49000	OFFICE SUPPLIES	*	13.73		
		11/01/24	164	202411 310-51300-42000	POSTAGE	*	194.67		
		11/01/24	164	202411 310-51300-42500	COPIES	*	203.70		
		11/01/24	164	202411 310-51300-41000	TELEPHONE	*	8.61		
					GOVERNMENTAL MANAGEMENT SERVICES			4,773.54	004172
11/25/24	00086	11/19/24	29267	202411 320-53800-46200	DIRT REPLACEMENT SIDEWALK	*	1,202.00		
					DUVAL LANDSCAPE MAINTENANCE			1,202.00	004173
11/25/24	00086	11/25/24	29296	202411 320-53800-47300	TORCIDO MAINLINE RPR	*	445.00		
					DUVAL LANDSCAPE MAINTENANCE			445.00	004174

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/25/24	00086	11/25/24 29297	202411 320-53800-47300	BARBELLA MAINLINE RPR	*	625.00	
							625.00 004175
11/25/24	00094	11/18/24 10809	202410 310-51300-31500	OCT GENERAL COUNSEL	*	3,814.40	
							3,814.40 004176
11/25/24	00065	11/14/24 SO113	202411 320-53800-47303	ENSENADA PLAYGROUND PIECE	*	5,314.64	
							5,314.64 004177
11/25/24	00095	11/23/24 19321	202411 320-53800-47302	TREE REMOVAL	*	3,600.00	
							3,600.00 004178
TOTAL FOR BANK A						62,795.50	
TOTAL FOR REGISTER						62,795.50	

Disclosure Services LLC

1005 Bradford Way  
Kingston, TN 37763

# Invoice

Date	Invoice #
10/17/2024	12

<b>Bill To</b>
Sweetwater Creek CDD C/O GMS

Terms	Due Date
Net 30	11/16/2024

Description	Amount
Amortization Schedule Series 2019A-1 11-1-24 Prepay \$10,000	100.00
Amortization Schedule Series 2019A-2 11-1-24 Prepay \$5,000	100.00

**RECEIVED**  
OCT 23 2024  
BY: \_\_\_\_\_

<b>Total</b>	\$200.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$200.00

<b>Phone #</b>
865-717-0976

<b>E-mail</b>
tcarter@disclosureservices.info



Duval Landscape Maintenance  
 7011 Business Park Blvd N  
 Jacksonville, FL 32256  
 www.duvallandscape.com

**INVOICE**

Date	Invoice No.
10/22/24	28924
Terms	Due Date
Net 40	12/01/24

BILL TO
Sweetwater Community Development District 475 West Town Place, Suite 114 St. Augustine, FL 32095

PROPERTY
Sweetwater Creek CDD 605 Palencia Club Dr St. Augustine, FL 32095

Amount Due	PO Number
\$695.00	

Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
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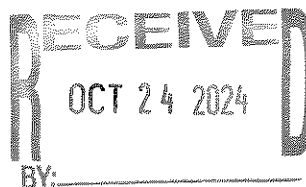
#33923 - Sweetwater barbella Decoder  
 repair Oct 24

Replacement of two decoders on the  
 barbella controller.

Irrigation Service/Repairs					\$695.00
Dbry Splice Kit		2.00	\$12.50	\$25.00	
Hunter 1 Station Decoder	1	2.00	\$285.00	\$570.00	
Irrigation Labor	Hr	1.00	\$100.00	\$100.00	

Total	\$695.00
Payments/Credits	(\$0.00)
<b>Balance Due</b>	<b>\$695.00</b>

Irrigation repair and maintenance  
 1.320.53800.47300  
 DW  
 10/24/24





Duval Landscape Maintenance  
 7011 Business Park Blvd N  
 Jacksonville, FL 32256  
 www.duvallandscape.com

**INVOICE**

Date	Invoice No.
10/22/24	28925
Terms	Due Date
Net 40	12/01/24

BILL TO
Sweetwater Community Development District 475 West Town Place, Suite 114 St. Augustine, FL 32095

PROPERTY
Sweetwater Creek CDD 605 Palencia Club Dr St. Augustine, FL 32095

Amount Due	PO Number
\$1,025.00	

Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
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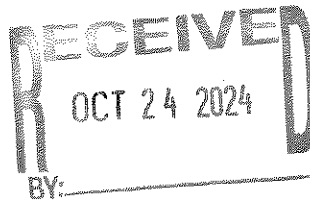
#33924 - Valve and controller  
 replacement Oct 24

Valve and battery controller replacement  
 at front entry controller Oct 24

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
<b>Irrigation Service/Repairs</b>					<b>\$1,025.00</b>
Electrical Valve	2"	1.00	\$225.00	\$225.00	
Hunter Node 2 Station Battery Operated Controller	each	1.00	\$350.00	\$350.00	
Irrigation Labor	Hr	4.00	\$100.00	\$400.00	
Misc Irrigation Supplies		1.00	\$50.00	\$50.00	

Total	\$1,025.00
Payments/Credits	(\$0.00)
<b>Balance Due</b>	<b>\$1,025.00</b>

Irrigation repair and maintenance  
 1.320.53800.47300  
 DW  
 10/24/24





Duval Landscape Maintenance  
 7011 Business Park Blvd N  
 Jacksonville, FL 32256  
 www.duvallandscape.com

**INVOICE**

Date	Invoice No.
10/22/24	28926
Terms	Due Date
Net 40	12/01/24

BILL TO
Sweetwater Community Development District 475 West Town Place, Suite 114 St. Augustine, FL 32095

PROPERTY
Sweetwater Creek CDD 605 Palencia Club Dr St. Augustine, FL 32095

Amount Due	PO Number
\$975.00	

Please detach top portion and return with your payment.

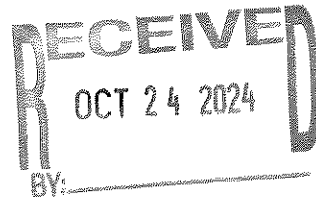
DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
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#33925 - Rincon valve replacement Oct 24

Rincon Valve replacement. Two valves very slow to close. causing issues with pressure on other zones.

Irrigation Service/Repairs					\$975.00
Electrical Valve	2"	2.00	\$225.00	\$450.00	
Irrigation Labor	Hr	4.00	\$100.00	\$400.00	
Misc Irrigation Supplies		1.00	\$50.00	\$50.00	
Slip fix	2"	1.00	\$75.00	\$75.00	

Total	\$975.00
Payments/Credits	(\$0.00)
<b>Balance Due</b>	<b>\$975.00</b>



Irrigation repair and maintenance  
 1.320.53800.47300  
 Dw  
 10/24/24



Duval Landscape Maintenance  
 7011 Business Park Blvd N  
 Jacksonville, FL 32256  
 www.duvallandscape.com

**INVOICE**

Date	Invoice No.
10/24/24	28949
Terms	Due Date
Net 40	12/03/24

BILL TO
Sweetwater Community Development District 475 West Town Place, Suite 114 St. Augustine, FL 32095

PROPERTY
Sweetwater Creek CDD 605 Palencia Club Dr St. Augustine, FL 32095

Amount Due	PO Number
\$550.00	

Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
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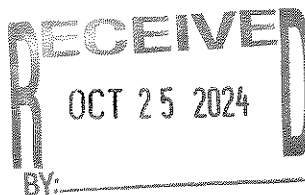
#33922 - Mainline Repair Oct 24

Repair on mainline Middle lift station

Irrigation Service/Repairs					\$550.00
Electrical Valve	2"	1.00	\$225.00	\$225.00	
Irrigation Labor	Hr	2.00	\$100.00	\$200.00	
Misc Irrigation Supplies		1.00	\$50.00	\$50.00	
Slip fix	2"	1.00	\$75.00	\$75.00	

Total	\$550.00
Payments/Credits	(\$0.00)
<b>Balance Due</b>	<b>\$550.00</b>

irrigation repair and maintenance  
 1.320.53800.47300  
 DW  
 10/25/24





Duval Landscape Maintenance  
 7011 Business Park Blvd N  
 Jacksonville, FL 32256  
 www.duvallandscape.com

**INVOICE**

Date	Invoice No.
10/24/24	28950
Terms	Due Date
Net 40	12/03/24

BILL TO
Sweetwater Community Development District 475 West Town Place, Suite 114 St. Augustine, FL 32095

PROPERTY
Sweetwater Creek CDD 605 Palencia Club Dr St. Augustine, FL 32095

Amount Due	PO Number
\$5,850.00	

Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
-------------	-----	-----	------------	-----------	-------

#33926 - Roundabout Pump  
 replacement Oct 24

Lake pump not working. Pump has electrical smell and seems the windings are burnt. Pump will not engage and will need a new pump installed.

<b>Irrigation Service/Repairs</b>					<b>\$5,850.00</b>
Irrigation Labor	Hr	2.00	\$100.00	\$200.00	
Misc Irrigation Supplies		1.00	\$150.00	\$150.00	
Pentair 5 HP Centrifugal Pump		1.00	\$5,500.00	\$5,500.00	

Total	\$5,850.00
Payments/Credits	(\$0.00)
<b>Balance Due</b>	<b>\$5,850.00</b>

Irrigation repair and maintenance  
 1.320.53800.47300  
 DW  
 10/25/24

**RECEIVED**  
 OCT 25 2024  
 BY: \_\_\_\_\_





Duval Landscape Maintenance  
 7011 Business Park Blvd N  
 Jacksonville, FL 32256  
 www.duvallandscape.com

**INVOICE**

<b>Date</b>	<b>Invoice No.</b>
10/15/24	28908
<b>Terms</b>	<b>Due Date</b>
Net 40	11/24/24

<b>BILL TO</b>
Sweetwater Community Development District 475 West Town Place, Suite 114 St. Augustine, FL 32095

<b>PROPERTY</b>
Sweetwater Creek CDD 605 Palencia Club Dr St. Augustine, FL 32095

<b>Amount Due</b>	<b>PO Number</b>
\$5,185.00	

Please detach top portion and return with your payment.

<b>DESCRIPTION</b>	<b>UOM</b>	<b>QTY</b>	<b>UNIT PRICE</b>	<b>EXT PRICE</b>	<b>TOTAL</b>
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#33132 - Ovalo Court Irrigation Aug 24

Install mainline, wire, and a single zone at entry to Ovalo Court

<b>Irrigation Service/Repairs</b>					<b>\$5,185.00</b>
Commercial zone Installation		1.00	\$1,800.00	\$1,800.00	
Hunter 1 Station Decoder	1	1.00	\$285.00	\$285.00	
Irrigation Labor	Hr	8.00	\$100.00	\$800.00	
Misc Irrigation Supplies		1.00	\$500.00	\$500.00	
Pipe	2"	400.00	\$2.00	\$800.00	
Two wire Red/Blue Jacketed	ft	400.00	\$2.50	\$1,000.00	

<b>Total</b>	<b>\$5,185.00</b>
<b>Payments/Credits</b>	<b>(\$0.00)</b>
<b>Balance Due</b>	<b>\$5,185.00</b>

Irrigation repair and maintenance  
 1.320.53800.47300  
 DW  
 10/24/24





Duval Landscape Maintenance  
 7011 Business Park Blvd N  
 Jacksonville, FL 32256  
 www.duvallandscape.com

**INVOICE**

Date	Invoice No.
09/01/24	28341
Terms	Due Date
Net 40	10/11/24

BILL TO
Sweetwater Community Development District 475 West Town Place, Suite 114 St. Augustine, FL 32095

PROPERTY
Sweetwater Creek CDD 605 Palencia Club Dr St. Augustine, FL 32095

Amount Due	PO Number
\$24,273.00	

Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
#28542 - Palencia- RENEWAL September 2024					\$24,273.00

**Monthly Breakdown**

- Monthly Landscape- Mowing, edging, blowing, trimming /detail- \$20,091.48
- Fertilization- \$1,630.00
- Bedding Plants (ANNUALS)- \$1,915.50
- Irrigation check- \$636.00
- 

**Bed Dressing / Pinestraw**

(billed at time of service)

- Fall install \$25,000.00
- Spring Install \$25,000.00

1.320.53800.46200  
 Landscape maint and materials  
 DW  
 10/28/24



Total	\$24,273.00
Payments/Credits	(\$0.00)
<b>Balance Due</b>	<b>\$24,273.00</b>

**Future Horizons, Inc**

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

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

**INVOICE**

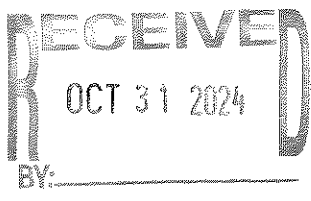
Invoice Number: 85158  
 Invoice Date: Jul 31, 2024  
 Page: 1

<b>Bill To:</b>
Sweetwater Creek CDD in N Palencia c/o GMS, LLC 135 West Central Blvd, Ste 320 Orlando, FL 32801

<b>Ship to:</b>
Sweetwater Creek CDD c/o GMS, LLC 135 West Central Blvd, Ste 320 Orlando, FL 32801

<b>Customer ID</b>	<b>Customer PO</b>	<b>Payment Terms</b>	
Palencia01	Per Contract	Net 45 Days	
<b>Sales Rep ID</b>	<b>Shipping Method</b>	<b>Ship Date</b>	<b>Due Date</b>
	Hand Deliver		9/14/24

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed July 11 & 24, 2024  Lake maintenance 1.320.53800.47000 DW 10/31	2,122.44	2,122.44



Subtotal	2,122.44
Sales Tax	
Freight	
Total Invoice Amount	2,122.44
Payment/Credit Applied	
<b>TOTAL</b>	<b>2,122.44</b>

Check/Credit Memo No:

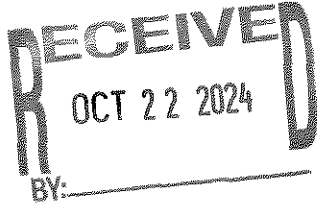
Overdue invoices are subject to finance charges.

