

*Sweetwater Creek
Community Development District*

Agenda

April 3, 2025

AGENDA

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

March 27, 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 and Audit Committee Meetings are scheduled for **Thursday, April 3, 2025 at 4:00 p.m. at the Fitness Center, 1865 N. Loop Parkway, St. Augustine, Florida 32095.**

Following are the agendas for the meetings:

Audit Committee Meeting

- I. Call to Order
- II. Approval of Auditor Selection Evaluation Criteria
- III. Other Business
- IV. Adjournment

Board of Supervisors Meeting

- I. Roll Call
- II. Public Comment (limited to three minutes)
- III. Approval of the Consent Agenda
 - A. Minutes
 - 1. March 3, 2025 Workshop
 - 2. March 11, 2025 Board of Supervisors Meeting
 - B. Financial Statements
 - C. Check Register
 - D. Ratification of Requisition Nos. 152-154
- IV. Staff Reports

- A. Landscape Team – Maintenance Report
- B. District Engineer – Update Regarding Major Modification Application
- C. District Counsel
- D. District Manager
 - 1. Update on Cost Share True-Up Invoice
 - 2. Financial Update
- E. Field Manager – Report
- F. Director of Amenities – Report
- V. Acceptance of the Audit Committee’s Recommended Criteria and Authorizing Staff to Issue and Request for Proposals for Audit Services
- VI. Update Regarding Process for Potential Conversion to Taxable Bonds
- VII. Update Regarding Capital Reserve Study
- VIII. Board Guidance Regarding Fiscal Year 2026 Budget
- IX. Other Business
- X. Supervisor Requests / Public Comment
- XI. Next Scheduled Meeting – Thursday, May 1, 2025 at 4:00 p.m. at the Fitness Center, 1865 N. Loop Parkway, St. Augustine, Florida 32095
- XII. 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.

SECOND ORDER OF BUSINESS

SWEETWATER CREEK CDD

AUDITOR SELECTION EVALUATION CRITERIA

1. *Ability of Personnel.* (20 Points)

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience.* (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of respondent, etc.)

3. *Understanding of Scope of Work.* (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required. (E.g., the existence of any natural disaster plan for business operations)

5. *Price.* (20 Points)

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

THIRD ORDER OF BUSINESS

A.

1.

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

A workshop of the Board of Supervisors of the Sweetwater Creek Community Development District was held on **Monday, March 3, 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:

Darrin Mossing	District Manager, GMS
Mary Grace Henley <i>by Zoom</i>	District Counsel, KVV
Jennifer Kilinski <i>by Zoom</i>	District Counsel, KVV
Alison Mossing	Vice President, RMS
Darrin Mossing	President, GMS
One Resident	

The following is a summary of the discussions taken at the March 3, 2025, Sweetwater Creek Community Development District's Workshop.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Cervelli called the meeting to order at 4:00 p.m.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Discussion of District Management Concerns

Mr. Smith stated that his concerns are with oversight of management and the failure to address the accuracy of the employee's timecards.

Mr. Lisotta asked that the Board provide RMS the information they need to provide a proposal that could be compared apples to apples, should the Board decide to issue a request for proposals.

Mr. Cervelli stated that he feels the current staffing structure is ineffective and costly.

Mr. Colin provided an overview of the Board's concerns and his discussions with RMS and GMS. There have been billing errors due to poor management, oversight, and miscommunication. The Board is not seeing supporting documentation for RMS's invoices. Moving forward, the Board will be able to see exactly what is being paid for. A new account manager is needed. At this point in time, Mr. Colin believes RMS, GMS and the District can work together, rather than going out for RFP.

Mr. Mossing gave an overview of the future staffing plan, which is to have three days of maintenance, two days of janitorial, and a fixed billing amount.

Mr. Lisotta cautioned against cutting staffing too much, but noted the board needs to understand what the roles are for each staff member.

Mr. Mossing stated that he would send the scope of services for RMS's agreement to the board members after the workshop.

Mr. Cervelli stated that he will present his proposed change to the staff structure at the next meeting.

FOURTH ORDER OF BUSINESS

Supervisor Requests / Public Comment

Mr. Colin asked District Counsel if they've received more information on the potential of moving to taxable bonds in order to make the gates hard gates.

Ms. Kilinski responded that she will give Mr. Colin a list of what the underwriter still needs to provide further information.

FIFTH 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

SIXTH ORDER OF BUSINESS

Adjournment

The workshop was adjourned at approximately 5:23 p.m.

March 3, 2025

Sweetwater Creek CDD

Secretary/Assistant Secretary

Chairman/Vice Chairman

2.

**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, March 11, 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
Christina Evans	District Engineer, Matthews DCCM
Alex Acree	District Engineer, Matthews DCCM
Jennifer Kilinski <i>by Zoom</i>	District Counsel, KVV
Erin Gunia	Director of Amenities, RMS
Dan Wright	Operations Manager, RMS
Alison Mossing	Vice President, RMS
Richard Gray	RMS
Michael Woolridge	Duval Landscape
Joshua Boucher	Duval Landscape
Matt Biagetti	GMS

The following is a summary of the discussions and actions taken at the March 11, 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

A Rio Del Norte resident showed the Board his debt service assessment amounts from 2016 and 2017 and stated that Lennar changed the basis on which the assessments are billed from being

based on lot frontage, which increased the assessments by 59% and the debt service amounts have changed again since then. He also showed the Board the rates for the new Lennar homes. He requested the Board review the information and take corrective action to reverse the decision to make the assessments based on lot frontage again.

Mike Miskelly asked who owns the cell tower on Las Calinas.

Mr. Smith responded that Lennar sold the land to a company that leases the land to various cellular companies.

Tiffany Satterfield stated that she is a certified swim instructor for a flotation and swim training program. The swim team has complained about use of some of the lanes in the pool for swim instruction. She was told she cannot hold lessons between 3:30 and 6:30 because working adults have a limited amount of time to use the amenities, therefore the remaining two lap lanes are to be used for adult lap swimming only. She was also told children have a designated place to swim at the family pool. The residents she teaches lessons to have expressed that they do not feel young families are given equal opportunities to use the amenities. The lap pool is not an adult pool and it is not included in the rules that the two lanes need to be available for lap swim. She asked why there are children on the swim team that are not Palencia residents. She also requested that the two remaining lap lanes be made first come first serve and be available to all residents despite their age.

Ms. Gunia responded that there is a requirement that 75 or 80% of the children on the swim team be Palencia residents, and they do pay to use the facilities. The two lap lanes are designated for lap swim during the swim practice. The pool is first come first serve until the 3:30 to 6:30 window during which the swim team program is held.

Mike Barber stated that he met with Supervisor Smith regarding the possibility of selling a portion of property to developers for construction of new homes. He feels Onda residents have been completely disregarded in the Board's discussions and he does not feel the Board has thought through the implications selling the property would have on the current residents. The thousands of dollars spent on engineering fees associated with getting the modification approved is wasted money. He asked the Board to scrap the idea of selling the land for the development of more homes.

Mr. Cervelli stated that the Board is obligated to look at how to benefit the entire community. The modification is something that needs to be looked at, but there has been no decision to move forward.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

A. Minutes of the February 6, 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.

D. Ratification of Requisition Nos. 147-151

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

FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape Team

1. Maintenance Report

Mr. Woolridge provided an overview of the items that have been completed and that are still in progress.

Mr. Lisotta added that the topsoil installed just past the roundabout on Las Calinas was to attempt to regrow the sod that is there. If that sod turns out to be dead, it will be replaced. The winter rye that was put down in the roundabout was temporary and will likely be replaced with sod.

Mr. Colin asked that the irrigation invoices be cleaned up to show exactly what the District is paying for rather than listing miscellaneous irrigation repairs.

Mr. Boucher stated that the miscellaneous category contains items such as wire nuts and pipes that have not been categorized in their system. Going forward, more detail will be added.

2. Discussion of Tree and Irrigation Costs

Mr. Lisotta stated that there has been \$42,000 spent on irrigation repairs in the last six months. He wants to ensure that is being budgeted for. Same goes for tree trimming and cutting.

B. District Engineer

1. Update Regarding Major Modification Application

Ms. Evans stated that a site plan for Parcel K has been drafted to be distributed to the Board for their consideration that includes seven lots with an extension of the roadway and a stormwater pond.

Mr. Smith added that around \$230,000 in interest could be raised from \$1 million in bond money. Alternatively, \$1.5 million would raise around \$343,000 in interest.

2. Acceptance of the 2024 Public Facilities Report

No action was taken on this item.

C. District Counsel

Ms. Kilinski reminded the Board that Supervisor Colin asked her firm to work with the underwriter and bond counsel on getting information on what it would take to make Sweetwater Creek's roads private and what a taxable bond reissuance may look like. She also relayed the opinion from bond counsel on whether this undertaking would even be possible under the current tax law. Bond counsel is of the opinion that it is legally feasible. She presented an engagement letter from MBS Capital Markets for underwriting services and noted MBS would not receive any fees unless bonds are issued. That fee would be 1.5% of par. The engagement would allow MBS to do an analysis to determine what the assessment impacts would be and provide an update at the next meeting.

On MOTION by Mr. Lisotta, seconded by Mr. Smith, with all in favor, the engagement letter from MBS Capital Markets for underwriting services was approved 5-0.

D. District Manager

1. Update on Cost Share True-Up

Mr. Oliver reported that his counterpart at Marshall Creek has been asked to provide all of Marshall Creek's numbers for the cost share, which Darrin Mossing with GMS will review.

2. Financial Update

Mr. Oliver reported that the capital reserve balance is \$409,000 and \$100,000 is being added from this budget year. The capital reserves will need to be increased in future years. The capital reserve report is in process.

Mr. Cervelli stated that he has not been sent the GMS and RMS invoices for review in four weeks.

Mr. Oliver stated that he will send Mr. Cervelli the last three months of invoices.

Mr. Colin stated that are invoices being paid late on a constant basis.

Mr. Oliver stated that the payment date depends on the date the invoice is received by GMS and how long the review process takes to get the invoice approved for payment. He recommended a workshop to discuss the invoices in detail if desired. He also noted that the month of the financials can be aligned with the month of the check register when they're included in the agenda package.

E. Field Manager

1. Report

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

2. Consideration of Proposals for Concrete Repairs

Mr. Wright presented three proposals ranging from \$2,290 to \$3,076 replace two areas of concrete at the Privado park due to trip hazards. He noted All Weather Contractors is the proposal that has been used recently for other concrete and asphalt repairs.

Mr. Colin asked about All Weather's warranty as it's not included in the proposal.

Mr. Wright responded that he would make sure the warranty is confirmed before he signs off on the work.

On MOTION by Mr. Lisotta, seconded by Mr. Colin, with all in favor, the proposal from All Weather Contractors was approved 5-0.

3. Consideration of Proposals for Deck Construction

Mr. Wright presented a proposal from Playmore totaling \$4,092.27 to replace the floor panels of the playgrounds at the Ensenada and La Palma parks. The current floor panels are rusting and thinning out.

On MOTION by Mr. Lisotta, seconded by Mr. Smith, with all in favor, the proposal from Playmore to replace the floor panels on the playgrounds was approved 5-0.

Mr. Smith informed the Board that he and a Marshall Creek board member are looking at different companies for the gate security system.

F. Director of Amenities – Report

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

Ms. Gunia reported that she's been in contact with FCC regarding a few missing roof tiles. She reminded the Board the roof will need to be addressed in the near future. The starting blocks should be installed next week. The tarps have been pulled from the pool for the season.

Next, Ms. Gunia stated that there is a fitness training convention that includes business models on running facilities, and trends on equipment and classes that she'd like to attend. The total cost would run around \$800 for all four days.

On MOTION by Mr. Lisotta, seconded by Mr. Smith, with all in favor, a travel allowance not to exceed \$1,500 for Ms. Gunia to attend a fitness training convention was approved 5-0.

FIFTH ORDER OF BUSINESS

Selection of Audit Committee

Mr. Oliver stated that the Florida Statutes require that CDDs select a third-party auditor to perform the annual audits, and it is time to go through the proposal process again. Typically, the board members serve as the audit committee in order to hold the audit committee and board meetings on the same day. The audit committee will approve evaluation criteria and review proposals based on those criteria to select an auditor.

On MOTION by Mr. Lisotta, seconded by Mr. Smith, with all in favor, appointing the board members as the audit committee was approved 5-0.

SIXTH ORDER OF BUSINESS

Update Regarding Staffing Models

Mr. Cervelli stated that he feels efficiency is lacking in the current staffing structure. The structure ties to what is paid and what can be saved. He asked the Board to allow him to work with District Counsel on a request for proposal package. Part of what he's looking at is what the cost of a PEO is today compared to what the cost is for maintaining RMS going forward. He also believes that contracting for pool maintenance directly may result in more savings than going through RMS to subcontract the pool maintenance provider.

Mr. Colin asked that the board members be provided the opportunity to provide feedback on the RFP documents before it goes out.

Mr. Lisotta stated that he doesn't see the proposed plan as a cost savings, he sees a significant reduction in resources and a loss of ability to handle issues when they arise. Third parties will need to be brought in to perform most of the work currently handled by RMS staff. His counter proposal was to allow a rectification period with RMS and to schedule another workshop to allow a complete review of what the deficiencies are.

Dr. Handler stated that there is no reason the Board can't follow two tracks and work with RMS to rectify while simultaneously getting more information on a PEO.

Mr. Smith motioned to authorize the Chair to work with District Counsel on an RFP package to bid out operations and maintenance services.

Mr. Colin reiterated that he would like the Chair to allow the other board members to provide input on the RFP package prior to finalizing it.

Mr. Cervelli suggested letting the bidders put together their recommended scope as they are the experts in the field.

The above motion failed due to lack of a second.

On MOTION by Mr. Cervelli, seconded by Dr. Handler, with all in favor, authorizing the Chair to work with Counsel on developing a scope for the operations and maintenance RFP was approved 5-0.

Mr. Lisotta confirmed that the RFP package will be brought back to the entire board for approval prior to being sent out to bidders. He then asked if there is a supervisor willing to work with RMS on improving documentation and accounting.

Mr. Colin and Mr. Smith stated that they would.

On MOTION by Mr. Lisotta, seconded by Mr. Smith, with all in favor, authorizing Supervisor Colin to work with RMS on improving documentation and accounting processes and authorizing Supervisor Lisotta to work with RMS on skills and communication was approved 5-0.

SEVENTH ORDER OF BUSINESS Update Regarding Capital Project Plan

There being no further discussion needed on this item, the next item followed.

EIGHTH ORDER OF BUSINESS Discussion of Envera

This item was covered briefly earlier in the meeting.

NINTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS Supervisor Requests / Public Comment

Bruce Branberg commended the Board on addressing things that have needed to be addressed for years.

A resident asked to confirm that the feedback from the residents on the objections to the modification of the use of Parcel K were heard/seen.

Mr. Smith responded that all the emails and comments from his in person meeting with the residents has been filed with District Counsel and are on record. The entire plan will be up for review with the whole board once all information is in. He added that he is sensitive to the resident's concerns, however, he must look at the asset that can benefit all 736 houses.

