

*Sweetwater Creek
Community Development District*

Agenda

March 11, 2025

AGENDA

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

March 4, 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, March 11, 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)
- III. Approval of the Consent Agenda
 - A. Minutes of the February 6, 2025 Board of Supervisors Meeting
 - B. Financial Statements
 - C. Check Register
 - D. Ratification of Requisition Nos. 147-152
- IV. Staff Reports
 - A. Landscape Team
 1. Maintenance Report
 2. Discussion of Tree and Irrigation Costs
 - B. District Engineer
 1. Update Regarding Major Modification Application
 2. Acceptance of the 2024 Public Facilities Report
 - C. District Counsel
 - D. District Manager
 1. Update on Cost Share True-Up Invoice

- 2. Financial Update
- E. Field Manager
 - 1. Report
 - 2. Consideration of Proposals for Concrete Repairs
 - 3. Consideration of Proposals for Deck Construction
- F. Director of Amenities – Report
- V. Selection of Audit Committee
- VI. Update Regarding Staffing Models
- VII. Update Regarding Capital Project Plan
- VIII. Discussion of Envera
- IX. Other Business
- X. Supervisor Requests / Public Comment
- XI. Next Scheduled Meeting – Thursday, April 3, 2025 at 4:00 p.m. at the Fitness Center, 1865 N. Loop Parkway, St. Augustine, Florida 32095
- XIII. 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, February 6, 2025** at 4:00 p.m. at the Fitness Center, 1865 N. Loop Parkway, St. Augustine, Florida.

Present and constituting a quorum were:

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

Also present were:

Jim Oliver	District Manager, GMS
Roy Van Wyk <i>by Zoom</i>	District Counsel, KVW
Mary Grace Henley <i>by Zoom</i>	District Counsel, KVW
Christina Evans <i>by Zoom</i>	District Engineer, Matthews DCCM
Erin Gunia	Director of Amenities, RMS
Dan Wright	Operations Manager, RMS
Alison Mossing	Vice President, RMS
Darrin Mossing	President, GMS
Michael Woolridge	Duval Landscape

The following is a summary of the discussions and actions taken at the February 6, 2025 Sweetwater Creek Community Development District's Regular Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

Bruce Branberg thanked the Board for the bench on Rio Del Norte Road.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

A. Minutes of the January 9, 2025 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.

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

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

FIFTH ORDER OF BUSINESS

Consideration of Amendment to Agreement with Riverside Management Services for Amenity and Field Management Services

Mr. Cervelli stated that the amendment to the contract with RMS shows the janitorial hours at 30 hours per week, and four hours per week of maintenance. He questioned what the employee is doing for the other six hours if he’s working 40 hours per week.

Mr. Mossing responded that if he’s clocking in 40 hours per week, RMS is paying him for those 40 hours but only charging the District for the 34 fixed hours.

Mr. Cervelli expressed concern that the District has had issues getting quality janitorial work, and that may be due to the employee not getting paid enough. Additionally, he commented that if the hourly pay rate goes down, the District should see the savings.

Mr. Mossing stated that the janitorial position is a high turnover position so RMS would have to come back to the Board every time the rate changes by a dollar per hour. The costs for recruiting, training, insurance, and worker’s compensation are all built into that cost.

Ms. Mossing added that in addition to crediting for lapsed coverage for janitorial, RMS is willing to credit back half of the janitorial fee for January as they are aware they had some staffing issues. They are also willing to send a crew to deep clean the fitness center before the fitness equipment comes in at no cost to the District.

Mr. Cervelli asked why the District is paying \$40 an hour for the maintenance hourly rate, if the same employee that is performing the janitorial duties at \$28 per hour is performing the maintenance duties.

Ms. Mossing stated that trash pickup and changing the dog waste stations throughout the community are considered maintenance instead of janitorial.

Mr. Cervelli asked if anyone has checked the scope of work that the janitorial/maintenance employee does, or if Duval does some of the work, such as blowing off the pickleball courts and miniature golf course.

Mr. Wright stated that the scope is accurate, and the employee does go to those locations each day that he is onsite.

Mr. Lisotta asked how the employee got assigned to do maintenance tasks, as the priority was addressing the cleanliness of the facility.

Ms. Mossing responded that the employee was hired mainly for performing the janitorial duties 30 hours each week, he is just being utilized for the maintenance tasks as well.

Mr. Lisotta stated that the blending of duties and switching of hats don't match the billing and having the same person perform both janitorial and maintenance duties is not something he desires.

Mr. Mossing stated that RMS generally tries to hire full-time employees and offer them benefits as they're more stable and reliable.

Mr. Lisotta suggested paying the employee a wage that fits an associate field manager position if someone needs to cover all those tasks.

Dr. Handler and Mr. Smith questioned the need for charging the District for mileage. Mr. Smith also questioned why Ms. Gunia does not supervise the janitorial/maintenance employee.

Mr. Colin stated that the mileage statute RMS refers to only refers to the Florida Department of Transportation and their contractors and consultants, so he does not see how the District fits into that.

Mr. Cervelli recommended looking into how the District's services should be structured and whether the District should look at hiring its own employees rather than using management companies.

Mr. Lisotta asked RMS to hold onto the proposed changes to the contract while the Board works out some of the fixes that may need to be made. He also asked that someone from the Board

work with RMS to sort out what can be sorted while someone is simultaneously looking into a PEO option.

On MOTION by Mr. Cervelli, seconded by Mr. Lisotta, with all in favor, authorizing Supervisor Colin to work with RMS on clarifying the hours and mileage was approved 5-0.

On MOTION by Mr. Smith, seconded by Mr. Colin, with all in favor, authorizing Supervisor Cervelli to work with staff on finalizing a request for proposals and/or obtaining bids from PEO firms was approved 5-0.

FOURTH 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. Lisotta stated that staff has brought him some landscaping items to be approved that do not fit into the project he’s working on. He asked if the Board wants to continue with Mr. Cervelli approving miscellaneous landscape quotes, or if he should be assigned to all landscape matters.

The Board agreed to have Mr. Lisotta be the liaison for all landscaping matters.

On MOTION by Mr. Smith, seconded by Mr. Cervelli, with all in favor, authorizing Supervisor Lisotta to be the liaison to work with staff on all landscaping matters was approved 5-0.

B. District Engineer

1. Update Regarding Land Use of Parcel Conveyed to CDD

There was no discussion on this item.

2. Ratification of Proposal to Adjust the PUD.

Ms. Evans stated that the purpose of the proposal is to sub-divide the Onda Park parcel into as many residential lots as possible and to walk the CDD through the major modification process with the county. The total fee for this proposal is \$11,000, plus direct reimbursable expenses. This

fee only includes the estimated costs of engineering services in connection with the major modification process and does not include legal or other fees that may be incurred.

On MOTION by Mr. Smith, seconded by Dr. Handler, with four in favor and Mr. Lisotta opposed, proceeding with the major modification project at an amount not to exceed \$30,000 with the funds to come from the construction account was approved 4-1.

3. Acceptance of the 2024 Public Facilities Report

No action was taken on this item.

C. District Counsel

Ms. Henley stated that her firm was asked to look into pricing and logistics for converting the taxable bonds to non-taxable bonds on the roadways, which would enable the District to utilize a hard gate. In speaking with MBS Capital Markets, they have indicated they would need to do a fair amount of due diligence and bond counsel would need to be involved. She asked if the Board was interested in spending that time and effort on the matter.

Mr. Colin stated that he had a conversation with Ms. Kilinski prior to the meeting and she stated she could have a conversation with bond counsel to get more information and would provide an update at the March meeting. The District would only be charged for counsel’s time during the discussions.

There were no objections to continuing to get more information.

D. District Manager

1. Financial Update – Report from S&P Global Ratings

Mr. Oliver reported that the S&P Global Rating for the District has been upgraded from an A+ to an AA-. This rating may mean a better interest rate if the District decides to issue any bonds in the future.

2. Review of Preliminary Cost Share True-Up Invoice

Mr. Oliver informed the Board that the preliminary true-up invoice is under review by Marshall Creek.

Next, Mr. Oliver provided a brief overview of the District’s financial status and reported that he’s continuing to work on the capital reserve study.

E. Field Manager – Report

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

Mr. Wright informed the Board that he’s working with the District’s insurance company on a car accident that occurred in the District.

F. Director of Amenities – Report

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

Ms. Gunia stated that she would discuss an estimate from Duval Landscape for the pedestal pots at Privado Park with Mr. Lisotta.

SIXTH ORDER OF BUSINESS

Update Regarding Capital Project Plan

Mr. Oliver covered this item under the District Manager’s staff report.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Lisotta stated that he cannot attend the March 6th meeting and asked if there is any consideration to moving it.

The Board agreed to move the meeting to March 11, 2025 at 4:00 p.m.

EIGHTH ORDER OF BUSINESS

Supervisor Requests / Public Comment

An attendee stated that some of the sod from the circle at Las Calinas and Ensenada towards Rio Del Norte needs to be replaced.

Mr. Lisotta stated that sod projects are on hold until it is no longer dormant, but that strip has been on the radar.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting – Tuesday, March 11, 2025 at 4:00 p.m. at the Fitness Center, 1865 N. Loop Parkway, St. Augustine, Florida 32095

TENTH ORDER OF BUSINESS

Adjournment

February 6, 2025

Sweetwater Creek CDD

The meeting was adjourned at approximately 5:40 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Sweetwater Creek
Community Development District

Unaudited Financial Reporting
January 31, 2025



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Sweetwater Creek
Community Development District
Combined Balance Sheet
January 31, 2025

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account General Fund	\$ 115,004	\$ -	\$ 134,201	-	\$ 249,205
Operating Account Amenity Account	117,629	-	-	-	117,629
Debit Card Account	3,821	-	-	-	3,821
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	2,364	-	-	-	2,364
	-	-	-	-	-
Investments:					
State Board of Administration (SBA)	41,658	-	275,379	-	317,037
US Bank Custody Account	1,315,384	-	-	-	1,315,384
	-	-	-	-	-
Series 2019					
Reserve - A-1	-	133,070	-	-	133,070
Reserve - A-2	-	108,063	-	-	108,063
Revenue	-	708,199	-	-	708,199
Prepayment	-	10,926	-	-	10,926
Excess Revenue	-	6	-	-	6
Construction	-	-	-	303,327	303,327
Prepaid Expenses	3,428	-	-	-	3,428
Deposits	-	-	-	-	-
Total Assets	\$ 1,599,890	\$ 960,263	\$ 409,581	\$ 303,327	\$ 3,273,060
Liabilities:					
Accounts Payable	\$ 68,189	\$ -	\$ -	\$ -	\$ 68,189
Accrued Expenses	-	-	-	-	-
Contracts Payable	-	-	-	1,187	1,187
Due to Debt Service	-	-	-	-	-
Due to Amenity Fund	-	-	-	-	-
Due to Capital Reserve	-	-	-	-	-
Total Liabilities	\$ 68,189	\$ -	\$ -	\$ 1,187	\$ 69,376
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 3,428	\$ -	\$ -	\$ -	\$ 3,428
Restricted for:					
Debt Service	-	960,263	-	-	960,263
Capital Project	-	-	-	302,140	302,140
Assigned for:					
Capital Reserve Fund	-	-	409,581	-	409,581
Unassigned	1,528,273	-	-	-	1,528,273
Total Fund Balances	\$ 1,531,701	\$ 960,263	\$ 409,581	\$ 302,140	\$ 3,203,684
Total Liabilities & Fund Balance	\$ 1,599,890	\$ 960,263	\$ 409,581	\$ 303,327	\$ 3,273,060

Sweetwater Creek
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,857,822	\$ 1,639,461	\$ 1,639,461	\$ -
Fitness Center Revenue	2,000	2,000	2,430	430
Interest/Miscellaneous	25,000	8,333	4,980	(3,353)
Total Revenues	\$ 1,884,822	\$ 1,649,794	\$ 1,646,871	\$ (2,923)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 3,600	400
Engineering	20,000	6,667	5,718	948
District Counsel	63,599	21,200	9,912	11,288
Annual Audit	3,800	-	-	-
Assessment Administration	5,200	5,200	5,200	-
Arbitrage Rebate	500	-	-	-
Dissemination Agent	5,512	1,837	1,837	0
Trustee Fees	3,800	3,800	3,143	657
Management Fees	44,200	14,733	14,733	0
Information Technology	1,482	494	494	-
Website Maintenance	1,040	347	347	(0)
Telephone	742	247	112	135
Postage & Delivery	3,000	1,000	1,089	(89)
Public Official Insurance	5,172	5,172	5,224	(52)
Copies	2,500	833	548	285
Legal Advertising	2,000	667	-	667
Miscellaneous	1,500	488	488	-
Dues, Licenses & Subscriptions	175	175	175	-
Cost Share Expense - Marshall Creek	100,000	-	-	-
Total General & Administrative	\$ 276,222	\$ 66,860	\$ 52,620	\$ 14,240
<u>Operations & Maintenance</u>				
Electric	\$ 78,000	\$ 26,000	\$ 24,737	1,263
General Insurance	6,884	6,884	5,892	992
Landscape Maintenance	291,276	97,092	97,092	-
Landscape Improvements	50,000	1,202	1,202	-
Mulch	50,000	-	-	-
Lake Maintenance	22,000	7,333	6,367	966
Fountain Maintenance	1,500	500	-	500
Irrigation Repairs & Maintenance	39,000	19,680	19,680	-
Storm Clean-Up	10,000	3,333	-	3,333
Field Repairs & Maintenance	36,000	17,104	17,104	-
Tree Removals	14,000	4,667	5,250	(583)
Tree Pruning	15,000	5,000	-	5,000
Streetlight Repairs	2,250	750	-	750
Signage Repairs	1,000	333	-	333
Holiday Decoration	5,000	1,667	3,616	(1,950)
Miscellaneous Field Supplies	3,500	1,167	49	1,118
Subtotal Operations & Maintenance	\$ 625,410	\$ 192,712	\$ 180,989	\$ 11,722

Sweetwater Creek
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<i>Amenities</i>				
Administrative				
Property & Casualty Insurance	\$ 43,218	\$ 43,218	\$ 40,216	3,002
Facility Management	266,340	88,780	94,477	(5,697)
Performance Incentive	10,000	10,000	8,492	1,508
Info Technology	-	-	795	(795)
Licenses & Permits	770	-	-	-
Subscriptions & Memberships	2,040	680	500	180
Office Supplies	3,000	1,000	1,002	(2)
Office Equipment	2,500	833	511	323
Communication - Telephone/Internet/TV	12,000	4,000	2,700	1,300
Internet/Telephone - Guard House	4,500	1,500	1,502	(2)
Field				
Field Management Fees	92,602	30,867	30,867	-
General Utilities	78,000	26,000	26,460	(460)
Refuse Removal	6,725	2,242	2,993	(751)
Security	41,137	13,712	13,832	(120)
Janitorial Services	43,467	14,489	14,489	-
Operating Supplies - Spa & Paper	4,000	1,333	962	372
Operating Supplies - Uniforms	500	500	535	(35)
Cleaning Supplies	12,500	4,167	2,222	1,945
Amenity Landscape Maintenance & Improvements	22,872	23,827	23,827	-
Gate Repairs & Maintenance	2,500	833	-	833
Dog Park Repairs & Maintenance	6,000	2,000	558	1,442
Park Mulch	5,000	-	-	-
Miscellaneous Field Supplies	4,100	1,367	34	1,333
Buildings Repairs & Maintenance	30,000	30,000	30,361	(361)
Pest Control	1,800	600	246	354
Pool Maintenance - Contract	19,469	6,490	6,490	-
Pool Repairs & Maintenance	3,000	1,000	-	1,000
Pool Chemicals	30,000	10,000	9,110	890
Signage & Amenity Repairs	300	100	61	39
Special Events	2,000	667	882	(215)
Park Repair & Maintenance	10,000	8,585	8,585	-
Pickleball Repair & Maintenance	3,000	3,000	5,413	(2,413)
Guardhouse Maintenance	2,500	-	-	-
Playground Repairs & Maintenance	5,000	5,000	7,039	(2,039)
Fitness				
Professional Services - Outside Fitness	55,515	18,505	13,665	4,840
Fitness Equipment Repairs & Maintenance	7,000	2,333	1,482	852
Fitness Equipment Rental	36,635	12,212	11,699	513
Miniature Golf Course Maintenance	500	355	355	-
Miscellaneous Fitness Supplies	6,300	2,100	409	1,691
Capital Outlay - Machinery & Equipment	6,400	2,133	795	1,338
Capital Outlay	-	-	19,610	(19,610)
Subtotal Amenities	\$ 883,190	\$ 374,428	\$ 383,174	\$ (8,745)
Total Operations & Maintenance and Amenities	\$ 1,508,600	\$ 567,140	\$ 564,163	\$ 2,977
Reserves				
Capital Reserve Transfer	\$ 100,000	\$ -	-	\$ -
Subtotal Reserves	\$ 100,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,884,822	\$ 634,000	\$ 616,783	\$ 17,217
Excess (Deficiency) of Revenues over Expenditures	\$ (0)		\$ 1,030,088	
Fund Balance - Beginning	\$ -		\$ 501,612	
Fund Balance - Ending	\$ (0)		\$ 1,531,701	

Sweetwater Creek
Community Development District
Debt Service Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 741,440	\$ 651,799	\$ 651,799	\$ -
Special Assessments - Prepayments	-	-	10,926	10,926
Interest Income	30,000	10,000	6,316	(3,684)
Total Revenues	\$ 771,440	\$ 661,799	\$ 669,041	\$ 7,242
Expenditures:				
<i>Series 2019 - A1</i>				
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	-	-	-	-
<i>Series 2019 - A2</i>				
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	-	-	-	-
Total Expenditures	\$ 741,700	\$ 125,850	\$ 140,850	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 29,740	\$ 535,949	\$ 528,191	\$ 7,242
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 29,740	\$ 535,949	\$ 528,191	\$ 7,242
Fund Balance - Beginning	\$ 187,616	\$ -	\$ 432,072	\$ -
Fund Balance - Ending	\$ 217,356	\$ -	\$ 960,263	\$ -