Riverside Management Services, Inc  
9655 Florida Mining Blvd. W  
Bldg. 300, Suite 305  
Jacksonville, FL 32257

# Invoice

Invoice #: 288  
Invoice Date: 10/17/2024  
Due Date: 10/17/2024  
Case:  
P.O. Number:

**Bill To:**  
Sweetwater Creek  
219 E. Livingston St.  
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Facility Maintenance September 1 - September 30, 2024		693.40	693.40
Maintenance Supplies		215.83	215.83
<i>Field Repairs + Maint.</i>			
<i>1.320.53800.47301</i>			
			
<i>Jerry Lambert</i>			
<i>10-22-24</i>			

<b>Total</b>	<b>\$909.23</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$909.23</b>

**SWEET WATER CREEK COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF SEPTEMBER 2024**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/3/24	2	T.J.	Blew leaves and debris off pickleball courts, pool deck, mini-golf, sidewalks, basketball court, pavilion and playground, removed debris around amenity center, roadways, common areas, sidewalks, playgrounds, mini-golf area and lakes, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
9/5/24	2	T.J.	Removed debris around amenity center, roadways, common areas, sidewalks, playgrounds, mini-golf area and lakes, checked and changed all trash receptacles, blew leaves and debris off pickleball courts, pool deck, mini-golf, sidewalks, pavilion, basketball court and playground, emptied and restocked all dog waste receptacles
9/10/24	2	T.J.	Blew leaves and debris off pickleball courts, pool deck, mini-golf, sidewalks, basketball court, pavilion and playground, removed debris around amenity center, roadways, common areas, sidewalks, playgrounds, mini-golf area and lakes, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
9/12/24	2	T.J.	Removed debris around amenity center, roadways, common areas, sidewalks, playgrounds, mini-golf area and lakes, checked and changed all trash receptacles, blew leaves and debris off pickleball courts, pool deck, mini-golf, sidewalks, pavilion, basketball court and playground, emptied and restocked all dog waste receptacles
9/17/24	2	T.J.	Removed debris around amenity center, roadways, common areas, sidewalks, playgrounds, mini-golf area and lakes, checked and changed all trash receptacles, blew leaves and debris off pickleball courts, pool deck, mini-golf, sidewalks, pavilion, basketball court and playground, emptied and restocked all dog waste receptacles
9/19/24	2	T.J.	Blew leaves and debris off pickleball courts, pool deck, mini-golf, sidewalks, basketball court, pavilion and playground, removed debris around amenity center, roadways, common areas, sidewalks, playgrounds, mini-golf area and lakes, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
9/24/24	2	T.J.	Removed debris around amenity center, roadways, common areas, sidewalks, playgrounds, mini-golf area and lakes, checked and changed all trash receptacles, blew leaves and debris off pickleball courts, pool deck, mini-golf, sidewalks, pavilion, basketball court and playground, emptied and restocked all dog waste receptacles
9/26/24	2	T.J.	Blew leaves and debris off pickleball courts, pool deck, mini-golf, sidewalks, basketball court, pavilion and playground, removed debris around amenity center, roadways, common areas, sidewalks, playgrounds, mini-golf area and lakes, checked and changed all trash receptacles, emptied and restocked dog waste receptacles

**TOTAL**      16

**MILES**      120

\*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

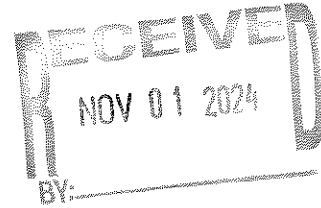
**MAINTENANCE BILLABLE PURCHASES**

Period Ending 10/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
SWEETWATER CREEK	8/27/24	Screen Fiber (4)	48.94	D.W.
	9/3/24	Wet/Dry Vac	55.10	D.W.
	9/3/24	Red HMR Drill Bit	30.61	D.W.
	9/6/24	Velcro STR BLK	6.12	D.W.
	9/6/24	Angle Z Max	6.81	D.W.
	9/10/24	1x12x10 Wood Pallet	38.24	D.W.
	9/10/24	6D HG Finishing Nails	4.58	D.W.
	9/18/24	Caulk (2)	13.70	D.W.
	9/18/24	Wall Scraper	11.74	D.W.
		<b>TOTAL</b>	<b><u><u>\$215.83</u></u></b>	

November 1, 2024

Sweetwater



## INVOICE

In accordance with Florida Statute 197.322(3): "Postage shall be paid out of the general fund of each local governing board, upon statement thereof by the tax collector".

Your share of the postage for the mailing of the 2024 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

**Postage Due:                      \$        236.25**

If you have any questions, please contact me or Christopher Swanson at 209-2251.

Sincerely,

Dennis W. Hollingsworth, C.F.C.  
St. Johns County Tax Collector

**Governmental Management Services, LLC**  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

**Invoice #:** 164  
**Invoice Date:** 11/1/24  
**Due Date:** 11/1/24  
**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 -November 2024		3,683.33	3,683.33
Website Administration -November 2024		86.67	86.67
Information Technology - November 2024		123.50	123.50
Dissemination Agent Services - November 2024		459.33	459.33
Office Supplies		13.73	13.73
Postage		194.67	194.67
Copies		203.70	203.70
Telephone		8.61	8.61

**RECEIVED**  
*By Todd Polvere at 2:31 pm, Nov 07, 2024*

<b>Total</b>	<b>\$4,773.54</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$4,773.54</b>





Duval Landscape Maintenance  
 7011 Business Park Blvd N  
 Jacksonville, FL 32256  
 www.duvallandscape.com

**INVOICE**

Date	Invoice No.
11/19/24	29267
Terms	Due Date
Net 40	12/29/24

BILL TO
Sweetwater Community Development District 475 West Town Place, Suite 114 St. Augustine, FL 32095

PROPERTY
Sweetwater Creek CDD 605 Palencia Club Dr St. Augustine, FL 32095

Amount Due	PO Number
\$1,202.00	

Please detach top portion and return with your payment.

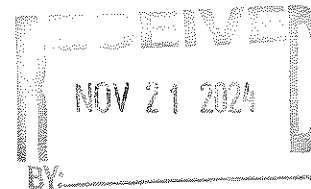
DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
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#34088 - Dirt replenishment at repaired sidewalk

Landscape maintenance and material  
 1.320.53800.46200  
 DW  
 11/21/24

Bring in fill dirt to level out wash out areas behind recently repaired sidewalk. \*We will compact this dirt as best we can but adding this dirt may not prevent future wash outs.

Bring in top soil to lay in bare area between curb and sidewalk. We will need to lower the grade slightly so the new top soil does not come over the sidewalk or curb.



Enhancement/Extra Services \$1,202.00

Total	\$1,202.00
Payments/Credits	(\$0.00)
<b>Balance Due</b>	<b>\$1,202.00</b>



Duval Landscape Maintenance  
 7011 Business Park Blvd N  
 Jacksonville, FL 32256  
 www.duvallandscape.com

**INVOICE**

Date	Invoice No.
11/25/24	29296
Terms	Due Date
Net 40	01/04/25

BILL TO
Sweetwater Community Development District 475 West Town Place, Suite 114 St. Augustine, FL 32095

PROPERTY
Sweetwater Creek CDD 605 Palencia Club Dr St. Augustine, FL 32095

Amount Due	PO Number
\$455.00	

Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
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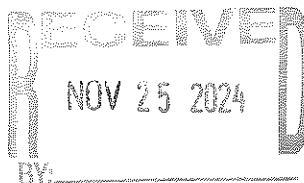
#34662 - sweetwater torcido mainline  
 repair nov24

sweetwater torcido mainline repairs  
 nov24

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
<b>Irrigation Service/Repairs</b>					<b>\$455.00</b>
Irrigation Labor	Hr	3.00	\$100.00	\$300.00	
Misc Irrigation Supplies		1.00	\$30.00	\$30.00	
Slip fix	3"	1.00	\$125.00	\$125.00	

Total	\$455.00
Payments/Credits	(\$0.00)
<b>Balance Due</b>	<b>\$455.00</b>

Irrigation repair and maintenance  
 1.320.53800.47300  
 DW  
 11/25/24





Duvall Landscape Maintenance  
 7011 Business Park Blvd N  
 Jacksonville, FL 32256  
 www.duvallandscape.com

**INVOICE**

Date	Invoice No.
11/25/24	29297
Terms	Due Date
Net 40	01/04/25

BILL TO
Sweetwater Community Development District 475 West Town Place, Suite 114 St. Augustine, FL 32095

PROPERTY
Sweetwater Creek CDD 605 Palencia Club Dr St. Augustine, FL 32095

Amount Due	PO Number
\$625.00	

Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
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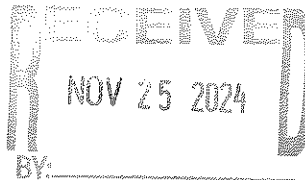
#34663 - sweetwater barbella mainline  
 repairs nov24

sweetwater barbella mainline repairs  
 nov24

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
<b>Irrigation Service/Repairs</b>					<b>\$625.00</b>
Irrigation Labor	Hr	3.00	\$100.00	\$300.00	
Misc Irrigation Supplies		1.00	\$50.00	\$50.00	
Slip fix	2"	2.00	\$75.00	\$150.00	
Slip fix	3"	1.00	\$125.00	\$125.00	

Total	\$625.00
Payments/Credits	(\$0.00)
<b>Balance Due</b>	<b>\$625.00</b>

irrigation repair and maintenance  
 1.320.53800.47300  
 DW  
 11/25/24





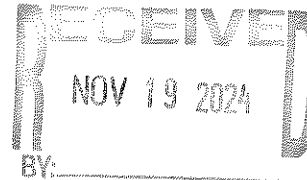
# INVOICE

**KILINSKI | VAN WYK**

Invoice # 10809  
Date: 11/18/2024  
Due On: 12/18/2024

## Kilinski | Van Wyk PLLC

P.O. Box 6386  
Tallahassee, Florida 32314



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

### SWEETWATER CREEK CDD – GENERAL COUNSEL/MONTHLY MEETING

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	MGH	10/01/2024	Review contractor evaluation process and form supplied by District Manager.	0.20	\$265.00	\$53.00
Service	JK	10/02/2024	Prepare bonus/incentive program policy shell; update documents with Oliver; review agenda materials, proposals, supporting documentation and related matters and confer with District staff on same; review forms for Board presentation; receive/review deeds with Lennar and finalize same; confer with Supervisor on improvement options and engineers report; provide summary of rules/regulations for traffic enforcement =; confer with staff on easement blanket language	1.70	\$310.00	\$527.00
Service	PC	10/02/2024	Draft Agreement for Playground Equipment Installation between the District and BYO Recreation LLC; Draft statutorily required Anti-Human Trafficking affidavit for YO Recreation LLC.	1.40	\$265.00	\$371.00
Service	LG	10/03/2024	Review playground purchase and installation agreement.	0.30	\$310.00	\$93.00
Service	JK	10/03/2024	Finalize preparations for and attend monthly Board meeting	1.90	\$310.00	\$589.00
Service	MGH	10/04/2024	Confer regarding Board meeting follow-ups needed, including Duval Landscape and HVAC replacement/maintenance agreements; review Confirmation Letter regarding status of District parcels from St. Johns County.	0.70	\$265.00	\$185.50

Service	MGH	10/09/2024	Review District Manager's October 3, 2024 Board meeting notes and note legal follow-up items as needed.	0.20	\$265.00	\$53.00
Service	MGH	10/14/2024	Review and analyze staff reports regarding potential clearing of District-owned pond bank; prepare letter to resident regarding same.	0.70	\$265.00	\$185.50
Service	JK	10/14/2024	Review conservation/landowner impacts to CDD property; review/edit letter to homeowners on same and confer with staff; review ownership information	0.30	\$310.00	\$93.00
Service	CD	10/16/2024	Download Deeds, Owners' Affidavits and Bills of Sale regarding Lennar to Sweetwater Creek CDD matter; Analyze Deeds; Record Deeds in Simplifile; Confer with district staff regarding same.	0.70	\$170.00	\$119.00
Expense	RB	10/16/2024	Simplifile Recording: Quit Claim Deed, Corrective Special Warranty Deed St. Johns County	1.00	\$91.40	\$91.40
Service	MGH	10/18/2024	Review status of meeting follow-up items and agreements; exchange correspondence with District staff regarding same; review correspondence from District Manager regarding homeowner response to letter advising of alleged clearing of vegetation on District property.	0.40	\$265.00	\$106.00
Service	MGH	10/20/2024	Review and provide comments to draft minutes of the October 3, 2024 Board meeting; prepare Additional Services Order with Duval Landscape for pine straw and river rock installation.	0.90	\$265.00	\$238.50
Service	MGH	10/21/2024	Prepare agreement for HVAC repairs with Wilson Heating & Air Conditioning; prepare agreement for ongoing HVAC maintenance services with Wilson Heating & Air Conditioning.	1.20	\$265.00	\$318.00
Service	JK	10/21/2024	Field call from Marshall Creek attorney; follow up on same	0.20	\$310.00	\$62.00
Service	JK	10/24/2024	Call with Marshall Creek on interlocal agreement status and options for same; review tentative agenda/minutes	0.50	\$310.00	\$155.00
Service	JK	10/25/2024	Confer with staff on category of improvements and requirements for same	0.20	\$310.00	\$62.00
Service	MGH	10/25/2024	Review and consider additions and revisions to draft agenda for November 7, 2024 Board meeting.	0.30	\$265.00	\$79.50

Service	MGH	10/28/2024	Prepare agreement for ongoing HVAC maintenance services with Wilson Heating & Air Conditioning, Inc.	0.90	\$265.00	\$238.50
Service	JK	10/29/2024	Review ASO and review HVAC agreement and finalize same	0.20	\$310.00	\$62.00
Service	MGH	10/29/2024	Further prepare and distribute Duval Landscape Additional Services Order and Wilson agreements for HVAC repairs and maintenance services; exchange correspondence with District staff regarding status of contract renewals.	0.40	\$265.00	\$106.00
Service	CL	10/31/2024	Confer with A. Acree concerning engineer's certificate.	0.10	\$265.00	\$26.50
					<b>Total</b>	<b>\$3,814.40</b>

**Detailed Statement of Account**

**Current Invoice**

Invoice Number	Due On	Amount Due	Payments Received	Balance Due	
10809	12/18/2024	\$3,814.40	\$0.00	\$3,814.40	
				<b>Outstanding Balance</b>	<b>\$3,814.40</b>
				<b>Total Amount Outstanding</b>	<b>\$3,814.40</b>

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

Please pay within 30 days.