A resident stated that there have not been enough discussions on the negative financial impact the modification will have to the Onda residents.

Mr. Cervelli stated that the Board is obtaining all of the information on this project so the board can review it all and have a discussion to make the best decision they can for the community.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – Thursday, April 3, 2025 at 4:00 p.m. at the Fitness Center, 1865 N. Loop Parkway, St. Augustine, Florida 32095

TWELFTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at approximately 6:07 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Sweetwater Creek
Community Development District

Unaudited Financial Reporting
February 28, 2025



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Sweetwater Creek
Community Development District
Combined Balance Sheet
February 28, 2025

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account General Fund	\$ 1,242,081	\$ -	\$ 134,158	-	\$ 1,376,239
Operating Account Amenity Account	96,730	-	-	-	96,730
Debit Card Account	4,709	-	-	-	4,709
Accounts Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	-	-	-	-
Due from Others	648	-	-	-	648
Due from Amenity	-	-	-	-	-
Due from Debt Service	-	-	-	-	-
Due from Capital Reserve	-	-	-	-	-
Due from Capital Projects	3,495	-	-	-	3,495
	-	-	-	-	-
Investments:					
State Board of Administration (SBA)	1,041,802	-	276,337	-	1,318,140
US Bank Custody Account	212,741	-	-	-	212,741
	-	-	-	-	-
Series 2019					
Reserve - A-1	-	133,070	-	-	133,070
Reserve - A-2	-	108,063	-	-	108,063
Revenue	-	778,127	-	-	778,127
Prepayment	-	10,926	-	-	10,926
Excess Revenue	-	6	-	-	6
Construction	-	-	-	243,859	243,859
Prepaid Expenses	3,428	-	-	-	3,428
Deposits	-	-	-	-	-
Total Assets	\$ 2,605,633	\$ 1,030,191	\$ 410,496	\$ 243,859	\$ 4,290,179
Liabilities:					
Accounts Payable	\$ 1,032,871	\$ -	\$ -	\$ -	\$ 1,032,871
Accrued Expenses	-	-	-	-	-
Contracts Payable	-	-	-	1,187	1,187
Due to Debt Service	-	-	-	-	-
Due to Amenity Fund	-	-	-	-	-
Due to Capital Reserve	-	-	-	-	-
Total Liabilities	\$ 1,032,871	\$ -	\$ -	\$ 1,187	\$ 1,034,058
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 3,428	\$ -	\$ -	\$ -	\$ 3,428
Restricted for:					
Debt Service	-	1,030,191	-	-	1,030,191
Capital Project	-	-	-	242,672	242,672
Assigned for:					
Capital Reserve Fund	-	-	410,496	-	410,496
Unassigned	1,569,334	-	-	-	1,569,334
Total Fund Balances	\$ 1,572,762	\$ 1,030,191	\$ 410,496	\$ 242,672	\$ 3,256,121
Total Liabilities & Fund Balance	\$ 2,605,633	\$ 1,030,191	\$ 410,496	\$ 243,859	\$ 4,290,179

Sweetwater Creek
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,857,822	\$ 1,807,868	\$ 1,807,868	\$ -
Fitness Center Revenue	2,000	2,000	3,580	1,580
Interest/Miscellaneous	25,000	10,417	10,982	566
Total Revenues	\$ 1,884,822	\$ 1,820,284	\$ 1,822,430	\$ 2,146
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 4,600	400
Engineering	20,000	8,333	9,452	(1,119)
District Counsel	63,599	26,500	21,549	4,951
Annual Audit	3,800	-	-	-
Assessment Administration	5,200	5,200	5,200	-
Arbitrage Rebate	500	-	-	-
Dissemination Agent	5,512	2,297	2,297	0
Trustee Fees	3,800	3,800	3,143	657
Management Fees	44,200	18,417	18,417	0
Information Technology	1,482	618	618	-
Website Maintenance	1,040	433	433	(0)
Telephone	742	309	148	162
Postage & Delivery	3,000	1,250	1,201	49
Public Official Insurance	5,172	5,172	5,224	(52)
Copies	2,500	1,042	869	172
Legal Advertising	2,000	833	182	651
Miscellaneous	1,500	598	598	-
Dues, Licenses & Subscriptions	175	175	175	-
Cost Share Expense - Marshall Creek	100,000	-	-	-
Total General & Administrative	\$ 276,222	\$ 79,976	\$ 74,105	\$ 5,871
<u>Operations & Maintenance</u>				
Electric	\$ 78,000	\$ 32,500	\$ 30,861	1,639
General Insurance	6,884	6,884	5,892	992
Landscape Maintenance	291,276	121,365	97,092	24,273
Landscape Improvements	50,000	3,257	3,257	-
Mulch	50,000	20,000	20,000	-
Lake Maintenance	22,000	9,167	10,612	(1,446)
Fountain Maintenance	1,500	625	-	625
Irrigation Repairs & Maintenance	39,000	23,650	23,650	-
Storm Clean-Up	10,000	4,167	-	4,167
Field Repairs & Maintenance	36,000	22,089	22,089	-
Tree Removals	14,000	5,833	5,250	583
Tree Replacements	-	-	1,820	(1,820)
Tree Pruning	15,000	6,250	5,480	770
Streetlight Repairs	2,250	938	-	938
Signage Repairs	1,000	417	-	417
Holiday Decoration	5,000	3,616	3,616	-
Miscellaneous Field Supplies	3,500	1,458	49	1,409
Subtotal Operations & Maintenance	\$ 625,410	\$ 262,215	\$ 229,669	\$ 32,547

Sweetwater Creek
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<u>Amenities</u>				
Administrative				
Property & Casualty Insurance	\$ 43,218	\$ 43,218	\$ 40,216	3,002
Facility Management	266,340	110,975	118,152	(7,177)
Performance Incentive	10,000	10,000	8,492	1,508
Info Technology	-	-	795	(795)
Licenses & Permits	770	-	-	-
Subscriptions & Memberships	2,040	850	625	225
Office Supplies	3,000	1,250	1,147	103
Office Equipment	2,500	1,042	511	531
Communication - Telephone/Internet/TV	12,000	5,000	3,456	1,544
Internet/Telephone - Guard House	4,500	1,875	1,652	223
<u>Field</u>				
Field Management Fees	92,602	38,584	38,584	-
General Utilities	78,000	32,500	33,502	(1,002)
Refuse Removal	6,725	2,802	3,647	(845)
Security	41,137	17,140	17,260	(120)
Janitorial Services	43,467	16,300	16,300	-
Operating Supplies - Spa & Paper	4,000	1,667	1,132	535
Operating Supplies - Uniforms	500	500	535	(35)
Cleaning Supplies	12,500	5,208	3,602	1,606
Amenity Landscape Maintenance & Improvements	22,872	22,872	23,827	(955)
Gate Repairs & Maintenance	2,500	1,042	868	174
Dog Park Repairs & Maintenance	6,000	2,500	694	1,806
Park Mulch	5,000	-	-	-
Miscellaneous Field Supplies	4,100	1,708	91	1,617
Buildings Repairs & Maintenance	30,000	30,000	33,180	(3,180)
Pest Control	1,800	750	327	423
Pool Maintenance - Contract	19,469	8,112	8,112	-
Pool Repairs & Maintenance	3,000	-	-	-
Pool Chemicals	30,000	12,500	11,542	958
Signage & Amenity Repairs	300	125	101	24
Special Events	2,000	833	911	(78)
Park Repair & Maintenance	10,000	8,585	8,585	-
Pickleball Repair & Maintenance	3,000	3,000	2,784	216
Guardhouse Maintenance	2,500	-	-	-
Playground Repairs & Maintenance	5,000	5,000	7,139	(2,139)
<u>Fitness</u>				
Professional Services - Outside Fitness	55,515	23,131	18,570	4,561
Fitness Equipment Repairs & Maintenance	7,000	2,917	1,482	1,435
Fitness Equipment Rental	36,635	15,265	14,238	1,026
Miniature Golf Course Maintenance	500	355	355	-
Miscellaneous Fitness Supplies	6,300	2,625	427	2,198
Capital Outlay - Machinery & Equipment	6,400	962	962	-
Capital Outlay	-	-	23,702	(23,702)
Subtotal Amenities	\$ 883,190	\$ 431,194	\$ 447,507	\$ (16,313)
Total Operations & Maintenance and Amenities	\$ 1,508,600	\$ 693,409	\$ 677,175	\$ 16,233
<u>Reserves</u>				
Capital Reserve Transfer	\$ 100,000	\$ -	-	\$ -
Subtotal Reserves	\$ 100,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,884,822	\$ 773,385	\$ 751,280	\$ 22,105
Excess (Deficiency) of Revenues over Expenditures	\$ (0)		\$ 1,071,150	
Fund Balance - Beginning	\$ -		\$ 501,612	
Fund Balance - Ending	\$ (0)		\$ 1,572,762	

Sweetwater Creek
Community Development District
Debt Service Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 741,440	\$ 718,752	\$ 718,752	\$ -
Special Assessments - Prepayments	-	-	10,926	10,926
Interest Income	30,000	12,500	9,290	(3,210)
Total Revenues	\$ 771,440	\$ 731,252	\$ 738,969	\$ 7,716
Expenditures:				
Series 2019 - A1				
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	-	-	-	-
Series 2019 - A2				
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	\$ 605,402	\$ 598,119	\$ 7,716
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 29,740	\$ 605,402	\$ 598,119	\$ 7,716
Fund Balance - Beginning	\$ 187,616		\$ 432,072	
Fund Balance - Ending	\$ 217,356		\$ 1,030,191	

Sweetwater Creek
Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues				
Capital Reserve - Transfer In	\$ 100,000	\$ -	\$ -	\$ -
Interest	5,000	5,000	5,362	362
Miscellaneous Income	-	-	-	-
Insurance Proceeds	-	-	-	-
Total Revenues	\$ 105,000	\$ 5,000	\$ 5,362	\$ 362
Expenditures:				
Capital Outlay	\$ 30,000	\$ 12,500	\$ -	\$ 12,500
Repair & Maintenance	21,317	8,882	-	8,882
Other Current Charges	600	250	203	47
Reserve Study	-	-	-	-
Total Expenditures	\$ 51,917	\$ 21,632	\$ 203	\$ 21,429
Excess (Deficiency) of Revenues over Expenditures	\$ 53,083		\$ 5,159	
Other Financing Sources/(Uses)				
Transfer In and (Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 53,083		\$ 5,159	
Fund Balance - Beginning	\$ 444,309		\$ 405,337	
Fund Balance - Ending	\$ 497,392		\$ 410,496	

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	\$ 5,362
Expenditures	\$ (203)
Actual Balance	\$410,496

Variance Reserve Study Vs Actual	(\$402,483)
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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 February 28, 2025

	Actual
	Thru 02/28/25
Revenues	
Interest Income	\$ 6,580
Total Revenues	\$ 6,580
Expenditures:	
Capital Outlay	\$ 106,089
Total Expenditures	\$ 106,089
Excess (Deficiency) of Revenues over Expenditures	\$ (99,509)
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ -
Total Other Financing Sources (Uses)	\$ -
Net Change in Fund Balance	\$ (99,509)
Fund Balance - Beginning	\$ 342,181
Fund Balance - Ending	\$ 242,672

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	\$ 168,407	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,807,868
Fitness Center Revenue	1,890	540	-	-	1,150	-	-	-	-	-	-	-	3,580
Cost Sharing - Marshall Creek Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest/Miscellaneous	1,162	697	986	2,135	6,002	-	-	-	-	-	-	-	10,982
Total Revenues	\$ 3,052	\$ 184,021	\$ 339,963	\$ 1,119,835	\$ 175,559	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,822,430
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 1,000	\$ 800	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,600
Engineering	3,636	2,082	1,668	1,133	934	-	-	-	-	-	-	-	9,452
District Counsel	3,814	3,896	2,202	6,150	5,487	-	-	-	-	-	-	-	21,549
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,200	-	-	-	-	-	-	-	-	-	-	-	5,200
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	459	459	459	459	459	-	-	-	-	-	-	-	2,297
Trustee Fees	3,143	-	-	-	-	-	-	-	-	-	-	-	3,143
Management Fees	3,683	3,683	3,683	3,683	3,683	-	-	-	-	-	-	-	18,417
Information Technology	124	124	124	124	124	-	-	-	-	-	-	-	618
Website Maintenance	87	87	87	87	87	-	-	-	-	-	-	-	433
Telephone	36	9	27	41	36	-	-	-	-	-	-	-	148
Postage & Delivery	122	431	252	284	113	-	-	-	-	-	-	-	1,201
Public Official Insurance	5,224	-	-	-	-	-	-	-	-	-	-	-	5,224
Copies	153	204	183	7	321	-	-	-	-	-	-	-	869
Legal Advertising	-	-	-	-	182	-	-	-	-	-	-	-	182
Miscellaneous	419	45	23	85	26	-	-	-	-	-	-	-	598
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Cost Share Expense - Marshall Creek	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	\$ 27,075	\$ 12,019	\$ 9,507	\$ 13,052	\$ 12,451	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	74,105

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	\$ 6,124	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	30,861
General Insurance	5,892	-	-	-	-	-	-	-	-	-	-	-	5,892
Landscape Maintenance	24,273	24,273	24,273	24,273	-	-	-	-	-	-	-	-	97,092
Landscape Improvements	-	1,202	-	-	2,055	-	-	-	-	-	-	-	3,257
Mulch	-	20,000	-	-	-	-	-	-	-	-	-	-	20,000
Lake Maintenance	2,122	2,122	2,122	2,122	2,122	-	-	-	-	-	-	-	10,612
Fountain Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs & Maintenance	11,995	5,280	2,405	-	3,970	-	-	-	-	-	-	-	23,650
Storm Clean-Up	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Repairs & Maintenance	8,854	3,975	8,365	895	-	-	-	-	-	-	-	-	22,089
Tree Removals	800	3,600	250	600	-	-	-	-	-	-	-	-	5,250
Tree Replacements	-	-	-	-	1,820	-	-	-	-	-	-	-	1,820
Tree Pruning	-	-	-	5,480	-	-	-	-	-	-	-	-	5,480
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Signage Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Decoration	1,594	1,217	499	307	-	-	-	-	-	-	-	-	3,616
Miscellaneous Field Supplies	49	-	-	-	-	-	-	-	-	-	-	-	49
Subtotal Operations & Maintenance	\$ 61,642	\$ 67,873	\$ 44,028	\$ 40,035	\$ 16,092	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	229,669
Amenities													
Administrative													
Property & Casualty Insurance	\$ 40,216	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	40,216
Facility Management	23,634	23,699	23,642	23,502	23,675	-	-	-	-	-	-	-	118,152
Performance Incentive	-	8,492	-	-	-	-	-	-	-	-	-	-	8,492
Info Technology	795	-	-	-	-	-	-	-	-	-	-	-	795
Licenses & Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Subscriptions & Memberships	125	125	125	125	125	-	-	-	-	-	-	-	625
Office Supplies	188	138	616	59	146	-	-	-	-	-	-	-	1,147
Office Equipment	107	139	240	25	-	-	-	-	-	-	-	-	511
Communication - Telephone/Internet/TV	663	664	664	709	756	-	-	-	-	-	-	-	3,456
Internet/Telephone - Guard House	653	343	357	150	150	-	-	-	-	-	-	-	1,652