Sweetwater Creek
Community Development District
Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
Revenues				
Capital Reserve - Transfer In	\$ 100,000	\$ -	\$ -	\$ -
Interest	5,000	1,667	4,404	2,737
Miscellaneous Income	-	-	-	-
Insurance Proceeds	-	-	-	-
Total Revenues	\$ 105,000	\$ 1,667	\$ 4,404	\$ 2,737
Expenditures:				
Capital Outlay	\$ 30,000	\$ 10,000	\$ -	\$ 10,000
Repair & Maintenance	21,317	7,106	-	7,106
Other Current Charges	600	200	160	40
Reserve Study	-	-	-	-
Total Expenditures	\$ 51,917	\$ 17,306	\$ 160	\$ 17,146
Excess (Deficiency) of Revenues over Expenditures	\$ 53,083		\$ 4,244	
Other Financing Sources/(Uses)				
Transfer In and (Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 53,083		\$ 4,244	
Fund Balance - Beginning	\$ 444,309		\$ 405,337	
Fund Balance - Ending	\$ 497,392		\$ 409,581	

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	\$ 4,404
Expenditures	\$ (160)
Actual Balance	\$409,581

Variance Reserve Study Vs Actual	(\$403,398)
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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 January 31, 2025

	Actual
	Thru 01/31/25
Revenues	
Interest Income	\$ 5,486
Total Revenues	\$ 5,486
Expenditures:	
Capital Outlay	\$ 45,528
Total Expenditures	\$ 45,528
Excess (Deficiency) of Revenues over Expenditures	\$ (40,041)
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ -
Total Other Financing Sources (Uses)	\$ -
Net Change in Fund Balance	\$ (40,041)
Fund Balance - Beginning	\$ 342,181
Fund Balance - Ending	\$ 302,140

Sweetwater Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 182,784	\$ 338,977	\$ 1,117,699	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,639,461
Fitness Center Revenue	1,890	540	-	-	-	-	-	-	-	-	-	-	2,430
Cost Sharing - Marshall Creek Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest/Miscellaneous	1,162	697	986	2,135	-	-	-	-	-	-	-	-	4,980
Total Revenues	\$ 3,052	\$ 184,021	\$ 339,963	\$ 1,119,835	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,646,871
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 1,000	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
Engineering	3,636	2,082	-	-	-	-	-	-	-	-	-	-	5,718
District Counsel	3,814	3,896	2,202	-	-	-	-	-	-	-	-	-	9,912
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,200	-	-	-	-	-	-	-	-	-	-	-	5,200
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	459	459	459	459	-	-	-	-	-	-	-	-	1,837
Trustee Fees	3,143	-	-	-	-	-	-	-	-	-	-	-	3,143
Management Fees	3,683	3,683	3,683	3,683	-	-	-	-	-	-	-	-	14,733
Information Technology	124	124	124	124	-	-	-	-	-	-	-	-	494
Website Maintenance	87	87	87	87	-	-	-	-	-	-	-	-	347
Telephone	36	9	27	41	-	-	-	-	-	-	-	-	112
Postage & Delivery	122	431	252	284	-	-	-	-	-	-	-	-	1,089
Public Official Insurance	5,224	-	-	-	-	-	-	-	-	-	-	-	5,224
Copies	153	204	183	7	-	-	-	-	-	-	-	-	548
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	419	45	23	1	-	-	-	-	-	-	-	-	488
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Cost Share Expense - Marshall Creek	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	\$ 27,075	\$ 12,019	\$ 7,840	\$ 5,685	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,620

Sweetwater Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Electric	\$ 6,062	\$ 6,204	\$ 6,114	\$ 6,358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,737
General Insurance	5,892	-	-	-	-	-	-	-	-	-	-	-	5,892
Landscape Maintenance	24,273	24,273	24,273	24,273	-	-	-	-	-	-	-	-	97,092
Landscape Improvements	-	1,202	-	-	-	-	-	-	-	-	-	-	1,202
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	2,122	2,122	2,122	-	-	-	-	-	-	-	-	-	6,367
Fountain Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs & Maintenance	11,995	5,280	2,405	-	-	-	-	-	-	-	-	-	19,680
Storm Clean-Up	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Repairs & Maintenance	8,854	3,975	3,380	895	-	-	-	-	-	-	-	-	17,104
Tree Removals	800	3,600	250	600	-	-	250	-	-	-	-	-	5,250
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Signage Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decoration	1,594	1,217	499	307	-	-	-	-	-	-	-	-	3,616
Miscellaneous Field Supplies	49	-	-	-	-	-	-	-	-	-	-	-	49
Subtotal Operations & Maintenance	\$ 61,642	\$ 47,873	\$ 39,043	\$ 32,432	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	180,989
Amenities													
Administrative													
Property & Casualty Insurance	\$ 40,216	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	40,216
Facility Management	23,634	23,699	23,642	23,502	-	-	-	-	-	-	-	-	94,477
Performance Incentive	-	8,492	-	-	-	-	-	-	-	-	-	-	8,492
Info Technology	795	-	-	-	-	-	-	-	-	-	-	-	795
Licenses & Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Subscriptions & Memberships	125	125	125	125	-	-	-	-	-	-	-	-	500
Office Supplies	188	138	616	59	-	-	-	-	-	-	-	-	1,002
Office Equipment	107	139	240	25	-	-	-	-	-	-	-	-	511
Communication - Telephone/Internet/TV	663	664	664	709	-	-	-	-	-	-	-	-	2,700
Internet/Telephone - Guard House	653	343	357	150	-	-	-	-	-	-	-	-	1,502

Sweetwater Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Field													
Field Management Fees	7,717	7,717	7,717	7,717	-	-	-	-	-	-	-	-	30,867
General Utilities	6,163	6,720	5,422	8,154	-	-	-	-	-	-	-	-	26,460
Refuse Removal	635	780	780	799	-	-	-	-	-	-	-	-	2,993
Security	3,488	3,428	3,428	3,488	-	-	-	-	-	-	-	-	13,832
Janitorial Services	3,622	3,622	3,622	3,622	-	-	-	-	-	-	-	-	14,489
Operating Supplies - Spa & Paper	475	222	-	264	-	-	-	-	-	-	-	-	962
Operating Supplies - Uniforms	-	-	27	508	-	-	-	-	-	-	-	-	535
Cleaning Supplies	244	1,472	342	164	-	-	-	-	-	-	-	-	2,222
Amenity Landscape Maintenance & Improvements	17,938	1,963	1,963	1,963	-	-	-	-	-	-	-	-	23,827
Gate Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Dog Park Repairs & Maintenance	286	-	143	129	-	-	-	-	-	-	-	-	558
Park Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Field Supplies	-	34	-	-	-	-	-	-	-	-	-	-	34
Buildings Repairs & Maintenance	25,538	75	4,111	638	-	-	-	-	-	-	-	-	30,361
Pest Control	81	-	81	84	-	-	-	-	-	-	-	-	246
Pool Maintenance - Contract	1,622	1,622	1,622	1,622	-	-	-	-	-	-	-	-	6,490
Pool Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Chemicals	2,055	2,160	2,498	2,397	-	-	-	-	-	-	-	-	9,110
Signage & Amenity Repairs	61	-	-	-	-	-	-	-	-	-	-	-	61
Special Events	-	164	595	124	-	-	-	-	-	-	-	-	882
Park Repair & Maintenance	8,585	-	-	-	-	-	-	-	-	-	-	-	8,585
Pickleball Repair & Maintenance	4,505	-	908	-	-	-	-	-	-	-	-	-	5,413
Guardhouse Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Playground Repairs & Maintenance	17	5,589	1,391	42	-	-	-	-	-	-	-	-	7,039
Fitness													
Professional Services - Outside Fitness	4,115	3,570	2,595	3,385	-	-	-	-	-	-	-	-	13,665
Fitness Equipment Repairs & Maintenance	1,469	13	-	-	-	-	-	-	-	-	-	-	1,482
Fitness Equipment Rental	3,053	3,053	3,053	2,540	-	-	-	-	-	-	-	-	11,699
Miniature Golf Course Maintenance	-	-	355	-	-	-	-	-	-	-	-	-	355
Miscellaneous Fitness Supplies	117	76	-	215	-	-	-	-	-	-	-	-	409
Capital Outlay - Machinery & Equipment	-	-	795	-	-	-	-	-	-	-	-	-	795
Capital Outlay	-	19,610	-	-	-	-	-	-	-	-	-	-	19,610
Subtotal Amenities	\$ 158,166	\$ 95,490	\$ 67,093	\$ 62,425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 383,174
Total Operations & Maintenance and Amenities	\$ 219,808	\$ 143,363	\$ 106,135	\$ 94,857	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 564,163
Total Expenditures	\$ 246,883	\$ 155,382	\$ 113,975	\$ 100,543	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 616,783
Excess (Deficiency) of Revenues over Expenditures	\$ (243,831)	\$ 28,639	\$ 225,988	\$ 1,019,292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,030,088
Reserves													
Capital Reserve Transfer	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Sweetwater Creek
Community Development District
Long Term Debt Report

SERIES 2019A-1, SPECIAL ASSESSMENT REVENUE BONDS	
Interest Rate:	2.000%, 2.125%, 2.250%, 2.375%, 2.500%, 2.950%, 3.170%
Maturity Date:	5/1/2038
Reserve Fund Definition	MAXIMUM ANNUAL DEBT SERVICE
Reserve Fund Requirement	\$133,070
Reserve Fund Balance	133,070
Bonds Outstanding - 7/30/19	\$7,825,000
Less: Principal Payment - 5/1/20	(\$330,000)
Less: Principal Payment - 5/1/20 (Special Call)	(\$15,000)
Less: Principal Payment - 11/1/20 (Special Call)	(\$40,000)
Less: Principal Payment - 5/1/21	(\$340,000)
Less: Principal Payment - 5/1/21 (Special Call)	(\$40,000)
Less: Principal Payment - 11/1/21 (Special Call)	(\$15,000)
Less: Principal Payment - 5/1/22	(\$340,000)
Less: Principal Payment - 11/1/22 (Special Call)	(\$15,000)
Less: Principal Payment - 5/1/23	(\$345,000)
Less: Principal Payment - 5/1/24	(\$355,000)
Less: Principal Payment - 5/1/24 (Special Call)	(\$10,000)
Less: Principal Payment - 11/1/24 (Special Call)	(\$10,000)
Current Bonds Outstanding	\$5,970,000

SERIES 2019A-2, SPECIAL ASSESSMENT REVENUE BONDS	
Interest Rate:	3.560%, 4.020%
Maturity Date:	5/1/2038
Reserve Fund Definition	50% MAXIMUM ANNUAL DEBT SERVICE
Reserve Fund Requirement	\$108,063
Reserve Fund Balance	108,063
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)
Current Bonds Outstanding	\$2,290,000

Sweetwater Creek
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Revenue Bonds, Series 2019

Date	Requisition #	Contractor	Description	Requisition
11/15/19	1	England Thims & Miller	Invoices: 191327, 191598, 191935 - Traffic Study & Certification Package	\$ 8,032.00
11/15/19	2	East Coast Wells & Pump Service	Invoice: 34301 - Replaced Irrigation Pump	\$ 4,293.70
1/3/20	3	Performance Painting Contractors, Inc.	Invoice: 9579 - Mobilization	\$ 8,090.00
1/3/20	4	AC Concrete Enterprise, Inc.	Invoice: AB - Sidewalk Addition	\$ 6,250.00
1/3/20	5	Reflections	Invoice: 191036 - Roof Clean	\$ 4,495.00
1/6/20	6	Rick Arsenault Certified Pool Consultant, Inc.	Invoice: SWCrefC120 - 40% Deposit to start services	\$ 46,000.00
1/6/20	7	Rick Arsenault Certified Pool Consultant, Inc.	Invoice: SWCrefD120 - 10% upon execution of the Agreement	\$ 11,500.00
2/6/20	8	East Coast Wells & Pump Service	Invoices: 34271 & 34167 - Fixed Pump Motor & Replaced Bad Motor	\$ 2,137.00
2/6/20	9	Rick Arsenault Certified Pool Consultant, Inc.	Invoice: SWCrefn120 - 10% Balance Upon Final Sign Off	\$ 11,500.00
2/24/20	10	JLC Construction Inc.	Invoice: 1/20/2020 - Deposit for Perogola Replacement	\$ 6,790.80
2/26/20	11	Performance Painting Contractors, Inc.	Invoice: 9578 - Power Wash and Paint	\$ 35,240.00
2/24/20	12	Rick Arsenault Certified Pool Consultant, Inc.	Invoice: SWCrefF220 - 40% Commencement of Filling	\$ 46,000.00
2/26/20	13	Rick Arsenault Certified Pool Consultant, Inc.	Invoice: SWCgtr220 - Gutter Grating Supports repaired	\$ 500.00
3/17/20	14	Walter Carucci AE	Invoice: 1 - Services for Palencia Fitness Center from 11/11/19 thru 3/2/19	\$ 5,034.68
3/17/20	15	Bob's Backflow & Plumbing Services, Inc.	Invoice: 65745 - Back Flow Testing	\$ 265.00
3/23/20	16	JLC Construction Inc.	Invoice: 3/20/2020 - Final payment for Perogola Replacement	\$ 6,790.80
4/8/20	17	England Thims & Miller	Invoice: 0193131 Traffic Study & Certification Package	\$ 3,000.02
4/16/20	18	England Thims & Miller	Invoice: 0193703 Traffic Study & Certification Package	\$ 1,062.00
5/20/20	19	Fitness International Associates Corp	Invoice: 2904 Flooring	\$ 4,000.44
6/9/20	20	Beacon Electrical Contractors Inc	Invoice: 200503 - Electrical work	\$ 16,357.00
6/15/20	21	Sundancer Sign Graphics	Invoice: 2564 - Street Sign	\$ 12,310.00
6/22/20	22	Yellowstone Landscape	Invoice: JAX120765 & JAX 120768 - Onda Field Full Irrigation & Sod	\$ 25,583.33
7/14/20	23	Hopping Green & Sams	Invoice: 113207, 113803, 114427, 115066 - Project Construction	\$ 1,053.50
7/31/20	24	Duval Asphalt	Invoice: 21750 - Stripping - Layout Stripe Crosswalks	\$ 1,458.00
8/7/20	25	Yellowstone Landscape	Invoice: AJAX120768 - Onda Field Irrigation & Sod	\$ 24,722.16
9/10/20	26	Radarsign	Invoice: 10761 - Solar Powered	\$ 7,888.00
9/10/20	27	Hopping Green & Sams	Invoice: 116998 - Legal Services	\$ 559.00
9/14/20	28	Sweetwater Creek CDD	Invoice: 2940 & 2904 Deposit paid via credit card for flooring	\$ 2,644.28
10/21/20	29	Hopping Green & Sams	Invoice: 114427 - Legal services	\$ 258.00
10/29/20	30	Hopping Green & Sams	Invoice #117953 - Project Construction Legal Services	\$ 1,075.00
11/16/20	31	Clark Advisory Services, LLC	Services Rendered June 2020-October 2020	\$ 5,034.00
2/17/21	32	Yellowstone Landscape	Invoice #173437 - Irrigation Repairs	\$ 58,703.67
2/17/21	33	Armstrong Fence Company	Invoice #20210221 - Deposit for Vinyl Coated chain-link Ensenda Park	\$ 2,570.79
5/13/21	34	Armstrong Fence Company	Invoice #20210547 Remaining balance for Vinyl Coated chain-link	\$ 2,570.78
5/13/21	35	Riverside Management Services	Invoice #13 Soccer Goals & Lacrosse Equipment	\$ 3,444.73
5/13/21	36	Hopping Green & Sams	Invoice: 121275 - Legal Services	\$ 210.00
3/8/22	37	England Thims & Miller	Invoice 0201371 - Engineer's Report	\$ 2,500.00
4/20/22	38	Invision Construction	Invoice #0001 Fitness Center Expansion Process	\$ 2,000.00
4/20/22	39	Basham & Lucas Desing Group Inc	Invoice #8851 Palencia Amenity & CDs	\$ 5,200.00
7/11/22	40	Basham & Lucas Desing Group Inc	Invoice #8929 Palencia Amenity & CDs	\$ 3,889.78
6/22/22	41	England Thims & Miller	Invoice #203006 Palencia Fitness Center Addition & Modification	\$ 3,750.00
6/22/22	42	KE Law Group PLLC	Invoice #2879 2019 Project Construction	\$ 217.00
7/11/22	43	Basham & Lucas Desing Group Inc	Invoice #8963 Palencia Amenity & CDs	\$ 13,600.00
8/8/22	44	KE Law Group PLLC	Invoice #2993 2019 Project Construction	\$ 344.50
8/8/22	45	England Thims & Miller	Invoice #203518 Palencia Fitness Center Addition & Modification	\$ 6,250.00
8/8/22	46	Basham & Lucas Desing Group Inc	Invoice #9014 Palencia Amenity & CDs	\$ 13,025.00
9/19/22	47	ECS Florida LLC	Palencia Fitness Center Addition Invoice #995173	\$ 3,500.00
9/19/22	48	England Thims & Miller	Invoice #204046 Palencia Fitness Center Addition & Modification	\$ 7,392.55
9/19/22	49	Basham & Lucas Desing Group Inc	Invoice #9028 Palencia Amenity & CDs	\$ 8,046.25
9/19/22	50	KE Law Group PLLC	Invoice #3599 2019 Project Construction	\$ 992.00
9/19/22	51	England Thims & Miller	Invoice #204510 Palencia Fitness Center Addition & Modification	\$ 7,375.00
9/19/22	52	KE Law Group PLLC	Invoice #3955 2019 Project Construction	\$ 726.00
11/8/22	53	Bartram Trail Surveying	Invoice # 5394 Palencia Fitness Center Topographic Survey	\$ 2,900.00
11/8/22	54	England Thims & Miller	Invoice #204943 Palencia Fitness Center Addition & Modification	\$ 15,013.75
11/8/22	55	KE Law Group PLLC	Invoice #3955 2019 Project Construction	\$ 248.00
11/8/22	56	Heartline Fitness Systems	Deposit Invoice #151945 50% deposit on Fitness Equipment	\$ 7,498.94
11/8/22	57	Heartline Fitness Systems	Deposit Invoice #151948 50% deposit on Flooring Material	\$ 3,535.61
12/5/22	58	England Thims & Miller	Invoice #205415 Palencia Fitness Center Addition & Modification	\$ 1,486.25
12/5/22	59	Sweetwater Creek CDD-Capital Reserve	Studio 1+ Professional Design Services Inv #21.069 Palencia Fitness Club	\$ 10,375.00
12/13/22	60	KE Law Group PLLC	Invoice #4873 2019 Project Construction	\$ 168.00
12/13/22	61	Invision Construction	Invoice #PAL_001 Initial deposit per agreement	\$ 42,531.00
12/13/22	62	England Thims & Miller	Invoice #204510 Palencia Fitness Center Addition & Modification	\$ 10,120.00
1/11/23	63	Sweetwater Creek CDD	Palencia Interior Renovation Change Order Id #PAL_002 Invision Construction Inc	\$ 13,315.00
1/11/23	64	England Thims & Miller	Invoice #205795 Palencia Fitness Center Addition & Modification	\$ 983.75
1/11/23	65	KE Law Group PLLC	Invoice #5089 2019 Project Construction	\$ 31.00
1/11/23	66	IT Systems of Jacksonville LLC	Invoice #1312 Deposit for New Audio System for Amenity Center	\$ 2,100.00
1/17/23	68	Bartram Trail Surveying Inc	Invoice #5651 Palencia Fitness Cneter Topographic Survey 1/4/23	\$ 3,080.00
2/14/23	67	Sweetwater Creek CDD	Invoice #1226 Mirrors for Fitness Room - Nassau Windows & Glass	\$ 5,300.00
2/14/23	69	England Thims & Miller	Invoice# 206344 Pickleball Courts Addition & Modifications	\$ 367.50
2/14/23	70	Sweetwater Creek CDD-Capital Reserve	Invoice# 01.10.2023 Anastasia Pool & Spa Inc Gas Heater Replacement for Pool and Invoice# PAL_004 Invision Construction Inc for Fitness Interior Renovation	\$ 16,218.00
2/14/23	71	Sweetwater Creek CDD	Invoice #1231 Nassau Windows & Glass Inc. Rain Glass installation for gym	\$ 850.00
2/28/23	73	Invision Construction	Final Payment per agreement for Palencia Interior Renovation	\$ 42,531.00
3/14/23	72	Bartram Trail Surveying Inc	Invoice #5789 Palencia Fitness Cneter Topographic Survey 2/7/23	\$ 770.00
4/4/23	74	England Thims & Miller	Invoice# 207105 Pickleball Courts Addition & Modifications	\$ 6,275.00
4/24/23	75	Design 2 Wellness	Invoice #41744 - Strength Equipment for remodel	\$ 21,441.00
4/24/23	76	England Thims & Miller	Invoice# 207521 Pickleball Courts Addition & Modifications	\$ 9,617.50
4/24/23	77	IT Systems of Jacksonville LLC	Invoice #1319 Wire work for coax for cameras	\$ 3,055.00
4/24/23	78	Heartline Fitness Systems	Deposit Invoice #154186-F Final payment on Flooring Materials	\$ 3,827.85
4/24/23	79	Sweetwater Creek CDD	Deposit Invoice #151945-F Final payment for Fitness Equipment	\$ 7,498.93
4/24/23	80	Motley Electric	Invoice #266805595 Install Addt'l wiring/reconfigure circuits for Treadmill	\$ 1,020.00
4/24/23	81	Feather & Bloom	Invoice #000714 Moss Wall & Painting for Zen Room	\$ 2,775.00
5/9/23	82	Kilinski/Van Wyk PLLC	Invoice# 6480 2019 Project Construction	\$ 1,485.50
5/9/23	83	Sweetwater Creek CDD	Invoice #1312 IT Systems Install amplifier and speakers.	\$ 2,100.00
5/9/23	84	Sweetwater Creek CDD	Invoice # PAL_003 Invision Construction Additional Electrical items, HV AC pipe dryer vent, door, hall storage, trimming, painting, flooring, and plumbing washer.	\$ 15,000.00