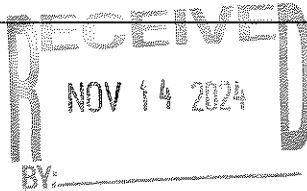
## CHECK REQUEST FORM

**Project:** Sweetwater Creek C.D.D.

**Vendor:** Playmore Recreational Products & Services  
10271 Deer Run Farms Road, Suite 1  
Fort Myers, FL 33966

**Check Amount:** 5,314.64

**Check Needed:** ASAP  
**Cost Code:**



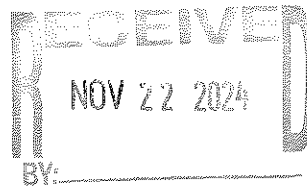
**Requestor:** Dan Wright

**Description:** Ensenada playground pieces

**Approved By:** Dan Wright    **Date:** 11/14/24

# PLAYMORE

Recreational  
Products & Services



## Deposit Invoice

#SO113

**Bill To**  
Sweetwater Creek  
1865 North Loop Parkway  
St. Augustine FL 32095  
United States

**Ship To**  
Sweetwater Creek  
Palencia  
1303 Prince Rd  
St. Augustine FL 32086  
United States

<b>Invoice Date</b> 11/11/2024	<b>Salesperson</b> Mary Cyr
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Project Name		Project ID	Terms	PO#
Sweetwater Creek : Sweetwater Palencia PG Parts REV A		20530	Due w/ Order	
Quantity	Description	Unit Price	Total Extended	
1	<b>Playworld</b> BFC3285DSD SHEET- STERN CLIMBER SIDE, LEFT	\$668.47	\$668.47	
9	<b>Playworld BAE0665</b> BOLT - 3/8in-16 X 1-3/4in	\$2.95	\$26.55	
9	<b>Playworld BAE0663</b> NUT - 3/8in-16 X 7/16in BUTTON	\$2.98	\$26.82	
8	<b>Playworld BAE0162</b> NUT - 1/4in-20 X 9/16in BUTTN	\$4.44	\$35.52	
8	<b>Playworld BAE0158</b> WASHER - 1/4in SAE FLAT -	\$0.08	\$0.64	
8	<b>Playworld BAE01525</b> BOLT- 1/4in-20 X 1-1/4in	\$0.56	\$4.48	
1	<b>Playworld</b> BFC3180BEI PORTHOLE COVER	\$128.16	\$128.16	
1	<b>Playworld ZZCH8536</b> WALK THE PLANK - RED	\$3,974.00	\$3,974.00	
1	<b>Freight</b> PLAYWORLD FREIGHT  **INSTALLATION BY OTHERS  ***PRICING GOOD UNTIL 11-29-2024***	\$450.00	\$450.00	
<i>THANK YOU FOR YOUR BUSINESS</i>		<b>Subtotal</b>	\$5,314.64	
		<b>Tax (%)</b>	\$0.00	
		<b>Total</b>	\$5,314.64	

DANIEL WRIGHT 845-544-3290 - ORIGINAL SO# 1411244





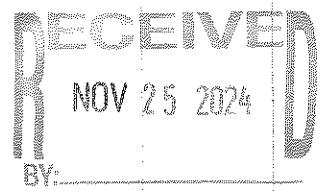
Taylor Tree Services, Inc.  
 4600 Ave B  
 St. Augustine, FL 32095 US  
 +1 9046922008  
 taylorreeservicesinc@gmail.com

# Invoice

BILL TO  
 Sweet Water Creek

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
19321	11/23/2024	\$3,600.00	11/23/2024	Due on receipt	

SCOPE	QTY	RATE	AMOUNT
Along As Calinas Blvd Between Enrede In and Lazo Ct Cut down and leave in wooded area 2 dead pine trees		3,100.00	3,100.00
Ovalo Ct Cut and remove fallen pine tree from the wood line			
Pond in front of Glorieta Dr Remove broken wax Myrtle and cut and put back in the woods fallen pine tree along woods edge			
239 Barbell Cir Remove 1 Large cluster of broken wax Myrtle and 1 small cluster of wax The one large cluster in the middle of the back of the property along the pond edge will remain			
21 Medio Dr Drop one tall, dead, pine tree and wooded area. Leave the debris			
Rincon Dr Along walking path in front of Rincon drive drop 1 large pine tree with no bark and one large, leaning dead pine tree full of vines			
Addition: 59 Glorietta- Small dead tree dropped.	1	500.00	500.00
Calle De Paz (Middle)- Large pine tree cut down, and cut up so it is not visible.			
<b>BALANCE DUE</b>			<b>\$3,600.00</b>



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 DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
11/08/24	00119	9/01/24 28342	202409 330-53800-46200	SEP FITNESS & DOG PARK	*	1,963.00		
							DUVAL LANDSCAPING MAINTENANCE	1,963.00 002771
11/08/24	00019	11/01/24 13129562	202411 330-53800-52002	NOV POOL CHEMICALS	*	2,054.80		
							POOLSURE	2,054.80 002772
11/08/24	00104	10/01/24 287	202410 330-53800-10000	OCT FITNESS CNTR MANAGER	*	10,319.83		
		10/01/24 287	202410 330-53800-10000	OCT ASSISTANT MANAGER	*	6,868.07		
		10/01/24 287	202410 330-53800-10000	OCT FRONT DESK ATTENDANTS	*	5,007.08		
		10/01/24 287	202410 330-53800-10000	SEP FRONT DESK ATTENDANTS	*	1,438.70		
		10/01/24 287	202410 330-53800-46500	OCT JANITORIAL SRVCS	*	3,622.25		
		10/01/24 287	202410 330-53800-52000	OCT POOL MAINT SRVCS	*	1,622.42		
		10/01/24 287	202410 320-53800-12100	OCT FIELD MANAGEMENT	*	7,716.83		
							RIVERSIDE MANAGEMENT SERVICES, INC	36,595.18 002773
11/08/24	00104	9/01/24 284	202409 330-53800-10000	SEP FITNESS CNTR MANAGER	*	9,922.92		
		9/01/24 284	202409 330-53800-10000	SEP ASSISTANT MANAGER	*	6,603.92		
		9/01/24 284	202409 330-53800-10000	SEP FRONT DESK ATTENDANTS	*	4,814.50		
		9/01/24 284	202409 330-53800-10000	AUG FRONT DESK ATTENDANTS	*	1,676.30		
		9/01/24 284	202409 330-53800-46500	SEP JANITORIAL SERVICES	*	3,482.92		
		9/01/24 284	202409 330-53800-52000	SEP POOL MAINT SRVCS	*	1,560.00		
		9/01/24 284	202409 320-53800-12100	SEP FIELD MANAGEMENT	*	7,420.00		
							RIVERSIDE MANAGEMENT SERVICES, INC	35,480.56 002774
11/08/24	00041	10/21/24 61965859	202410 340-53800-34400	OCT PEST CONTROL	*	81.19		
							TURNER PEST CONTROL LLC	81.19 002775
11/08/24	00147	10/30/24 213	202410 330-53800-47800	FINAL PMT FLOOR REFINISH	*	2,850.00		
							PAUL STRATTON DBA 210 HANDYMAN	2,850.00 002776

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/20/24	00129	10/18/24 10182024	202410 340-53800-34500 10/16-10/23 FITNESS CLASS	AMYSUE LONG	*	105.00	105.00 002777
11/20/24	00129	11/01/24 11012024	202411 340-53800-34500 10/30-11/8 FITNESS CLASS	AMYSUE LONG	*	140.00	140.00 002778
11/20/24	00131	11/08/24 11082024	202410 340-53800-34500 10/21-11/3 FITNESS CLASS	DIANE LAURA STOEVER	*	280.00	280.00 002779
11/20/24	00131	11/08/24 11082024	202410 340-53800-34500 10/21-11/3 FITNESS CLASS	DIANE LAURA STOEVER	*	360.00	360.00 002780
11/20/24	00128	10/31/24 10312024	202410 340-53800-34500 10/30-11/7 FITNESS CLASS	ELIANA N ROQUE	*	240.00	240.00 002781
11/20/24	00132	10/19/24 10192024	202410 340-53800-34500 10/3-10/19 FITNESS CLASS	LAURA CORREA	*	140.00	140.00 002782
11/20/24	00132	11/07/24 11072024	202411 340-53800-34500 11/7 FITNESS CLASSES	LAURA CORREA	*	70.00	70.00 002783
11/20/24	00127	10/13/24 10132024	202410 340-53800-34500 9/30-10/13 FITNESS CLASS	LINA HERMEZ	*	410.00	410.00 002784
11/20/24	00127	10/13/24 10132024	202410 340-53800-34500 10/14-11/3 FITNESS CLASS	LINA HERMEZ	*	525.00	525.00 002785
11/20/24	00135	11/08/24 11082024	202410 340-53800-34500 10/21-10/30 FITNESS CLASS	MIRANDA BULGER	*	245.00	245.00 002786
11/20/24	00141	11/08/24 11082024	202410 340-53800-34500 10/18-10/23 FITNESS CLASS	PATRICIA SCOTT	*	105.00	105.00 002787
11/20/24	00104	11/01/24 289	202411 330-53800-10000 NOV FITNESS CNTR MANAGER		*	10,319.83	

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/01/24	289	202411	330-53800-10000	NOV ASSISTANT MANAGER	*	6,868.07	
11/01/24	289	202411	330-53800-10000	NOV FRONT DESK ATTENDANTS	*	5,007.08	
11/01/24	289	202411	330-53800-10000	OCT FRONT DESK ATTENDANTS	*	1,503.94	
11/01/24	289	202411	330-53800-46500	NOV JANITORIAL SRVCS	*	3,622.25	
11/01/24	289	202411	330-53800-52000	NOV POOL MAINT SRVCS	*	1,622.42	
11/01/24	289	202411	320-53800-12100	NOV FIELD MANAGEMENT	*	7,716.83	
11/01/24	289	202411	330-53800-14000	FY24 EMPLOYEE BONUSES	*	8,491.52	
11/01/24	289	202411	330-53800-52002	POOL CHEM-TRICHLOR	*	104.94	
							RIVERSIDE MANAGEMENT SERVICES, INC 45,256.88 002788
11/20/24	00138	11/08/24	11082024 202410 340-53800-34500	10/1-10/31 FITNESS CLASS	*	280.00	
							RONALD C. CULLUM 280.00 002789
11/20/24	00136	10/31/24	10312024 202410 340-53800-34500	10/22-10/31 FITNESS CLASS	*	105.00	
							TIFFANY ROSE CUNNIGHAM 105.00 002790
11/20/24	00136	9/05/24	09052024 202409 340-53800-34500	8/27-9/5 FITNESS CLASSES	*	140.00	
							TIFFANY ROSE CUNNIGHAM 140.00 002791
11/25/24	00119	10/31/24	29215 202410 330-53800-46200	ROCK ON POOL DECK OPT #1	*	10,725.00	
							DUVAL LANDSCAPING MAINTENANCE 10,725.00 002792
11/25/24	00161	10/24/24	64049 202410 330-53800-47800	AIR CONDITION RPR & MAINT	*	17,836.00	
							WILSON HEATING AND AIR 17,836.00 002793
11/25/24	00161	10/24/24	64050 202410 330-53800-47800	AIR CONDITION RPR & MAINT	*	1,579.00	
							WILSON HEATING AND AIR 1,579.00 002794
							TOTAL FOR BANK B 157,566.61
							TOTAL FOR REGISTER 157,566.61



Duval Landscape Maintenance  
 7011 Business Park Blvd N  
 Jacksonville, FL 32256  
 www.duvallandscape.com

**INVOICE**

Date	Invoice No.
09/01/24	28342
Terms	Due Date
Net 40	10/11/24

BILL TO
Sweetwater Community Development District 475 West Town Place, Suite 114 St. Augustine, FL 32095

PROPERTY
Sweetwater Creek CDD 605 Palencia Club Dr St. Augustine, FL 32095

Amount Due	PO Number
\$1,963.00	

Please detach top portion and return with your payment.

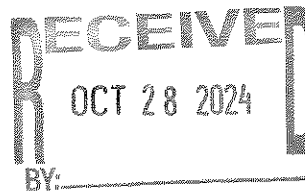
DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
#31603 - Sweetwater Fitness Center and Dog Park- 2024 September 2024					\$1,963.00

**Monthly Break Down**

- Monthly Maintenance -Mowing, edging, blowing, trimming /detail \$1,459.59
- Fertilization- \$130.66
- Bedding Plants (ANNUALS) - \$373.00

Total	\$1,963.00
Payments/Credits	(\$0.00)
<b>Balance Due</b>	<b>\$1,963.00</b>

1.320.53800.46200  
 Landscape maint and materials  
 Dw  
 10/28/24



2-330-53800-52000-Pool Maintenance  
 10/15/2023 Erin Gunia

# Invoice

Date  
 11/1/2024  
 131295625471



Invoice#

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

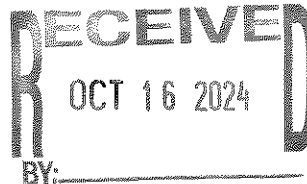
Terms	Net 30
Due Date	12/1/2024
PO #	

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
<b>Total</b>	<b>\$2,054.80</b>
Amount Paid/Credit Applied	\$0.00
Balance Due	\$2,054.80



131295625471

1 of 1

Poolsure Standard Terms & Conditions

- 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.
- 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.
- 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 lease the Equipment, and/or 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 circumstance 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 reperformance 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, ITS 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 NONDECORATIVE 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 regulations 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 or 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 and 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 and 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.