Sweetwater Creek
Community Development District
Month to Month

Field	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Field Management Fees	7,717	7,717	7,717	7,717	7,717	-	-	-	-	-	-	-	38,584
General Utilities	6,163	6,720	5,422	8,154	7,042	-	-	-	-	-	-	-	33,502
Refuse Removal	635	780	780	799	654	-	-	-	-	-	-	-	3,647
Security	3,488	3,428	3,428	3,488	3,428	-	-	-	-	-	-	-	17,260
Janitorial Services	3,622	3,622	3,622	3,622	1,811	-	-	-	-	-	-	-	16,300
Operating Supplies - Spa & Paper	475	222	-	264	170	-	-	-	-	-	-	-	1,132
Operating Supplies - Uniforms	-	-	27	508	-	-	-	-	-	-	-	-	535
Cleaning Supplies	244	1,472	342	1,464	80	-	-	-	-	-	-	-	3,602
Amenity Landscape Maintenance & Improvements	17,938	1,963	1,963	1,963	-	-	-	-	-	-	-	-	23,827
Gate Repairs & Maintenance	-	-	-	-	868	-	-	-	-	-	-	-	868
Dog Park Repairs & Maintenance	286	-	143	129	136	-	-	-	-	-	-	-	694
Park Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Field Supplies	-	34	-	58	-	-	-	-	-	-	-	-	91
Buildings Repairs & Maintenance	28,243	75	4,111	718	34	-	-	-	-	-	-	-	33,180
Pest Control	81	81	81	84	-	-	-	-	-	-	-	-	327
Pool Maintenance - Contract	1,622	1,622	1,622	1,622	1,622	-	-	-	-	-	-	-	8,112
Pool Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Chemicals	2,055	2,160	2,498	2,397	2,432	-	-	-	-	-	-	-	11,542
Signage & Amenity Repairs	61	-	-	40	-	-	-	-	-	-	-	-	101
Special Events	-	164	595	124	29	-	-	-	-	-	-	-	911
Park Repair & Maintenance	8,585	-	-	-	-	-	-	-	-	-	-	-	8,585
Pickleball Repair & Maintenance	1,800	-	908	-	76	-	-	-	-	-	-	-	2,784
Guardhouse Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Playground Repairs & Maintenance	17	5,589	1,391	142	-	-	-	-	-	-	-	-	7,139
Fitness													
Professional Services - Outside Fitness	4,115	3,570	2,595	4,805	3,485	-	-	-	-	-	-	-	18,570
Fitness Equipment Repairs & Maintenance	1,469	13	-	-	-	-	-	-	-	-	-	-	1,482
Fitness Equipment Rental	3,053	3,053	3,053	2,540	2,540	-	-	-	-	-	-	-	14,238
Miniature Golf Course Maintenance	-	-	355	-	-	-	-	-	-	-	-	-	355
Miscellaneous Fitness Supplies	117	76	-	215	18	-	-	-	-	-	-	-	427
Capital Outlay - Machinery & Equipment	-	-	795	-	167	-	-	-	-	-	-	-	962
Capital Outlay	-	19,610	-	-	4,092	-	-	-	-	-	-	-	23,702
Subtotal Amenities	\$ 158,166	\$ 95,572	\$ 67,093	\$ 65,423	\$ 61,254	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	447,507
Total Operations & Maintenance and Amenities	\$ 219,808	\$ 163,444	\$ 111,120	\$ 105,458	\$ 77,346	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	677,175
Total Expenditures	\$ 246,883	\$ 175,463	\$ 120,628	\$ 118,510	\$ 89,797	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	751,280
Excess (Deficiency) of Revenues over Expenditures	\$ (243,831)	\$ 8,558	\$ 219,335	\$ 1,001,325	\$ 85,762	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,071,150
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 Receipts - St. John's County
Fiscal Year 2025

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

ON ROLL ASSESSMENTS

allocation in %	71.55%	28.45%	100.00%
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<i>Date</i>	<i>Distribution</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2019- Service</i>	<i>Debt</i>	<i>Total</i>
11/05/24	1	\$ 28,463.12	\$ 20,366.16	\$ 8,096.96	\$	28,463.12
11/15/24	2	81,592.39	58,381.65	23,210.74		81,592.39
11/19/24	3	145,398.42	104,036.66	41,361.76		145,398.42
12/06/24	4	217,599.54	155,698.59	61,900.95		217,599.54
12/18/24	5	256,144.50	183,278.27	72,865.78		256,144.05
01/10/25	6	1,556,464.73	1,113,694.27	442,770.46		1,556,464.73
01/14/25	INTEREST 1	5,597.31	4,005.03	1,592.28		5,597.31
02/21/25	7	235,360.47	168,407.03	66,953.44		235,360.47
		-	-	-		-
		-	-	-		-
		-	-	-		-
		-	-	-		-
		-	-	-		-
		-	-	-		-
TOTAL		\$ 2,526,620.48	\$ 1,807,867.66	\$ 718,752.37	\$	2,526,620.03

97.31%	Percent Collected
\$ 69,815.46	Balance Remaining to Collect

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: SWCrefF120 - 10% Balance Upon Final Sign Off	\$ 11,500.00
2/24/20	10	JLC Construction Inc.	Invoice: 1/20/2020 - Deposit for Perogola Replacement	\$ 6,790.80
2/26/20	11	Performance Painting Contractors, Inc.	Invoice: 9578 - Power Wash and Paint	\$ 35,240.00
2/24/20	12	Rick Arsenault Certified Pool Consultant, Inc.	Invoice: SWCrefF220 - 40% Commencement of Filling	\$ 46,000.00
2/26/20	13	Rick Arsenault Certified Pool Consultant, Inc.	Invoice: SWCgtr220 - Gutter Grating Supports repaired	\$ 500.00
3/17/20	14	Walter Carucci AE	Invoice: 1 - Services for Palencia Fitness Center from 11/11/19 thru 3/2/19	\$ 5,034.68
3/17/20	15	Bob's Backflow & Plumbing Services, Inc.	Invoice: 65745 - Back Flow Testing	\$ 265.00
3/23/20	16	JLC Construction Inc.	Invoice: 3/20/2020 - Final payment for Perogola Replacement	\$ 6,790.80
4/8/20	17	England Thims & Miller	Invoice: 0193131 Traffic Study & Certification Package	\$ 3,000.02
4/16/20	18	England Thims & Miller	Invoice: 0193703 Traffic Study & Certification Package	\$ 1,062.00
5/20/20	19	Fitness International Associates Corp	Invoice: 2904 Flooring	\$ 4,000.44
6/9/20	20	Beacon Electrical Contractors Inc	Invoice: 200503 - Electrical work	\$ 16,357.00
6/15/20	21	Sundancer Sign Graphics	Invoice: 2564 - Street Sign	\$ 12,310.00
6/22/20	22	Yellowstone Landscape	Invoice: JAX120765 & JAX 120768 - Onda Field Full Irrigation & Sod	\$ 25,583.33
7/14/20	23	Hopping Green & Sams	Invoice: 113207, 113803, 114427, 115066 - Project Construction	\$ 1,053.50
7/31/20	24	Duval Asphalt	Invoice: 21750 - Stripping - Layout Stripe Crosswalks	\$ 1,458.00
8/7/20	25	Yellowstone Landscape	Invoice: AJAX120768 - Onda Field Irrigation & Sod	\$ 24,722.16
9/10/20	26	Radarsign	Invoice: 10761 - Solar Powered	\$ 7,888.00
9/10/20	27	Hopping Green & Sams	Invoice: 116998 - Legal Services	\$ 559.00
9/14/20	28	Sweetwater Creek CDD	Invoice: 2940 & 2904 Deposit paid via credit card for flooring	\$ 2,644.28
10/21/20	29	Hopping Green & Sams	Invoice: 114427 - Legal services	\$ 258.00
10/29/20	30	Hopping Green & Sams	Invoice #117953 - Project Construction Legal Services	\$ 1,075.00
11/16/20	31	Clark Advisory Services, LLC	Services Rendered June 2020-October 2020	\$ 5,034.00
2/17/21	32	Yellowstone Landscape	Invoice #173437 - Irrigation Repairs	\$ 58,703.67
2/17/21	33	Armstrong Fence Company	Invoice #20210221 - Deposit for Vinyl Coated chain-link Ensenda Park	\$ 2,570.79
5/13/21	34	Armstrong Fence Company	Invoice #20210547 Remaining balance for Vinyl Coated chain-link	\$ 2,570.78
5/13/21	35	Riverside Management Services	Invoice #13 Soccer Goals & Lacrosse Equipment	\$ 3,444.73
5/13/21	36	Hopping Green & Sams	Invoice: 121275 - Legal Services	\$ 210.00
3/8/22	37	England Thims & Miller	Invoice 0201371 - Engineer's Report	\$ 2,500.00
4/20/22	38	Invision Construction	Invoice #0001 Fitness Center Expansion Process	\$ 2,000.00
4/20/22	39	Basham & Lucas Desing Group Inc	Invoice #8851 Palencia Amenity & CDs	\$ 5,200.00
7/11/22	40	Basham & Lucas Desing Group Inc	Invoice #8929 Palencia Amenity & CDs	\$ 3,889.78
6/22/22	41	England Thims & Miller	Invoice #203006 Palencia Fitness Center Addition & Modification	\$ 3,750.00
6/22/22	42	KE Law Group PLLC	Invoice #2879 2019 Project Construction	\$ 217.00
7/11/22	43	Basham & Lucas Desing Group Inc	Invoice #8963 Palencia Amenity & CDs	\$ 13,600.00
8/8/22	44	KE Law Group PLLC	Invoice #2993 2019 Project Construction	\$ 344.50
8/8/22	45	England Thims & Miller	Invoice #203518 Palencia Fitness Center Addition & Modification	\$ 6,250.00
8/8/22	46	Basham & Lucas Desing Group Inc	Invoice #9014 Palencia Amenity & CDs	\$ 13,025.00
9/19/22	47	ECS Florida LLC	Palencia Fitness Center Addition Invoice #995173	\$ 3,500.00
9/19/22	48	England Thims & Miller	Invoice #204046 Palencia Fitness Center Addition & Modification	\$ 7,392.55
9/19/22	49	Basham & Lucas Desing Group Inc	Invoice #9028 Palencia Amenity & CDs	\$ 8,046.25
9/19/22	50	KE Law Group PLLC	Invoice #3599 2019 Project Construction	\$ 992.00
9/19/22	51	England Thims & Miller	Invoice #204510 Palencia Fitness Center Addition & Modification	\$ 7,375.00
9/19/22	52	KE Law Group PLLC	Invoice #3955 2019 Project Construction	\$ 726.00
11/8/22	53	Bartram Trail Surveying	Invoice # 5394 Palencia Fitness Center Topographic Survey	\$ 2,900.00
11/8/22	54	England Thims & Miller	Invoice #204943 Palencia Fitness Center Addition & Modification	\$ 15,013.75
11/8/22	55	KE Law Group PLLC	Invoice #3955 2019 Project Construction	\$ 248.00
11/8/22	56	Heartline Fitness Systems	Deposit Invoice #151945 50% deposit on Fitness Equipment	\$ 7,498.94
11/8/22	57	Heartline Fitness Systems	Deposit Invoice #151948 50% deposit on Flooring Material	\$ 3,535.61
12/5/22	58	England Thims & Miller	Invoice #205415 Palencia Fitness Center Addition & Modification	\$ 1,486.25
12/5/22	59	Sweetwater Creek CDD-Capital Reserve	Studio 1+ Professional Design Services Inv #21.069 Palencia Fitness Club	\$ 10,375.00
12/13/22	60	KE Law Group PLLC	Invoice #4873 2019 Project Construction	\$ 168.00
12/13/22	61	Invision Construction	Invoice #PAL_001 Initial deposit per agreement	\$ 42,531.00
12/13/22	62	England Thims & Miller	Invoice #204510 Palencia Fitness Center Addition & Modification	\$ 10,120.00
1/11/23	63	Sweetwater Creek CDD	Palencia Interior Renovation Change Order Id #PAL_002 Invision Construction Inc	\$ 13,315.00
1/11/23	64	England Thims & Miller	Invoice #205795 Palencia Fitness Center Addition & Modification	\$ 983.75
1/11/23	65	KE Law Group PLLC	Invoice #5089 2019 Project Construction	\$ 31.00
1/11/23	66	IT Systems of Jacksonville LLC	Invoice #1312 Deposit for New Audio System for Amenity Center	\$ 2,100.00
1/17/23	68	Bartram Trail Surveying Inc	Invoice #5651 Palencia Fitness Cneter Topographic Survey 1/4/23	\$ 3,080.00
2/14/23	67	Sweetwater Creek CDD	Invoice #1226 Mirrors for Fitness Room - Nassau Windows & Glass	\$ 5,300.00
2/14/23	69	England Thims & Miller	Invoice# 206344 Pickleball Courts Addition & Modifications	\$ 367.50
2/14/23	70	Sweetwater Creek CDD-Capital Reserve	Invoice# 01.10.2023 Anastasia Pool & Spa Inc Gas Heater Replacement for Pool and Invoice# PAL_004 Invision Construction Inc for Fitness Interior Renovation	\$ 16,218.00
2/14/23	71	Sweetwater Creek CDD	Invoice #1231 Nassau Windows & Glass Inc. Rain Glass installation for gym	\$ 850.00
2/28/23	73	Invision Construction	Final Payment per agreement for Palencia Interior Renovation	\$ 42,531.00
3/14/23	72	Bartram Trail Surveying Inc	Invoice #5789 Palencia Fitness Cneter Topographic Survey 2/7/23	\$ 770.00
4/4/23	74	England Thims & Miller	Invoice# 207105 Pickleball Courts Addition & Modifications	\$ 6,275.00
4/24/23	75	Design 2 Wellness	Invoice #41744 - Strength Equipment for remodel	\$ 21,441.00
4/24/23	76	England Thims & Miller	Invoice# 207521 Pickleball Courts Addition & Modifications	\$ 9,617.50
4/24/23	77	IT Systems of Jacksonville LLC	Invoice #1319 Wire work for coax for cameras	\$ 3,055.00
4/24/23	78	Heartline Fitness Systems	Deposit Invoice #154186-F Final payment on Flooring Materials	\$ 3,827.85
4/24/23	79	Sweetwater Creek CDD	Deposit Invoice #151945-F Final payment for Fitness Equipment	\$ 7,498.93
4/24/23	80	Motley Electric	Invoice #266805595 Install Addtl wiring/reconfigure circuits for Treadmill	\$ 1,020.00
4/24/23	81	Feather & Bloom	Invoice #000714 Moss Wall & Painting for Zen Room	\$ 2,775.00
5/9/23	82	Kilinski/Van Wyk PLLC	Invoice# 6480 2019 Project Construction	\$ 1,485.50
5/9/23	83	Sweetwater Creek CDD	Invoice #1312 IT Systems Install amplifier and speakers.	\$ 2,100.00
5/9/23	84	Sweetwater Creek CDD	Invoice # PAL_003 Invision Construction Additional Electrical items, HV AC pipe dryer vent, door, hall storage, trimming, painting, flooring, and plumbing washer.	\$ 15,000.00