Sweetwater Creek
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Revenue Bonds, Series 2019

Date	Requisition #	Contractor	Description	Requisition
5/9/23	85	Invision Construction	Progress billing per agreement for Palencia Interior Renovation Change Order Id #PAL_004	\$ 5,190.00
5/15/23	86	England Thims & Miller	Invoice# 208098 Pickle ball Courts Addition & Modifications.	\$ 3,023.75
			Remaining Balance Invoice# 154021-F Final payment for Resistance Wall Gym & Cable Caddy	
5/15/23	87	Heartline Fitness Systems	Complete Kit and Training Ropes.	\$ 1,290.90
5/15/23	88	Heartline Fitness Systems	Remaining Balance Invoice# 151948-F Final payment for Flooring Materials.	\$ 2,624.08
6/5/23	89	Kilinski/Van Wyk PLLC	Invoice# 6585 2019 Project Construction	\$ 1,179.00
6/5/23	90	Invision Construction	Change Order 4 Emergency Light Invoice #PAL_006	\$ 600.00
6/5/23	91	Feather & Bloom	Invoice #000725 Lighting install and custom hanging wood paneling for Zen Room	\$ 3,300.00
6/13/23	92	England Thims & Miller	Invoice# 208489 Pickle ball Courts Addition & Modifications.	\$ 5,855.00
6/13/23	93	Kilinski/Van Wyk PLLC	Invoice# 6846 2019 Project Construction	\$ 2,661.50
7/7/23	94	England Thims & Miller	Invoice# 23159 Topography Survey for Onda Park	\$ 5,240.00
7/7/23	95	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-1	\$ 16,412.00
7/7/23	96	England Thims & Miller	Invoice# 208897 Pickle ball Courts Addition & Modifications.	\$ 2,076.25
7/24/23	97	Kilinski/Van Wyk PLLC	Invoice# 7090 2019 Project Construction	\$ 2,719.50
7/24/23	98	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-2	\$ 97,369.00
8/14/23	99	England Thims & Miller	Invoice # 209405 Pickleball Courts Addition & Modifications.	\$ 563.75
8/14/23	100	Kilinski/Van Wyk PLLC	Invoice # 7262 2019 Project Construction	\$ 482.00
8/16/23	101	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-3	\$ 111,695.00
9/15/23	102	England Thims & Miller	Invoice # 209910 Pickleball Courts Addition & Modifications.	\$ 820.00
9/15/23	103	Kilinski/Van Wyk PLLC	Invoice # 7481 2019 Project Construction	\$ 673.08
9/28/23	104	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-4	\$ 119,712.00
10/19/23	105	Poly-Wood LLC	Invoice # 873994 Vineyard Dining Arm chairs and 48" Round Dining Tables	\$ 7,420.00
10/17/23	106	Kilinski/Van Wyk PLLC	Invoice # 7759 2019 Project Construction	\$ 375.00
10/30/23	107	American Electrical Contracting Inc	Palencia Pickleball Courts Electrical Lighting Install Invoice #W61855	\$ 24,485.00
10/30/23	108	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-5	\$ 72,718.00
11/28/23	109	Kilinski/Van Wyk PLLC	Invoice # 7975 2019 Project Construction	\$ 106.00
11/28/23	110	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-6	\$ 22,208.00
11/29/23	111	England Thims & Miller	Invoice # 210296 Pickleball Courts Addition & Modifications.	\$ 256.25
12/7/23	112	England Thims & Miller	Invoice # 210807 Pickleball Courts Addition & Modifications.	\$ 367.45
			Pickleball fees, sound system upgrade aerobics room, and Washer Dryer/Warranty for Amenity	
12/5/23	113	Sweetwater Creek CDD	Center paid with card.	\$ 2,959.95
12/6/23	114	England Thims & Miller	Invoice # 211276 Pickleball Courts Addition & Modifications.	\$ 205.00
1/10/24	115	Duval Landscape Maintenance	Invoice # 25237 Revamp amenity center irrigation.	\$ 12,917.16
1/10/24	116	Sweetwater Creek CDD-Capital Reserve	Dowling Douglas Invoice # 211276 Pickleball Courts Addition & Modifications – Nov 2023.	\$ 2,600.00
1/22/24	117	Kilinski/Van Wyk PLLC	Invoice # 8459 2019 Project Construction	\$ 124.00
2/13/24	118	Atlantic Security	Video Surveillance System Equipment and Installation 50% Dep Invoice #327381-Deposit	\$ 5,946.88
2/13/24	119	Alfred W Grover, Electrical Contractor	Invoice # 12524 - 6 Outdoor Motion Detector-LED light fixture for Pickleball Project	\$ 3,800.00
2/13/24	120	England Thims & Miller	Invoice # 212440 Pickleball Courts Addition & Modifications - Nov 2023.	\$ 1,571.25
2/14/24	121	Kilinski/Van Wyk PLLC	Invoice # 8723 2019 Project Construction	\$ 155.00
2/20/24	122	American Electrical Contracting Inc	Palencia Pickleball Courts Install two light deflectors Invoice #W64623	\$ 1,840.00
2/22/24	123	American Electrical Contracting Inc	Palencia Pickleball Courts Change timer to digital Invoice #W63086	\$ 140.65
2/22/24	124	American Electrical Contracting Inc	Palencia Pickleball Courts Change Order Lighting Project Invoice #W62910	\$ 3,227.30
2/27/24	125	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-7-Final Payment	\$ 25,623.00
3/12/24	126	Workman's Kwik Fix Plumbing Division	Invoice # 97146 – installed self close metering faucet in ensenada park per contract	\$ 1,280.00
			Invoice #212712 – CEI Services - Finalized documents and pay apps for Pickleball Court	
3/12/24	127	England Thims & Miller	closeout with SJC and Owner	\$ 307.50
			Invoice # 2313106. Furnished & installed 296' of 48" high 2-rail ascot style black aluminum	
3/12/24	128	Best Fence and Rail fo FL LLC	fence with (3) 4' gate	\$ 8,174.00
3/20/24	129	Kilinski/Van Wyk PLLC	Invoice # 8974 2019 Project Construction	\$ 1,437.50
4/30/24	130	Matthews/DCCM	Invoice # 190784 - Due Diligence and Site Planning	\$ 2,168.75
5/20/24	131	Matthews/DCCM	Invoice # 190937 - Due Diligence and Site Planning	\$ 2,037.50
5/31/24	132	Atlantic Security	Invoice # 331612Final Invoice for 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
12/9/24	144	Kilinski/Van Wyk PLLC	Invoice # 10810 2019 Project Construction	\$ 553.75
12/23/24	145	Kilinski/Van Wyk PLLC	Invoice # 10975 2019 Project Construction	\$ 124.00
12/24/24	146	Design 2 Wellness	Invoice #49881 Strenight Equipment Replacement-50% deposit	\$ 43,663.00
2/17/25	147	Lee and Gates	Quote #193688 Polished Mirror Wall Install Deposit	\$ 1,130.43
2/17/25	148	C Buss Entrepreses Inc	Invoice #3019 Pool Parts and Labor	\$ 11,750.00
2/21/25	149	BYO Recreation	Invoice #115817 Two Shades and Materials	\$ 26,689.40
2/21/25	150	National Playground Construction	Invoice #115858 Down Payment for Installation & Permitting	\$ 19,515.00
		TOTAL		\$ 1,446,329.50
			Project (Construction) Fund at 08/30/19	\$ 1,540,777.96
			Interest Earned and Transfers thru 01/31/25	\$ 149,793.54
			Outstanding Requisitions	\$ 59,084.83
			Requisitions Paid thru 01/31/25	\$ (1,446,329.50)
			Remaining Project (Construction) Fund	\$ 303,326.83

**Sweetwater Creek
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Revenue Bonds, Series 2019

Date	Requisition #	Contractor	Description	Requisition
FUTURE CAPITAL PROJECTS (CONSTRUCTION)				
		Hoffman Construction	Pickleball Court Construction-Balance to Finish including Retainage	\$0.00
			Pickleball-Water Fountain/Cooler (Projection, not actual)	\$4,000.00
			Fitness Center New Equipment	\$71,337.00
			Boccee Ball Court And Shade	\$40,000.00
			Shade Srutures 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
TOTAL PROJECTED PROJECTS				\$292,337.00
PROJECTED REMAINING PROJECTS (CONSTRUCTION) FUNDS				\$10,990

C.

Sweetwater Creek
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025
Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
General Fund		
01/10/25	4198-4202	\$1,000.00
01/14/25	4203-4214	\$43,810.77
01/29/25	4215-4218	\$31,643.61
SUBTOTAL		\$76,454.38

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
Amenity Fund		
01/14/25	2824-2844	\$57,095.17
01/29/25	2845-2847	\$5,512.34
SUBTOTAL		\$62,607.51

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

TOTAL		\$139,061.89
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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/10/25	00109	1/09/25	01092025	202501	310-51300	11000	DANIEL L COLIN	*	200.00	200.00	004198
1/10/25	00089	1/09/25	01092025	202501	310-51300	11000	JOHN T SMITH	*	200.00	200.00	004199
1/10/25	00051	1/09/25	01092025	202501	310-51300	11000	ROBERT LISOTTA	*	200.00	200.00	004200
1/10/25	00108	1/09/25	01092025	202501	310-51300	11000	RONALD J CERVELLI	*	200.00	200.00	004201
1/10/25	00040	1/09/25	01092025	202501	310-51300	11000	STEPHEN J HANDLER	*	200.00	200.00	004202
1/14/25	00105	12/18/24	189482	202412	320-53800	47301	ALL WEATHER CONTRACTORS, INC	*	935.00	935.00	004203
1/14/25	00006	1/02/25	18534	202412	320-53800	47301	BOB'S BACKFLOW & PLUMBING SERVICE	*	692.00	692.00	004204
1/14/25	00086	11/01/24	28986	202411	320-53800	46200	DUVAL LANDSCAPE MAINTENANCE	*	24,273.00	24,273.00	004205
1/14/25	00086	12/20/24	29627	202412	320-53800	47300	DUVAL LANDSCAPE MAINTENANCE	*	1,975.00	1,975.00	004206
1/14/25	00063	10/31/24	86725	202410	320-53800	47000	FUTURE HORIZONS	*	2,122.44	2,122.44	004207
1/14/25	00063	12/31/24	87489	202412	320-53800	47000	FUTURE HORIZONS	*	2,122.44	2,122.44	004208
1/14/25	00029	1/01/25	166	202501	310-51300	34000	JAN MANAGEMENT FEES	*	3,683.33		

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/01/25	166	1/01/25	166	202501	310-51300-35200		JAN WEBSITE ADMIN	*	86.67		
1/01/25	166	1/01/25	166	202501	310-51300-35100		JAN INFO TECH	*	123.50		
1/01/25	166	1/01/25	166	202501	310-51300-31300		JAN DISSEM AGENT SRVCS	*	459.33		
1/01/25	166	1/01/25	166	202501	310-51300-49000		OFFICE SUPPLIES	*	.90		
1/01/25	166	1/01/25	166	202501	310-51300-42000		POSTAGE	*	283.64		
1/01/25	166	1/01/25	166	202501	310-51300-42500		COPIES	*	7.35		
1/01/25	166	1/01/25	166	202501	310-51300-41000		TELEPHONE	*	40.68		
GOVERNMENTAL MANAGEMENT SERVICES										4,685.40	004209
1/14/25	00103	12/10/24	192374	202411	310-51300-31100		NOV ENGINEERING SERVICES	*	2,082.09		
MATTHEWS DESIGN GROUP LLC										2,082.09	004210
1/14/25	00071	11/25/24	291	202410	320-53800-47301		OCT FACILITY MAINTENANCE	*	3,273.40		
RIVERSIDE MANAGEMENT SERVICES										3,273.40	004211
1/14/25	00095	10/25/24	19150	202410	320-53800-47302		CUT LIMBS ON FENCE	*	800.00		
TAYLOR TREE SERVICES INC										800.00	004212
1/14/25	00095	1/13/25	19481	202501	320-53800-47302		CUT 1 TALL PINE TREE	*	600.00		
TAYLOR TREE SERVICES INC										600.00	004213
1/14/25	00095	12/19/24	19449	202412	320-53800-47302		PRESERVE 1 LEAN PINE TREE	*	250.00		
TAYLOR TREE SERVICES INC										250.00	004214
1/29/25	00086	1/02/25	29666	202501	320-53800-46200		JAN PALENCIA RENEWAL	*	24,273.00		
DUVAL LANDSCAPE MAINTENANCE										24,273.00	004215
1/29/25	00094	1/15/25	11186	202412	310-51300-31500		DEC GENERAL COUNSEL	*	2,201.50		
KILINSKI VAN WYK PLLC										2,201.50	004216
1/29/25	00103	11/11/24	192173	202410	310-51300-31100		OCT ENGINEERING SERVICES	*	3,636.26		
MATTHEWS DESIGN GROUP LLC										3,636.26	004217
SWCC SWEETWATER CRK BPEREGRINO											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/29/25	00071	1/13/25 294	202412 320-53800-47301	DEC FACILITY MAINTENANCE	*	1,532.85		
							RIVERSIDE MANAGEMENT SERVICES	1,532.85 004218
-----						TOTAL FOR BANK A	76,454.38	
						TOTAL FOR REGISTER	76,454.38	

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Sweetwater Creek CDD

Board Meeting Date: January 9, 2025

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Rob Lisotta 51	✓	Yes (\$200)
2	Ron Cervelli 107	✓	Yes (\$200)
3	Stephen Handler 40	✓	Yes (\$200)
4	Dan Colin 109	✓	Yes 200
5	John Smith 89	✓	Yes (\$200)

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:



District Manager Signature

1/9/2025

Date

RETURN SIGNED DOCUMENT TO BERNADETTE PEREGRINO



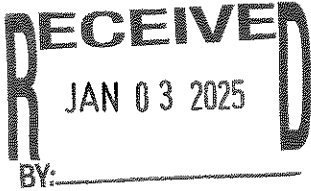
Invoice

Date:	Invoice #:
12/18/2024	189482

1702 Lindsey Road
 Jacksonville, FL 32221-6791
 Office 904-781-7060

Bill To	
Sweetwater Creek CDD 475 West Town Place Suite 114 Riverside Management Services St. Augustine, FL 32092-3649	
Email	Terms
bperegrino@gmsnf.com	Due Upon Receipt

Work Performed At		
Sweetwater Creek CDD-concrete 1187 Las Calinas Blvd. Riverside Mgm St. Augustine, FL 32095 Dan Wright		
Purchase Order	Rep	Work Order
	PM SCOTT HAINES	248563

Item	Description	Amount
	Final Billing Sweetwater at Palencia Attn: Dan Wright -RMSNF 11 5 24 Re:concrete /asphalt repairs Extra Work >Install 60sqft of asphalt at 2 different locations per management approval that were not on the original proposal Approved verbally by Dan Wright Total \$ 935.00 <div style="text-align: center;">  </div> <p style="text-align: center;">Field repairs and Maintenance 1.320.53800.47301 DW 1/3/24</p>	\$935.00

ALL WORK WAS INSPECTED AND PERFORMED IN A PROFESSIONAL MANNER. All material is guaranteed to be as specified, and the above work was completed in a substantial workmanlike manner. This is a full invoice due and payable by above due date in accordance with our agreement. Late charges will be assessed thereafter due date listed above at a rate of 1.5% per month. All disputes are to be submitted in writing by mail, fax or email within 30 days from invoice date. You further agree to waive any right to jury trial in any action relating to these services or the payment thereof. In any action to collect past due amounts, customer shall pay all reasonable attorney's fees incurred.