**Riverside Management Services, Inc**

9655 Florida Mining Blvd. W  
Bldg. 300, Suite 305  
Jacksonville, FL 32257

**Invoice**

Invoice #: 287  
Invoice Date: 10/1/2024  
Due Date: 10/1/2024  
Case:  
P.O. Number:

**Bill To:**

Sweetwater Creek  
219 E. Livingston St.  
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
2.330.53800.10000- Fitness Center Manager - October 2024		10,319.83	10,319.83
2.330.53800.10000- Assistant Manager - October 2024		6,868.07	6,868.07
2.330.53800.10000- Front Desk Attendants- October 2024		5,007.08	5,007.08
2.330.53800.10000- Front Desk Attendants (RMS) - September 2024 - Additional Amount Owed (Per 10/1/24 Adjustment memo for September 2024 Hourly Services)		1,438.70	1,438.70
2.330.53800.46500- Janitorial Services - October 2024		3,622.25	3,622.25
2.330.53800.52000 Pool Maintenance Services - October 2024		1,622.42	1,622.42
1.320.53800.12100- Field Management - October 2024		7,716.83	7,716.83

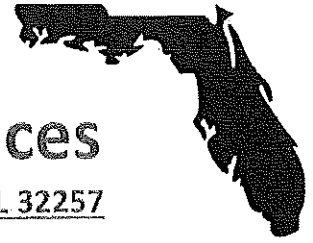
**RECEIVED**  
NOV 06 2024  
BY: \_\_\_\_\_

<b>Total</b>	<b>\$36,595.18</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$36,595.18</b>



# Riverside Management Services

9655 Florida Mining Blvd, Bldg. 300, Suite 305, Jacksonville, FL 32257



Sweetwater Creek CDD  
Monthly Credit Memorandum

DATE: October 1, 2024  
FROM: Jerry Lambert  
TO: RMS Billing Department  
SUBJECT: September Adjustment – Monthly Invoice Adjustment for September 2024 Hourly Services

Please adjust October 2024 invoice to reflect the actual hours worked for the month of September 2024 for the following services.

	<u>Hours</u>	<u>Hourly Rate</u>	<u>Total</u>	<u>Billed</u>	<u>Due Amount</u>
• Front Desk Attendants	312.66	\$20.00	<b>\$6,253.20</b>	\$4,814.50	\$1,438.70 Owed

RMS

SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT  
FACILITY ATTENDANT BILLABLE HOURS  
FOR THE MONTH OF SEPTEMBER 2024

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/1/24	5.6	A.F.	Amenity Center/Fitness Center Attendant
9/1/24	6.45	Z.S.	Amenity Center/Fitness Center Attendant
9/2/24	4.48	C.T.	Amenity Center/Fitness Center Attendant
9/2/24	5.65	A.F.	Amenity Center/Fitness Center Attendant
9/3/24	4.12	A.F.	Amenity Center/Fitness Center Attendant
9/3/24	5.57	AB.F.	Amenity Center/Fitness Center Attendant
9/4/24	4.65	C.T.	Amenity Center/Fitness Center Attendant
9/4/24	6.35	T.N.	Amenity Center/Fitness Center Attendant
9/4/24	5.55	Z.S.	Amenity Center/Fitness Center Attendant
9/5/24	4.48	C.T.	Amenity Center/Fitness Center Attendant
9/5/24	5.62	A.F.	Amenity Center/Fitness Center Attendant
9/6/24	4.48	C.T.	Amenity Center/Fitness Center Attendant
9/6/24	0.65	M.K.	Amenity Center/Fitness Center Attendant
9/8/24	4.48	Z.S.	Amenity Center/Fitness Center Attendant
9/7/24	3.03	M.K.	Amenity Center/Fitness Center Attendant
9/7/24	5.97	T.N.	Amenity Center/Fitness Center Attendant
9/8/24	5.52	A.F.	Amenity Center/Fitness Center Attendant
9/8/24	6.17	Z.S.	Amenity Center/Fitness Center Attendant
9/9/24	4.28	M.K.	Amenity Center/Fitness Center Attendant
9/9/24	5.58	AB.F.	Amenity Center/Fitness Center Attendant
9/10/24	3.78	A.F.	Amenity Center/Fitness Center Attendant
9/10/24	5.58	AB.F.	Amenity Center/Fitness Center Attendant
9/11/24	4.22	M.K.	Amenity Center/Fitness Center Attendant
9/11/24	5.58	Z.S.	Amenity Center/Fitness Center Attendant
9/12/24	4.27	M.K.	Amenity Center/Fitness Center Attendant
9/12/24	5.45	AB.F.	Amenity Center/Fitness Center Attendant
9/13/24	4.22	M.K.	Amenity Center/Fitness Center Attendant
9/13/24	4.68	Z.S.	Amenity Center/Fitness Center Attendant
9/14/24	5.22	AB.F.	Amenity Center/Fitness Center Attendant
9/14/24	6.03	T.N.	Amenity Center/Fitness Center Attendant
9/15/24	1.02	AB.F.	Amenity Center/Fitness Center Attendant
9/15/24	4.25	M.K.	Amenity Center/Fitness Center Attendant
9/16/24	4.27	M.K.	Amenity Center/Fitness Center Attendant
9/16/24	5.55	A.F.	Amenity Center/Fitness Center Attendant
9/17/24	4.02	A.F.	Amenity Center/Fitness Center Attendant
9/17/24	5.45	AB.F.	Amenity Center/Fitness Center Attendant
9/18/24	4.32	M.K.	Amenity Center/Fitness Center Attendant
9/18/24	5.6	Z.S.	Amenity Center/Fitness Center Attendant
9/19/24	10.07	M.K.	Amenity Center/Fitness Center Attendant
9/19/24	6.12	Z.S.	Amenity Center/Fitness Center Attendant
9/20/24	4.2	M.K.	Amenity Center/Fitness Center Attendant
9/20/24	4.9	Z.S.	Amenity Center/Fitness Center Attendant
9/21/24	5.27	AB.F.	Amenity Center/Fitness Center Attendant
9/21/24	6.02	T.N.	Amenity Center/Fitness Center Attendant
9/22/24	5.33	A.F.	Amenity Center/Fitness Center Attendant
9/22/24	6.2	Z.S.	Amenity Center/Fitness Center Attendant
9/23/24	4.38	M.K.	Amenity Center/Fitness Center Attendant
9/23/24	5.62	A.F.	Amenity Center/Fitness Center Attendant
9/24/24	4.33	A.F.	Amenity Center/Fitness Center Attendant
9/24/24	1.03	AB.F.	Amenity Center/Fitness Center Attendant
9/24/24	5.58	M.K.	Amenity Center/Fitness Center Attendant
9/25/24	4.32	M.K.	Amenity Center/Fitness Center Attendant
9/25/24	5.58	Z.S.	Amenity Center/Fitness Center Attendant
9/26/24	10.33	M.K.	Amenity Center/Fitness Center Attendant
9/27/24	4.27	M.K.	Amenity Center/Fitness Center Attendant
9/27/24	4.63	Z.S.	Amenity Center/Fitness Center Attendant
9/28/24	5.27	AB.F.	Amenity Center/Fitness Center Attendant
9/28/24	5.95	T.N.	Amenity Center/Fitness Center Attendant
9/29/24	5.42	A.F.	Amenity Center/Fitness Center Attendant
9/29/24	6.2	Z.S.	Amenity Center/Fitness Center Attendant
9/30/24	4.28	M.K.	Amenity Center/Fitness Center Attendant
9/30/24	5.57	A.F.	Amenity Center/Fitness Center Attendant

312.66

**Riverside Management Services, Inc**  
 9655 Florida Mining Blvd. W  
 Bldg. 300, Suite 305  
 Jacksonville, FL 32257

# Invoice

**Invoice #:** 284  
**Invoice Date:** 9/1/2024  
**Due Date:** 9/1/2024  
**Case:**  
**P.O. Number:**

**Bill To:**  
 Sweetwater Creek  
 219 E. Livingston St.  
 Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
2.330.53800.10000- Fitness Center Manager - September 2024		9,922.92	9,922.92
2.330.53800.10000- Assistant Manager - September 2024		6,603.92	6,603.92
2.330.53800.10000- Front Desk Attendants- September 2024		4,814.50	4,814.50
2.330.53800.10000- Front Desk Attendants (RMS) - August 2024 - Additional Amount Owed (Per 9/1/24 Adjustment memo for August 2024 Hourly Services)		1,676.30	1,676.30
2.330.53800.46500- Janitorial Services - September 2024		3,482.92	3,482.92
2.330.53800.52000 Pool Maintenance Services - September 2024		1,560.00	1,560.00
2.320.53800.12100- Field Management - September 2024		7,420.00	7,420.00

**RECEIVED**  
 OCT 30 2024  
 BY: \_\_\_\_\_

<b>Total</b>	<b>\$35,480.56</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$35,480.56</b>



PAYMENT ADDRESS:  
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503  
 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC  
 P.O. Box 952503  
 Atlanta, GA 31192-2503  
 904-355-5300

**Service Slip/Invoice**

INVOICE:	619658598
DATE:	10/21/2024
ORDER:	619658598

Bill To: [216013]  
 Sweet Water Creek CDD  
 C/O GMS  
 475 W Town Pl Ste 114  
 Saint Augustine, FL 32092-3649

Work Location: [216013] 904-940-5850  
 Sweetwater Creek CDD  
 1865 N Loop Pkwy  
 Saint Augustine, FL 32095-6842

Work Date	Time	Target Pest	Technician	Time In
10/21/2024	10:11 AM			10:11 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/21/2024		10:49 AM

Service	Description	Price
---------	-------------	-------

CPCM	Commercial Pest Control - Monthly Service	\$81.19
<b>SUBTOTAL</b>		\$81.19
<b>TAX</b>		\$0.00
<b>AMT. PAID</b>		\$0.00
<b>TOTAL</b>		\$81.19

**AMOUNT DUE \$81.19**

2.340.53800.34400  
 Pest control  
 DW  
 10/22/24

**RECEIVED**  
 OCT 22 2024  
 BY: \_\_\_\_\_

*[Handwritten Signature]*

TECHNICIAN SIGNATURE

*[Handwritten Signature]*

CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

**PLEASE PAY FROM THIS INVOICE**

## CHECK REQUEST FORM

Project: Sweetwater Creek C.D.D.  
Vendor: 210 Handyman Services  
160 Meadow Creek, Saint Johns, FL 32259

Check Amount: \$2,850.00

Check Needed: ASAP  
Cost Code: 2-330-53800-47800

Requestor: Erin Gunia

Description: floor refinishing

RECEIVED  
OCT 30 2024  
BY: \_\_\_\_\_

Approved By: Erin Gunia Date: 10/30/2024



# 210 Handyman Services, LLC

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

**RECIPIENT:**

**Sweetwater Creek CDD Supervisors and Staff**

1865 North Loop Parkway  
St. Augustine, Florida 32095

### Invoice #213

Issued Oct 28, 2024

Due Oct 28, 2024

**Total \$5,200.00**

Account Balance \$2,850.00

### For Services Rendered

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

We accept the following forms of payment.  
Cash  
Venmo - @Paul-Stratton-18  
Zelle - Paul Stratton 315-726-2975  
Check - Payable to 210 Handyman Services

By booking your project, you agree to our Policies and Procedures Agreement.  
Please ensure to review the agreement before booking.

Thank you for your business. Please contact us with any questions regarding this invoice.

<b>Total</b>	\$5,200.00
<b>Paid</b>	- \$2,600.00
<b>Invoice balance</b>	\$2,600.00
<b>Account balance</b>	\$2,850.00

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

Amy Sue Long

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

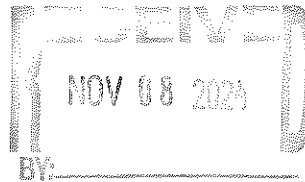
2023 Classes Taught in TWO week period:

Yoga <sup>10</sup> 10/16, <sup>10</sup> 10/18, 10/23

Substitute Dates:

Code: 2-340-53800-34500

Cost: ~~100~~ 105



Approved:

*Amy Sue Long*

Date:

10/18/24

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

Amy Sue Long

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

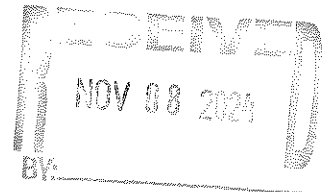
2023 Classes Taught in TWO week period:

Yoga 10/30 11/4  
11/1 11/8

Substitute Dates:

Code: 2-340-53800-34500

Cost: ~~200~~ \$190



Approved:

*Amy Sue Long*

Date: 11/11/24



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

Vendor: Diane Stoever  
153 Oak Common Ave St Aug, FL 32095

OCT 21 - NOV 3

Stretch 10/21, 11/1

Substitute Dates:  
Barre 10/21

Pilates 10/22

Cardio 10/22

Kids Fitness 10/23, 10/30

Code: 2-340-53800-34500

Cost:

280.00

RECEIVED  
NOV 08 2024  
BY: \_\_\_\_\_

Approved:

*[Signature]*

Date:

11/8/24

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

Vendor: Diane Stoever

153 Oak Common Ave. St. Augustine, Fl 32095

2023 Classes Taught in TWO week period: Oct 21 - Nov 3

Pilates Dates: 10/22 sr. pilates

Kids Fitness Dates: 10/23 Kids Fit 10/30

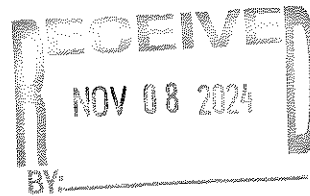
Stretch Dates: 10/21, 10/28, 11/1

Barre Dates: 10/21, 10/28

Substitute Dates: 10/22 Cardio

Code: 2-340-53800-34500

Cost: \$360.00



Approved:

A handwritten signature in black ink, appearing to be "AM", written over the "Approved:" label.