Sweetwater Creek
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Revenue Bonds, Series 2019

Date	Requisition #	Contractor	Description	Requisition
5/9/23	85	Invision Construction	Progress billing per agreement for Palencia Interior Renovation Change Order Id #PAL_004	\$ 5,190.00
5/15/23	86	England Thims & Miller	Invoice# 208098 Pickle ball Courts Addition & Modifications.	\$ 3,023.75
			Remaining Balance Invoice# 154021-F Final payment for Resistance Wall Gym & Cable Caddy	
5/15/23	87	Heartline Fitness Systems	Complete Kit and Training Ropes.	\$ 1,290.90
5/15/23	88	Heartline Fitness Systems	Remaining Balance Invoice# 151948-F Final payment for Flooring Materials.	\$ 2,624.08
6/5/23	89	Kilinski/Van Wyk PLLC	Invoice# 6585 2019 Project Construction	\$ 1,179.00
6/5/23	90	Invision Construction	Change Order 4 Emergency Light Invoice #PAL_006	\$ 600.00
6/5/23	91	Feather & Bloom	Invoice #000725 Lighting install and custom hanging wood paneling for Zen Room	\$ 3,300.00
6/13/23	92	England Thims & Miller	Invoice# 208489 Pickle ball Courts Addition & Modifications.	\$ 5,855.00
6/13/23	93	Kilinski/Van Wyk PLLC	Invoice# 6846 2019 Project Construction	\$ 2,661.50
7/7/23	94	England Thims & Miller	Invoice# 23159 Topography Survey for Onda Park	\$ 5,240.00
7/7/23	95	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-1	\$ 16,412.00
7/7/23	96	England Thims & Miller	Invoice# 208897 Pickle ball Courts Addition & Modifications.	\$ 2,076.25
7/24/23	97	Kilinski/Van Wyk PLLC	Invoice# 7090 2019 Project Construction	\$ 2,719.50
7/24/23	98	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-2	\$ 97,369.00
8/14/23	99	England Thims & Miller	Invoice # 209405 Pickleball Courts Addition & Modifications.	\$ 563.75
8/14/23	100	Kilinski/Van Wyk PLLC	Invoice # 7262 2019 Project Construction	\$ 482.00
8/16/23	101	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-3	\$ 111,695.00
9/15/23	102	England Thims & Miller	Invoice # 209910 Pickleball Courts Addition & Modifications.	\$ 820.00
9/15/23	103	Kilinski/Van Wyk PLLC	Invoice # 7481 2019 Project Construction	\$ 673.08
9/28/23	104	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-4	\$ 119,712.00
10/19/23	105	Poly-Wood LLC	Invoice # 873994 Vineyard Dining Arm chairs and 48" Round Dining Tables	\$ 7,420.00
10/17/23	106	Kilinski/Van Wyk PLLC	Invoice # 7759 2019 Project Construction	\$ 375.00
10/30/23	107	American Electrical Contracting Inc	Palencia Pickleball Courts Electrical Lighting Install Invoice #W61855	\$ 24,485.00
10/30/23	108	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-5	\$ 72,718.00
11/28/23	109	Kilinski/Van Wyk PLLC	Invoice # 7975 2019 Project Construction	\$ 106.00
11/28/23	110	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-6	\$ 22,208.00
11/29/23	111	England Thims & Miller	Invoice # 210296 Pickleball Courts Addition & Modifications.	\$ 256.25
12/7/23	112	England Thims & Miller	Invoice # 210807 Pickleball Courts Addition & Modifications.	\$ 367.45
			Pickball 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 Strenght 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 Entreprses 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
2/24/25	151	Kilinski/Van Wyk PLLC	Invoice # 10975 2019 Project Construction	\$ 1,476.50
	152	Invision Construction	Invoice #PALF-001- Storage Room Final/Invoice #PKNE-001-Knee Wall in Fitness Ctr	\$ 8,753.00
	152	Invision Construction	Invoice #PKNE-001-Knee Wall in Fitness Ctr	\$ 3,979.00
	153	Matthews/DCCM	Invoice #192893 - Onda Residential - Planning, Mod App & Meetings	\$ 3,920.00
	154	Kilinski/Van Wyk PLLC		
TOTAL				\$ 1,464,458.00
Project (Construction) Fund at 08/30/19				\$ 1,540,777.96
Interest Earned and Transfers thru 02/28/25				\$ 150,887.25
Outstanding Requisitions				\$ 16,652.00
Requisitions Paid thru 02/28/25				\$ (1,464,458.00)
Remaining Project (Construction) Fund				\$ 243,859.21

**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	\$93,795.60
			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				\$246,132.60
PROJECTED REMAINING PROJECTS (CONSTRUCTION) FUNDS				(\$2,273)

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Sweetwater Creek
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025
Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
General Fund		
02/03/25	4219-4222	\$3,679.66
02/07/25	4223-4232	\$1,000.00
02/20/25	4233-4239	\$38,652.42
SUBTOTAL		\$43,332.08
<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
Amenity Fund		
02/03/25	2848-2870	\$64,509.63
02/20/25	2871-2888	\$43,778.87
SUBTOTAL		\$108,288.50
<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
Capital Reserve		
SUBTOTAL		\$0.00
TOTAL		\$151,620.58

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/03/25	00105	1/21/25 190196	202501 320-53800-47301	CONCRETE RPR	*	895.00	
				ALL WEATHER CONTRACTORS, INC			895.00 004219
2/03/25	00086	11/25/24 29296A	202411 320-53800-47300	NOV TORCIDO MAINLINE RPR	*	10.00	
				DUVAL LANDSCAPE MAINTENANCE			10.00 004220
2/03/25	00029	12/09/24 622	202410 320-53800-49200	OCT STORM PRE-POOL/SOCCER	*	242.00	
		12/09/24 622	202410 320-53800-49200	OCT STORM PRE-POOL/SOCCER	V	242.00-	
				GOVERNMENTAL MANAGEMENT SERVICES			.00 004221
2/03/25	00071	12/27/24 293	202411 320-53800-47301	NOV FACILITY MAINTENANCE	*	2,774.66	
				RIVERSIDE MANAGEMENT SERVICES			2,774.66 004222
2/07/25	00109	2/06/25 02062025	202502 310-51300-11000	2/6/25 CDD BOARD MEETING	*	200.00	
		2/06/25 02062025	202502 310-51300-11000	2/6/25 CDD BOARD MEETING	V	200.00-	
				DANIEL L COLIN			.00 004223
2/07/25	00089	2/06/25 02062025	202502 310-51300-11000	2/6/25 CDD BOARD MEETING	*	200.00	
		2/06/25 02062025	202502 310-51300-11000	2/6/25 CDD BOARD MEETING	V	200.00-	
				JOHN T SMITH			.00 004224
2/07/25	00051	2/06/25 02062025	202502 310-51300-11000	2/6/25 CDD BOARD MEETING	*	200.00	
		2/06/25 02062025	202502 310-51300-11000	2/6/25 CDD BOARD MEETING	V	200.00-	
				ROBERT LISOTTA			.00 004225
2/07/25	00108	2/06/25 02062025	202502 310-51300-11000	2/6/25 CDD BOARD MEETING	*	200.00	
		2/06/25 02062025	202502 310-51300-11000	2/6/25 CDD BOARD MEETING	V	200.00-	
				RONALD J CERVELLI			.00 004226
2/07/25	00040	2/06/25 02062025	202502 310-51300-11000	2/6/25 CDD BOARD MEETING	*	200.00	
		2/06/25 02062025	202502 310-51300-11000	2/6/25 CDD BOARD MEETING	V	200.00-	
				STEPHEN J HANDLER			.00 004227
				SWCC SWEETWATER CRK BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/07/25	00109	2/06/25 02062025	202502 310-51300-11000 2/6/25 CDD BOARD MEETING	DANIEL L COLIN	*	200.00	200.00 004228
2/07/25	00089	2/06/25 02062025	202502 310-51300-11000 2/6/25 CDD BOARD MEETING	JOHN T SMITH	*	200.00	200.00 004229
2/07/25	00051	2/06/25 02062025	202502 310-51300-11000 2/6/25 CDD BOARD MEETING	ROBERT LISOTTA	*	200.00	200.00 004230
2/07/25	00108	2/06/25 02062025	202502 310-51300-11000 2/6/25 CDD BOARD MEETING	RONALD J CERVELLI	*	200.00	200.00 004231
2/07/25	00040	2/06/25 02062025	202502 310-51300-11000 2/6/25 CDD BOARD MEETING	STEPHEN J HANDLER	*	200.00	200.00 004232
2/20/25	00105	12/18/24 189024	202412 320-53800-47301 RECONCRETE/ASPHALT REPAIR	ALL WEATHER CONTRACTORS, INC	*	4,985.00	4,985.00 004233
2/20/25	00086	11/30/24 29532	202411 320-53800-46500 NOV DRESSING/PINESTRAW	DUVAL LANDSCAPE MAINTENANCE	*	20,000.00	20,000.00 004234
2/20/25	00063	1/31/25 88009	202501 320-53800-47000 JAN LAKE MAINTENANCE	FUTURE HORIZONS	*	2,122.44	2,122.44 004235
2/20/25	00029	2/01/25 167	202502 310-51300-34000 FEB MANAGEMENT FEES		*	3,683.33	
		2/01/25 167	202502 310-51300-35200 FEB WEBSITE ADMIN		*	86.67	
		2/01/25 167	202502 310-51300-35100 FEB INFO TECH		*	123.50	
		2/01/25 167	202502 310-51300-31300 FEB DISSEM AGENT SRVCS		*	459.33	
		2/01/25 167	202502 310-51300-49000 OFFICE SUPPLIES		*	25.81	
		2/01/25 167	202502 310-51300-42000 POSTAGE		*	112.53	
		2/01/25 167	202502 310-51300-42500 COPIES		*	321.45	

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		2/01/25 167	202502 310-51300-41000		*	35.62	
		TELEPHONE		GOVERNMENTAL MANAGEMENT SERVICES			4,848.24 004236
2/20/25 00103		2/07/25 192672	202501 310-51300-31100		*	1,132.50	
		JAN ENGINEERING SERVICES		MATTHEWS DESIGN GROUP LLC			1,132.50 004237
2/20/25 00095		1/31/25 19543	202501 320-53800-47312		*	5,480.00	
		PALM PRUNING SEASON 2025		TAYLOR TREE SERVICES INC			5,480.00 004238
2/20/25 00058		1/31/25 2025-10	202501 310-51300-49000		*	84.24	
		2024 GEN ELECTION COST		VICKY OAKES, SUPERVISOR OF ELECTION			84.24 004239
TOTAL FOR BANK A						43,332.08	
TOTAL FOR REGISTER						43,332.08	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/03/25	00129	1/10/25 01102025	202501 340-53800-34500 12/18-1/10 FITNESS CLASS	AMYSUE LONG	*	175.00	175.00 002848
2/03/25	00129	1/31/25 01312025	202501 340-53800-34500 1/15-1/31 FITNESS CLASSES	AMYSUE LONG	*	210.00	210.00 002849
2/03/25	00129	12/13/24 12132024	202412 340-53800-34500 12/4-12/13 FITNESS CLASS	AMYSUE LONG	*	140.00	140.00 002850
2/03/25	00131	1/31/25 01312025	202501 340-53800-34500 1/13-1/26 FITNESS CLASSES	DIANE LAURA STOEVEER	*	320.00	320.00 002851
2/03/25	00131	12/17/24 12172024	202412 340-53800-34500 12/2-12/15 FITNESS CLASS	DIANE LAURA STOEVEER	*	200.00	200.00 002852
2/03/25	00131	1/31/25 01312025	202501 340-53800-34500 12/30-1/12 FITNESS CLASS	DIANE LAURA STOEVEER	*	280.00	280.00 002853
2/03/25	00128	1/23/25 01232025	202501 340-53800-34500 1/14-1/30 FITNESS CLASSES	ELIANA N ROQUE	*	480.00	480.00 002854
2/03/25	00128	12/05/24 12052024	202412 340-53800-34500 12/3-12/12 FITNESS CLASS	ELIANA N ROQUE	*	320.00	320.00 002855
2/03/25	00164	11/13/24 46983	202411 330-57200-60000 FENCE INSTALL FIT AM CTR	ERGEON INC	*	19,610.00	19,610.00 002856
2/03/25	00133	12/17/24 12172024	202412 340-53800-34500 12/10 FITNESS CLASS	HEATHER REBELLA	*	35.00	35.00 002857
2/03/25	00132	1/18/25 01182025	202501 340-53800-34500 1/9-1/18 FITNESS CLASSES	LAURA CORREA	*	140.00	140.00 002858
2/03/25	00132	12/07/24 12072024	202412 340-53800-34500 11/30-12/7 FITNESS CLASS	LAURA CORREA	*	105.00	105.00 002859

SWCC SWEETWATER CRK BPEREGRINO

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	3/25/25	PAGE	2		
*** CHECK DATES		02/01/2025 - 02/28/2025		***		SWEETWATER CREEK - AMENITY											
						BANK B AMENITY											

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/03/25	00127	1/12/25 01122025	202501 340-53800-34500 12/30-1/12 FITNESS CLASS	LINA HERMEZ	*	305.00	305.00 002860
2/03/25	00127	1/13/25 01132025	202501 340-53800-34500 1/13-1/18 FITNESS CLASSES	LINA HERMEZ	*	185.00	185.00 002861
2/03/25	00135	1/31/25 01312025	202501 340-53800-34500 1/13-1/22 FITNESS CLASS	MIRANDA BULGER	*	245.00	245.00 002862
2/03/25	00135	12/11/24 12112024	202412 340-53800-34500 12/2-12/11 FITNESS CLASS	MIRANDA BULGER	*	245.00	245.00 002863
2/03/25	00141	1/31/25 01312025	202501 340-53800-34500 1/13-1/27 FITNESS CLASSES	PATRICIA SCOTT	*	175.00	175.00 002864
2/03/25	00141	12/17/24 12172024	202412 340-53800-34500 12/2-12/16 FITNESS CLASS	PATRICIA SCOTT	*	140.00	140.00 002865
2/03/25	00104	1/01/25 292	202501 330-53800-10000 JAN FITNESS CNTR MANAGER		*	10,319.83	
		1/01/25 292	202501 330-53800-10000 JAN ASSISTANT MANAGER		*	6,868.07	
		1/01/25 292	202501 330-53800-10000 JAN FRONT DESK ATTENDANT		*	5,007.08	
		1/01/25 292	202501 330-53800-10000 DEC FRONT DESK ATTENDANT		*	1,307.18	
		1/01/25 292	202501 330-53800-46500 JAN JANITORIAL SRVCS		*	3,622.25	
		1/01/25 292	202501 330-53800-52000 JAN POOL MAINT SRVCS		*	1,622.42	
		1/01/25 292	202501 320-53800-12100 JAN FIELD MANAGEMENT		*	7,716.83	
		1/01/25 292	202501 330-53800-52002 POOL CHEM-TRICHLOR		*	113.69	
		1/01/25 292	202501 330-53800-52002 POOL CHEM-LIQUID BLEACH		*	5.12	
		1/01/25 292	202501 330-53800-52002 POOL CHEM-SULFURIC ACID		*	114.84	
		1/01/25 292	202501 330-53800-52002 POOL CHEM-MURIATIC ACID		*	6.12	
						36,703.43	002866