Subtotal:	\$935.00
Sales Tax:	\$0.00
Invoice Total:	\$935.00
Payments and Credits:	\$0.00
Total Due:	\$935.00

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
 Jacksonville, FL 32244

Invoice

18534
 Invoice Date
 1/2/2025

Bill To
Sweetwater Creek C/O Governmental Mgmt Services Central FL 135 West Central Blvd., Ste 320 Orlando, FL 32801

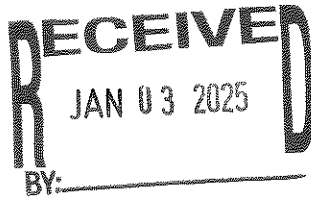
Job Location
Sweetwater Creek CDD - Guardhouse 1187 Las Calinas Blvd St. Augustine, FL 3

Bob's Backflow & Plumbing Services
 4640 Subchaser Ct., Ste 113
 Jacksonville, FL 32244

Phone # (904) 268-8009 Fax # (904) 292-4403

P.O. Number	Terms	Due Date
	Net 30	2/1/2025

Serviced	Description	Quantity	Price Each	Amount
12/30/2024	Meter # 78694344 - Potable -(RPZ 620167 1" Apollo RPLF4A @ front of Guardhouse)			
	Labor to replace the existing backflow, flush, test, certify, and insulate	1.5	90.00	135.00
	1' Wilkins 975XL2 Serial# ABB37150	1	392.00	392.00
	Piping & Materials	1	60.00	60.00
	Insulation to protect the device against future freeze damage.	1	60.00	60.00
	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - PASSED	1	45.00	45.00
	1.320.53800.47301 Field repairs and maintenance of DW 1/3/25			



Thank you for your business. We appreciate your prompt payment.
 Please make checks payable to Bob's Backflow and include your invoice number.

Total	\$692.00
Payments/Credits	\$0.00
Balance Due	\$692.00



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

INVOICE

Date	Invoice No.
11/01/24	28986
Terms	Due Date
Net 40	12/11/24

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
#33890 - Palencia- RENEWAL 2024/2025 November 2024					\$24,273.00

Monthly Breakdown

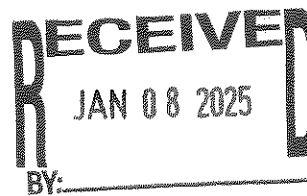
- Monthly Landscape- Mowing, edging, blowing, trimming /detail- \$20,091.48
- Fertilization- \$1,630.00
- Bedding Plants (ANNUALS)- \$1,915.50
- Irrigation check- \$636.00
-

Bed Dressing / Pinestraw

(billed at time of service)

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

Landscape maint and material
 1.320.53800.46200
 DW
 1/8/25



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



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

INVOICE

Date	Invoice No.
12/20/24	29627
Terms	Due Date
Net 40	01/29/25

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
\$1,975.00	

Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
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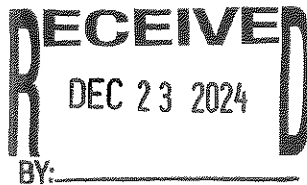
#34914 - sweetwater lift station clock
 valve repairs dec24

sweetwater lift station clock valve
 repairs dec24

Irrigation Service/Repairs					\$1,975.00
Electrical Valve	2"	3.00	\$225.00	\$675.00	
Irrigation Labor	Hr	8.00	\$100.00	\$800.00	
Misc Irrigation Supplies		1.00	\$50.00	\$50.00	
Valve Locating	each	3.00	\$150.00	\$450.00	

Total	\$1,975.00
Payments/Credits	(\$0.00)
Balance Due	\$1,975.00

irrigation repair and maintenance
 1.320.53800.47300
 DW
 12/23/24



Future Horizons, Inc

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

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

INVOICE

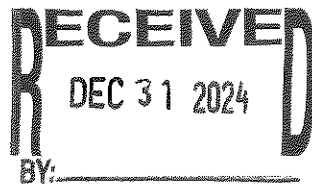
Invoice Number: 86725
 Invoice Date: Oct 31, 2024
 Page: 1

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

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

Customer ID	Customer PO	Payment Terms	
Palencia01	Per Contract	Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver	10/29/24	12/15/24

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed October 29, 2024 Lake maintnace 1.320.53800.47000 DW 10/31/24	2,122.44	2,122.44



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

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

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: 87489
 Invoice Date: Dec 31, 2024
 Page: 1

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

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

Customer ID	Customer PO	Payment Terms	
Palencia01	Per Contract	Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver	12/12/24	2/14/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed December 12, 2024	2,122.44	2,122.44
		1.320.53800.47000 Lake Maintenance DW 12/31/24		
		RECEIVED DEC 31 2024 BY: _____		

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

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Governmental Management Services, LLC

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

Invoice

Invoice #: 166

Invoice Date: 1/1/25

Due Date: 1/1/25

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 -January 2025		3,683.33	3,683.33
Website Administration -January 2025		86.67	86.67
Information Technology - January 2025		123.50	123.50
Dissemination Agent Services - January 2025		459.33	459.33
Office Supplies		0.90	0.90
Postage		283.64	283.64
Copies		7.35	7.35
Telephone		40.68	40.68

RECEIVED
JAN 03 2025
BY: _____

Total \$4,685.40

Payments/Credits \$0.00

Balance Due \$4,685.40

Project Manager Alex Acree

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

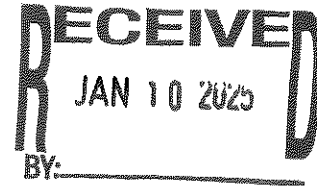


December 10, 2024
Invoice # 192374

Project 0000021856.0000 Sweetwater Creek CDD

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

- Coordination with District Manager
- CDD Meeting
- CUP Meter Readings (November)
- Prepare Requisitions
- Work on Public Facilities Report



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

Professional Services through November 30, 2024

Phase	Code	Description	Hours	Rate	Amount	
Phase	0001	Engineering Services				
		Vice President of Production	2.00	290.00	580.00	
		Project Coordinator 2	.50	100.00	50.00	
		Project Administrator	.25	120.00	30.00	
		Inspector	3.00	170.00	510.00	
		Total Labor				1,170.00
Phase	0002	Public Facilities				
		Vice President of Production	.50	290.00	145.00	
		Sr. Planner 1	1.50	210.00	315.00	
		Project Engineer, EI 3	1.50	190.00	285.00	
		CAD Designer 1	1.25	130.00	162.50	
		Total Labor				907.50
Phase	0999	Reimbursable Expenses				
		8.5 x 11 BW	17.0 Copies @ 0.27		4.59	
		Total Reproductions			4.59	4.59
					Total Due:	2,082.09

Outstanding Invoices

Number	Date	Balance
192173	11/11/2024	3,636.26
Total		3,636.26

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	2,077.50	18,161.25	20,238.75
Expense	0.00	117.88	117.88
Unit	4.59	79.12	83.71
Interest	0.00	41.32	41.32
Totals	2,082.09	18,399.57	20,481.66

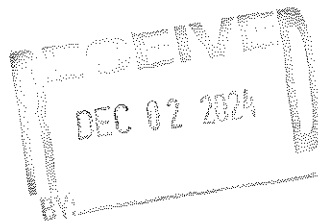
Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 291
Invoice Date: 11/25/2024
Due Date: 11/25/2024
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance October 1 - October 31, 2024		2,291.60	2,291.60
Maintenance Supplies		981.80	981.80
Field Repairs + Maint. 1.320.53800.47301			



Jerry Lambert
11-27-24

Total	\$3,273.40
Payments/Credits	\$0.00
Balance Due	\$3,273.40

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/1/24	3	M.C.	Installed new door due to previous door being vandalized, installed new hardware on door
10/1/24	3	J.S.	Assisted installing new door and new hardware on old door that was vandalized
10/1/24	2	T.J.	Put up nets on pickleball courts, 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
10/3/24	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
10/8/24	3.15	J.W.	Hung fan in aerobics room, worked on bike cord, ab handle and hallway fountain
10/8/24	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
10/10/24	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
10/15/24	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
10/16/24	8.3	J.W.	Paint three picnic tables, paint concrete wall at pavilion, fix latch at dog park, paint street sign posts, clean plastic windows on playground
10/17/24	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
10/22/24	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
10/23/24	8.55	J.W.	Installed four new LED lights in A/C room, paint wall in multipurpose room, paint column at park, diagnose fountain pump not working, installed new rubber hand grips on exercise equipment, install new water float in outside fountain, install new water float in inside fountain
10/24/24	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
10/29/24	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
10/30/24	8.62	J.W.	Paint monuments at LaPalma Park, cleaned animal crossing fence with outdoor cleaner, installed new fountain water pump, clean tile in outdoor fountain, removed two cabinets from aerobics room at amenity center, installed wall cabinet in storage room at amenities center
10/31/24	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

TOTAL 54.62

MILES 240

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 11/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
SWEETWATER CREEK	9/27/24	White Chain	2.45	D.W.
	9/27/24	Method Hand Soap	7.37	D.W.
	9/27/24	D Batteries	13.56	D.W.
	9/30/24	Wire Brush	7.37	D.W.
	9/30/24	RSTP Spray Paint Red	8.60	D.W.
	9/30/24	Waterproof Sealant Caulk (2)	29.29	D.W.
	10/1/24	Deadbolt SGL Door Handle	45.30	D.W.
	10/1/24	Lock Entry Accent	66.13	D.W.
	10/1/24	Fasteners (3)	2.76	D.W.
	10/11/24	Black Zip Ties 100pk (3)	40.18	D.W.
	10/14/24	Garden Soil (2)	21.78	D.W.
	10/14/24	Behr Paint (2)	119.55	D.W.
	10/14/24	Behr Ultra Stain	65.53	D.W.
	10/14/24	Pressure Wash Solution	16.42	D.W.
	10/14/24	Paint Liner	5.49	D.W.
	10/14/24	Caulk Gun	11.48	D.W.
	10/14/24	Paint Liner	16.64	D.W.
	10/14/24	Paint Roller Liners (2)	7.54	D.W.
	10/14/24	Paint Rollers (2)	8.72	D.W.
	10/14/24	WSTR 4" Sherlock Pro Frame Green	9.18	D.W.
	10/14/24	WSTR 9" Sherlock Pro Frame Green	7.10	D.W.
	10/14/24	Line Voltage Spot Light	63.22	D.W.
	10/14/24	Plastic Roller Tray	5.15	D.W.
	10/14/24	Black Zip Ties 100pk (3)	44.78	D.W.
	10/17/24	Blue Spray Paint	9.79	D.W.
	10/17/24	Caulk Backer Rod	8.56	D.W.
	10/22/24	Plasti-Dip (2)	20.65	D.W.
	10/22/24	Clear Silicone	14.93	D.W.
	10/22/24	Behr Paint	56.33	D.W.
	10/22/24	Brown Spray Paint	8.03	D.W.
	10/22/24	Paint Container	17.23	D.W.
	10/22/24	Yellow Spray Paint	6.88	D.W.
	10/22/24	Hydraulic Cement	29.27	D.W.
	10/22/24	2.5 Angle Brush	15.49	D.W.
	10/22/24	Roller Brush (3)	15.77	D.W.
	10/22/24	Metal Tray (2)	9.15	D.W.
	10/24/24	Liquid Nails Caulk	8.07	D.W.
	10/24/24	Photo Cell	22.03	D.W.
	10/24/24	Fill Valve	24.48	D.W.
	10/29/24	G-Series Binder Stainless	6.29	D.W.
	10/29/24	Behr Satin Deep	54.03	D.W.
	10/29/24	Stop Rust 5 in 1 Gloss	8.60	D.W.
	10/29/24	Plasti-Dip (2)	20.65	D.W.

TOTAL \$981.80



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

Invoice

BILL TO
 Sweet Water Creek

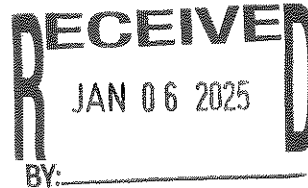
INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
19150	10/25/2024	\$800.00	10/25/2024	Due on receipt	

SCOPE	QTY	RATE	AMOUNT
Work address 310 Enrede Ln St Augustine,FL 32095		100.00	100.00
Cut back limbs on fence by front gate Leave a debris in wooded area		500.00	500.00
Work address 129 Dosel Ln St.Augustine,FL 32095			
Drop LARGE dead pine tree in wooded area Leave debris in wooded area			
ADD ON- 655 Enrude Ln-Drop 1 dead pine tree.	1	200.00	200.00

BALANCE DUE **\$800.00**



Tree removal
 1.320.53800.47302
 DW
 1/6/24



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



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

Invoice

BILL TO: Sweet Water Creek

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
19481	01/13/2025	\$600.00	01/13/2025	Due on receipt	

SCOPE	QTY	RATE	AMOUNT
On the right hand side of roundabout Cut down and leave in wood area 1 tall dead pine tree All debris will be left in wooded area		600.00	600.00

BALANCE DUE \$600.00



Tree removal
1.320.53800.47302
DW
1/13/25

RECEIVED
JAN 13 2025
BY: _____

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



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

Invoice

BILL TO
Sweet Water Creek

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
19449	12/19/2024	\$250.00	12/19/2024	Due on receipt	

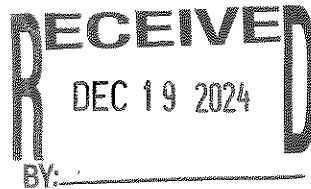
SCOPE	QTY	RATE	AMOUNT
Work address 449 Medio Dr St Augustine, FL 32095		250.00	250.00
Cut down and put down in preserve 1 leaning pine tree			

BALANCE DUE

\$250.00



Tree removal
 1.320.53800.47302
 DW
 12/19/24



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



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

INVOICE

Date	Invoice No.
01/02/25	29666
Terms	Due Date
Net 40	02/11/25

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
\$24,273.00	

Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
#33890 - Palencia- RENEWAL 2024/2025 January 2025					\$24,273.00

Monthly Breakdown

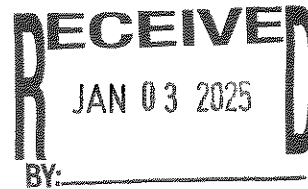
- Monthly Landscape- Mowing, edging, blowing, trimming /detail- \$20,091.48
- Fertilization- \$1,630.00
- Bedding Plants (ANNUALS)- \$1,915.50
- Irrigation check- \$636.00
-

Bed Dressing / Pinestraw

(billed at time of service)

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

landscape maint and material
 1.320.53800.46200
 DW
 1/3/25



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



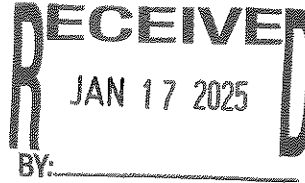
INVOICE

KILINSKI | VAN WYK

Invoice # 11186
Date: 01/15/2025
Due On: 02/14/2025

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 – GENERAL COUNSEL/MONTHLY MEETING

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	MGH	12/02/2024	Analyze status of Supervisor seats and officer positions in preparation for Board meeting.	0.20	\$265.00	\$53.00
Service	JK	12/03/2024	Brief review of multiple FEMA communications for Marshall/Sweetwater; review agenda materials, property ownership for event space and confer with engineer on allowed uses; review minutes and financial detail; field call from Supervisor Smith and confer re: District items; transmit follow up to Marshall Creek on interlocal	1.40	\$310.00	\$434.00
Service	MGH	12/03/2024	Review and analyze documentation received from T. Shaw regarding FEMA claim for Tolomato Boardwalk damage, appeals, and further action requested; preliminary review of agenda package and correspondence with District staff regarding same.	0.90	\$265.00	\$238.50
Service	MGH	12/04/2024	Further analyze status of supervisor seats and officers and confer with District staff regarding same in preparation for Board meeting.	0.20	\$265.00	\$53.00
Service	MGH	12/05/2024	Review and analyze agenda package and materials for Board consideration, including matters related to recent General Election and newly elected Supervisors, meeting minutes, financial statements, staff reports, proposals, and	3.20	\$265.00	\$848.00

			related District documents, in preparation for Board meeting; attend Board meeting.			
Service	JK	12/05/2024	Field call re: property damage from SJC and draft acknowledgement for same; review contract provisions	0.40	\$310.00	\$124.00
Service	JK	12/10/2024	Confer with Supervisor re: SJC destruction; follow up on release with project manager	0.20	\$310.00	\$62.00
Service	MGH	12/11/2024	Review elections information, confirm seat statuses, and advise regarding new Supervisor introductory documents needed.	0.20	\$265.00	\$53.00
Service	MGH	12/12/2024	Review and revise meeting minutes.	0.20	\$265.00	\$53.00
Service	MGH	12/13/2024	Review status of ongoing projects.	0.20	\$265.00	\$53.00
Service	JK	12/13/2024	Review interlocal redlines; review FPL correspondence and confer with staff on same	0.40	\$310.00	\$124.00
Service	MGH	12/16/2024	Advise Supervisor Colin regarding ethics training requirement.	0.10	\$265.00	\$26.50
Service	MGH	12/20/2024	Review status of ongoing projects.	0.10	\$265.00	\$26.50
Service	MGH	12/23/2024	Review draft agenda for upcoming Board meeting and analyze legal follow-up items needed.	0.20	\$265.00	\$53.00
					Total	\$2,201.50

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due	
11186	02/14/2025	\$2,201.50	\$0.00	\$2,201.50	
				Outstanding Balance	\$2,201.50
				Total Amount Outstanding	\$2,201.50

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

Please pay within 30 days.