Date:

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

Vendor: Eliana Roque  
138 Pickett Dr, St. Augustine, FL 32084

2023 Classes Taught in TWO week period:

Cardio Core Dates: 11-5

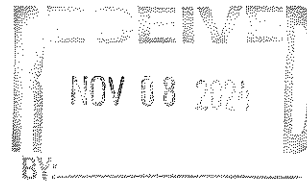
Senior Mat Pilates Dates: 11/5

Senior Strength Dates: 10/30 11/6

Substitute Dates: 10/31 - Pilates  
11/07 - Pilates

Code: 2-340-53800-34500

Cost: \$ 240



Approved: *Eliana Roque*

Date: 10/31/24

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:

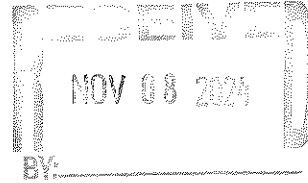
Zumba Dates: 10/03 & 10/17 - 6:00PM

Zumba Tone/Zumba Dates: 10/05 & 10/19 - 9:00AM

Substitute Dates: ~~10/03~~

Code: 2-340-53800-34500

Cost: \$140



Approved:

*[Handwritten signature]*

Date:

10/19/24

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:

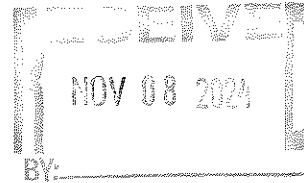
Zumba Dates: 11/02 - 9:00AM  
                  11/07 - 6:30PM

Zumba Tone/Zumba Dates:

Substitute Dates:

Code: 2-340-53800-34500

Cost: \$70



Approved: *[Signature]*

Date: 11/07/24

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:

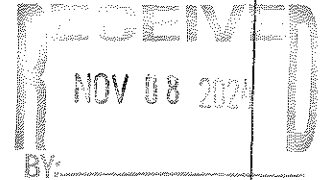
Meditation Dates: 2<sup>nd</sup>, 9<sup>th</sup> oct

Yogalates Dates: 1<sup>st</sup>, 8<sup>th</sup> oct

Power Pump Dates: 1<sup>st</sup>, 8<sup>th</sup> oct

Yoga Dates: 2<sup>nd</sup>, 6<sup>th</sup>, 13<sup>th</sup>

Pilates Dates: 30<sup>th</sup> sep, 7<sup>th</sup> oct



Code: 2-340-53800-34500

Cost: \$ 410<sup>00</sup> (one class canceled because Milton)  
D. L.

Approved: \_\_\_\_\_

Date: 13<sup>th</sup> oct, 2024

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:

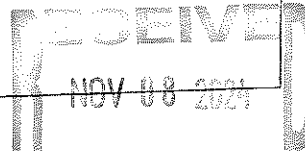
Meditation Dates: 16<sup>th</sup>, 23<sup>rd</sup>, 30<sup>th</sup>

Yogalates Dates: 15<sup>th</sup>, 22<sup>nd</sup>

Power Pump Dates: 16<sup>th</sup>, 23<sup>rd</sup>, 30<sup>th</sup>

Yoga Dates: 27<sup>th</sup> oct, 3<sup>rd</sup> Nov, 16<sup>th</sup> oct, 23<sup>rd</sup> oct

Pilates Dates: 14<sup>th</sup> oct, 21<sup>st</sup> oct



Code: 2-340-53800-34500

Cost: \$525<sup>00</sup> (No classes 27<sup>th</sup>, 28<sup>th</sup>, 29<sup>th</sup> oct)  
do do

Approved:

A handwritten signature in black ink, appearing to be "Lina Hermez".

Date:

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

Vendor: Miranda Bulger

2112 Pons Springs Way, Fleming Island, FL 32003

10/21 - 10/30

2023 Classes Taught in TWO week period:

Spin Dates: 10/21 10/23 10/28 10/30

HIIT Dates: 10/21 10/28

Substitute Dates:

Code: 2-340-53800-34500

Cost:

245<sup>00</sup>



BY:

Approved:

*Miranda Bulger*

Date:



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:

Stretch (Sub for Pilate)  
10/18 12 - 1PM

Yogalates Dates:

Spin 10/21 10:15 - 11:00

Power Pump Dates:

Senior Strength 10-11 10/23

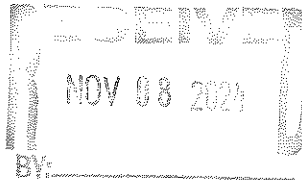
Yoga Dates:

Pilates Dates:

Code: 2-340-53800-34500

Cost:

105<sup>00</sup>



Approved:

*[Signature]*

Date:

*[Signature]*

**Riverside Management Services, Inc**  
 9655 Florida Mining Blvd. W  
 Bldg. 300, Suite 305  
 Jacksonville, FL 32257

# Invoice

**Invoice #:** 289  
**Invoice Date:** 11/1/2024  
**Due Date:** 11/1/2024  
**Case:**  
**P.O. Number:**

**Bill To:**

Sweetwater Creek  
 219 E. Livingston St.  
 Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
2.320.53800.12100- Fitness Center Manager - November 2024		10,319.83	10,319.83
2.330.53800.10000- Assistant Manager - November 2024		6,868.07	6,868.07
2.330.53800.10000- Front Desk Attendants- November 2024		5,007.08	5,007.08
2.330.53800.10000- Front Desk Attendants (RMS) - October 2024 - Additional Amount Owed (Per 11/1/24 Adjustment memo for October 2024 Hourly Services)		1,503.94	1,503.94
2.330.53800.46500- Janitorial Services - November 2024		3,622.25	3,622.25
2.330.53800.52000 Pool Maintenance Services - November 2024		1,622.42	1,622.42
2.320.53800.12100- Field Management - November 2024		7,716.83	7,716.83
FY24 Employee Bonuses		8,491.52	8,491.52
Pool Chemicals - Trichlor		104.94	104.94

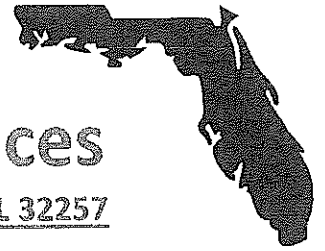
**RECEIVED**  
 NOV 07 2024  
 BY: \_\_\_\_\_

*Jerry Lambert*  
 11-7-24

<b>Total</b>	<b>\$45,256.88</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$45,256.88</b>

# Riverside Management Services

9655 Florida Mining Blvd, Bldg. 300, Suite 305, Jacksonville, FL 32257



Sweetwater Creek CDD  
Monthly Credit Memorandum

DATE: November 1, 2024  
FROM: Jerry Lambert  
TO: RMS Billing Department  
SUBJECT: October Adjustm – Monthly Invoice Adjustment for October 2024 Hourly Services

Please adjust November 2024 invoice to reflect the actual hours worked for the month of October 2024 for the following services.

	<u>Hours</u>	<u>Hourly Rate</u>	<u>Total</u>	<u>Billed</u>	<u>Due Amount</u>
• Front Desk Attendants	313.03	\$20.80	<b>\$6,511.02</b>	\$5,007.08	\$1,503.94 Owed

RMS

SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT  
FACILITY ATTENDANT BILLABLE HOURS  
FOR THE MONTH OF OCTOBER 2024

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/1/24	3.92	A.F.	Amenity Center/Fitness Center Attendant
10/1/24	5.48	Z.S.	Amenity Center/Fitness Center Attendant
10/2/24	4.42	M.K.	Amenity Center/Fitness Center Attendant
10/2/24	5.58	Z.S.	Amenity Center/Fitness Center Attendant
10/3/24	4.4	M.K.	Amenity Center/Fitness Center Attendant
10/3/24	6.05	T.N.	Amenity Center/Fitness Center Attendant
10/4/24	4.23	M.K.	Amenity Center/Fitness Center Attendant
10/4/24	4.67	Z.S.	Amenity Center/Fitness Center Attendant
10/5/24	5.48	M.K.	Amenity Center/Fitness Center Attendant
10/5/24	6.07	T.N.	Amenity Center/Fitness Center Attendant
10/6/24	5.37	A.F.	Amenity Center/Fitness Center Attendant
10/6/24	6.28	Z.S.	Amenity Center/Fitness Center Attendant
10/7/24	4.32	M.K.	Amenity Center/Fitness Center Attendant
10/7/24	5.23	T.N.	Amenity Center/Fitness Center Attendant
10/8/24	4.23	M.K.	Amenity Center/Fitness Center Attendant
10/8/24	5.6	Z.S.	Amenity Center/Fitness Center Attendant
10/9/24	5.37	M.K.	Amenity Center/Fitness Center Attendant
10/9/24	5.28	Z.S.	Amenity Center/Fitness Center Attendant
10/10/24	4.22	M.K.	Amenity Center/Fitness Center Attendant
10/10/24	4.07	T.N.	Amenity Center/Fitness Center Attendant
10/11/24	3.83	M.K.	Amenity Center/Fitness Center Attendant
10/11/24	4.58	Z.S.	Amenity Center/Fitness Center Attendant
10/12/24	5.18	AB.F.	Amenity Center/Fitness Center Attendant
10/12/24	6.1	T.N.	Amenity Center/Fitness Center Attendant
10/13/24	5.3	M.K.	Amenity Center/Fitness Center Attendant
10/13/24	6.22	Z.S.	Amenity Center/Fitness Center Attendant
10/14/24	3.9	M.K.	Amenity Center/Fitness Center Attendant
10/14/24	5.6	A.F.	Amenity Center/Fitness Center Attendant
10/15/24	3.97	A.F.	Amenity Center/Fitness Center Attendant
10/15/24	5.55	Z.S.	Amenity Center/Fitness Center Attendant
10/16/24	4.42	M.K.	Amenity Center/Fitness Center Attendant
10/16/24	5.68	Z.S.	Amenity Center/Fitness Center Attendant
10/17/24	4.25	M.K.	Amenity Center/Fitness Center Attendant
10/17/24	5.32	T.N.	Amenity Center/Fitness Center Attendant
10/18/24	4.28	M.K.	Amenity Center/Fitness Center Attendant
10/18/24	4.6	Z.S.	Amenity Center/Fitness Center Attendant
10/19/24	5.18	AB.F.	Amenity Center/Fitness Center Attendant
10/19/24	6.1	T.N.	Amenity Center/Fitness Center Attendant
10/20/24	5.36	A.F.	Amenity Center/Fitness Center Attendant
10/20/24	6.13	Z.S.	Amenity Center/Fitness Center Attendant
10/21/24	4.25	M.K.	Amenity Center/Fitness Center Attendant
10/21/24	5.42	AB.F.	Amenity Center/Fitness Center Attendant
10/22/24	3.73	A.F.	Amenity Center/Fitness Center Attendant
10/22/24	5.9	Z.S.	Amenity Center/Fitness Center Attendant
10/23/24	4.27	M.K.	Amenity Center/Fitness Center Attendant
10/23/24	6.18	Z.S.	Amenity Center/Fitness Center Attendant
10/24/24	4.25	M.K.	Amenity Center/Fitness Center Attendant
10/24/24	5.52	T.N.	Amenity Center/Fitness Center Attendant
10/25/24	4.25	M.K.	Amenity Center/Fitness Center Attendant
10/25/24	4.6	Z.S.	Amenity Center/Fitness Center Attendant
10/26/24	5.15	AB.F.	Amenity Center/Fitness Center Attendant
10/26/24	6.1	T.N.	Amenity Center/Fitness Center Attendant
10/27/24	5.36	A.F.	Amenity Center/Fitness Center Attendant
10/27/24	7.2	M.K.	Amenity Center/Fitness Center Attendant
10/28/24	3.83	M.K.	Amenity Center/Fitness Center Attendant
10/28/24	5.53	A.F.	Amenity Center/Fitness Center Attendant
10/29/24	3.78	A.F.	Amenity Center/Fitness Center Attendant
10/29/24	5.6	Z.S.	Amenity Center/Fitness Center Attendant
10/30/24	3.63	AB.F.	Amenity Center/Fitness Center Attendant
10/30/24	5.78	Z.S.	Amenity Center/Fitness Center Attendant
10/31/24	5.48	Z.S.	Amenity Center/Fitness Center Attendant
10/31/24	5.42	T.N.	Amenity Center/Fitness Center Attendant

313.03

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

Vendor: Ron Collum

416 Heather Dr St. Augustine, FL 32095

2023 Classes Taught in TWO week period:

OCTOBER CLASSES: ~~Mon~~ Tues & Thur 1230-130

Tai Chi Dates:

OCT 1, 3, 8, 15, 17, 22, 24, 31

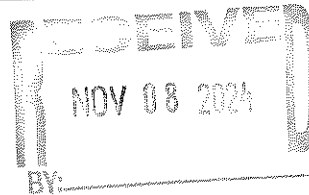
Substitute Dates:

$8 \times 35 = 280.$

Code: 2-340-53800-34500

Cost:

\$ 280.