RIVERSIDE MANAGEMENT SERVICES INC

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/03/25	00136	11/21/24 11212024	202411 340-53800-34500 11/19-11/28 FITNESS CLASS	TIFFANY ROSE CUNNINGHAM	*	140.00	140.00 002867
2/03/25	00136	1/23/25 01232025	202501 340-53800-34500 1/14-1/23 FITNESS CLASSES	TIFFANY ROSE CUNNINGHAM	*	140.00	140.00 002868
2/03/25	00136	11/21/24 11212024	202412 340-53800-34500 12/1-12/12 FITNESS CLASS	TIFFANY ROSE CUNNINGHAM	*	105.00	105.00 002869
2/03/25	00161	12/13/24 64149	202412 330-53800-47800 AIR CONDITIONING REPAIR	WILSON HEATING & AIR CONDITIONING	*	4,111.20	4,111.20 002870
2/20/25	00131	1/31/25 01312025	202501 340-53800-34500 1/27-2/9 FITNESS CLASSES	DIANE LAURA STOEVEER	*	600.00	600.00 002871
2/20/25	00131	2/17/25 02172025	202502 340-53800-34500 2/10-2/23 FITNESS CLASSES	DIANE LAURA STOEVEER	*	240.00	240.00 002872
2/20/25	00128	2/06/25 02062025	202502 340-53800-34500 2/4-2/13 FITNESS CLASSES	ELIANA N ROQUE	*	320.00	320.00 002873
2/20/25	00080	2/03/25 751050	202502 300-15500-10000 MAR GATE GRD MONITORING	HIDDEN EYES LLC	*	3,428.05	3,428.05 002874
2/20/25	00139	2/18/25 02182025	202501 340-53800-34500 1/19-1/26 FITNESS CLASSES	GLENDA MALEWICKI	*	120.00	120.00 002875
2/20/25	00139	2/12/25 02122025	202502 340-53800-34500 2/2-2/12 FITNESS CLASSES	GLENDA MALEWICKI	*	225.00	225.00 002876
2/20/25	00151	2/17/25 02172025	202502 340-53800-34500 1/21 & 2/12 FITNESS CLASS	JOSIE LYNN CARLETON	*	70.00	70.00 002877
2/20/25	00132	2/01/25 02012025	202501 340-53800-34500 1/23-2/1 FITNESS CLASSES	LAURA CORREA	*	140.00	140.00 002878

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/20/25	00132	2/15/25 02152025	202502 340-53800-34500 2/6-2/15 FITNESS CLASSES	LAURA CORREA	*	140.00	140.00 002879
2/20/25	00127	2/16/25 02162025	202502 340-53800-34500 2/16 FITNESS CLASS	LINA HERMEZ	*	40.00	40.00 002880
2/20/25	00152	2/17/25 02172025	202502 340-53800-34500 2/4-2/13 FITNESS CLASSES	MARILYN J COSTANZO	*	140.00	315.00 002881
		2/18/25 02182025	202501 340-53800-34500 1/16-1/30 FITNESS CLASSES		*	175.00	
2/20/25	00135	1/31/25 01312025	202501 340-53800-34500 1/27-2/5 FITNESS CLASSES	MIRANDA BULGER	*	245.00	490.00 002882
		2/12/25 02122025	202502 340-53800-34500 2/3-2/12 FITNESS CLASSES		*	245.00	
2/20/25	00141	2/17/25 02172025	202502 340-53800-34500 2/3-2/17 FITNESS CLASSES	PATRICIA SCOTT	*	140.00	140.00 002883
2/20/25	00019	1/31/25 13129562	202501 300-13100-10200 GMS REIMB FINANCE CHARGE	POOLSURE	*	31.41	31.41 002884
2/20/25	00019	2/01/25 13129562	202502 330-53800-52002 FEB POOL CHEMICALS	POOLSURE	*	2,157.54	2,157.54 002885
2/20/25	00104	2/01/25 295	202502 330-53800-10000 FEB FITNESS CNTR MANAGER		*	10,319.83	
		2/01/25 295	202502 330-53800-10000 FEB ASSISTANT MANAGER		*	6,868.07	
		2/01/25 295	202502 330-53800-10000 FEB FRONT DESK ATTENDANT		*	5,007.08	
		2/01/25 295	202502 330-53800-10000 JAN FRONT DESK ATTENDANT		*	1,480.44	
		2/01/25 295	202502 330-53800-46500 FEB JANITORIAL SERVICES		*	3,622.25	
		2/01/25 295	202502 330-53800-46500 FEB JANITORIAL SRVC CRED		*	1,811.13	
		2/01/25 295	202502 330-53800-52000 FEB POOL MAINTENANCE		*	1,622.42	

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		2/01/25 295	202502 320-53800-12100		*	7,716.83	
			FEB FIELD MANAGEMENT				
		2/01/25 295	202502 330-53800-52002		*	87.45	
			POOL CHEM-TRICHLOR				
		2/01/25 295	202502 330-53800-52002		*	51.15	
			POOL CHEM-LIQUID BLEACH				
		2/01/25 295	202502 330-53800-52002		*	68.75	
			POOL CHEM-BICARB				
		2/01/25 295	202502 330-53800-52002		*	59.40	
			POOL CHEM-CAL HYPO				
		2/01/25 295	202502 330-53800-52002		*	8.14	
			POOL CHEM-PHOSPHATE RMVR				
RIVERSIDE MANAGEMENT SERVICES INC						35,100.68	002886
2/20/25 00136	2/06/25	02062025	202502 340-53800-34500		*	140.00	
			1/27-2/6 FITNESS CLASSES				
TIFFANY ROSE CUNNIGHAM						140.00	002887
2/20/25 00041	11/07/24	61977617	202411 340-53800-34400		*	81.19	
			NOV PEST CONTROL				
TURNER PEST CONTROL LLC						81.19	002888
TOTAL FOR BANK B						108,288.50	
TOTAL FOR REGISTER						108,288.50	



Invoice

Date:	Invoice #:
1/21/2025	190196

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	249831

Item	Description	Amount
	<p>Final Billing Sweetwater Creek CDD</p> <p>Attn: Dan Wright -RMSNF 1 2 25 Re: concrete repairs</p> <p>>saw cut and remove up to a total of 20 sq ft of concrete sidewalks at the corner of Ensanada Drive and Medio Drive >saw cut and remove any tree roots where the concrete was removed >form and pour up to 72 sq ft of 4"thick 3000 psi concrete with a light broom finish >clean up job and haul away debris *all work above carries a 1 year warranty</p> <p>Total Price \$895.00</p> <p>RECEIVED JAN 23 2025 BY: _____</p> <p>Field repairs and maint 1.320.53800.47301 DW 1/23/25</p>	\$895.00

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:	\$895.00
Sales Tax:	\$0.00
Invoice Total:	\$895.00
Payments and Credits:	\$0.00
Total Due:	\$895.00



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

INVOICE

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

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

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

Amount Due	PO Number
\$455.00	

Please detach top portion and return with your payment.

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

#34662 - sweetwater torcido mainline
repair nov24

sweetwater torcido mainline repairs
nov24

Irrigation Service/Repairs					\$455.00
Irrigation Labor	Hr	3.00	\$100.00	\$300.00	
Misc Irrigation Supplies		1.00	\$30.00	\$30.00	
Slip fix	3"	1.00	\$125.00	\$125.00	

Total	\$455.00
Payments/Credits	(\$445.00)
Balance Due	\$10.00

1.320.53800.47300
irrigation repair and maintenance
DW
1/29/25

RECEIVED
JAN 29 2025
BY: _____

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

Invoice

Invoice #: 293
Invoice Date: 12/27/2024
Due Date: 12/27/2024
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 November 1 - November 30, 2024		2,222.53	2,222.53
Maintenance Supplies		552.13	552.13
Field Repairs + Maint. 1.320.53800.47301			
<div><div>RECEIVED</div><div>DEC 30 2024</div><div>BY: _____</div></div> <div>Alison Mossing 12-30-24</div>			

Total	\$2,774.66
Payments/Credits	\$0.00
Balance Due	\$2,774.66

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/5/24	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
11/6/24	3	J.S.	Moved railroad ties from playground, put new ones down, cut a few up and disposed of them
11/6/24	8.18	J.W.	Replaced railroad ties at playground, moved two radar signs, restart pool - lost prime
11/6/24	3	A.A.	Moved railroad ties from playground, unloaded new ones and placed them in place, cut up old ones and disposed of them
11/7/24	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
11/12/24	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
11/13/24	8.23	J.W.	Changed lights around pool area, changed lights on front of fitness center, pressure washed pool furniture and deck, reset gate at guard house
11/14/24	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
11/19/24	2	T.J.	Blew leaves and debris off pickleball courts, pool deck, mini-golf, sidewalks, basketball court, pavilion and playground, removed debris around amenity center, roadways, common areas, sidewalks, playgrounds, mini-golf area and lakes, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
11/20/24	8.02	J.W.	Looked at soap dispenser to figure out a way to cover it, unplugged fountain drain and found a leak and repaired it, changed lock latch on pond gate at park, wrapped palm trees with Christmas lights, assemble shelf and cleaned shed
11/21/24	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
11/25/24	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
11/26/24	3	J.W.	Changed light in restroom, changed air filters in aerobics room, fixed exercise bike power plug, checked water heater for cold water, checked last of Christmas décor to put up
11/27/24	3.63	J.W.	Finished Christmas lights they had on site, reset tripped outlet at guard shack for Christmas wreath, repaired Christmas picture stand for park
11/27/24	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	<u>53.06</u>		
MILES	<u>225</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 12/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
SWEETWATER CREEK				
	10/25/24	Ace Rust Spray (2)	17.12	D.W.
	10/25/24	Parafin Wax	12.24	D.W.
	11/1/24	Mildew Cleaner	19.58	D.W.
	11/1/24	Paint Brush (2)	23.49	D.W.
	11/1/24	Scrub Brush	8.56	D.W.
	11/1/24	Torch Trigger	30.61	D.W.
	11/6/24	Dewalt 16" Chain	22.98	D.W.
	11/6/24	Chain File	9.18	D.W.
	11/6/24	Tiles	8.03	D.W.
	11/15/24	LED Recessed Lighting Kit (2)	63.61	D.W.
	11/15/24	Weatherproof CVR/GRY	18.04	D.W.
	11/19/24	Plasti Dip	14.69	D.W.
	11/19/24	Drain X	9.79	D.W.
	11/20/24	Warm White LED Lights (2)	68.95	D.W.
	11/20/24	UV Black Mounting Base	31.89	D.W.
	11/20/24	Cable Ties	7.64	D.W.
	11/20/24	50' Extension Cords (2)	36.75	D.W.
	11/20/24	15' Extension Cord	11.36	D.W.
	11/20/24	1-1/2" Waste Arm Sink Drain	28.45	R.G.
	11/20/24	20" Safety Pool Latch	109.17	R.G.
		TOTAL	<u>\$552.13</u>	

Attendance Confirmation

for

BOARD OF SUPERVISORS

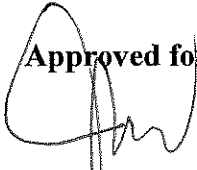
District Name: Sweetwater Creek CDD

Board Meeting Date: February 6, 2025

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Rob Lisotta 51	✓	Yes (\$200)
2	Ron Cervelli 108	✓	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

2/6/2025
Date

****RETURN SIGNED DOCUMENT TO BERNADETTE PEREGRINO****



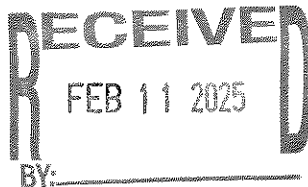
Invoice

Date:	Invoice #:
12/18/2024	189024

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

Bill To		Work Performed At		
Sweetwater Creek CDD 475 West Town Place Suite 114 Riverside Management Services St. Augustine, FL 32092-3649		Sweetwater Creek CDD-concrete 1187 Las Calinas Blvd. Riverside Mgm St. Augustine, FL 32095 Dan Wright		
Email bperegrino@gmsnf.com		Terms Due Upon Receipt	Purchase Order	Rep PM SCOTT HAINES
				Work Order 248563

Item	Description	Amount
	<p>Final Billing</p> <p>Sweetwater at Palencia</p> <p>Attn: Dan Wright -RMSNF 11 5 24 Re;concrete /asphalt repairs</p> <p>>saw cut and remove up to a total of 167 sq ft of asphalt in 8 locations on the bike path per management >install new lime rock and needed and compact and install approx. 2"of type 2 hot mix asphalt and compact level with the existing asphalt</p> <p>>saw cut and remove up to a total of 72 sq ft in 5 locations of concrete sidewalks at Ensanada Park at the entry /exit sidewalks >saw cut and remove any tree roots where the concrete was removed >form and pour up to 72 sq ft of 4"thick 3000 psi concrete with a light broom finish >clean up job and haul away debris >1 year warranty</p> <p>Total Price \$4,985.00</p>	\$4,985.00



Field repairs and maintenance
1.320.53800.47301
DW
2/11/25

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:	\$4,985.00
Sales Tax:	\$0.00
Invoice Total:	\$4,985.00
Payments and Credits:	\$0.00
Total Due:	\$4,985.00



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

INVOICE

Date	Invoice No.
11/30/24	29532
Terms	Due Date
Net 40	01/09/25

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
\$20,000.00	

Please detach top portion and return with your payment.

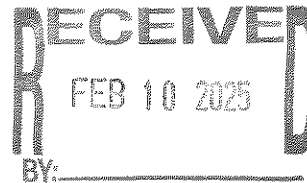
DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
#33890 - Palencia- RENEWAL 2024/2025					\$20,000.00

Bed Dressing / Pinestraw

(billed at time of service)

- Fall install \$20,000.00

1.320.53800.46500
Mulch
DW
2/10/25



\$20,000.00

Total	\$20,000.00
Payments/Credits	(\$0,000.00)
Balance Due	\$20,000.00

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

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

Invoice Number: 88009
Invoice Date: Jan 31, 2025
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	1/14/25	3/17/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed January 14, 2025	2,122.44	2,122.44

Lake Maintenace
1.320.53800.47000
DW
2/3/25

RECEIVED
FEB 03 2025
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.