Project Manager Alex Acree



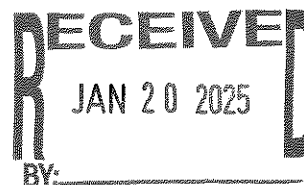
Governmental Management Services
James Oliver
475 West Town Place
St. Augustine, FL 32092

November 11, 2024
Invoice # 192173

Project 000021856.0000 Sweetwater Creek CDD

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

- Coordination with District Manager
- CDD Meeting
- CUP Meter Readings (October)
- Prepare Requisitions
- Work on Public Facilities Report
- Review Total Lot Count within PUD



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

Professional Services through October 31, 2024

Phase 0001 Engineering Services

	Hours	Rate	Amount	
Vice President of Production	2.25	290.00	652.50	
Sr. Planner 1	2.00	210.00	420.00	
Sr. Construction Inspector	1.00	210.00	210.00	
Project Coordinator 2	.75	100.00	75.00	
Project Administrator	.50	120.00	60.00	
Inspector	3.00	170.00	510.00	
Total Labor				1,927.50

Phase 0002 Public Facilities

	Hours	Rate	Amount	
Sr. Planner 1	8.00	210.00	1,680.00	
Project Coordinator 2	.25	100.00	25.00	
Total Labor				1,705.00

Phase 0999 Reimbursable Expenses

Color 11 x 17	2.0 Copies @ 0.88	1.76	
Color 8.5 x 11	4.0 Copies @ 0.50	2.00	
Total Reproductions		3.76	3.76

Total Due: 3,636.26

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	3,632.50	14,528.75	18,161.25
Expense	0.00	117.88	117.88
Unit	3.76	75.36	79.12
Interest	0.00	41.32	41.32
Totals	3,636.26	14,763.31	18,399.57

Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 294
Invoice Date: 1/13/2025
Due Date: 1/13/2025
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance December 1 - December 31, 2024		1,057.43	1,057.43
Maintenance Supplies		475.42	475.42
Field Repairs + Maint. 1.320.53800.47301			

RECEIVED
JAN 17 2025
BY: _____

Alison Moring
1-16-25

Total	\$1,532.85
Payments/Credits	\$0.00
Balance Due	\$1,532.85

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/3/24	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
12/4/24	2	J.W.	Checked and suggested options to repair drinking fountain leak, hung Christmas décor in trees along with a décor from for pictures, checked photocell at park for lighting
12/5/24	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
12/10/24	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
12/11/24	4.6	J.W.	Installed new drinking fountain, hug up garland and bows at park pavilion
12/12/24	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
12/17/24	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
12/19/24	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
12/23/24	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
12/27/24	2	T.J.	wreath, repaired Christmas picture stand for park 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
12/30/24	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 24.6

MILES 165

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 1/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
SWEETWATER CREEK				
	11/22/24	Basketball Net	11.25	D.W.
	12/2/24	Outdoor Timer	29.38	D.W.
	12/2/24	Gorilla Superglue	11.01	D.W.
	12/3/24	Outlet Covers (3)	29.36	D.W.
	12/10/24	MKE Multi Mat BIT 5pk	33.89	D.W.
	12/10/24	RYB 18v One + HP Hammer Drill	148.35	D.W.
	12/12/24	Qtvalve 5	17.14	D.W.
	12/12/24	Thread Seal Tape	1.70	D.W.
	12/12/24	Coupling Flex 1-1/2" OVC	9.29	D.W.
	12/16/24	LED Lights 2pk (5)	73.43	D.W.
	12/16/24	5x5 White Vinyl Post Top	11.12	D.W.
	12/23/24	Iron 6"x6" Plastic Pyramid Post Cap (5)	60.32	D.W.
	1/3/25	Pond Pebbles (6)	39.19	D.W.
		TOTAL	<u>\$475.42</u>	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/14/25	00129	1/10/24 01102024	202501 340-53800-34500 12/18-1/10 FITNESS CLASS	AMYSUE LONG	*	175.00	175.00 002824
1/14/25	00131	1/18/25 01182025	202412 340-53800-34500 12/16-12/29 FITNESS CLASS	DIANE LAURA STOEVER	*	320.00	320.00 002825
1/14/25	00163	10/15/24 093280	202410 330-53800-48100 PICKLEBALL COURT	DOWLING DOUGLAS COMPANY INC	*	1,800.00	1,800.00 002826
1/14/25	00119	11/01/24 28985	202411 330-53800-46200 NOV FIT CNTR & DOG PARK	DUVAL LANDSCAPING MAINTENANCE	*	1,963.00	1,963.00 002827
1/14/25	00119	1/02/25 29665	202501 330-53800-46200 JAN FIT CNTR & DOG PAK	DUVAL LANDSCAPING MAINTENANCE	*	1,963.00	1,963.00 002828
1/14/25	00119	10/31/24 29216	202410 330-53800-46200 ADDITION OF PINE STRAW	DUVAL LANDSCAPING MAINTENANCE	*	5,250.00	5,250.00 002829
1/14/25	00128	1/09/25 01092025	202501 340-53800-34500 1/2-1/9 FITNESS CLASS	ELIANA N ROQUE	*	240.00	240.00 002830
1/14/25	00128	1/09/25 01092025	202412 340-53800-34500 12/17-12/19 FITNESS CLASS	ELIANA N ROQUE	*	120.00	120.00 002831
1/14/25	00080	11/01/24 747641	202411 330-53800-48400 DEC GATE GRD MONITORING	HIDDEN EYES LLC	*	3,428.05	3,428.05 002832
1/14/25	00080	1/02/25 749922	202501 300-15500-10000 FEB GATE GRD MONITORING	HIDDEN EYES LLC	*	3,428.05	3,428.05 002833
1/14/25	00132	12/19/24 12192024	202412 340-53800-34500 12/12-12/19 FITNESS CLASS	LAURA CORREA	*	105.00	105.00 002834
1/14/25	00127	1/10/25 01102025	202412 340-53800-34500 12/16-12/29 FITNESS CLASS	LINA HERMEZ	*	305.00	305.00 002835

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/14/25	00135	1/08/25	01082025	202501	340-53800	34500	MIRANDA BULGER	*	175.00	175.00	002836
1/14/25	00135	12/23/24	12232024	202412	340-53800	34500	MIRANDA BULGER	*	175.00	175.00	002837
1/14/25	00141	1/10/24	01102025	202412	340-53800	34500	PATRICIA SCOTT	*	105.00	105.00	002838
1/14/25	00020	1/07/25	18122078	202412	340-53800	49400	PUBLIX SUPER MARKETS INC	*	34.46	34.46	002839
1/14/25	00104	12/01/24	290	202412	330-53800	10000	RIVERSIDE MANAGEMENT SERVICES INC	*	10,319.83	37,084.98	002840
1/14/25	00136	1/09/25	01092025	202501	340-53800	34500	TIFFANY ROSE CUNNINGHAM	*	140.00	140.00	002841
1/14/25	00136	12/17/24	12172024	202412	340-53800	34500	TIFFANY ROSE CUNNINGHAM	*	140.00	140.00	002842

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/14/25	00041	1/08/25 62017707	202501 340-53800-34400	JAN PEST CONTROL TURNER PEST CONTROL LLC	*	83.63	83.63 002843
1/14/25	00042	1/01/25 353753	202501 330-53800-48400	PHONE LINE BURGLARY MONIT VILLAGE KEY & ALARM INC	*	60.00	60.00 002844
1/29/25	00014	11/19/24 T480-100	202411 330-53800-52100	DISINFECTANT WIPES LLOYDS EXERCISE EQUIPMENT LLC	*	1,300.00	1,300.00 002845
1/29/25	00019	1/01/25 13129562	202501 330-53800-52002	JAN POOL CHEMICALS POOLSURE	*	2,157.54	2,157.54 002846
1/29/25	00019	12/01/24 13129562	202412 330-53800-52002	DEC POOL CHEMICALS POOLSURE	*	2,054.80	2,054.80 002847
TOTAL FOR BANK B						62,607.51	
TOTAL FOR REGISTER						62,607.51	

SWCC SWEETWATER CRK BPEREGRINO

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

Substitute Dates: 12/18 1/3 1/8
12/20 1/10

Code: 2-340-53800-34500

Cost:

~~1005~~ \$175

RECEIVED
JAN 10 2025

BY: _____

Approved:

Amy Sue Long

Date:

~~12/24/24~~

1/10/25

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

Vendor: Diane Stoeber

153 Oak Common Ave. St. Augustine, FL 32095

2023 Classes Taught in TWO week period:

Dec 16-30

Pilates Dates:

Kids Fitness Dates: 12/18

Stretch Dates: 12/16, 12/20, 12/23, 12/27

Barre Dates: 12/16, 12/23

Substitute Dates: 12/27 Yoga

Code: 2-340-53800-34500

Cost:

~~320.00~~

\$ 320.00

RECEIVED
JAN 10 2025
BY: _____

Approved:

[Signature]

Date:

1/15/25

Since 1950

Dowling Douglas Company

IDENTIFICATION SOLUTIONS AND DIGITAL IMAGING SYSTEMS
 3406 Main Street Jacksonville, Florida 32208
 Phone (904) 353-4361 Fax (904) 353-4363

Sales Invoice
 INVOICE #: 093280
 Page 1 of 1

INVOICE

REMIT PAYMENT TO:
 P.O. BOX 3356
 JACKSONVILLE, FL 32206

Bill To: Sweetwater Creek CDD 475 W. Town Place STE.114 St. Augustine, FL, 32092-3649	Ship To: Sweetwater Creek CDD 475 W. Town Place STE.114 St. Augustine, FL, 32092-3649
---------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------

INVOICE DATE	CUST. ORDER #	PAYMENT TERMS	SALESPERSON
10/15/2024		Net 30	John Pecnik

Detailed Item Description

Item Number	Description	Serial Number	Qty Ordered	Qty Shipped	Unit of Measure ment
EX-KT103SN	Essex 26-Bit Weigan Stainless Steel Keypad Reader		1	1	Each
EX-SH34SI12	SH-34SI Stainless Steel Spyproof Housing		1	1	Each

Other Charges

3 Hours Labor

Tax Summary

EXMPT

Payment is due upon receipt unless otherwise noted.

Invoice Comments: Customer Signature _____	Installed at 1865 North Loop Parkway -Pickleball Court	SUBTOTAL: \$1,230.00 _____ \$0.00 _____ \$570.00 _____ \$0.00 _____ DISCOUNT: OTHER CHARGES: TAX: TOTAL: \$1,800.00
-------------------------------------------------------	--------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------

RECEIVED

JAN 10 2025

BY: _____



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

INVOICE

Date	Invoice No.
11/01/24	28985
Terms	Due Date
Net 40	12/11/24

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 November 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)
Balance Due	\$1,963.00

Landscape maint and improvments
 2.330.53800.46200
 DW
 1/8/25

RECEIVED
 JAN 08 2025
 BY: _____



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

INVOICE

Date	Invoice No
01/02/25	29665
Terms	Due Date
Net 40	02/11/25

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
\$1,963.00	

Please detach top portion and return with your payment.

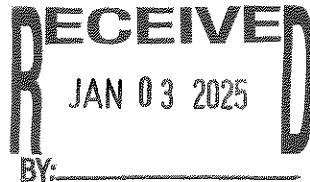
DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
#31603 - Sweetwater Fitness Center and Dog Park- 2024 January 2025					\$1,963.00

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)
Balance Due	\$1,963.00

Landscape maint and improvements
 2.330.53800.46200
 DW
 1/3/25





7011 Business Park Blvd N
Jacksonville, FL 32256

www.duvallandscape.com

INVOICE

Date	Invoice No
10/31/24	29216
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	Enclosed
\$5,250.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$5,250.00	\$0.00	\$5,250.00

#34248 - Addition of Pine
Straw At Amenity
Center/Fitness Center

Deduction of \$1000.00
was applied to the total

	Enhancement/Extra Services		\$5,250.00	\$0.00	\$5,250.00
Total			\$5,250.00	\$0.00	\$5,250.00

Landscape maint and improvements
2.330.53800.46200
DW
1/14/25

RECEIVED
JAN 14 2025
BY: _____

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:

2025

Cardio Core Dates: 1/2/25 1/7/25

Senior Mat Pilates Dates: 1/2/25 1/7/25 1/9/25

Senior Strength Dates: 1/9/25

Substitute Dates:

Code: 2-340-53800-34500

Cost: \$ 240

RECEIVED
JAN 10 2025
BY: _____

Approved:

Eliana Roque

Date: 1/9/25

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

Vendor: Eliana Roque

138 Pickett Dr, St. Augustine, FL 32084

202~~3~~ Classes Taught in TWO week period:

2024

Cardio Core Dates: 12/17

Senior Mat Pilates Dates: 12/17 - 12/19

Senior Strength Dates: 12/18

Substitute Dates:

Code: 2-340-53800-34500

Cost: \$120

RECEIVED
JAN 10 2025
BY: _____

Approved:

Eliana Roque

Date:

1/9/25

Envera

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

<h1>Invoice</h1>	
Invoice Number 747641	Date 11/01/2024
Customer Number 300299	Due Date 12/01/2024

Page: 1

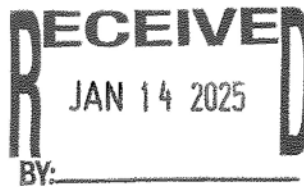
Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Sweetwater Creek CDD	300299		11/01/2024	12/01/2024

Quantity	Description	Months	Rate	Amount
<i>2898 - Gate Access - Sweetwater Creek CDD</i>				
1.00	Envera Kiosk System 12/01/2024 - 12/31/2024	1.00	\$500.00	\$500.00
1.00	Service & Maintenance 12/01/2024 - 12/31/2024	1.00	\$464.80	\$464.80
1.00	Data Management 12/01/2024 - 12/31/2024	1.00	\$250.00	\$250.00
1.00	Virtual Gate Guard Monitoring 12/01/2024 - 12/31/2024	1.00	\$2,213.25	\$2,213.25
Subtotal:				\$3428.05
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$3428.05

Date	Invoice #	Description	Amount	Balance Due
11/1/2024	747641	Monitoring Services	\$3428.05	\$3428.05

Envera

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



2.330.53800.48400
Security
DW
1/14/24

<h1>Invoice</h1>	
Invoice Number 747641	Date 11/01/2024
Customer Number 300299	Due Date 12/01/2024

Net Due: \$3,428.05

Amount Enclosed: _____

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Envera

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

<h1>Invoice</h1>	
Invoice Number 749922	Date 01/02/2025
Customer Number 300299	Due Date 02/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Sweetwater Creek CDD	300299		01/02/2025	02/01/2025

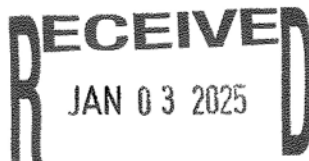
Quantity	Description	Months	Rate	Amount
<i>2898 - Gate Access - Sweetwater Creek CDD</i>				
1.00	Envera Kiosk System 02/01/2025 - 02/28/2025	1.00	\$500.00	\$500.00
1.00	Service & Maintenance 02/01/2025 - 02/28/2025	1.00	\$464.80	\$464.80
1.00	Data Management 02/01/2025 - 02/28/2025	1.00	\$250.00	\$250.00
1.00	Virtual Gate Guard Monitoring 02/01/2025 - 02/28/2025	1.00	\$2,213.25	\$2,213.25
			Subtotal:	\$3428.05
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$3428.05

Date	Invoice #	Description	Amount	Balance Due
1/2/2025	749922	Monitoring Services	\$3428.05	\$3428.05

Envera

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

Security
2.330.53800.48400
DW
1/3/24



BY: _____

<h1>Invoice</h1>	
Invoice Number 749922	Date 01/02/2025
Customer Number 300299	Due Date 02/01/2025

Net Due: \$3,428.05

Amount Enclosed: _____

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

REMIT TO:
Envera
PO Box 2086
Hicksville, NY 11802

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: 12/12 - 6:00PM
12/19 - 6:00PM

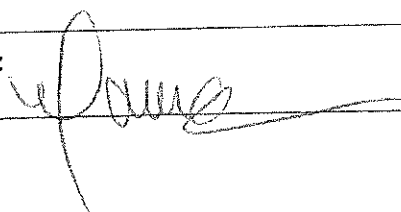
Zumba Tone/Zumba Dates: 12/14 - 9:00AM

Substitute Dates:

Code: 2-340-53800-34500

Cost: \$105

RECEIVED
JAN 10 2025
BY: _____

Approved: 

Date:

12/19/24

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:

16th ~ 29th Dec

Meditation Dates:

18th

Yogalates Dates:

17th

Power Pump Dates:

17th

Yoga Dates:

22nd, 18th Dec + 29th Dec

Pilates Dates:

16th, 23rd Dec

Code: 2-340-53800-34500

Cost:

\$305⁰⁰

Hermez

RECEIVED
JAN 10 2025
BY: _____

Approved:

[Signature]

Date:

1/10/24

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

Vendor: Miranda Bulger

2112 Pond Spring Way, Fleming Island, FL 32003

2023 Classes Taught in TWO week period:

HIIT Dates: 12/30 1/6 1/8

Spin Dates: 1/8

Substitute Dates:

Code: 2-340-53800-34500

Cost:

175⁰⁰

RECEIVED
JAN 10 2025
BY: _____

Approved:

Miranda Bulger

Date:

1/8/25

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

Vendor: Miranda Bulger

2112 Pond Spring Way, Fleming Island, Fl 32003

12/16 - 12/25

2023 Classes Taught in TWO week period:

HIIT Dates: 12/16 12/18 12/23

Spin Dates: 12/18

Substitute Dates:

Code: 2-340-53800-34500

Cost:

175⁰⁰

RECEIVED
JAN 10 2025
BY: _____

Approved:

Miranda Bulger

Date:

12/23/24

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

Vendor: Patty Scott

256 Front Door Lane, St. Augustine, FL 32095

2023 Classes Taught in TWO week period:

Meditation Dates:

Spin 10:15 - 11AM 12/23/24

Yogalates Dates:

Spin 10:15 - 11AM 12/29/24

Power Pump Dates:

Spin 11:00 - 11 1/6/25

Yoga Dates:

Pilates Dates:

Code: 2-340-53800-34500

Cost:

105⁰⁰

RECEIVED
JAN 10 2025
BY: _____

Approved:



Date:

1/10/24

Publix®

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

RECEIVED
JAN 07 2025
BY: _____

Publix Business Account Invoice

Date 01/07/2025
Customer Number **2007348**
Terms Due Upon Receipt

Telephone 1-877-333-7585
Fax (863)284-3352

Remit your payment to:

Publix Super Markets, Inc.
P.O. Box 32009
Lakeland, Florida 33802-2009

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

Open item list as of 01/11/2025

Document #	Charge Date	Store #	Reference #	Cardholder #/Name	Amount
1812207831	12/11/2024	1617	1020873654	00/ERIN GUNIA	34.46
Balance Due:					34.46

2-340-53800.49400

Special Events



The Shoppes atencia Commons
7462 US Hwy 1 North
Saint August, FL 32095
Store Manager: Jy Wooten Smith
904-43537



1617 CBP59 785

PUB DNRWARE COMBE	3.99 T
PUB ENTERTN FORKS	2.99 T
CUINET PLATE DINNR	18.99 T
VAHITY FAIR NAPKIN	8.49 T
TAX EXEMPT	

Order Total	34.46
Grand Total	34.46
Credit Payment	34.46
TAX FORGIVEN	2.24
Change	0.00

Receipt ID: 1617 CBP 519 785

PRESTO!
Trace #: 517231
Reference #: 1020873654
Acct #: XXXXXXXXXXXX8008
Purchase Business Account
Amount: \$34.46
Auth #: 661165

Your cashier was Kyle H

12/11/24 9:40 AM R151 978 1350

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

Publix Super Markets, Inc.