Approved:

*[Signature]* 31 OCT 24

Date:

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:

3

10 - 22 - 24

Cardio X Dates:

10 - 24 - 24

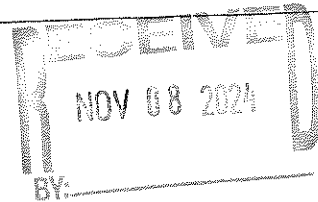
10 - 31 - 24

Substitute Dates:

Code: 2-340-53800-34500

Cost:

\$10500



Approved:

Date:

10/31/24

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:

(4)      8-27      8-29  
            9-3      9-5

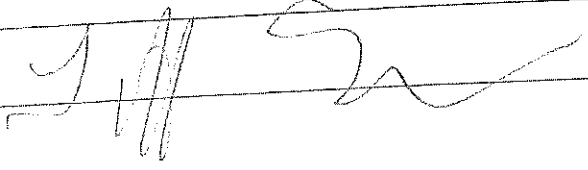
Cardio X Dates:

Substitute Dates:

Code: 2-340-53800-34500

Cost: 140<sup>00</sup>

RECEIVED  
NOV 08 2024  
BY: \_\_\_\_\_

Approved:  Date: 9-5-24



Duval Landscape Maintenance  
 7011 Business Park Blvd N  
 Jacksonville, FL 32256  
 www.duvallandscape.com

**INVOICE**

Date	Invoice No.
10/31/24	29215
Terms	Due Date
Net 40	12/10/24

BILL TO
Sweetwater Community Development District 475 West Town Place, Suite 114 St. Augustine, FL 32095

PROPERTY
Sweetwater Creek CDD 605 Palencia Club Dr St. Augustine, FL 32095

Amount Due	PO Number
\$10,725.00	

Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
-------------	-----	-----	------------	-----------	-------

#33581 - Rock on pool deck Option 1

Rake out and remove old pine straw.  
 Install weed mat and 1" +/- river rock to  
 beds listed below.

From pool deck to back side of  
 podocarpus hedge.

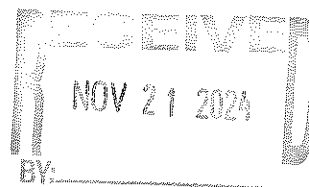
The entire back fence. Front and  
 backside.

Looking at pool pump shed. Right side  
 bed. Rock entire bed.

Looking at poop pump shed. Left side  
 from the pool deck to the pillars and  
 draw a straight line to the iris.

Looking at back of amenity center. Two  
 small beds that run along building,  
 stopping at the corner of the building.

2.330.53800.46200  
 Landscape Maint and improvements  
 DW  
 11/21/24



Enhancement/Extra Services

\$10,725.00



Total	\$10,725.00
Payments/Credits	(\$0.00)
<b>Balance Due</b>	<b>\$10,725.00</b>

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

Name: Wilson Heating and Air

Address: 97 Masters Dr, St. Augustine, Fl 32084

Cost: \$19,415.00

Description: Air Conditioning Repair and Maintenance

Requested by: Erin Gunia

Code: 2-330-53800-47800

Approved: Erin Gunia

Date: 11/15/24

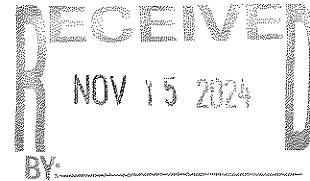
# Wilson Heating & Air Conditioning, Inc.

97 Masters Drive  
 St. Augustine, FL 32084  
 (904) 827-1216

# Invoice

Date	Invoice #
10/24/2024	64049

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



P.O. No.	Terms	Project
	On Receipt	

Quantity	Description	Rate	Amount
	Location; 1865 N Loop Parkway (Palencia Fitness Center)	0.00	0.00
	Tech; David, Richard, Jonathan, Brady, Aiden - Condensing Unit 1/B - Replace both compressors		
	Recovered refrigerant from unit, removed both compressors. Removed and replaced both filter driers.		
	Installed both compressors, brazed in piping and coil equalizer tubes.		
	Leak tested with nitrogen-ok.		
	Evacuated system down, put recovered refrigerant back in unit and tested.		
	Both compressors pumping good, amp 5 ok.		
	New compressor 1; ZP83KCE-TFS-899 / 24F5899AD		
	New compressor 2; ZP83KCE-TFS-899 / 24G6113AD		
	Replaced (2) compressors P#COMO9667 & (2) filter driers	17,836.00	17,836.00
		<b>Total</b>	<b>\$17,836.00</b>

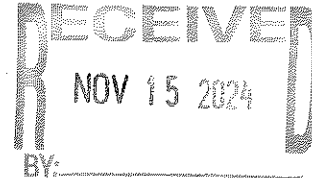
# Wilson Heating & Air Conditioning, Inc.

97 Masters Drive  
 St. Augustine, FL 32084  
 (904) 827-1216

# Invoice

Date	Invoice #
10/24/2024	64050

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



P.O. No.	Terms	Project
	On Receipt	

Quantity	Description	Rate	Amount
	Location; 1865 N Loop Parkway (Palencia Fitness Center)  Tech; David, Richard, Jonathan, Brady, Aiden - Quarterly PM & FC (1) 30 ton split system w/ (2) C/U's  Check belts-ok, cleared drain line, replaced dirty filters. Added algae tabs, checked capacitors, amps, pressures, washed both condensers. Temp split 20'  (6) 20x20x1 (2) 16x20x2 (3) 12x24x2  C/U; Trane; TTA180F3H0AA / 103158CETA C/U; Trane; TTA180F3H0AA / 10321P2UTA A/H; Perform Climate; H2L773AA / K10584017	1,579.00	1,579.00
		<b>Total</b>	<b>\$1,579.00</b>

*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: 144

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

(C) Amount Payable: \$553.75

(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 # 10810 Review revised playground quotes, terms & conditions from BYO, Review draft playground equipment installation agreement, board meeting notes, review Tract K SJC letter and options, Title Search.

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

The undersigned hereby certifies that:

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

OR

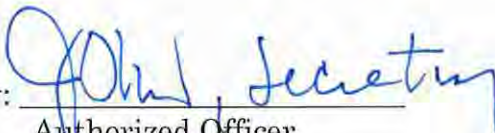
this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid.

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

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


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

**SWEETWATER CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Authorized Officer

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

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

  
Consulting Engineer



# INVOICE

**KILINSKI | VAN WYK**

Invoice # 10810  
Date: 11/18/2024  
Due On: 12/18/2024

## Kilinski | Van Wyk PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

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

### SWEETWATER CREEK CDD - 2019 PROJECT CONSTRUCTION

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	MGH	10/01/2024	Review revised playground quotes, terms, and conditions from BYO.	0.30	\$265.00	\$79.50
Service	MGH	10/03/2024	Review draft playground equipment installation agreement and Board meeting notes to confirm desired specifications; exchange correspondence with Supervisor Smith and District staff regarding same.	0.50	\$265.00	\$132.50
Service	JK	10/04/2024	Review Tract K SJC letter and options for same	0.20	\$310.00	\$62.00
Expense	RB	10/22/2024	Title Search: ProTitle Ordered 8/16/24 Invoice #09-22-2024 St. Johns County	1.00	\$279.75	\$279.75
<b>Total</b>						<b>\$553.75</b>

### Detailed Statement of Account

#### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
10810	12/18/2024	\$553.75	\$0.00	\$553.75
<b>Outstanding Balance</b>				<b>\$553.75</b>
<b>Total Amount Outstanding</b>				<b>\$553.75</b>



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

Please pay within 30 days.

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

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: 145

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

(C) Amount Payable: \$124.00

(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 # 10975 Review engineer's certificate and compile deeds/bills of sale; Review playmor proposal for terms/conditions and contract addendum; review update work proposals.

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

The undersigned hereby certifies that:

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

OR

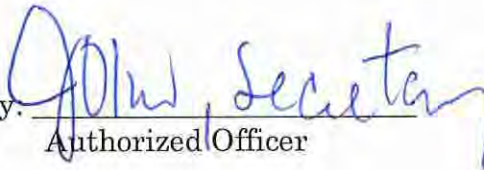
this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid.

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

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

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

**SWEETWATER CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Authorized Officer

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

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

  
\_\_\_\_\_  
Consulting Engineer



# INVOICE

**KILINSKI | VAN WYK**

Invoice # 10975  
Date: 12/10/2024  
Due On: 01/09/2025

## Kilinski | Van Wyk PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

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

### SWEETWATER CREEK CDD - 2019 PROJECT CONSTRUCTION

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	JK	11/04/2024	Review engineers certificate and compile deeds/bills of sale for same	0.20	\$310.00	\$62.00
Service	JK	11/14/2024	Review playmor proposal for terms/ conditions and contract addendum; review updated work proposals	0.20	\$310.00	\$62.00
<b>Total</b>						<b>\$124.00</b>

### Detailed Statement of Account

#### Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
10810	12/18/2024	\$553.75	\$0.00	\$553.75

#### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
10975	01/09/2025	\$124.00	\$0.00	\$124.00
<b>Outstanding Balance</b>				<b>\$677.75</b>
<b>Total Amount Outstanding</b>				<b>\$677.75</b>

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

Please pay within 30 days.

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

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: 146

(B) Name and address of Payee: Design2Wellness  
PO Box 398  
Lewis Center, OH 43035

(C) Amount Payable: \$43,663.00

(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 # 49881 – Strength Equipment Replacement. 50% deposit.

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

The undersigned hereby certifies that:

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

OR

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

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

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

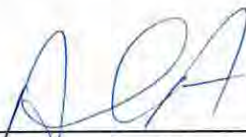
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**SWEETWATER CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Authorized Officer

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

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

  
Consulting Engineer

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

Name: Design2Wellness

Address: P. O. Box 398  
Lewis Center, OH 43035

Cost: \$43,663

Description: Strength Equipment replacement

Requested by: Erin Gunia

Code: Bond Money-approved by Board

Approved: Erin Gunia

Date: 12/20/24





P. O. Box 398  
Lewis Center, OH 43035  
www.design2wellness.com

# Invoice

Date	Invoice #
12/20/2024	49881

Bill To:
Sweetwater Creek Community Development District 475 W Town PL Ste 114 St Augustine, FL 32092

Ship To:
1865 North Loop Parkway St. Augustine, FL 32095

Purchase Order Number

Terms	Sales Rep
Net 30	Kelly



# Invoice

P. O. Box 398  
 Lewis Center, OH 43035  
 www.design2wellness.com

Date	Invoice #
12/20/2024	49881

<b>Bill To:</b>
Sweetwater Creek Community Development District 475 W Town PL Ste 114 St Augustine, FL 32092

<b>Ship To:</b>
1865 North Loop Parkway St. Augustine, FL 32095

<b>Purchase Order Number</b>

<b>Terms</b>	<b>Sales Rep</b>
Net 30	Kelly

Product Number	Description	QTY	Price Each	Amount
<b>***Strength Machines***</b>				
G3-S13	Matrix Aura Converging Chest Press	1	3,510.00	3,510.00
G3-S22	Matrix Aura Rear Delt/Fly	1	3,601.00	3,601.00
G3-S34	Matrix Aura Diverging Seated Row	1	3,413.00	3,413.00
G3-S71	Matrix Aura Leg Extension	1	3,159.00	3,159.00
G3-S72	Matrix Aura Seated Leg Curl	1	3,159.00	3,159.00
G7-S70B-H	Matrix Ultra Leg Press Heavy Stack	1	7,384.00	7,384.00
VS-S40-USB2	Matrix Versa Biceps Curl Heavy Stack	1	2,490.00	2,490.00
MG-MR690	Matrix Mega 8' Half Rack (no spotter stands)	1	3,406.00	3,406.00
MG-PL13	Matrix Supine Bench Press	1	1,859.00	1,859.00
MG-PL79	Matrix Magnum Plate Loaded Squat Lunge	1	1,430.00	1,430.00
VS-S23-USB2	Matrix Versa Converging Shoulder Press Heavy Stack	1	3,094.00	3,094.00
VS-S33-USB2	Matrix Versa Diverging Lat Pulldown Heavy Stack	1	3,094.00	3,094.00
VS-S42-USB2	Matrix Versa Triceps Press Heavy Stack	1	2,490.00	2,490.00
VS-S531-02B2	Matrix Versa Low Back/AB Heavy Stack	1	2,633.00	2,633.00
VS-S74-USB2	Matrix Versa Duals Hip Abductor/Adductor Heavy Stack	1	2,886.00	2,886.00
VS-VFT HS + VS-...	Matrix Functional Trainer Heavy Stack, 18" Storage	1	4,368.00	4,368.00
G3-MS40	Matrix Aura 4-Stack Multi-Station, includes G3-MS23 Adj Pulley, G3-MS52 Tricep Pushdown, G3-MS51 Lat Pulldown, G3-MS53 Low Row & G3-MS40CK Connector Piece	1	8,086.00	8,086.00
711SM	TKO Squat Machine	1	1,787.00	1,787.00
MG-A82	Matrix/Magnum Multi-Adj Bench, LP	3	1,099.00	3,297.00
9NP-B7524-60AAS	Nautilus Stretch Trainer, Black	1	756.00	756.00
MG-PL62	Matrix Magnum Plate Loaded Smith Machine	1	4,108.00	4,108.00
<b>***Indoor Cycling Bikes***</b>				
9-7340-QINTP0	Schwinn AC Sport Group Cycle Bike	8	1,417.625	11,341.00
Shipping	Shipping Charges directly to customers location from the manufacturer. D2W installation team will be there to unload semi truck.	1	5,375.00	5,375.00
Installation	Delivery & Installation	1	4,400.00	4,400.00

<b>Phone #</b>	<b>Fax #</b>	<b>Thank you for your business!!!</b>	<b>Subtotal</b>
859-760-7000	740-548-7044		<b>Payments</b>
		E-mail	<b>Balance Due</b>
		tdye@design2wellness.com	

Product Number	Description	QTY	Price Each	Amount
Discount - Trade-in	Trade-in Discount LifeFitness Pieces: Pec/Fly, Row, Ab Bench, Leg Ext, Leg Curl, Bicep Curl, Smith Machine, Shoulder Press, Tricep, Low Back, Chest Press, Leg Press, Lat Pulldown, Inner/Outer Thigh, Dual Adj Pulley, Preacher curl Bench & 4 Stack Multi Gym		-7,350.00	-7,350.00
Discount - Sales	Additional Partnership Discount  Matrix Warranty: Frame 10 Years , Weight Stacks 5 Years , Pulleys 5 Years, Pivot Bearings 5 Years, Parts & other items not specified 3 Years, Upholstery/Cables/Springs 1 Year  Schwinn Warranty: Limited 10 year warranty on structural frame not including coatings, all other components warranted for 3years parts and 3 years labor. 10 year warranty on belts.  Approx lead times: 8 weeks		-450.00	-450.00

<b>Phone #</b>	<b>Fax #</b>	<i>Thank you for your business!!!</i>	<b>Subtotal</b>	\$83,326.00
859-760-7000	740-548-7044		<b>Payments</b>	\$0.00
		E-mail	<b>Balance Due</b>	\$83,326.00
		tdye@design2wellness.com		

*FOURTH ORDER OF BUSINESS*

*A.*



**DUVAL  
LANDSCAPE  
MAINTENANCE, LLC**

With

**Sweetwater Creek  
Community Development  
District**

**Monthly Reporting  
December 2024**





# **DUVAL LANDSCAPE MAINTENANCE, LLC**

## **Monthly Reporting December 2024**

### **In Progress:**

1. Bi-weekly mowing continues through March 31st.
2. Sod repairs at Duval's cost.
3. Select areas beyond round-a-bout to receive top soil top dressing.
4. Ornamental grass cutback.
5. Tree trimming/lifting, woodline push backs.