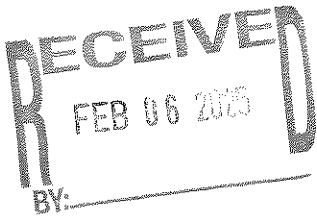
Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 167
Invoice Date: 2/1/25
Due Date: 2/1/25
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 - February 2025		3,683.33	3,683.33
Website Administration - February 2025		86.67	86.67
Information Technology - February 2025		123.50	123.50
Dissemination Agent Services - February 2025		459.33	459.33
Office Supplies		25.81	25.81
Postage		112.53	112.53
Copies		321.45	321.45
Telephone		35.62	35.62
			

Total \$4,848.24

Payments/Credits \$0.00

Balance Due \$4,848.24

Project Manager Alex Acree

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

Matthews | **DCCM**

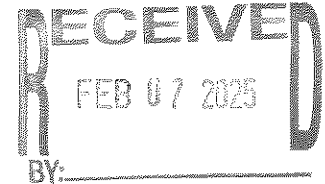
Engineering - Architecture - Planning - Surveying

February 07, 2025
Invoice # 192672

Project 0000021856.0000 Sweetwater Creek CDD

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

- Coordination with District Manager
- CUP Meter Readings (January)
- Prepare Requisitions
- Tract K Discussions



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 January 31, 2025

Phase 0001 Engineering Services

	Hours	Rate	Amount
Vice President of Production	.75	290.00	217.50
Sr. Construction Inspector	1.50	210.00	315.00
Project Administrator	.75	120.00	90.00
Inspector	3.00	170.00	510.00
Total Labor			1,132.50
Total Due:			1,132.50

Outstanding Invoices

Number	Date	Balance
192480	1/13/2025	1,667.50
Total		1,667.50

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	1,132.50	21,906.25	23,038.75
Expense	0.00	117.88	117.88
Unit	0.00	83.71	83.71
Interest	0.00	41.32	41.32
Totals	1,132.50	22,149.16	23,281.66



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

Invoice

BILL TO

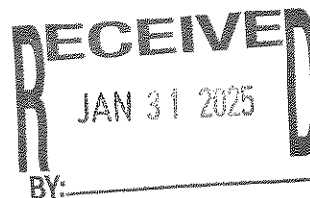
Sweet Water Creek

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
19543	01/31/2025	\$5,480.00	01/31/2025	Due on receipt	

SCOPE	QTY	RATE	AMOUNT
Palm Pruning Season 2025	1	2,495.00	2,495.00
Palm Count 27 Medjools 3 Ribbon 40 Washingtonian			
Prune palm trees to a 10-2 prune Haul away debris Fitness center/Pool area	1	2,985.00	2,985.00
Palm Count 30 Washingtonian 51 Sabal			
Prune palm trees to a 10/2 prune Haul away debris			
BALANCE DUE			\$5,480.00

1.320.53800.47312

Field repair and maintenance
~~1.320.53800.47301~~
DW
1/31/25

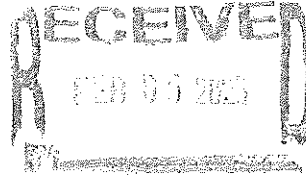


Our mailing address recently changed, please make changes to our vendor information and please use mailing address above. New mailing address is
4600 Ave B, St. Augustine, FL 32095.

Vicky Oakes
St. Johns County Supervisor of Elections

January 31, 2025

Ms. Courtney Hogge, Recording Secretary
Sweetwater Creek Community Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092



Dear Ms. Hogge:

As mandated by chapter 189.04(2), Florida Statutes, rather than conducting your own election, you requested this office handle the elections for the Sweetwater Creek Community Development District.

Since you requested this office to conduct your election, the District's proportionate share of the regular election cost shall be paid out of the District's treasury, in accordance with Florida Statutes, 100.011(4)(a).

Enclosed is invoice number 2025-10 for conducting the 2024 General Election for the District. For your information, no portion of the regular election cost is being charged to the District. The only costs are incurred specifically by the District's election being conducted by the Supervisor of Elections Office (i.e. additional ballot styles, specific advertising, etc.).

Please remit payment to: Vicky Oakes, Supervisor of Elections
4455 Avenue A #101
St. Augustine, FL 32095

Thank you for your continued cooperation, and please call me if you have any questions.

Sincerely,

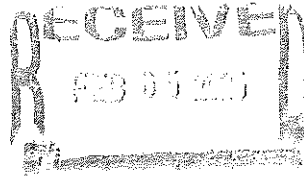
A handwritten signature in dark ink that reads "Vicky Oakes". The signature is fluid and cursive, with the first name "Vicky" and last name "Oakes" clearly distinguishable.

Vicky Oakes
Supervisor of Elections

VO/ml

Supervisor of Elections

St. Johns County
4455 Avenue A #101
St. Augustine, FL 32095

**INVOICE**

DATE: January 31, 2025
INVOICE#: 2025-10

Bill To:

Sweetwater Creek Community Development District
Attn: Courtney Hogge, Recording Secretary
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

DESCRIPTION	AMOUNT
2024 General Election Cost 1,560 Registered Voters. (Charges are based on ballot order of 40% of registered voters at \$.27 per ballot; ½ of that cost is then paid by the District due to the additional ballot styles required for the election)	\$84.24
TOTAL AMOUNT DUE:	\$84.24

Make check payable to:
Vicky Oakes, Supervisor of Elections
4455 Avenue A #101
St. Augustine, FL 32095

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:

~~\$100.00~~ ~~\$100.00~~ \$175

RECEIVED
JAN 24 2025
BY: _____

Approved:

Amy Sue Long

Date:

~~12/24/24~~

1/10/25

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

Amy Sue Long

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

2023 Classes Taught in TWO week period:

Yoga 1/15 1/22 1/29

Substitute Dates: 1/17 1/24 1/31

Thank you!
It's been a
pleasure teaching
yoga here
♡

Code: 2-340-53800-34500

Cost: ~~\$200~~ ~~\$200~~ \$210

RECEIVED
JAN 31 2025
BY: _____

Approved:

Amy Sue Long

Date:

1/31/25

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

Amy Sue Long

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

2023 Classes Taught in TWO week period:

Yoga

12/4 12/11
12/6 12/13

Substitute Dates:

Code: 2-340-53800-34500

Cost:

\$1000.40

RECEIVED
JAN 24 2025
BY: _____

Approved:

Amy Sue Long

Date:

12/13/24

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

Vendor: Diane Stoeber

153 Oak Common Ave. St. Augustine, FL 32095

2023 Classes Taught in TWO week period:

Jan 13 - Jan 26

Pilates Dates:

Kids Fitness Dates: 1/15, 1/22

Stretch Dates:

1/13 1/17 ~~1/20~~ 1/24

Barre Dates:

1/13 1/20

Substitute Dates:

yoga 1/22

Code: 2-340-53800-34500

Cost:

~~\$320~~

\$320

RECEIVED
JAN 31 2025
BY: _____

Approved:

AWZ

Date:

1/31/25

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

Vendor: Diane Stoever

153 Oak Common Ave. St. Augustine, FL 32095

2023 Classes Taught in TWO week period:

Dec 2 - 15

Pilates Dates:

Kids Fitness Dates:

12/4, 12/11

Stretch Dates:

12/9, 12/13

Barre Dates:

12/9

Substitute Dates:

Code: 2-340-53800-34500

Cost:

\$200.00

RECEIVED
JAN 24 2025
BY: _____

Approved:

C. Stoever

Date:

12/17/24

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

Vendor: Diane Stoeber

153 Oak Common Ave. St. Augustine, FL 32095

2023 Classes Taught in TWO week period:

Dec 30 - Jan 12

Pilates Dates:

Kids Fitness Dates:

1/8

Stretch Dates:

12/30 1/3 1/6 1/10

Barre Dates:

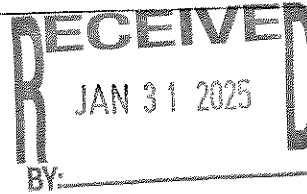
12/30 1/6

Substitute Dates:

Code: 2-340-53800-34500

Cost:

\$280



Approved:

A handwritten signature in dark ink, appearing to be "L. M. J." or similar, written over a horizontal line.

Date:

1/31/25

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

Vendor: Eliana Roque

138 Pickett Dr, St. Augustine, FL 32084

2023 Classes Taught in TWO week period:

Cardio Core Dates: 1/14 1/21 1/28

Senior Mat Pilates Dates: 1/14 1/16 1/21 1/23 1/28 1/30

Senior Strength Dates: 1/16 1/23 1/30

Substitute Dates:

Code: 2-340-53800-34500

Cost: ~~\$500.00~~ \$ 480

RECEIVED
JAN 31 2025
BY: _____

Approved:

Eliana Roque

Date:

1/23/25

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

Vendor: Eliana Roque

138 Pickett Dr, St. Augustine, FL 32084

2023 Classes Taught in TWO week period:

Cardio Core Dates: 12/3 12/10

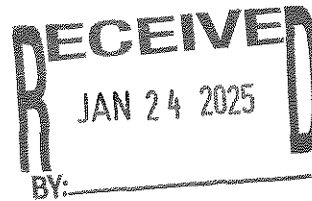
Senior Mat Pilates Dates: 12/3 12/10

Senior Strength Dates: 12/4 12/11

Substitute Dates: Senior Pilates 12/5 12/12

Code: 2-340-53800-34500

Cost: 320⁰⁰



Approved:

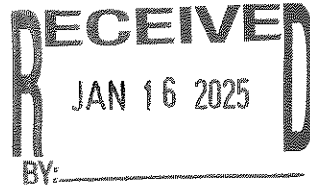
A handwritten signature in cursive script, appearing to read "Eliana Roque".

Date:

12/5/24

Ergeon Inc

Department 1000, PO Box 986537
Boston, MA 02298-6537
+1 6503004854
payables@ergeon.com

**INVOICE****BILL TO**

Erin Gunia- Palencia Fitness
Center
1865 N Loop Pkwy, St.
Augustine, FL 32095, USA

SHIP TO

Erin Gunia- Palencia Fitness
Center
1865 N Loop Pkwy, St.
Augustine, FL 32095, USA

INVOICE # 46983**DATE 11/13/2024****DUE DATE 11/13/2024****TERMS Due on receipt**

DATE	DESCRIPTION	QTY	RATE	AMOUNT
11/13/2024	Order_439130_Erin Gunia- Palencia Fitness Center - Side 1 - 41.87 ft - Extra labor, Fence installation between concrete pillars and next to concrete.	1	1,126.00	1,126.00
11/13/2024	Order_439130_Erin Gunia- Palencia Fitness Center - Side 2 - 856.72 ft - Thank you for choosing Ergeon	1	-960.00	-960.00
11/13/2024	Order_439130_Erin Gunia- Palencia Fitness Center - Side A - 5.00 ft - Finish Height of 6'; Cypress Solid Privacy Vinyl Fence, Tongue & Groove Boards with Standard Rails, and Pyramid Post Cap, with a Max. Section of 6', Low Slope, Parallel Top/Parallel Bottom, Demo and Haul Away	1	363.00	363.00
11/13/2024	Order_439130_Erin Gunia- Palencia Fitness Center - Side B - 12.00 ft - Finish Height of 6'; Cypress Solid Privacy Vinyl Fence, Tongue & Groove Boards with Standard Rails, and Pyramid Post Cap, with a Max. Section of 6', Low Slope, Parallel Top/Parallel Bottom, Demo and Haul Away	1	675.00	675.00
11/13/2024	Order_439130_Erin Gunia- Palencia Fitness Center - Side C - 12.00 ft - Finish Height of 6'; Cypress Solid Privacy Vinyl Fence, Tongue & Groove Boards with Standard Rails, and Pyramid Post Cap, with a Max. Section of 6', Demo and Haul Away	1	675.00	675.00
11/13/2024	Order_439130_Erin Gunia- Palencia Fitness Center - Side D - 971.00 ft - Vinyl Single Gate; 5' Wide, Finish Height of 6', Cypress Solid Privacy Vinyl, built with Tongue and Groove Boards, Standard Rails, with Pyramid Post Cap, Metal Reinforcement in both posts, Self Closing Mechanism, 1 Handle. DETAIL: The existing	1	1,822.00	1,822.00

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Panic Bar installed in the current wooden gate will be reused for this new Vinyl Gate.			
11/13/2024	Order_439130_Erin Gunia- Palencia Fitness Center - Side E - 13.00 ft - Finish Height of 6'; Cypress Solid Privacy Vinyl Fence, Tongue & Groove Boards with Standard Rails, and Pyramid Post Cap, with a Max. Section of 6', Demo and Haul Away	1	907.00	907.00
11/13/2024	Order_439130_Erin Gunia- Palencia Fitness Center - Side F - 12.00 ft - Finish Height of 6'; Cypress Solid Privacy Vinyl Fence, Tongue & Groove Boards with Standard Rails, and Pyramid Post Cap, with a Max. Section of 6', Demo and Haul Away	1	675.00	675.00
11/13/2024	Order_439130_Erin Gunia- Palencia Fitness Center - Side G - 8.00 ft - Finish Height of 6'; Cypress Solid Privacy Vinyl Fence, Tongue & Groove Boards with Standard Rails, and Pyramid Post Cap, with a Max. Section of 6', Demo and Haul Away	1	621.00	621.00
11/13/2024	Order_439130_Erin Gunia- Palencia Fitness Center - Side H - 12.00 ft - Finish Height of 6'; Cypress Solid Privacy Vinyl Fence, Tongue & Groove Boards with Standard Rails, and Pyramid Post Cap, with a Max. Section of 6', Demo and Haul Away	1	675.00	675.00
11/13/2024	Order_439130_Erin Gunia- Palencia Fitness Center - Side I - 12.00 ft - Finish Height of 6'; Cypress Solid Privacy Vinyl Fence, Tongue & Groove Boards with Standard Rails, and Pyramid Post Cap, with a Max. Section of 6', Demo and Haul Away	1	675.00	675.00
11/13/2024	Order_439130_Erin Gunia- Palencia Fitness Center - Side J - 8.00 ft - Finish Height of 6'; Cypress Solid Privacy Vinyl Fence, Tongue & Groove Boards with Standard Rails, and Pyramid Post Cap, with a Max. Section of 6', Demo and Haul Away	1	621.00	621.00
11/13/2024	Order_439130_Erin Gunia- Palencia Fitness Center - Side K - 12.00 ft - Finish Height of 6'; Cypress Solid Privacy Vinyl Fence, Tongue & Groove Boards with Standard Rails, and Pyramid Post Cap, with a Max. Section of 6', Demo and Haul Away	1	675.00	675.00
11/13/2024	Order_439130_Erin Gunia- Palencia Fitness Center - Side L - 85.00 ft - Finish Height of 6'; Cypress Solid Privacy Vinyl Fence, Tongue & Groove Boards with Standard Rails, and Pyramid Post Cap, with a Max. Section of 6', Demo and Haul Away	1	4,640.00	4,640.00
11/13/2024	Order_439130_Erin Gunia- Palencia Fitness Center - Side M - 6.00 ft - Vinyl Double Gate; 6' Wide, Finish Height of 6', Cypress Solid Privacy	1	1,677.00	1,677.00