Riverside Management Services, Inc
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092

Invoice

Invoice #: 290
Invoice Date: 12/1/2024
Due Date: 12/1/2024
Case:
P.O. Number:

Bill To:
 Sweetwater Creek
 475 West Town Place
 Suite 114
 St. augustine, FL 32092

Description	Hours/Qty	Rate	Amount
2.330.53800.10000- Fitness Center Manager - December 2024		10,319.83	10,319.83
2.330.53800.10000- Assistant Manager - December 2024		6,868.07	6,868.07
2.330.53800.10000- Front Desk Attendants- December 2024		5,007.08	5,007.08
2.330.53800.10000- Front Desk Attendants (RMS) - November 2024 - Additional Amount Owed (Per 12/1/24 Adjustment memo for November 2024 Hourly Services)		1,447.16	1,447.16
2.330.53800.46500- Janitorial Services - December 2024		3,622.25	3,622.25
2.330.53800.52000 Pool Maintenance Services - December 2024		1,622.42	1,622.42
2.320.53800.12100- Field Management - December 2024		7,716.83	7,716.83
Pool Chemicals - Trichlor		349.80	349.80
Pool Chemicals - Phosphate Remover		44.77	44.77
Pool Chemicals - Stenner Tube Replacement		48.38	48.38
Lock Box		38.39	38.39

RECEIVED
 DEC 10 2024
 BY: _____

Jerry Lambert
 12-10-24

Total	\$37,084.98
Payments/Credits	\$0.00
Balance Due	\$37,084.98

RMS

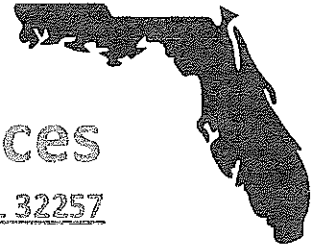
SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT
FACILITY ATTENDANT BILLABLE HOURS
FOR THE MONTH OF NOVEMBER 2024

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/1/24	3.9	A.F.	Amenity Center/Fitness Center Attendant
11/1/24	4.57	Z.S.	Amenity Center/Fitness Center Attendant
11/2/24	5.15	T.N.	Amenity Center/Fitness Center Attendant
11/2/24	6.03	AB.F.	Amenity Center/Fitness Center Attendant
11/3/24	5.37	A.F.	Amenity Center/Fitness Center Attendant
11/3/24	6.12	Z.S.	Amenity Center/Fitness Center Attendant
11/4/24	3.87	A.F.	Amenity Center/Fitness Center Attendant
11/4/24	5.37	AB.F.	Amenity Center/Fitness Center Attendant
11/5/24	3.78	A.F.	Amenity Center/Fitness Center Attendant
11/5/24	5.62	Z.S.	Amenity Center/Fitness Center Attendant
11/6/24	5	E.K.	Amenity Center/Fitness Center Attendant
11/6/24	5.77	Z.S.	Amenity Center/Fitness Center Attendant
11/7/24	4.25	E.K.	Amenity Center/Fitness Center Attendant
11/7/24	5.53	T.N.	Amenity Center/Fitness Center Attendant
11/8/24	4.25	E.K.	Amenity Center/Fitness Center Attendant
11/8/24	4.8	Z.S.	Amenity Center/Fitness Center Attendant
11/9/24	3.37	AB.F.	Amenity Center/Fitness Center Attendant
11/9/24	4	E.K.	Amenity Center/Fitness Center Attendant
11/9/24	4	T.N.	Amenity Center/Fitness Center Attendant
11/10/24	5.47	A.F.	Amenity Center/Fitness Center Attendant
11/10/24	6.1	AB.F.	Amenity Center/Fitness Center Attendant
11/11/24	4.35	A.F.	Amenity Center/Fitness Center Attendant
11/11/24	6.55	T.N.	Amenity Center/Fitness Center Attendant
11/11/24	5.48	AB.F.	Amenity Center/Fitness Center Attendant
11/12/24	3.87	A.F.	Amenity Center/Fitness Center Attendant
11/12/24	5.48	Z.S.	Amenity Center/Fitness Center Attendant
11/13/24	4.3	E.K.	Amenity Center/Fitness Center Attendant
11/13/24	5.62	Z.S.	Amenity Center/Fitness Center Attendant
10/14/24	4.45	E.K.	Amenity Center/Fitness Center Attendant
11/14/24	5.5	T.N.	Amenity Center/Fitness Center Attendant
11/15/24	3.65	AB.F.	Amenity Center/Fitness Center Attendant
11/15/24	4.47	Z.S.	Amenity Center/Fitness Center Attendant
11/16/24	5.15	T.N.	Amenity Center/Fitness Center Attendant
11/16/24	6.03	AB.F.	Amenity Center/Fitness Center Attendant
11/17/24	5.43	A.F.	Amenity Center/Fitness Center Attendant
11/17/24	5.98	Z.S.	Amenity Center/Fitness Center Attendant
11/18/24	4.03	A.F.	Amenity Center/Fitness Center Attendant
11/18/24	5.47	AB.F.	Amenity Center/Fitness Center Attendant
11/19/24	4.33	E.K.	Amenity Center/Fitness Center Attendant
11/19/24	5.55	Z.S.	Amenity Center/Fitness Center Attendant
11/20/24	4.18	E.K.	Amenity Center/Fitness Center Attendant
11/20/24	5.55	Z.S.	Amenity Center/Fitness Center Attendant
11/21/24	4	E.K.	Amenity Center/Fitness Center Attendant
11/21/24	5.2	T.N.	Amenity Center/Fitness Center Attendant
11/22/24	4	E.K.	Amenity Center/Fitness Center Attendant
11/22/24	4.43	Z.S.	Amenity Center/Fitness Center Attendant
11/23/24	5.17	AB.F.	Amenity Center/Fitness Center Attendant
11/23/24	6.03	T.N.	Amenity Center/Fitness Center Attendant
11/24/24	4.23	Z.S.	Amenity Center/Fitness Center Attendant
11/24/24	7.02	AB.F.	Amenity Center/Fitness Center Attendant
11/25/24	4	E.K.	Amenity Center/Fitness Center Attendant
11/25/24	5.52	AB.F.	Amenity Center/Fitness Center Attendant
11/26/24	4.05	A.F.	Amenity Center/Fitness Center Attendant
11/26/24	5.62	Z.S.	Amenity Center/Fitness Center Attendant
11/27/24	4.25	E.K.	Amenity Center/Fitness Center Attendant
11/27/24	5.33	Z.S.	Amenity Center/Fitness Center Attendant
11/28/24	4.28	M.K.	Amenity Center/Fitness Center Attendant
11/28/24	6.1	T.N.	Amenity Center/Fitness Center Attendant
11/29/24	7	M.K.	Amenity Center/Fitness Center Attendant
11/29/24	5.1	Z.S.	Amenity Center/Fitness Center Attendant
11/30/24	5.45	T.N.	Amenity Center/Fitness Center Attendant
11/30/24	5.78	AB.F.	Amenity Center/Fitness Center Attendant

310.3

Riverside Management Services

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



Sweetwater Creek CDD
Monthly Credit Memorandum

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

Please adjust December 2024 invoice to reflect the actual hours worked for the month of November 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	310.3	\$20.80	\$6,454.24	\$5,007.08	\$1,447.16 Owed

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

Cardio X Dates:

12/31

~~1/2~~ 1/2

Substitute Dates:

1/7

1/9

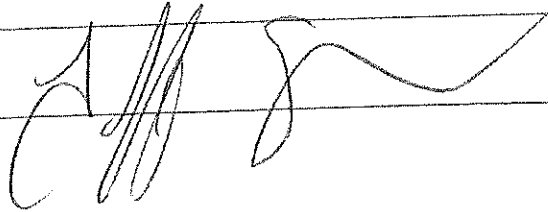
Code: 2-340-53800-34500

Cost:

1410⁰⁰

RECEIVED
JAN 10 2025
BY: _____

Approved:



Date:

1-9-25

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)

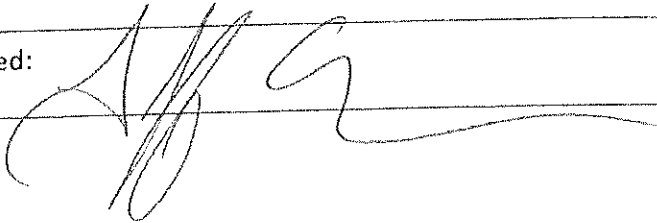
Cardio X Dates: 12-17 12-19

~~Substitute~~ Dates: 12-24 12-26

Code: 2-340-53800-34500

Cost: 140

RECEIVED
JAN 10 2025
BY: _____

Approved: 

Date: 12-17-24

INVOICE	Date	01/01/2025	Number	353753

Village Key & Alarm, Inc
 441 State Road 16
 St. Augustine, FL 32084
 904-824-5003

ACCOUNT #	SLD801374
------------------	-----------

PALENCIA SWIM & FITNESS
 Care of Sweetwater Creek CDD
 625 PALENCIA CLUB DR
 SAINT AUGUSTINE, FL 32095

Service Address
SWEETWATER CREEK FITNESS CEN TER SWEETWATER CREEK CDD 1865 NORTH LOOP PARKWAY SAINT AUGUSTINE, FL 32095

Quan	Item	Description	Price	Tax %	Amount
3	600	RESIDENTIAL BURGLAR PHONE LINE MONITORING 01/01/2025 to 03/31/2025	\$20.00		\$60.00

2-330-53800-48400-Security
 Approved-Erin Gunia 12/10/24

RECEIVED
 DEC 10 2024
 BY: _____

Current	30 Days	60 Days	90 Days	SUB-TOTAL	\$60.00
\$0.00	\$0.00	\$0.00	\$0.00	SALES TAX	\$0.00
				INVOICE TOTAL	\$60.00

Due to credit card processing merchant changes and restrictions, all VKA enabled auto payments were disabled as of 5/2/2024. We have updated the credit card processing method for customers to enroll in an automatic payment process. If you would like to enroll or make a payment call our office at 904-824-5003 Option 5. Thank you for your understanding.	TOTAL DUE	\$60.00
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Detach Here

PALENCIA SWIM & FITNESS
Care of Sweetwater Creek CDD
625 PALENCIA CLUB DR
SAINT AUGUSTINE, FL 32095

VKA Security
Village Key & Alarm, Inc
441 State Road 16
St. Augustine, FL 32084

Please detach and return this portion with your payment.
Page 1

Account Number	SLD801374
Invoice Number	353753
Amount Due	\$60.00
Amount Paid	
Reminder: To ensure reliable system operation test your alarm frequently and keep your emergency call list updated. Visit our website, <https://villagekeyalarm.com/> , for step-by-step instructions or e-mail us at <mailto:info@vkalarm.com.%0c%0cInvoice>	

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: 147

(B) Name and address of Payee: Lee and Cates
802 Anastasia Blvd
St. Augustine, FL 32203

(C) Amount Payable: \$1,130.43

(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/Quote # 193688 Deposit for work.

(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.

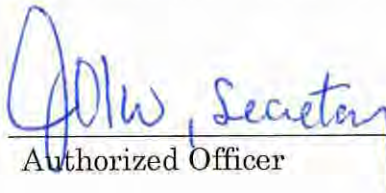
The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or

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



LEE & CATES

Pro Forma No: 82268
GLASS | Since 1926

Pro Forma Invoice

Date: 1/16/2025
Quote: 193688
Page: 1 of 1

Quantity	Description	Size	Area
1	Polished Mirror Wall Install at Workout Room		
	Bill To: Sweetwater Creek Community Development District 1865 North Loop Pkwy Saint Augustine 32095 904-829-8584(fitness center)		Site Address: For Installation Sweetwater Creek 1865 North Loop Pkwy Saint Augustine FL 32095 Area
	Polished Mirror Wall Install at Workout Room		
	3 x 1/4" Mirror Clear Annealed Flat Polish	252" (2L 2S)	77.00
	5x J-Bar - Deep (5/8") 12 Length Chrome		
	6 x Palmer Mirror Mastic (Tube) Glazing Labor		
	Lee & Cates Glass is not responsible for removing work out equipment during or after the mirror wall install. This will need to be done by Owner.		

All custom items are made to order. Sales of these items are final and are not eligible for return, refund, or exchange.

A deposit is required before any work can commence.	Subtotal:	2,260.86
The balance is due upon pickup, delivery, or installation.	Tax Exempt FL	
Required Deposit:50% (\$1,130.43)	0.0%	0.00
	Deposit Due:	1,130.43
	Balance:	\$1,130.43

802 Anastasia Blvd, St. Augustine, FL 32080 | PO Box 41146, Jacksonville, FL 32203
904.824.0809 | St.Augustine@LeeAndCatesGlass.com | LeeAndCatesGlass.com

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

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

(A) Requisition Number: 148

(B) Name and address of Payee: C Buss Enterprises Inc.
152 Lipizzan Trl
St. Augustine, FL 32095-8512

(C) Amount Payable: \$11,750

(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 # 3019 for pool parts and labor.

(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.


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claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

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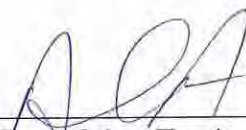
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**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

C Buss Enterprises Inc
152 Lipizzan Trl
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com
+1 (904) 710-8161
www.cbussenterprises.com



Bill to
SweetWater Creek CDD
1001 Bradford Way
Kingston, TN 37763

Invoice details

Invoice no.: 3019
Terms: Net 30
Invoice date: 01/28/2025
Due date: 02/27/2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL PARTS	VELOSM-TS-SA VELOCITY SIDE MOUNT SANDTREAD START PLATFORM *3 YEAR WARRANTY*	2	\$5,843.60	\$11,687.20
2.	LABOR	INSTALLATION/REPAIR LABOR, PER HOUR	2	\$150.00	\$300.00
				Subtotal	\$11,987.20
				Discount	-\$237.20
				Total	\$11,750.00

THANK YOU FOR YOUR BUSINESS! PLEASE MAKE CHECKS
PAYABLE TO C BUSS ENTERPRISES AND MAIL TO 152 LIPIZZAN
TRAIL, ST. AUGUSTINE, FL 32095

Note to customer

PLEASE NOTE THIS IS THE INVOICE FOR THE 50% DEPOSIT

**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: 149

(B) Name and address of Payee: BYO Recreation
Attn: Mary Serrao
405 Golfway West Drive
Suite #101
St. Augustine, FL 32095

(C) Amount Payable: \$26,689.40

(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 # 115817, Two (2) Shade 38'x28'x13' base plates with glide elbows.

(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.

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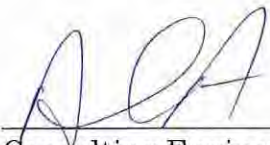
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**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



Beyond Your Ordinary

INVOICE #: 115817

ACCOUNT:
RIVERSIDE MANAGEMENT SERVICES

DATE CREATED:
12/17/2024

ACCOUNT REP:
Mary Serrao

PREPARED FOR:

PRIMARY CONTACT:
John Smith

EMAIL:
johnsmith.sccdd@gmail.com

PHONE NUMBER:
+17708414800

ORGANIZATION:
Riverside Management Services

BILLING & SHIPPING:

BILLING ADDRESS:
Riverside Management Services
1865 North Loop Parkway
St Augustine, FL 32095

SHIPPING ADDRESS:
Riverside Management Services
Sweetwater
Onda Lane
St Augustine, FL 32095

Correct?

Qty	Product	Price	Discount	Total
1	SHADE 38' X 28' X 13' BASE PLATE WITH GLIDE ELBOW Model: CUSTOM-RD382813SG ENSENADA PARK FOR OVER THE STRUCTURE	\$17,423.00	\$1,742.30	\$15,680.70
1	SHADE 32' X 24' X 14' BASE PLATE WITH GLIDE ELBOW Model: CUSTOM-RD322414SG MITADFOR OVER STRUCTURE	\$13,343.00	\$1,334.30	\$12,008.70
1	 DIGITAL - ENGINEERED DRAWINGS - SRP SHADE Model: DIGITALDRAWINGS.srp DRAWINGS \$1000 X 2	\$2,000.00	\$0.00	\$2,000.00
1	 FREE SHIPPING PROMOTION Model: FREESHIPPING ALL ADDITIONAL DISCOUNTS AND FREE SHIPPING VALID ONLY THROUGH JANUARY 31, 2025	\$0.00	\$0.00	\$0.00
1	 JANUARY CELEBRATE AND SAVE Model: FACTORY REBATE ALL ADDITIONAL DISCOUNTS AND FREE SHIPPING VALID ONLY THROUGH JANUARY 31, 2025	\$-3,000.00	\$0.00	\$-3,000.00

Sub Total: \$26,689.40

Sales Tax: \$0.00

Shipping: \$0.00

Total: \$26,689.40

PLEASE REMIT PAYMENT IN FULL TO:

BYO Recreation
ATTN: Mary Serrao
405 Golfway West Drive, Suite #101
Saint Augustine, FL 32095

**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: 150

(B) Name and address of Payee: National Playground Construction
Attn: Mary Serrao
405 Golfway West Drive
Suite #101
St. Augustine, FL 32095

(C) Amount Payable: \$19,515.00

(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 # 115858 Down Payment on Installation and permitting.