### **Completed:**

1. Remove pinestraw from open bed space at round-a-bout.
2. Overseed newly created grass areas at round-a-bout
3. Weekly Communication Reports for Maintenance Crew and Fertilization and Pest Control Division.

### **Discussion:**

- 1.

### **Attachments:**

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

Thank you,

**YOUR DUVAL TEAM**

**Michael Wooldridge**  
Branch Manager

**Preston Moody**  
Irrigation Manager

**Torre Dunham**  
Fertilization Manager



# Duval Landscape MAINTENANCE

## Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	SweetWater						
Location	Right of circle		Location	Right of circle		Location	Right of round about						
Type	RB		Size			Technician	Preston						
Rain Guage	Y	N	Source	Meter	Well	Date	11/21/2024						
Power on	Y	N				Program	A	B	C				
General Information			Backflow			Start Times	10:00 PM	10:00 PM	12:00 PM				
Valve Type			PRV	Y	N	Run Times	4H30M	8H10M	20M				
Coverage	Good		MV	Y	N	Days of Week	S	M	T	W	Th	F	S

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

Comments: General Maintenance



**Duval Landscape**  
MAINTENANCE

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# Duval Landscape MAINTENANCE

## Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	SweetWater						
Location	Right corner		Location	Right corner		Location	Rincon dr and ensenada						
Type	RB		Size			Technician	Preston						
Rain Guage	Y	N	Source	Meter	Well	Date	12/16/2024						
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											2	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						1					1	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						1					1	x				Rincon 238-202
12	s	x	x											x					Rincon 190*150
13	s	x	x											x					Rincon 130-88
14	s	x	x											x					Rincon 78-clock
15	r	x	x											x					Rincon Pond clock-98
16	r	x	x											x					Rincon pond 108-290
17	r	x	x											x					Rincon pond to ensanada
18	r	x	x											x					Ensanada Pond at clock
19	s	x	x											x					Ensanada left side at park
20	s	x	x											x					Ensanada left side 1/4 way
21	s	x	x											x					Ensanada left side 1/2 way
22	s	x	x											x					Ensanada left side 3/4 way
23	s	x	x											x					Ensanada left side end
24	r	x	x											x					Park lift station
25	r	x	x											x					Park right side
26	r	x	x				1							x					Park left side

27	s	x	x														x			Park beds
28	s	x	x														x			Around park
29	s	x	x							2							x			Between 78-62
30	s	x	x														x			Between 228-214
31																				

Comments: General maintenance complete

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**Duval Landscape**  
MAINTENANCE





# Duval Landscape

MAINTENANCE

## Irrigation Technical Inspection Report

<b>Irrigation Controller</b>			<b>Point of Connection</b>			<b>Site Name</b>			Del norte						
Location		Lift station	Location		Lift station	Location			Rio Del norte						
Type		Hunter	Size		5hp	Technician			Preston						
Rain Guage		Y	N	Source		Meter	Well		Date			11/22/2024			
Power on		Y	N				Program		A	B	C				
<b>General Information</b>				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									3	3		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-

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**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							
Rain Gauge	Y	N	Source	Meter	Well	Date	12/16/2024						
Power on	Y	N				Program	A	B	C				
General Information			Backflow			Start Times	10:00 PM	10:00 PM	12:00 PM				
Valve Type			PRV	Y	N	Run Times	5H20M	5Hrs	40Mins				
Coverage	Good		MV	Y	N	Days of Week	S	M	T	W	Th	F	S

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

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



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

Comments: General maintenance  
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\_\_\_\_\_



**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	Preston						
Rain Guage	Y	N	Source	Meter	Well	Date	12/16/2024						
Power on	Y	N				Program	A	B	C				
General Information			Backflow			Start Times	10:00 PM						
Valve Type			PRV	Y	N	Run times	2H40M						
Coverage	Good		MV	Y	N	Days of Week	S	M	T	W	Th	F	S

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

Comment: Nothing was wrong

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**Duval Landscape**  
MAINTENANCE





# Duval Landscape MAINTENANCE

## Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name		SweetWater					
Location	Right lake		Location	Right lake		Location	Torcido controller						
Type	RB		Size			Technician	Preston						
Rain Guage	Y	N	Source	Meter	Well	Date	12/16/2024						
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																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											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									2		x					Park

Comments: General Maintenance  
Zone not shutting down. Repaired Same day



**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	Preston						
Rain Guage	Y	N	Source	Meter	Well	Date	12/16/2024						
Power on	Y	N				Program	A	B	C				
General Information			Backflow			Start Times	10:00 P	10:00 P	12:00 PM				
Valve Type			PRV	Y	N	Run Times	5H	7H	1H				
Coverage	Good		MV	Y	N	Days of Week	S	M	T	W	Th	F	S

Zone	Head Type	Turf	Shrub	Flowers	Lateral Line Break	Zone Not Responding	Low pressure	Zone not Shutting Down	4" Spray	6" Spray	12" Spray	4" Rotor	Fixed Riser	Cleaned/Replaced Nozzle	Adjusted Spray Pattern	Straightened	Capped	Raised/Lowered	Locations of Zones
1	s	x	x						1					1	x				Left side towards round about
2	r	x	x												x				Right corner of Oleta
3	s	x	x												x				Along left sidewalk to roundabout
4	s	x	x											2	x				Along left curb Oleta to round
5	s	x	x												x				Along right curb Oleta to round
6	s	x	x												x				Along sidewalk right side
7	s	*	*																Back sw ovalo las calinas
8	r	x	x									1			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						1					2	x				Left of Glorieta
20	s	x	x												x				Left of dosel
21	r	x	x												x				Back of sidewalk across controller
22	s	x	x												x				Right of codo
23	s	x	x												x				Left of lift station
24	r	x	x												x				Around lake

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

Comments: Wire issue. General Maintenance  
 \_\_\_\_\_  
 \_\_\_\_\_







# Duval Landscape MAINTENANCE

## Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name		SweetWater					
Location	Behind sign		Location	Behind sign		Location		Mini putt					
Type	RB		Size			Technician		Preston					
Rain Gauge	Y	N	Source	Meter	Well	Date		12/16/2024					
Power on	Y	N				Program	A	B	C				
General Information			Backflow			Start Times	10:00 P						
Valve Type			PRV	Y	N	Run Times	2Hrs						
Coverage	Good		MV	Y	N	Days of Week	S	M	T	W	Th	F	S

Zone	Head Type	Turf	Shrub	Flowers	Lateral Line Break	Zone Not Responding	Low pressure	Zone not Shutting Down	4" Spray	6" Spray	12" Spray	4" Rotor	Fixed Riser	Cleaned/Replaced Nozzle	Adjus	Straightened	Capped	Raised/Lowered	Locations of Zones
1	s	x	x										1	x					Curb sidewalk in front of sign
2	r	x	x											x					Around sign
3	r	x	x			1								x					Grass area BTW sign and flag
4	s	x	x											x					Left side of putt putt
5	D	x	x																Planrs at putt putt
6	r	x	x											x					Back side of island
7	s	x	x											x					Front sign

Comments: Nothing wrong other than regular maintenance items  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_





# Duval Landscape MAINTENANCE

## Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name		SweetWater						
Location		Lft Round	Location		Left of roundabout	Location		Left of roundabout						
Type		RB	Size			Technician		Preston						
Rain Guage		Y	N	Source		Meter	Well	Date		12/16/2024				
Power on		Y	N				Program		A	B	C			
General Information			Backflow			Start Times		10:00 PM						
Valve Type			PRV	Y	N	Run times		2H20M						
Coverage		Good	MV	Y	N	Days of Week		S	M	T	W	Th	F	S

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

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**Duval Landscape**  
MAINTENANCE





# Duval Landscape MAINTENANCE

## Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	SweetWater												
Location	Right corner		Location	Right corner		Location	Barbells Circle												
Type	RB		Size			Technician	Preston												
Rain Guage	Y	N	Source	Meter	Well	Date	12/16/2024												
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	4									x					Corner of barbella
5	r	x	x	x										x					Acrooss from controller
6	r	x	x											x					Across from controller
7	s	x	x											x					Across from controlier/pond
8	r	x	x											x					Along sidewalk by controller
9	s	x	x											x					Along curb left side
10	s	x	x											x					Right side along sidewalk Barbells
11	s	x	x	x	3									x					Along curb right side
12	r	x	x	x										x					Left side of barbella
13	s	x	x											x					Back of sidewalk Right side
14	d	x	x											x					Drip for trees
15	d	x	x											x					Drip for trees

Comments: Mainline borken due to fencing

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**Duval Landscape**  
MAINTENANCE

*B.*

*1.*

# **PUBLIC FACILITIES REPORT**

Prepared for:

## **SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT**

November 26, 2024

Prepared by:

Matthews | DCCM  
7 Waldo Street  
St. Augustine, FL 32084  
(904) 826-1334



# SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT PUBLIC FACILITIES REPORT

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## **PURPOSE AND SCOPE**

This report is being prepared at the request of the Sweetwater Creek Community Development District (CDD) to comply with the requirements of 189.08, Florida Statutes, regarding the Special District Public Facilities Report. It is the intention of this report to provide general descriptions of public facilities owned, operated, or maintained by the District, or public facilities owned, operated, or maintained by another entity through a lease or other agreement with the District. In addition, the report will provide general descriptions of any ongoing or planned public facility additions, improvements and expansion programs within the next seven (7) years.

## **INTRODUCTION**

The Sweetwater Creek Community Development District (the "District") is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District. The District, established in 2006, covers ± 865 acres of land within St Johns County, Florida (the "Development").

The Development, located within the Marshall Creek Development of Regional Impact (DRI)/Palencia North Planned Unit Development (PUD), consists of 736 single-family dwelling units as well as open space and recreational facilities.

The District boundaries are shown on Exhibit A. The general description of the boundaries are as follows:

- The northern boundary is the Nocatee PUD and Pine Island Road;
- The eastern boundary is Deep Creek State Forest and the Tolomato River;
- The southern boundary is the Marshall Creek PUD; and
- The western boundary is the Las Calinas PRD and Kensington PUD.

The public facilities infrastructure within the District, as outlined herein, are necessary for the function of the District and provide a direct and special benefit to the lands within the Development. The public facilities infrastructure located within the District include:

- Potable Water and Sanitary Sewer;
- Electricity Infrastructure;
- Stormwater Management System;
- Transportation Facilities;
- Community Elements;
- Recreational Facilities; and
- Conservation/Preserve Areas.

## EXISTING PUBLIC FACILITIES

### Potable Water and Sanitary Sewer

The Development is supplied potable water from the St Johns County Utility Department (SJCUD). The potable water provided is for consumption and fire protection. Generally, the water mains are located within the road rights-of-way and are offset from the right-of-way line. When potable water mains are located outside of public owned property, easements are granted by the developer to the utility authority. The water system is complete and has been transferred to the SJCUD. Water treatment and supply plants are maintained offsite by SJCUD.

The sanitary sewer discharge is collected by the SJCUD. Within the Development, the sanitary collection system consists of gravity mains and manholes that collect the sewage and transport it to one of the existing lift stations. Generally, the sanitary mains are located within the road rights-of-way and are offset from the right-of-way line. When sanitary mains are located outside of public owned property, easements are granted by the developer to the utility authority. The sanitary system is complete and has been transferred to the SJCUD. Sanitary sewer treatment plants are maintained off-site by SJCUD.

Lift stations maintained by SJCUD are located on the tracts listed below:

- Tracts C and N, *Palencia North Phase I*, Map Book 62 Page 77
- Tracts E and L, *Palencia North Phase IIA*, Map Book 65 Page 10
- Tract J, *Palencia North Phase IIIA-1*, Map Book 79 Page 38
- Tract E, *Palencia North Phase IIIA-2*, Map Book 88 Page 47

### Electricity Infrastructure

The Development is currently supplied electricity from the Florida Power & Light (FPL). Generally, the power lines are located within easements adjacent and parallel to the public right-of-way. The electricity infrastructure is complete and has been transferred to the FPL for the entire Development. Power supply plants are maintained offsite by FPL.

### Stormwater Management System

The District owns and maintains the stormwater management system for the District. The system is composed of various conveyance pipes, twenty-four (24) retention ponds, and control structures spread throughout the District. The stormwater management facilities serving the District were designed and constructed to provide full capacity to serve the build out of the project. The system is operating at full capacity.

Retention ponds and compensatory storage areas are located on the tracts listed below:

- Tracts D, F, J, V, Y, and LL, *Palencia North Phase I*, Map Book 62 Page 77
- Tracts A, B, C, D, F, H and J, *Palencia North Phase IIA*, Map Book 65 Page 10
- Tracts J, K and L, *Palencia North Phase IIIA-3*, Map Book 91 Page 63
- Tract E, *Palencia North Phase IIIA-4*, Map Book 87 Page 56
- Tract G and L, *Palencia North Phase IIIA-5*, Map Book 91 Page 85
- Tracts A, B and N, *Palencia North Phase IIIB*, Map Book 81 Page 28

### **Transportation Facilities**

The District owns and maintains all roadways, including sidewalks, walking trails, and public parking areas (vehicular and golf) within the Development.