(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 #: 115858

ACCOUNT:
 RIVERSIDE MANAGEMENT SERVICES

DATE CREATED:
 1/06/2025

ACCOUNT REP:
 Mary Serrao

PREPARED FOR:

PRIMARY CONTACT: John Smith
EMAIL: johnsmith.sccdd@gmail.com
PHONE NUMBER: +17708414800
ORGANIZATION: Riverside Management Services



BILLING & SHIPPING:

BILLING ADDRESS: Riverside Management Services
 1865 North Loop Parkway
 St Augustine, FL 32095
SHIPPING ADDRESS: Riverside Management Services
 Sweetwater
 Onda Lane
 St Augustine, FL 32095

Correct?

COMMENTS & DETAILS:

Price quoted for delivery coordination and installation. NPC shall not be responsible for removing existing trees, limbs, roots etc. Unless otherwise noted price excludes: sitework, site security, core drilling or cutting concrete or asphalt, permits, lift gates, impact fees, debris/trash removal, and prevailing wages. Site must be clear, level and accessible at time of installation. The customer is responsible for marking all Private underground utilities, NPC will call for Public Utility Locate.

Qty	Product	Price	Total
1	 <p>PROFESSIONAL CERTIFIED INSTALLATION Model: Installation Certified installation by professional playground installers. Price includes coordinating deliveries and unloading large equipment at the delivery address listed on this proposal/purchase order.</p>	\$36,030.00	\$36,030.00
Installation for BYO Quote #115817 This installation quote covers the following items: - Shade 32' x 24' x 14' base plate with glide elbow (CUSTOM-RD322414SG) - DIGITAL - Engineered Drawings - SRP Shade (DIGITALDRAWINGS.srp) - FREE SHIPPING PROMOTION (FREESHIPPING) - Shade 38' x 28' x 13' base plate with glide elbow (CUSTOM-RD382813SG) - January Celebrate and Save (FACTORY REBATE) - Debris disposal			
2	 <p>PERMITTING Model: Permit Permitting required for installation of playground equipment, shades, shelters, etc. NOTE: THE BUILDING DEPARTMENT REQUIRES A RECENT SITE PLAN OR SURVEY OF THE PROPERTY FOR PERMITTING THAT MUST BE PROVIDED BY THE CLIENT.</p>	\$1,500.00	\$3,000.00

Sub Total: \$39,030.00
Sales Tax: \$0.00
Shipping: \$0.00

Total: \$39,030.00

50% DOWN PAYMENT DUE NOW: \$19,515.00

50% REMAINING BALANCE DUE NET 15

PLEASE REMIT PAYMENT TO:

**National Playground Construction
ATTN: Mary Serrao
405 Golfway West Drive, Suite #101
Saint Augustine, FL 32095**

**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: 151

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

(C) Amount Payable: \$1,476.50

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Invoice # 11568 Review Estimates summary sheet from Director of Amenities to confirm scope of BYO proposal; Prepare agreements Review and advise regarding Matthews proposal for major PUD modification.

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

The undersigned hereby certifies that:

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

OR

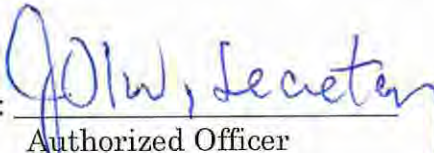
this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid.

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

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


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

**SWEETWATER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Authorized Officer

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

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


Consulting Engineer



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

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

INVOICE

Invoice # 11568
Date: 02/19/2025
Due On: 03/21/2025

SWEETWATER CREEK CDD - 2019 PROJECT CONSTRUCTION

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	MGH	01/30/2025	Review estimates summary sheet from Director of Amenities to confirm scope of BYO proposal; revise agreement accordingly. Prepare agreement for tree trimming services; prepare agreement for mini golf turf replacement; prepare agreement for pool starting block installation services. Review and advise regarding Matthews proposal for major PUD modification; call with Supervisor Smith to discuss same; call with District Manager to discuss same.	3.40	\$265.00	\$901.00
Service	JK	01/30/2025	Conference call on Matthews Design Group proposal; call Whittington on legal fee proposal and range for PUD modification; follow up with district management; call with Oliver and PUD lawyer on options for project components	1.20	\$310.00	\$372.00
Service	JK	01/31/2025	Conference call with land use counsel and review DCCM proposal on options for major modification; review preliminary application and confer re: same	0.40	\$310.00	\$124.00
Service	MGH	01/31/2025	Prepare for and attend meeting with MBS to discuss presentation to the Board regarding conversion to taxable bonds; analyze information provided by external counsel regarding potential major PUD modification and	0.30	\$265.00	\$79.50

process and likelihood of success for same.

Total \$1,476.50

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
11568	03/21/2025	\$1,476.50	\$0.00	\$1,476.50
			Outstanding Balance	\$1,476.50
			Total Amount Outstanding	\$1,476.50

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: 152

(B) Name and address of Payee: Invision Construction
9310 Old Kings Road
Suite 1401
Jacksonville, FL 32257-0515

(C) Amount Payable: \$12,732.00

(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 # PALF-001 – Palencia Storage Room Final. Invoice #PKNE-001 – Palencia Knee Wall in Fitness Center.

(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



Invision Construction, Inc.
 9310 Old Kings Rd S Ste 1401, Jacksonville, FL 32257-8100
 Phone: 904-345-0515
 CBC1261890

Bill To: Erin Gunia
 1865 N Loop Pkwy
 St. Augustine, FL 32095

Invoice Date: Jan 3, 2025
Invoice ID: PALF-001
Amount Due: \$8,753.00
Due Date: Jan 10, 2025

Palencia Fitness Center Framing & Doors: Palencia Storage room Final

Items	Cost Types	Description	Qty/Unit	Unit Price	Price	Taxable
License, Insurance & Operations 1020 - Management	Other	Delivery, set up, break down, Design, Contractor License, OH, Management & supervision	1.00	\$875.00	\$875.00	Non-Taxable
Interior wall Lumber 3110 - Framing Lumber	Material	2x4's, SYP & pressure treated	1.00	\$290.00	\$290.00	Non-Taxable
Structural Framing Labor 3210 - Framing labor	Labor		6.00	\$125.00	\$750.00	Non-Taxable
Door Install 4280 - Interior Doors	Labor		2.00	\$185.00	\$370.00	Non-Taxable
French door 4280 - Interior Doors	Material	Interior French door to match other doors (stainable) solid pine doors 4' x 8' french doors	2.00	\$1,824.00	\$3,648.00	Non-Taxable
Drywall Finishing 5100 - Drywall	Subcontractor	Drywall Finishing	1.00	\$900.00	\$900.00	Non-Taxable
Misc Materials 5100 - Drywall	Material	Tape, Mesh, mud, corner bead, sand paper	1.00	\$170.00	\$170.00	Non-Taxable
Interior Paint - Walls & door stain 5300 - Painting—interior	Subcontractor	Prep and paint interior with Sherwin williams interior "SuperPaint". Satin prep and stain both sets of doors	1.00	\$950.00	\$950.00	Non-Taxable
Door Hardware 5610 - Hardware	Material	door handles to match existing two sets per french door	4.00	\$75.00	\$300.00	Non-Taxable

Items	Cost Types	Description	Qty/Unit	Unit Price	Price	Taxable
Electrical Rough 5730 - Electrical	Subcontractor	add 2 outlets in new storage room	1.00	\$500.00	\$500.00	Non-Taxable
Totals:					\$8,753.00	

Description of Invoice

Items NOT included in Proposal:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

*ALLOWANCE : means that this is a estimate and could be higher or lower based upon job environment. Subject to change.

1. BUYER'S RIGHT TO CANCEL (Florida Statutes § 501.031) This is a home solicitation sale, and if you do not want the goods or services, you may cancel this agreement by providing written notice to the seller in person, by telegram, or by mail. This notice must indicate that you do not want the goods or services and must be delivered or postmarked before midnight of the third business day after you sign this agreement. If you cancel this agreement, the seller may not keep all or part of any cash down payment. DEPOSITS. All deposits are non-refundable

2. PAYMENT. All payments are due on billing. Final payment is due upon completion of the work or issued certificate of occupancy. If Purchaser fails to make any payment, all warranties will be void.

3. CHANGES: Any alteration or deviation from specifications involving extra costs or changed/extra work will be performed only upon a signed written change order and will become an extra charge. Invision Construction requires full payment in advance from Purchaser for change orders as a condition for performing the changes. all change orders will be marked up 20% to cover invisions' operation costs.

4. CONTRACT TIME: All dates for completion of the work are estimates. Invision Construction is not responsible for delays due to weather conditions; Supply chain difficulties; labor difficulties; accidents; availability of materials; circumstances beyond our control. Invision Construction's time for performance is not of the essence. Purchaser shall not be entitled to damages for delays.

5. LIMITATION OF LIABILITY. InVision's liability for damages to purchaser relating to or arising out of the performance or non-performance of the work, or for any cause whatsoever, and regardless of the form of the action, whether in contract or in tort including negligence, shall be limited to the contract price. The foregoing limitation of liability will not apply to claims for personal injury caused solely by InVision's negligence. Invision shall not be liable to purchaser or any person claiming through or against purchaser for any special, indirect or consequential damages (including lost profits, revenues, business opportunities or interruption of business) resulting from or arising out of performance, delay in or failure of the same. Even if purchaser has been advised of the possibility of such damages. Invision will not warrant any customer provided materials. All Specialty install requirements will need to be provided in writing prior to signing this agreement. Any warranty on materials will need to be through the supplier or manufacturer.

6. ATTORNEYS' FEES & COSTS/ VENUE / GOVERNING LAW. Purchaser agrees to pay reasonable attorney's fees and costs in the event an attorney is required to represent InVision for any reason related to the contract, through appeal, including all costs of collections. This contract shall be construed according to the laws of the State of Florida, and the exclusive venue for any dispute shall be a court of competent jurisdiction in St. Johns County, Florida.

7 RISK OF LOSS. Purchaser shall be responsible and bear the risk of loss to any material or equipment once delivered to the Project.

8. REMEDIES. In the event Purchaser fails to pay any amount due and owing hereunder and/or fails to perform any obligation hereunder, InVision shall have the right to exercise one or more of the following remedies: (a) recover the balance of all amounts due hereunder including interest on all unpaid sums; (b) recover InVision's anticipated lost profits on all work on yet performed; (c) enter the premises where the equipment might be located and take possession of the equipment and retain all prior payments as partial compensation for its use and depreciation; (d) incur collection and legal expenses (including) attorney's fees and costs in exercising any of its rights and remedies upon default; (e) suspend work and remove its equipment from the project; and/or (f) pursue any other remedy permitted by law.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

Please use the "Pay Online" button to submit your payment. If you have additional questions about how to pay online, please call Buildertrend Support at 1-888-415-7149.

Subtotal	\$8,753.00
Total Tax	\$0.00
Total Price	\$8,753.00



Buildertrend | Payments

To make a payment online, use your mobile device to scan the QR code or visit buildertrend.net/pay and enter the code **3GB8 634D** along with the invoice amount **\$8,753.00**. If partial payments have already been made towards this invoice, the amount due may be less than the invoice amount.



Invision Construction, Inc.
 9310 Old Kings Rd S Ste 1401, Jacksonville, FL 32257-8100
 Phone: 904-345-0515
 CBC1261890

Bill To: Erin Gunia
 1865 N Loop Pkway
 St. Augustine, FL 32095

Invoice Date: Jan 27, 2025
Invoice ID: PKNE-001
Amount Due: \$3,979.00
Due Date: Feb 10, 2025

Palencia_Knee wall in Fitness center: Palencia Knee Wall in Fitness Center

Items	Cost Types	Description	Qty/Unit	Unit Price	Price	Taxable
Interior wall Lumber 3110 - Framing Lumber	Material	2x4, pressure treated, and anchor for support	1.00	\$375.00	\$375.00	Non-Taxable
Wood Framing Labor 3210 - Framing labor	Labor		16.00	\$71.50	\$1,144.00	Non-Taxable
Drywall Finishing 5100 - Drywall	Subcontractor	Drywall Finishing	1.00	\$250.00	\$250.00	Non-Taxable
Drywall material and installation 5100 - Drywall			1.00	\$285.00	\$285.00	Non-Taxable
Interior Paint - Walls 5300 - Painting—interior	Subcontractor	Prep and paint interior with Sherwin williams interior "SuperPaint". Satin	1.00	\$350.00	\$350.00	Non-Taxable
Baseboard and finish trim supplies 5200 - Interior trim material	Material		1.00	\$625.00	\$625.00	Non-Taxable
Wall Cap stained wood - indoor 8300 - Hand railings	Material	stain and seal to match trim. routed edges	1.00	\$450.00	\$450.00	Non-Taxable
License, Insurance & Operations 1020 - Management	Other	Delivery, set up, break down, Design, Contractor License, OH, Management & supervision	1.00	\$500.00	\$500.00	Non-Taxable
Totals:					\$3,979.00	

Description of Invoice

Items NOT included in Proposal:

- 1.
- 2.
- 3.
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IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

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Subtotal	\$3,979.00
Total Tax	\$0.00
Total Price	\$3,979.00



Buildertrend | Payments

To make a payment online, use your mobile device to scan the QR code or visit buildertrend.net/pay and enter the code **PXGK K784** along with the invoice amount **\$3,979.00**. If partial payments have already been made towards this invoice, the amount due may be less than the invoice amount.

FOURTH ORDER OF BUSINESS

A.

1.



**DUVAL
LANDSCAPE
MAINTENANCE, LLC**

With

**Sweetwater Creek
Community Development
District**

**Monthly Reporting
February 2025**



DUVAL LANDSCAPE MAINTENANCE, LLC

Monthly Reporting February 2025

In Progress:

1. Bi-weekly mowing continues through March 31st.
2. Ornamental grass cutback at construction.
3. Crape Myrtle trimming.
4. The round-a-bout winter rye overseed will begin to die off soon as the temperatures begin to warm up.

Completed:

1. Top soil application just past the round-a-bout on the right hand side.
2. Replace (2) river birch trees on Las Calinas that were hit by the car.
3. Herbicide blanket application on all St. Augustine turf.
4. Spring flower mix has been installed.
5. Ornamental grass cutback **with the exception** of the construction area.
6. Weekly Communication Reports for Maintenance Crew and Fertilization and Pest Control Division.

Discussion:

Attachments:

1. The Irrigation Wet Check Reports with summary on each report for February 2025 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	Lft Round		Location	Left of roundabout		Location	Left of roundabout						
Type	RB		Size			Technician	Mark						
Rain Guage	Y	N	Source	Meter	Well	Date	2/20/2025						
Power on	Y	N				Program	A	B	C				
General Information			Backflow			Start Times	10:00 P						
Valve Type			PRV	Y	N	Run times	2H20M						
Coverage	Good		MV	Y	N	Days of Week	S	M	T	W	Th	F	S

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

Comments: Nothing wrong other than regular maintenance items



Duval Landscape
MAINTENANCE



Duval Landscape MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name		SweetWater					
Location	Lake bank		Location			Location	Brasilia + Glorieta Drive						
Type	RB		Size			Technician	Mark						
Rain Guage	Y	N	Source	Meter	Well	Date	2/20/2025						
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						2				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: Low pressure on the whole system.

possible pump



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		2/20/2025												
Rain Guage	Y	N	Source	Meter	Well	Date													
Power on	Y	N				Program	A	B	C										
General Information			Backflow			Start Times		10:00 P	12:00 P										
Valve Type		PRV		Y	N	Run times		5H20M	40M										
Coverage		Good		MV	Y	N	Days of Week		S	M	T	W	Th	F	S				
Zone	Head Type	Turf	Shrub	Flowers	Lateral Line Break	Zone Not Responding	Low pressure	Zone not Shutting Down	4" Spray	6" Spray	12" Spray	4" Rotor	Fixed Riser	Cleaned/Replaced Nozzle	Adjusted Spray Pattern	Straightened	Capped	Raised/Lowered	Locations of Zones
1	s	x	x		1									x					BTW curb and sidewalk Calle de
2	s	x	x		1									x					BTW curb and sidewalk left
3	s	x	x											x					Right corner of Calle de paz
4	s	x	x	x										x					Corner of barbella
5	r	x	x	x		1								x					Acrooss from controller
6	r	x	x											x					Across from controller
7	s	x	x				1							x					Across from controller/pond
8	r	x	x										1	x					Along sidewalk by controller
9	s	x	x											x					Along curb left side
10	s	x	x											x					Right side along sidewalk Barbells
11	s	x	x	x										x					Along curb right side
12	r	x	x	x										x					Left side of barbella
13	s	x	x											x					Back of sidewalk Right side
14	d	x	x											x					Drip for trees
15	d	x	x											x					Drip for trees

Comments: General Maintenance



Duval Landscape
MAINTENANCE



Duval Landscape MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	SweetWater						
Location	Behind sign		Location	Behind sign		Location	Mini putt						
Type	RB		Size			Technician	Mark						
Rain Guage	Y	N	Source	Meter	Well	Date	2/21/2025						
Power on	Y	N				Program	A	B	C				
General Information			Backflow			Start Times	10:00 PM						
Valve Type			PRV	Y	N	Run Times	2Hrs						
Coverage	Good		MV	Y	N	Days of Week	S	M	T	W	Th	F	S

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

Comments: Nothing wrong other than regular maintenance items





Duval Landscape

MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	SweetWater						
Location	Right corner		Location	Right corner		Location	Rincon dr and ensenada						
Type	RB		Size			Technician	Mark						
Rain Guage	Y	N	Source	Meter	Well	Date	2/24/2025						
Power on	Y	N				Program	A	B	C				
General Information			Backflow			Start Times	10:00 PM	10:00 PM	12:00 PM				
Valve Type			PRV	Y	N	Run times	6H	6H	20M				
Coverage	Good		MV	Y	N	Days of Week	S	M	T	W	Th	F	S

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

1	s	x	x											x					Across from Park right
2	s	x	x											1	x				Right of rincon
3	s	x	x											x					Around controller
4	s	x	x					1						x					BTW curb and sidewalk left side
5	s	x	x											x					Right side ensanada 1/2 way
6	s	x	x											x					Right side ensanada 3/4 way
7	s	x	x											x					Right side ensanada end
8	s	x	x	x										x					Ensanada/ Rincon right side flowers
9	s	x	x	x										x					Ensanada/Rincon Left side flowers
10	s	x	x											x					Rincon 300-248
11	s	x	x											x					Rincon 238-202
12	s	x	x											x					Rincon 190*150
13	s	x	x											x					Rincon 130-88
14	s	x	x			1								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											x					Park left side

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

Comments: General maintenance complete





Duval Landscape MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name		SweetWater							
Location		Right of circle	Location		Right of circle	Location		Right of round about							
Type		RB	Size			Technician		Mark							
Rain Guage		Y	N	Source		Meter	Well	Date		2/21/2025					
Power on		Y	N				Program		A	B	C				
General Information			Backflow			Start Times		10:00 PM	10:00 PM	12:00 PM					
Valve Type			PRV	Y	N	Run Times		4H30M	8H10M	20M					
Coverage			Good	MV	Y	N	Days of Week		S	M	T	W	Th	F	S

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

1	r	x	x											1	x				Center of round about
2	s	x	x												x				Along curb right of lazo court
3	s	x	x												x				Along sidewalk left of enrede
4	s	x	x	x											x				Right of lazo along sidewalk
5	s	x	x	x											x				Left of Lazo to roundabout
6	r	x	x												x				From lazo to roundabout
7	s	x	x												x				Right side of roundabout
8	r	x	x												x				Along berm on Ensenada
9	s	x	x												x				Right side between curb and walk
10	r	x	x												x				Along berm on Ensenada
11	s	x	x												x				NA
12	r	x	x												x				Along berm on Ensenada
13	s	x	x												x				Right side at bend
14	s	x	x											1	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												x				Left side along Endenada
22	s	x	x												x				Back sidewalk on Ensdenada
23	s	x	x												x				Left side along Endenada
24	s	x	x												x				Left side along Endenada



Duval Landscape MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name		SweetWater					
Location	Lft Round		Location	Left of roundabout		Location	Left of roundabout						
Type	RB		Size			Technician	Mark						
Rain Guage	Y	N	Source	Meter	Well	Date	2/20/2025						
Power on	Y	N				Program	A	B	C				
General Information			Backflow			Start Times	10:00 P						
Valve Type			PRV	Y	N	Run times	2H20M						
Coverage	Good		MV	Y	N	Days of Week	S	M	T	W	Th	F	S

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

Comments: Nothing wrong other than regular maintenance items



Duval Landscape
MAINTENANCE



Duval Landscape

MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller		Point of Connection			Site Name	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	2/10/2025					
Power on	Y	N				Program	A	B	C			
General Information		Backflow			Start Times	10:00 P	12:00 P					
Valve Type		PRV	Y	N	Run Time	1H40M	30Min					
Coverage	Good	MV	Y	N	Days of Week	S	M	T	W	Th	F	S

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



Duval Landscape
MAINTENANCE



Duval Landscape

MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name		SweetWater					
Location	Right lake		Location	Right lake		Location	Torcido controller						
Type	RB		Size			Technician	Mark						
Rain Guage	Y	N	Source	Meter	Well	Date	2/24/2025						
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							1				1	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							1				1	x				Ensanada Medio-across st
17	s	x	x											x					Ensanada Across st
18	s	x	x											x					Torcido shrubs 80-140
19	s	x	x											x					Torcido turf 80-end
20	s	x	x											x					Torcido shrubs 140-end
21	r	x	x											x					Park

Comments: General Maintenance



Duval Landscape
MAINTENANCE



Duval Landscape

MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	Sweetwater entry						
Location	Front sign		Location	Front sign		Location	Las colinas						
Type	ICC2		Size	5hp		Technician	Mark						
Rain Guage	Y	N	Source	Meter	Well	Date	2/20/2025						
Power on	Y	N				Program	A	B	C				
General Information			Backflow			Start Times	10:00 P	10:00 P	12:00 PM				
Valve Type			PRV	Y	N	Run Times	5H20M	5Hrs	40Mins				
Coverage	Good		MV	Y	N	Days of Week	S	M	T	W	Th	F	S

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

1	s	x	x												x				SW/ Curb at clock
2	r	x	x												x				SW/ Woodline at clock
3	s	x	x				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									1			x				Left of lipizzon Curb S/W
11	s	x	x												x				Curb S/W Middle exit side
12	s	x	x							1				1					Beds exist side at bend
13	s	x	x				1								x				S/W End exit side
14	r	x	x												x				Back S/W Both sides at bend
15	s	x	x												x				Curb at bend
16	s	x	x												x				S/W curb middle entry side
17	r	x	x												x				Esmeralda Back S/W Entry
18	s	x	x												x				Esmeralda S/W curb Entry
19	r	x	x												x				Esmeralda Both sides entry
20	s	x	x												x				Lift station
21	s	x	x												x				Esmeralda to lift entry side
22	s	x	x												x				Before gate entry side
23	s	x	x												x				Entry curb
24	s	x	x												x				S/W curb Past entry

B.

2.

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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c. Stormwater Management System	
d. Transportation Facilities	
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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.

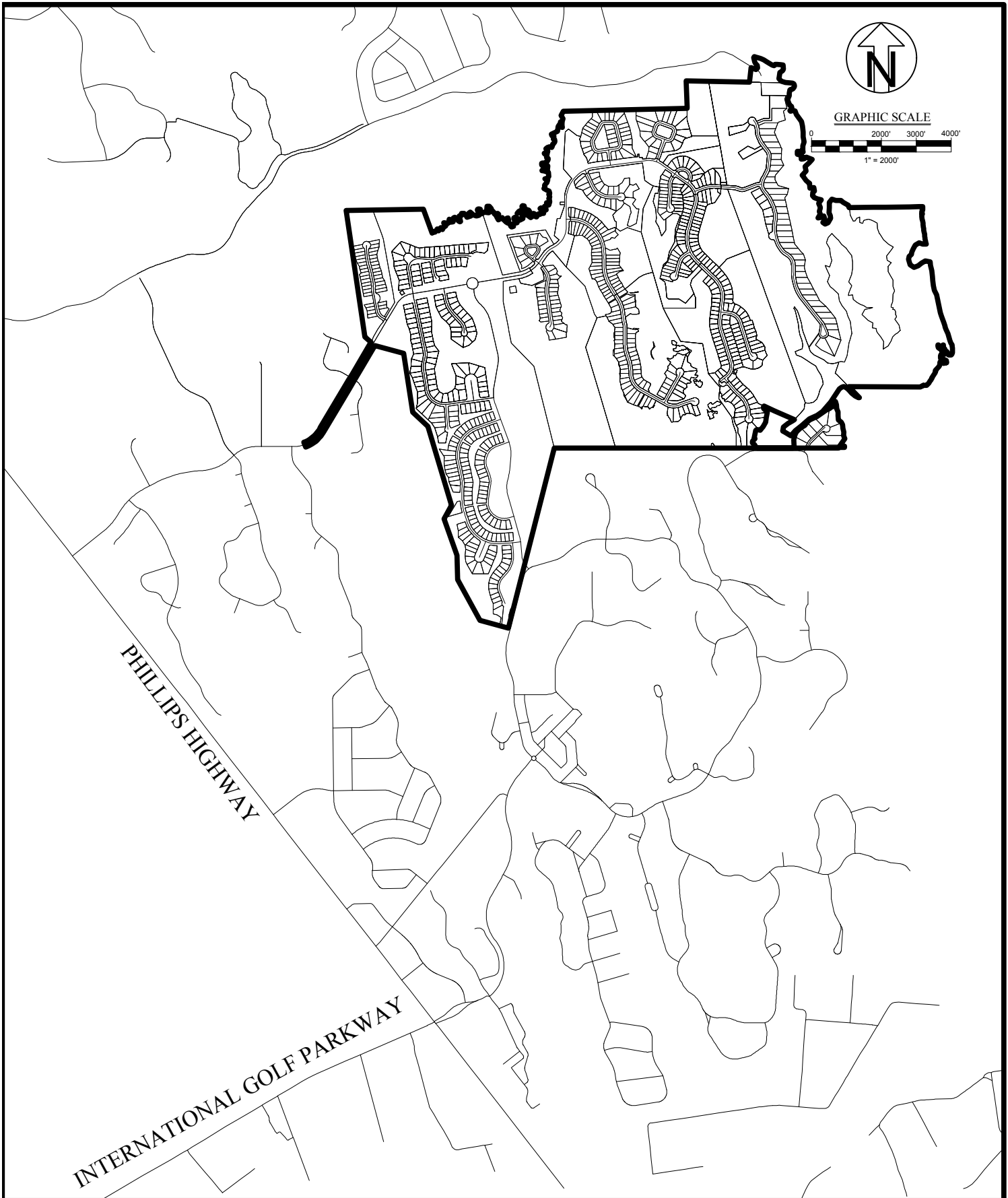
Recreational Facilities

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

3/11/25

Dan Wright
Field Operations Manager
Riverside Management
Services, INC.

Sweetwater
Creek

Community
Development
District

Field Operations
Report

March 11th, 2025

To: The Board of
Supervisors

From: Dan Wright, Field
Operations Manager

RE: Sweetwater Creek
Operations Report -
March 11th, 2025.

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

Completed Projects



Privado Park pressure washed

Completed Projects



Two benches installed near
Glorietta pond

Completed Projects



8 street signs
painted on
Ensenada

RMS Operations Report (3/11/25)

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

- Privado park pressure washed
- New fan installed at fitness
- New basketball net installed at Ensenada
- 3 benches installed
- Brackets installed at fitness center fence
- Playground deck proposal
- Signs hung at pickleball courts
- Signs added to dog pot stations
- Unbolted gym equipment
- Spoke with resident at 250 dosell about tree trimming
- Painted 8 street signs on Ensenada
- New FPL light installed
- Spoke with 207 barbella resident about tree
- Bolted gym equipment

Conclusion

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

dwright@rmsnf.com

jlambert@rmsnf.com

Respectfully,

Riverside Management Services



2.



All American Concrete Florida

904-478-1933 | sales@allamericanconcretefl.com |
allamericanconcretejacksonville.com

RECIPIENT:

Dan Wright

76 Privado Court
Sweetwater Creek CCD
St. Augustine, Florida 32095

Quote #412

Sent on Feb 26, 2025

Total \$2,800.00

Product/Service	Description	Qty.	Unit Price	Total
Concrete Replacement	<p>Replacing 2 sections 6'x9' and 6'x6' of sidewalk.</p> <ul style="list-style-type: none"> - Removing all concrete in installation area and removing from the property for proper off site disposal. - Removal of all sod and natural ground debris. - Precise framing to guarantee exact measurements. - Laser leveling, as applicable, to ensure proper water drainage from the concrete surface. - Installation of 3000 psi concrete with fiber reinforcement for a stronger and denser slab. - All concrete will be a minimum of 4 inches thick upon installation. - The concrete mix will consist of 57 stone with no recycled aggregate. - Expansion joints will be hand troweled on the day of concrete installation. - A broom finish will be applied to provide a non-slip surface when wet. <p>We are committed to delivering exceptional quality and durability in our work. Thank you for choosing us for your construction needs.</p>	1	\$2,800.00	\$2,800.00
All American Advantage	We offer a 10-year warranty that covers any cracks matching the width and depth of a quarter resulting from our workmanship.	1	\$0.00	\$0.00
Notes	<ul style="list-style-type: none"> - Payment is due on the day of concrete installation. - Credit and debit card payments will incur a processing fee of 3.55%. 	1	\$0.00	\$0.00

Total \$2,800.00

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

Signature: _____ **Date:** _____



1702 Lindsey Rd
Jacksonville, Fl. 32221
Ph (904) 781-7060 Fax (904) 619-5011

CGC1523954 CMC1250093 CFC1428601 CCC1329086

Sweetwater Creek at Palencia

Attn: Dan Wright -RMSNF

2 21 25

Re;concrete repairs -64 Privado Court St Aug Fl

All Weather Contractors is proposing the following services for the below mentioned prices. Any item not specifically mentioned is subject to a written change order.

- >saw cut and remove up to a total of 76 sq ft of lifted concrete sidewalk (2 locations 36 sq ft and 40 sq ft)
- >saw cut and remove any tree roots where the concrete was removed
- >form and pour up to 76 sq ft of 4''thick 3000 psi concrete with a light broom finish and a smooth picture frame edge
- >clean up job and haul away debris

Total Price \$2,290.00

Proposal Signed by_____ **Printed Name**_____

Thank you for your consideration

Scott Haines -C 904.402.6561

3.



Recreational Products & Services

Proposal

#EST989

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

Ship To
Sweetwater Creek
1865 North Loop Parkway
St. Augustine FL 32095

Proposal Date 2/11/2025	Project Manager Mary Cyr
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Project Name		Project ID	Terms
Sweetwater Creek : Ensenada & Palencia Decks		23197	Due w/ Order
Quantity	Description	Unit Price	Total Extended
3	PLAYWORLD BPM0234 Ensenada Park PLATFORM- CH SQUARE COATED - RED	\$686.86	\$2,060.58
1	Playworld BPM0236 Palencia North PLATFORM- CH DOUBLE SLIDE - BROWN	\$896.73	\$896.73
1	PLAYWORLD BPM0234 Palencia North PLATFORM- CH SQUARE COATED - BROWN	\$686.86	\$686.86
20	Playworld BAE0668 BOLT-3/8in-16 X 2-1/2in BUTTON	\$2.35	\$47.00
80	Playworld BAE0600 WASHER - 1in O.D. FLAT -	\$0.22	\$17.60
40	Playworld BAE0620 NUT - 3/8in-16 LOCK W/ NYLON	\$0.69	\$27.60
20	Playworld BAE0666 BOLT-3/8in-16 X 1-1/4in BUTTON	\$1.34	\$26.80
1	Playworld BAE0922 TOOL- TT 45 L WRENCH	\$4.10	\$4.10
1	Freight PLAYWORLD FREIGHT ***INSTALLATION PROVIDED BY OTHERS	\$325.00	\$325.00
<i>THIS PROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS</i>		Subtotal	\$4,092.27
		Tax	\$0.00
		Total	\$4,092.27

DANIEL WRIGHT 845-544-3290 - ORIGINAL SO# 1411244 & 1414352

Accepted By

Printed Name: _____ Signature: _____ Date: _____

PLEASE SIGN AND RETURN ONE COPY WHEN ORDERING.

PO/Reference #: _____

THANK YOU!

Standard Terms and Conditions

General Terms:

Acceptance by a signature, purchase order, or contract based on this proposal indicates that you are in full agreement with all terms and conditions of this proposal, including the following:

- Prices are valid for 30 days, unless otherwise noted. After 30 days, prices are subject to change without notice.
- Sales Tax will be charged unless a valid Sales Tax Exemption Certificate is presented with order.
- Specify all colors and options in writing. Any discrepancies that arise due to oral selections will be the responsibility of the customer.
- If the customer is installing equipment, all equipment is to be installed according to the manufacturer’s instructions and applicable guidelines.
- Installation, site work, permits, engineering, etc. are not included unless noted.

Warranties. All equipment, surfacing, and installation is warranted by Playmore for a period of one year from substantial completion date. After one year, any additional manufacturer’s warranties will remain in effect. Manufacturer’s warranty claims to be processed by manufacturer. Playmore assumes no responsibility for these additional warranties.

Playground Surfacing. All playground equipment is to be installed over safety surfacing per CPSC guidelines and ASTM standards. If the customer installs something contrary to the guidelines, they accept all responsibility for any liability and future litigation that may arise.

Installation Standard Services Include (as required):

- Shipping Notification/Receiving Instructions
- Pre-Installation On-Site Meeting
- Public Utility Check (Sunshine State One Call)
- Moving New Equipment at Job Site
- Layout of Equipment
- Installation of Equipment per Manufacturer’s Instructions
- Trash Clean Up (Leave on-site)
- Post-Installation Walk Through

Installation Customer Responsibilities (unless otherwise noted in proposal):

- Site Plans and Surveys
- Trash Disposal or Dumpsters
- Provide Area for Storage and Staging
- Site Security
- Private Utility Locates
- Removal of Existing Equipment
- Site Prep, Grading, Drainage Systems, etc.
- Accept Deliveries and Unload Equipment

Building Permits:

Building permits are the responsibility of the owner. If a building permit is required for your project, 5% will be added to the total price if not already included in the proposal.

NOTE – All zoning, planning, health, environmental, architectural, etc. permits, reviews, and approvals are the responsibility of others as well as any required site plans or other supporting documents. If signed and sealed engineered drawings are needed, additional charges will apply if not included in the proposal.

Theft/Vandalism. The customer is responsible for securing the site and equipment and accepts all responsibility for theft and vandalism. Any additional equipment and labor required to replace such equipment is the responsibility of the customer.

Access/Utilities. Access must be provided to the installation area for heavy trucks and equipment. Access of equipment and personnel is the obligation of the customer to provide until the project is fully completed. We will take every precaution to avoid damage, however any damage caused by the normal installation of our product, such as to sod, concrete sidewalks, private underground utilities, etc., will be the responsibility of the customer, as will any additional costs associated with limiting damage, such as providing plywood over sod for access unless included in proposal. If access is not reasonably close to the jobsite, any additional costs incurred due to having to transport materials and/or supplies will be the responsibility of the customer if not included in the proposal.

Rock/Foreign Object Clause. Most installations require digging of holes and footing equipment in concrete below finished grade. Removal of existing ground covers such as asphalt, concrete, tan bark, sand, pea gravel, wood fiber, rubber matting, poured-in-place rubber surfacing, or any other material that interferes or delays the digging of holes, is the responsibility of others, unless otherwise noted. If excessive underground obstructions such as rocks, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

Any other responsibilities must be clearly outlined in the proposal.

F.

February Operations Report:

Building:

Cleaning-back on regular

Equipment installation 22 pieces, eight spin bikes

-bolted

New Spin Bike-very happy people-Now will save \$410.56 a month

New mirrors-four in gym area-Lee and Cates

Orientations: Two trainers-forty people attended

Deep Clean

Quarterly Maintenance done on Cardio

Comcast visit for all cardio

Replace fan in gym-looking to replace more and remove strings

Pool:

Starting blocks ordered. Waiting for the install date CBuss Enterprise will be removing the old blocks and installing the new ones.

Replacement of wheel for tarp roller

Parks:

Estimate for Privado pedestals

Anthills, landscaping concerns reported to Duval.

Cracks that are ADA non-compliant or a trip hazard reported to Dan W.

Putt-Putt-agreement sent/sign

Shade-agreement signed, colors picked-work to start (date)

Doggie Pot station signs installed

Pickleball:

League registration-Intermediate League begins in March-great response

700+ accounts

Added court description signs

Request to Attend:

Continual Education: Fitness Mania Conference in Orlando

Date: May 2nd-4th

Costs: Hotel \$475-two nights, Conference \$350-includes classes, presentations and vendors with new products and equipment.