### **Community Elements**

The District owns and maintains community elements such as a gated entrance, guard house on Las Calinas Boulevard, signage, landscaping, irrigation, and lighting within the Development. Signage is composed of entry monuments at the Las Calinas Boulevard entrance, La Palma Park, and the amenity center. Landscaping and irrigation are located in the common areas and center medians of roadways throughout the entire Development. The irrigation system, consisting of several deep Floridian wells, and various piping & spray heads, is fully constructed and can operate at full capacity when necessary.

### **Recreational Facilities**

The District owns, operates and maintains the ± 7.4-acre Amenity Center located at Parcel ID: 072150-0003. The basic components of the Amenity Center facilities include a fitness center, outdoor fitness area, four (4) pickleball courts, a playground, pool, dog park and bocce courts.

The District owns and maintains the ± 1.6-acre Ensenada Park located at Parcel ID: 072151-0001 (Tract KK, *Palencia North Phase I*, Map Book 62 Page 77). This park includes a playground, basketball court, pavilion/gazebo and restroom facility.

The District owns and maintains the ± 0.5-acre Las Palma Park located at Parcel ID: 0721510001 (Tract EE, *Palencia North Phase I*, Map Book 62 Page 77). This park includes a playground and miniature golf course.

The District owns and maintains the ± 3.4-acre undeveloped parcel of land planned for a future Onda Park located at Parcel ID: 072152-0006 (Tract K, *Palencia North Phase IID*, Map Book 73 Page 89). Anticipated amenities included a playground, outdoor fitness area, restroom facility, pavilion, and sports court.

### **Conservation/Preserve Areas**

The District owns and maintains open space and conservation/preservation land on the tracts listed below:

- Tracts A, B, E, G, I, L, M, O, P, Q, S, T and AA, *Palencia North Phase I*, Map Book 62 Page 77
- Tracts G, I, K and M, *Palencia North Phase IIA*, Map Book 65 Page 10
- Tracts A, B, C, D, E, F and G, *Palencia North Phase IIB*, Map Book 71 Page 74
- Tracts D, E, F, G, H, I, M, N, O, P, Q, R, T, U, V, W, X, Y, Z, AA, BB, CC, DD, EE, GG, HH, II, JJ, KK, LL, MM, NN, QQ, EE, UU, VV, FF, OO, PP, SS and TT, *Palencia North Phase IIIA-3*, Map Book 91 Page 63
- Tracts A, B, C, E, F, G, H, I, J, K, L, M, N, O and P, *Palencia North Phase IIIA-4*, Map Book 87 Page 56
- Tracts A, B, C, D, E, F, H, I, J, M, N, O, P, Q, R and S, *Palencia North Phase IIIA-5*, Map Book 91 Page 85
- Tracts C and D, *Palencia North Phase IIIB*, Map Book 81 Page 28

## **PROPOSED ADDITION, IMPROVEMENT, EXPANSION OR REPLACEMENT OF PUBLIC FACILITIES**

The District has the following additions, improvements and expansions planned for the public facilities they maintain within the Development over the next seven (7) years.

### **Stormwater Management System**

The District does not have any additions, improvements or expansions planned for the stormwater management system within the next seven (7) years.

### **Transportation Facilities**

The District has the following improvements planned to the transportation facilities within the next seven (7) years:

- Roadway and parking areas asphalt patching in Fiscal Year (FY) 2026 and 2031
- Partial sidewalk, curb and gutter replacement and phase 1 roadway mill and overlay in FY 2027
- Amenity center parking lot mill and overlay and walking path repaving in FY 2031

### **Community Elements**

The District does not have any additions, improvements or expansions planned for the community elements within the next seven (7) years.

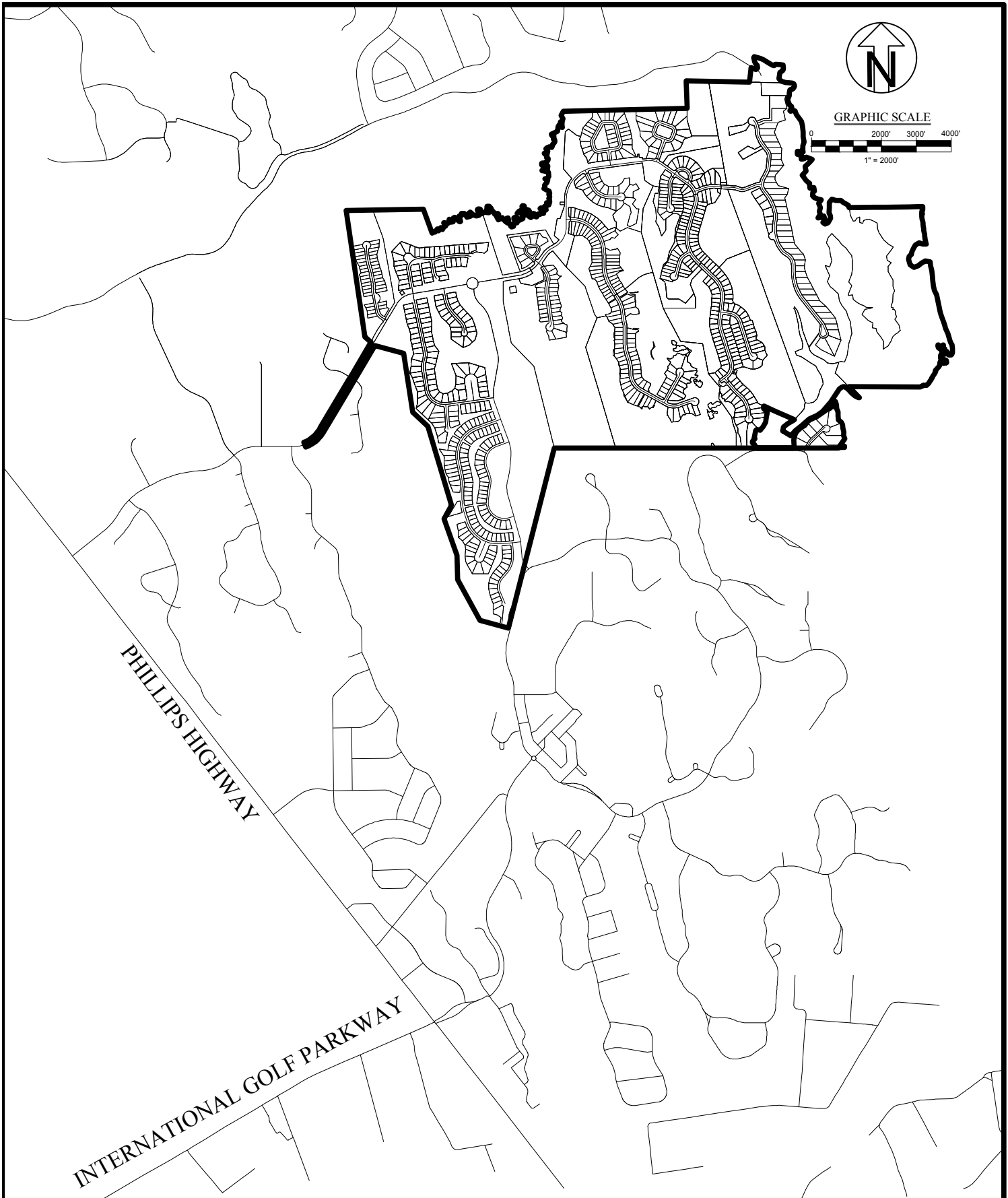
### **Recreational Facilities**

The District has the following improvements planned to the recreational facilities within the next seven (7) years:

- Fitness center
  - Exterior wall and stucco replacement/repair in FY 2027
  - Strength training equipment replacement in FY 2028 and 2029
  - Interior repainting in FY 2029
  - Color coat application for pickleball courts in FY 2029
  - Air handling and condensing units in FY 2031
  - Hallway and party room renovation in FY 2031
- Pool
  - Aluminum and wood fencing replacement/repair in FY 2025
  - Partial mechanical equipment and plaster replacement/repair in FY 2025
  - Furniture refurbishment in FY 2026
  - Concrete deck inspection and replacement/repair in FY 2030
- Color coat application for basketball court at Ensenada Park in FY 2029
- Playground equipment replacement in FY 2031

### **Conservation/Preserve Areas**

The District does not have any additions, improvements, expansions or replacements planned for the conservation/preserve areas within the next seven (7) years.



**DISTRICT MAP**

**SWEETWATER CREEK CDD**  
 SAINT AUGUSTINE, FL 32095

PREPARED FOR  
**GOVERNMENTAL MANAGEMENT SERVICES, LLC**

DWG No.	EXHIBIT A
DWG BY:	ZBE
DATE:	11/26/2024
JOB No.:	23273

**MATTHEWS | DCCM**  
 P.O. BOX 3126, 7 WALDO STREET  
 ST. AUGUSTINE, FL 32084  
 PHONE: 904.826.1334 • FAX: 904.826.4547  
 INFO@MDGINC.COM

*E.*

*1.*



# Sweetwater Creek

**Community Development**

**District**

**Field Operations Report**

1/9/24

**Dan Wright**  
Field Operations Manager  
Riverside Management  
Services, INC.

Sweetwater  
Creek

Community  
Development  
District

Field Operations  
Report

January 9th, 2024

**To:** The Board of  
Supervisors

**From:** Dan Wright, Field  
Operations Manager

**RE:** Sweetwater Creek  
Operations Report -  
January 9th, 2024.

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

# Completed Projects



New water fountain  
installed at Ensenada  
park



# Completed Projects



Cracked asphalt repaired along Ensenada



# Completed Projects



2 new benches assembled. Glorietta cut through and fitness center



# Completed Projects



Sidewalk along Ensenada repaired



# Completed Projects



2 new garbage cans assembled at  
Ensenada park

## **RMS Operations Report (12/5/24)**

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

- New water fountain installed at Ensenada park
- Christmas decorations hung
- Sidewalk/asphalt repairs along Ensenada completed
- Installed 2 new garbage cans at Ensenada park
- Assembled 2 new benches (Glorietta cut through and fitness center)
- Changed out lights about fitness center door entry
- Received 3 quotes for palm tree trimming



# Conclusion

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

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

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

Respectfully,

***Riverside Management Services***



2.

# ESTIMATE

Lucas Tree Service Inc  
PO BOX 50814  
JACKSONVILLE BEACH, FL 32240

treesevicelucas@gmail.com  
+1 (904) 241-3533  
<http://Lucastreeservice.com>

**Bill to**  
Palencia Sweetwater

**Ship to**  
Palencia Sweetwater

---

## Estimate details

Estimate no.: 7416  
Estimate date: 12/19/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Services</b>	Trim Palm trees and Haul debris	151	\$40.00	\$6,040.00
					<b>Total</b>	<b>\$6,040.00</b>

## Note to customer

Thank You for calling Lucas Tree Service!

---

**Accepted date**

**Accepted by**

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

# Estimate

ADDRESS
Sweet Water Creek

ESTIMATE #	DATE
12926	12/17/2024

ACTIVITY	QTY	RATE	AMOUNT
<b>Tree Work</b> Palm Pruning Season 2025  Palm Count 27 Medjools 3 Ribbon 40 Washingtonian  Prune palm trees to a 10-2 prune Haul away debris	1	2,495.00	2,495.00
<b>Tree Work</b> Fitness center/Pool area  Palm Count 30 Washingtonian 51 Sabal  Prune palm trees to a 10/2 prune Haul away debris	1	2,985.00	2,985.00

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

TOTAL **\$5,480.00**

Accepted By

Accepted Date

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

TREE MEDIC TREE SURGEONS, INC

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

# Estimate

Date	Estimate #
12/26/2024	E6557

Name / Address
Sweetwater Creek CDD Dan Wright

Project

Description	Qty	Cost	Total
TRIM PALM TREES AND REMOVE ALL DEBRIS	121	40.00	4,840.00
TRIM PALM TREES AT AMENITY CENTER AND REMOVE DEBRIS	30	40.00	1,200.00
Thank you for choosing Tree Medic!		<b>Total</b>	\$6,040.00

Customer Signature \_\_\_\_\_

*SEVENTH ORDER OF BUSINESS*

**ARTICLE 15**  
**ENFORCEMENT**

Section 15.1 **Compliance by Owners.** Every Owner and all family members, tenants, guests, agents, contractors, subcontractors, servants, employees, visitors, licensees and invitees of each Owner shall comply with the Governing Documents.

Section 15.2 **Enforcement.** If any Owner, or any family member, tenant, occupant, agent, employee, invitee, contractor, subcontractor, visitor and/or guest of an Owner violates, fails to comply with and/or refuses to comply with any of the restrictions, terms, conditions, covenants, rules, regulations, and/or any provisions contained in any of the Governing Documents, as they may be amended from time to time, the Association shall be entitled to:

- (a) Take any action or remedy at law;
- (b) Take any action or remedy to recover damages;
- (c) Take any action or remedy in equity;
- (d) Seek injunctive relief;
- (e) Seek or take any declaratory action;
- (f) Seek arbitration;
- (g) Seek mediation;
- (h) Take any administrative action or remedy (including, but not limited to mediation and arbitration through the applicable agency of the State of Florida);

- (i) Levy a fine pursuant to Section 15.5 of this Declaration;
- (j) Impose a suspension of Common Area use rights pursuant to Section 15.5 of this Declaration;
- (k) Utilize self-help, where permitted by the Governing Documents, including but not limited to towing vehicles, entering upon any Lot and/or Building Site to perform maintenance, repair, replacement and/or cleaning and entering upon any Lot and/or Building Site to remove any construction, improvement, modification, alteration, repair, replacement and/or addition that was not approved by the ARB; or
- (l) Do any combination of Section 15.2(a) through and including Section 15.2(k).