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Vinyl, built with Tongue & Groove Boards, Standard Rails, with Pyramid Post Cap, Metal Reinforcement in both posts, Self Closing Mechanism and Standard Latch. 1 Drop Rod.			
11/13/2024	Order_439130_Erin Gunia- Palencia Fitness Center - Side N - 17.00 ft - Finish Height of 6'; Cypress Solid Privacy Vinyl Fence, Tongue & Groove Boards with Standard Rails, and Pyramid Post Cap, with a Max. Section of 6', Low Slope, Parallel Top/Parallel Bottom, Demo and Haul Away	1	928.00	928.00
11/13/2024	Order_439130_Erin Gunia- Palencia Fitness Center - Side O - 6.00 ft - Finish Height of 6'; Cypress Solid Privacy Vinyl Fence, Tongue & Groove Boards with Standard Rails, and Pyramid Post Cap, with a Max. Section of 6', Low Slope, Parallel Top/Parallel Bottom, Demo and Haul Away	1	376.00	376.00
11/13/2024	Order_439130_Erin Gunia- Palencia Fitness Center - Side P - 350.00 ft - Installation of Panic Bar on Existing Gate. NOTE: Gate should have the ability to open from both sides	1	445.00	445.00
11/13/2024	Order_439130_Erin Gunia- Palencia Fitness Center - Side Q - 60.00 ft - Finish Height of 6'; Cypress Solid Privacy Vinyl Fence, Tongue & Groove Boards with Standard Rails, and Pyramid Post Cap, with a Max. Section of 6', Demo and Haul Away	1	2,994.00	2,994.00

	SUBTOTAL	19,610.00
	TAX	0.00
	TOTAL	19,610.00
	BALANCE DUE	\$19,610.00

Pay invoice

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

Vendor: Heather Rebella

336 Vale Dr, St. Augustine, FL 32095

2023 Classes Taught in TWO week period:

12/10/24

1 hr

\$35.00

Substitute Dates:

Code: 2-340-53800-34500

Cost:

35⁰⁰

RECEIVED
JAN 24 2025
BY: _____

Approved:

[Signature]

Date: 12/17/24

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

Vendor: Laura Correa

197 Paradas Pl, St. Augustine, FL 32092

2023 Classes Taught in TWO week period:

Zumba Dates: 01/9 - 6:00 PM
01/18 u

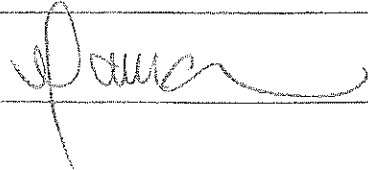
Zumba Tone/Zumba Dates: 01/11 } 12:00 AM
01/18 }

Substitute Dates:

Code: 2-340-53800-34500

Cost: \$140

RECEIVED
JAN 31 2025
BY: _____

Approved: 

Date: 01/18/25

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:

12/5 - 6:30pm

Zumba Tone/Zumba Dates:

11/30 - 9:00 AM
12/7 - 9:00 AM

Substitute Dates:

Code: 2-340-53800-34500

Cost:

\$105

RECEIVED
JAN 24 2025
BY: _____

Approved:

[Signature]

Date:

12/7/24

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: 30th Dec ~ 12 Jan

Meditation Dates: 8th Jan

Yogalates Dates: 7th Jan

Power Pump Dates: 7th Jan

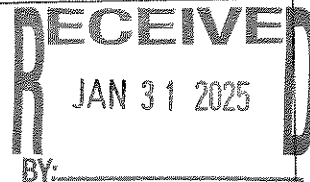
Yoga Dates: 5th, 8th, 12th Jan

Pilates Dates: 30th Dec, 6th Jan

Code: 2-340-53800-34500

Cost: \$ 305⁰⁰

Lina Hermez



Approved: *[Signature]*

Date: 12th Jan, 2025

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: 13th ~ 18th (traveling on 18th)
Meditation Dates: 15th Jan
Yogalates Dates: 14th Jan
Power Pump Dates: 14th Jan
Yoga Dates: 15th Jan
Pilates Dates: 13th Jan

Code: 2-340-53800-34500

Cost: \$185⁰⁰

Lina

RECEIVED
JAN 31 2025
BY: _____

Approved: *CLH*

Date: 1/31/25

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: 1/13 - 1/15 1/20 1/22

Spin Dates: 1/15 1/22

Substitute Dates:

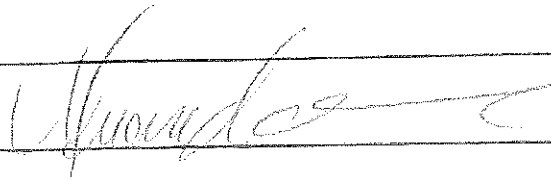
Code: 2-340-53800-34500

Cost:

\$245⁰⁰

RECEIVED
JAN 31 2025
BY: _____

Approved:



Date:

1/31/25

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

Vendor: Miranda Bulger

2112 Pond Spring Way, Fleming Island, Fl 32003

12/2 - 12/11

2023 Classes Taught in TWO week period:

HIIT Dates: 12/2 12/4 12/9 12/11

Spin Dates: 12/4 12/11

Substitute Dates:

Code: 2-340-53800-34500

Cost:

2.45⁰⁰

RECEIVED
JAN 24 2025
BY: _____

Approved:

Miranda Bulger

Date:

12/11/23

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:

1/13 Spin 10:15 - 11Am

Yogalates Dates:

1/20 Pilates 9 - 10

Power Pump Dates:

1/20 Spin 10:15 - 11:00

Yoga Dates:

1/20 Stretch 11:10 - 12:00

Pilates Dates:

1/27 Spin 11:15 - 11:00

Code: 2-340-53800-34500

Cost:

175⁰⁰

RECEIVED
JAN 31 2025
BY: _____

Approved:

CH

Date:

1/31/25

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:

12/2/2024 Spin 10:15-11AM

Yogalates Dates:

12/6/2024 Senior Stretch
12-1PM

Power Pump Dates:

12/9/2024 Spin 10:15-11

Yoga Dates:

12/16/ Spin 10:15-11

Pilates Dates:

Code: 2-340-53800-34500

Cost:

140⁰⁰

RECEIVED
JAN 24 2025
BY: _____

Approved:

[Signature]

Date:

12/17/24

[Signature]

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

Invoice

Invoice #: 292
Invoice Date: 1/1/2025
Due Date: 1/1/2025
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 - January 2025		10,319.83	10,319.83
2.330.53800.10000- Assistant Manager - January 2025		6,868.07	6,868.07
2.330.53800.10000- Front Desk Attendants- January 2025		5,007.08	5,007.08
2.330.53800.10000- Front Desk Attendants (RMS) - December 2024 - Additional Amount Owed (Per 1/1/25 Adjustment memo for December 2024 Hourly Services)		1,307.18	1,307.18
2.330.53800.46500- Janitorial Services - January 2025		3,622.25	3,622.25
2.330.53800.52000 Pool Maintenance Services - January 2025		1,622.42	1,622.42
2.320.53800.12100- Field Management - January 2025		7,716.83	7,716.83
Pool Chemicals - Trichlor		113.69	113.69
Pool Chemicals - Liquid Bleach		5.12	5.12
Pool Chemicals - Sulfuric Acid		114.84	114.84
Pool Chemicals - Muriatic Acid		6.12	6.12

RECEIVED
JAN 07 2025
BY: _____

Alison Mossing
1-6-25

Total \$36,703.43

Payments/Credits \$0.00

Balance Due \$36,703.43

Riverside Management Services

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



Sweetwater Creek CDD
Monthly Credit Memorandum

DATE: January 1, 2025
FROM: Alison Mossing
TO: RMS Billing Department
SUBJECT: December Adjustment – Monthly Invoice Adjustment for December 2024 Hourly Services

Please adjust January 2025 invoice to reflect the actual hours worked for the month of December 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	303.57	\$20.80	\$6,314.26	\$5,007.08	\$1,307.18 Owed

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/1/24	4.95	E.K.	Amenity Center/Fitness Center Attendant
12/1/24	6.58	Z.S.	Amenity Center/Fitness Center Attendant
12/2/24	4.25	M.K.	Amenity Center/Fitness Center Attendant
12/2/24	5.5	E.K.	Amenity Center/Fitness Center Attendant
12/3/24	4	M.K.	Amenity Center/Fitness Center Attendant
12/3/24	5.35	Z.S.	Amenity Center/Fitness Center Attendant
12/4/24	4.23	M.K.	Amenity Center/Fitness Center Attendant
12/4/24	5.4	Z.S.	Amenity Center/Fitness Center Attendant
12/5/24	4.27	M.K.	Amenity Center/Fitness Center Attendant
12/5/24	5.22	T.N.	Amenity Center/Fitness Center Attendant
12/6/24	4.25	M.K.	Amenity Center/Fitness Center Attendant
12/6/24	4.4	Z.S.	Amenity Center/Fitness Center Attendant
12/7/24	5.16	T.N.	Amenity Center/Fitness Center Attendant
12/7/24	5.97	AB.F.	Amenity Center/Fitness Center Attendant
12/8/24	5.22	E.K.	Amenity Center/Fitness Center Attendant
12/8/24	6.28	Z.S.	Amenity Center/Fitness Center Attendant
12/9/24	4.27	M.K.	Amenity Center/Fitness Center Attendant
12/9/24	5.52	E.K.	Amenity Center/Fitness Center Attendant
12/10/24	4.27	M.K.	Amenity Center/Fitness Center Attendant
12/10/24	5.48	Z.S.	Amenity Center/Fitness Center Attendant
12/11/24	4.25	M.K.	Amenity Center/Fitness Center Attendant
12/11/24	5.82	Z.S.	Amenity Center/Fitness Center Attendant
12/12/24	4.28	M.K.	Amenity Center/Fitness Center Attendant
12/12/24	5.25	T.N.	Amenity Center/Fitness Center Attendant
12/13/24	4.03	M.K.	Amenity Center/Fitness Center Attendant
12/13/24	4.55	Z.S.	Amenity Center/Fitness Center Attendant
12/14/24	8.83	E.K.	Amenity Center/Fitness Center Attendant
12/14/24	3.63	T.N.	Amenity Center/Fitness Center Attendant
12/14/24	5.97	AB.F.	Amenity Center/Fitness Center Attendant
12/15/24	6.57	E.K.	Amenity Center/Fitness Center Attendant
12/16/24	4.05	M.K.	Amenity Center/Fitness Center Attendant
12/16/24	5.5	E.K.	Amenity Center/Fitness Center Attendant
12/17/24	4.02	M.K.	Amenity Center/Fitness Center Attendant
12/17/24	5.27	Z.S.	Amenity Center/Fitness Center Attendant
12/18/24	4.02	M.K.	Amenity Center/Fitness Center Attendant
12/18/24	5.48	Z.S.	Amenity Center/Fitness Center Attendant
12/19/24	4.03	M.K.	Amenity Center/Fitness Center Attendant
12/19/24	5.25	AB.F.	Amenity Center/Fitness Center Attendant
12/20/24	4.05	M.K.	Amenity Center/Fitness Center Attendant
12/20/24	6.67	Z.S.	Amenity Center/Fitness Center Attendant
12/21/24	5.25	E.K.	Amenity Center/Fitness Center Attendant
12/21/24	6.2	Z.S.	Amenity Center/Fitness Center Attendant
12/22/24	5.18	S.B.	Amenity Center/Fitness Center Attendant
12/22/24	5.92	AB.F.	Amenity Center/Fitness Center Attendant
12/23/24	4.78	M.K.	Amenity Center/Fitness Center Attendant
12/23/24	3.48	AB.F.	Amenity Center/Fitness Center Attendant
12/23/24	5.5	E.K.	Amenity Center/Fitness Center Attendant
12/24/24	5.08	M.K.	Amenity Center/Fitness Center Attendant
12/26/24	4.08	M.K.	Amenity Center/Fitness Center Attendant
12/26/24	4.98	Z.S.	Amenity Center/Fitness Center Attendant
12/27/24	4.15	M.K.	Amenity Center/Fitness Center Attendant
12/27/24	4.22	AB.F.	Amenity Center/Fitness Center Attendant
12/28/24	5.25	E.K.	Amenity Center/Fitness Center Attendant
12/28/24	6.05	AB.F.	Amenity Center/Fitness Center Attendant
12/29/24	5.3	E.K.	Amenity Center/Fitness Center Attendant
12/29/24	6.17	Z.S.	Amenity Center/Fitness Center Attendant
12/30/24	4.05	M.K.	Amenity Center/Fitness Center Attendant
12/30/24	5.5	E.K.	Amenity Center/Fitness Center Attendant
12/31/24	4.02	M.K.	Amenity Center/Fitness Center Attendant
12/31/24	6.33	AB.F.	Amenity Center/Fitness Center Attendant

303.57

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

Vendor: Tiffany Cunningham

153 Esmerelda Rd, St. Augustine, FL 32095

2025 Classes Taught in TWO week period:

11/19 (4) 11/21 11/26 / 11/28

Cardio X Dates:

Substitute Dates:

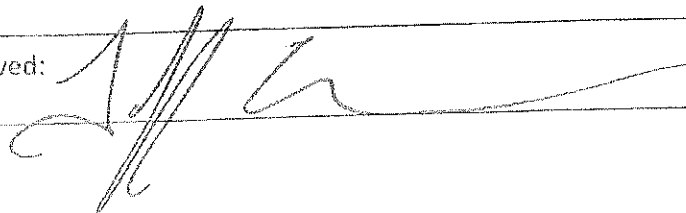
Code: 2-340-53800-34500

Cost:

140^{SD}

RECEIVED
JAN 24 2025
BY:

Approved:



Date:

11-21-24

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

Vendor: Tiffany Cunningham

153 Esmerelda Rd, St. Augustine, FL 32095

2023 Classes Taught in TWO week period:

Cardio X Dates:

1-14

1-16

Substitute Dates:

1-21

1-23

Code: 2-340-53800-34500

Cost:

140⁰⁰

RECEIVED
JAN 31 2025
BY: _____

Approved: _____

Date:

1-23-25

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:

2

Cardio X Dates:

12/1 → 12/14
12-3 12-5 12/12

Substitute Dates:

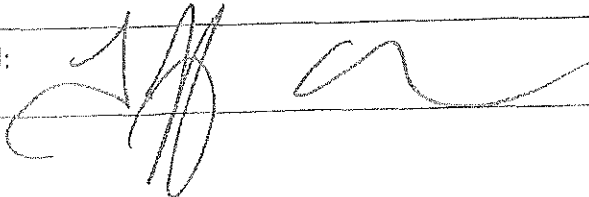
Code: 2-340-53800-34500

Cost:

105.00

RECEIVED
JAN 24 2025
BY: _____

Approved:



Date:

11-21-24

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

Name: Wilson Heating and Air Holdings LLC

Address: 97 Masters Dr
Saint Augustine, FL 32084-3132

Cost: \$4,111.20

Description: Air Conditioning Repair

Requested by: Erin Gunia

RECEIVED
JAN 27 2025
BY: _____

Code: 2-33—53800-47800

Approved: Erin Gunia

Date: 1/27/25

INVOICE

Wilson Heating and Air Holdings
LLC
97 Masters Dr
Saint Augustine, FL 32084-3132

marie@wilsonairconditioning.com
+1 (904) 827-1216
www.wilsonairconditioning.com

Bill to

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

Ship to

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

Invoice details

Invoice no.: 64149
Terms: Net 30
Invoice date: 12/13/2024
Due date: 01/12/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Service	Location: 1865 N Loop Parkway - Palencia Fitness Center Tech: David & Scott - Seal and waterproof drain 12/11/24 - Shut down unit-vacuumed up water and loose rust etc in entire pan. Left on blower and doors open to dry. 12/12/24 - Sanded down rust and cleaned again. Applied epoxy putty to fill in holes, let dry and applied epoxy coating to entire pan to seal, left system off. 12/13/24 - Checked coating-dry. started up unit cooling again Performance Climate; CSAA025UAB00 / K10J84017	1	\$0.00	\$0.00
2.	Service	Seal and waterproof drain	1	\$4,568.00	\$4,568.00
3.	10% Discount	Discount	1	-\$456.80	-\$456.80
Total					\$4,111.20
Overdue					01/12/2025

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:

JAN 27 - FEB 9

Pilates Dates:

1/28, 2/3, 2/4

Kids Fitness Dates:

1/29, 2/5

Stretch Dates:

1/27, 1/31, 2/3, 2/7

Barre Dates:

1/27, 2/3

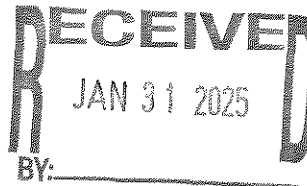
Substitute Dates:

Pilates 1/27 Body Pump 1/28
Yoga 1/29 2/4

Code: 2-340-53800-34500

Cost:

\$ 600.00



Approved:

[Signature]

Date:

1/31/25

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

Vendor: Diane Stoevers

153 Oak Common Ave. St. Augustine, FL 32095

2023 Classes Taught in TWO week period: Feb 10 - Feb 23

Pilates Dates: 2/11

Kids Fitness Dates: 2/12

Stretch Dates: 2/10, 2/14

Barre Dates: 2/10

Substitute Dates: 2/11 - Bodypump

Code: 2-340-53800-34500

Cost:

\$ 240.00

RECEIVED
FEB 17 2025
BY: _____

Approved:

[Signature]

Date:

2/17/25

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

Vendor: Eliana Roque

138 Pickett Dr, St. Augustine, FL 32084

2023 Classes Taught in TWO week period:

Cardio Core Dates: 2/4 2/11

Senior Mat Pilates Dates: 2/4 2/6 2/11 2/13

Senior Strength Dates: 2/6 2/13

Substitute Dates:

Code: 2-340-53800-34500

Cost: 320⁰⁰

RECEIVED
FEB 17 2025
BY: _____

Approved:

Eliana Roque

Date: 2/4/25

Envera

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

Invoice

Invoice Number 751050	Date 02/03/2025
Customer Number 300299	Due Date 03/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Sweetwater Creek CDD	300299		02/03/2025	03/01/2025

Quantity	Description	Months	Rate	Amount
<i>2898 - Gate Access - Sweetwater Creek CDD -</i>				
1.00	Envera Kiosk System 03/01/2025 - 03/31/2025	1.00	\$500.00	\$500.00
1.00	Service & Maintenance 03/01/2025 - 03/31/2025	1.00	\$464.80	\$464.80
1.00	Data Management 03/01/2025 - 03/31/2025	1.00	\$250.00	\$250.00
1.00	Virtual Gate Guard Monitoring 03/01/2025 - 03/31/2025	1.00	\$2,213.25	\$2,213.25
Subtotal:				\$3428.05
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$3428.05

2.330.53800.48400
security
DW
2/2/25

RECEIVED
FEB 03 2025
BY: _____

Date	Invoice #	Description	Amount	Balance Due
2/3/2025	751050	Monitoring Services	\$3428.05	\$3428.05

Envera

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

Invoice

Invoice Number 751050	Date 02/03/2025
Customer Number 300299	Due Date 03/01/2025

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 Parkway,

Saint Augustine, Fl, 32095

Vendor Name: Glenda Malewicki

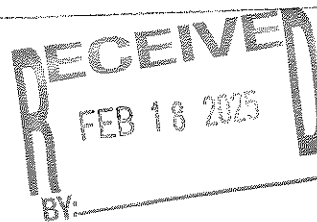
Vendor Address:

1108 Stonehedge Trl. Ln.
St. Augustine, FL 32092

Substitute Date: ^{\$35} 1/19 Yoga ; 1/22 meditation \$25
4pm
^{\$35} 1/26 Yoga ; 1/26 meditation \$25
4pm

Code: 2-340-53800-34500

Cost: \$120



Approved:

A handwritten signature in dark ink, appearing to be "G. Malewicki", written over a horizontal line.

Date:

2/18/25

Sweetwater Creek CDD

1865 North Loop Parkway,

Saint Augustine, FL, 32095

Vendor Name: *Glenda Malewicki*

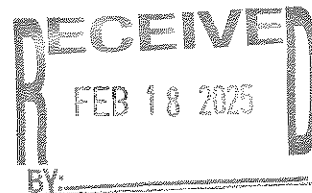
Vendor Address: *1108 Stonehedge Trl. Ln.
St. Augustine, FL. 32092*

Substitute Date : *Feb 2, 2025*

<i>5th</i>	<i>4pm yoga \$35</i>
<i>5th</i>	<i>10:30am meditation \$25</i>
<i>7</i>	<i>11:00am yoga \$35</i>
<i>9</i>	<i>9:00am yoga \$35</i>
<i>12</i>	<i>4pm yoga \$35</i>
<i>12</i>	<i>10:30am meditation \$25</i>
	<i>11:00am yoga \$35</i>

Code: 2-340-53800-34500

Cost: *\$225*



Approved: *A27*

Date: *2/12/2026*

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

Vendor: Josie Lynn Carleton

181 Medio Dr, St. Augustine, FL 32095

2023 Classes Taught in TWO week period:

Substitute Dates: Tues - 1/21/25 - Yogalates @ 5:15 pm
WED - 2/12/25 - Yoga - Power @ 5:15 pm.

Code: 2-340-53800-34500

Cost: \$35 + 35 = \$70

RECEIVED
FEB 17 2025
BY: _____

Approved:

[Signature]

Date:

2/17/25

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:

01/23 & 01/30 - 6:00 PM

Zumba Tone/Zumba Dates:

01/25 & 02/01 - 9:00 AM

Substitute Dates:

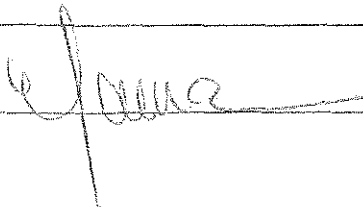
Code: 2-340-53800-34500

Cost:

\$140

RECEIVED
JAN 31 2025
BY: _____

Approved:



Date:

02/1/25

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:

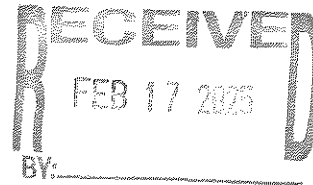
Zumba Dates: 02/06 & 02/08 - 6:00 PM

Zumba Tone/Zumba Dates: 02/13 & 02/15 - 9:00 AM

Substitute Dates:

Code: 2-340-53800-34500

Cost: \$140



Approved:

[Handwritten signature]

Date:

02/15/25

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

Vendor: Lina Hermez

248 Glorietta Dr, St. Augustine, FL 32095

2023⁵ Classes Taught in TWO week period: 3rd Feb ~ 16th Feb

Meditation Dates: Vacation

Yogalates Dates: Vacation

Power Pump Dates: Vacation

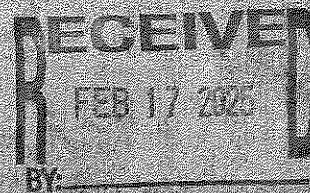
Yoga Dates: 16th Feb

Pilates Dates: Vacation

Code: 2-340-53800-34500

Cost: \$40⁰⁰

Alina



Approved: *[Signature]*

Date: 16th Feb

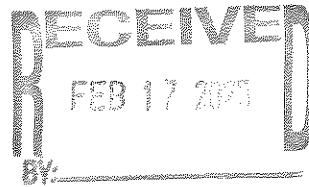
Sweetwater Creek CDD
1865 North Loop Pkwy,
Saint Augustine, FL, 32095

Name: *Marilyn Costanzo*
Address: *320 Stokes Creek DR*

2025 Classes Taught in TWO week period:

<i>Feb. 4, 2025</i>	<i>Tai Chi</i>
<i>Feb 6, 2025</i>	<i>" "</i>
<i>Feb 11, 2025</i>	<i>" "</i>
<i>Feb 13, 2025</i>	<i>" "</i>

Substitute Dates:



Code: 2-340-53800-34500

Cost: $\$35^{00} + 35^{00} + 35^{00} + 35^{00}$

140⁰⁰

Approved:

CRJ

Date:

2/17/25

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

Name: *Marilyn Costanzo*
Address: *320 Sweetwater Creek Dr*

2024 Classes Taught in TWO week period:

Jan 16, 2025 *Jan 28, 2025*
Jan 21, 2025 / *Jan 30, 2025*
Jan 23, 2025

Substitute Dates:

5 classes

Code: 2-340-53800-34500

Cost:

\$35.00 } *\$70.00* + *\$35.00* = ~~*\$140.00*~~
35.00 } + *35.00* = *\$175.00*

Approved:

CM

Date:

2/18/25

RECEIVED
FEB 18 2025
BY: _____

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: 1/24 1/29 2/3 2/5

Spin Dates: 1/29 2/5

Substitute Dates:

Code: 2-340-53800-34500

Cost: 245⁰⁰

RECEIVED
FEB 18 2025
BY: _____

Approved: 

Date: 1/31/25

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: 2/3 2/5 2/10 2/12

Spin Dates: 2/5 2/12

Substitute Dates:

Code: 2-340-53800-34500

Cost:

245.00

RECEIVED
FEB 17 2025
BY: _____

Approved:

Miranda Bulger

Date:

2/12/25

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 2/3/2025 10:15-11:00

Yogalates Dates:

Spin 2/10/2025 10:15-11:00

Power Pump Dates:

Spin 2/17/2025 10:15-11:00

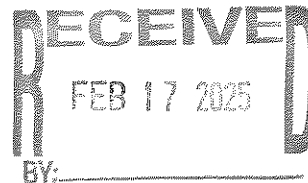
Yoga Dates:

Stretch 2/17 11:10-12:00

Pilates Dates:

Code: 2-340-53800-34500

Cost: 140⁰⁰



Approved:

A handwritten signature in black ink, appearing to be "P. Scott" or similar.

Date: 2/17/25



Finance Charge

Date
Invoice #

1/31/2025
131295627149

1707 Townhurst Dr.
Houston TX 77043

Terms	Net 30
PO #	
AZ License #	
LA License #	

Bill To

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

OUR REMITTANCE ADDRESS HAS CHANGED! PLEASE SEE REMITTANCE BELOW AND UPDATE YOUR RECORDS.

Item	Description	Amount
FinChrg	Finance Charge on Overdue Balance Invoice, Due Date, Amount #131295626075, 12/31/2024, \$2,054.80	31.41

RECEIVED
FEB 06 2025
BY: _____

Total 31.41
Amount Due \$31.41

Remittance Slip

Customer
13SWE025
Invoice #
131295627149

Amount Due \$31.41

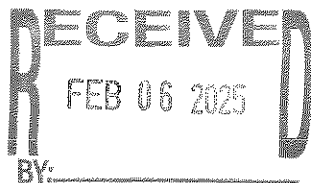
Amount Paid _____

Make Checks Payable To

Poolsure
1707 Townhurst Dr
Houston, TX 77043-2810



131295627149



cc-2-330-53800-52002
Approved-EG 1/28/2025

Invoice

Date

2/1/2025

Invoice#

131295626939

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

Terms	Net 30
Due Date	3/3/2025
PO #	

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

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

LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees

Item	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	\$2,157.54

Subtotal \$2,157.54

Tax \$0.00

Total \$2,157.54

Amount Paid/Credit Applied \$0.00

Balance Due \$2,157.54

1 of 1

131295626939



Riverside Management Services, Inc

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

Invoice**Invoice #:** 295**Invoice Date:** 2/1/2025**Due Date:** 2/1/2025**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 - February 2025		10,319.83	10,319.83
2.330.53800.10000- Assistant Manager - February 2025		6,868.07	6,868.07
2.330.53800.10000- Front Desk Attendants- February 2025		5,007.08	5,007.08
2.330.53800.10000- Front Desk Attendants (RMS) - January 2024 - Additional Amount Owed (Per 2/1/25 Adjustment memo for January 2025 Hourly Services)		1,480.44	1,480.44
2.330.53800.46500- Janitorial Services - February 2025		3,622.25	3,622.25
2.330.53800.46500- Janitorial Services- Credit Owed - February 2025		-1,811.13	-1,811.13
2.330.53800.52000 Pool Maintenance Services - February 2025		1,622.42	1,622.42
2.320.53800.12100- Field Management - February 2025		7,716.83	7,716.83
Pool Chemicals - Trichlor		87.45	87.45
Pool Chemicals - Liquid Bleach		51.15	51.15
Pool Chemicals - Bicarb		68.75	68.75
Pool Chemicals - Cal Hypo		59.40	59.40
Pool Chemicals - Phosphate Remover		8.14	8.14
<div><div>RECEIVED</div><div>FEB 13 2025</div><div>BY: _____</div><div><i>Alison Mossing</i></div><div>2-13-25</div></div>			

Total \$35,100.68**Payments/Credits** \$0.00**Balance Due** \$35,100.68

Riverside Management Services

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



Sweetwater Creek CDD
Monthly Credit Memorandum

DATE: February 1, 2025
FROM: Alison Mossing
TO: RMS Billing Department
SUBJECT: January Adjustment – Monthly Invoice Adjustment for January 2025 Hourly Services

Please adjust February 2025 invoice to reflect the actual hours worked for the month of January 2025 for the following services.

	<u>Hours</u>	<u>Hourly Rate</u>	<u>Total</u>	<u>Billed</u>	<u>Due Amount</u>
• Front Desk Attendants	311.9	\$20.80	\$6,487.52	\$5,007.08	\$1,480.44 Owed

RMS

**SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT
FACILITY ATTENDANT BILLABLE HOURS
FOR THE MONTH OF JANUARY 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/1/25	4.12	Z.S.	Amenity Center/Fitness Center Attendant
1/1/25	3.85	A.F.	Amenity Center/Fitness Center Attendant
1/2/25	4	M.K.	Amenity Center/Fitness Center Attendant
1/2/25	5.3	Z.S.	Amenity Center/Fitness Center Attendant
1/3/25	4.03	M.K.	Amenity Center/Fitness Center Attendant
1/3/25	4.48	Z.S.	Amenity Center/Fitness Center Attendant
1/4/25	7.27	E.K.	Amenity Center/Fitness Center Attendant
1/4/25	4.2	A.F.	Amenity Center/Fitness Center Attendant
1/5/25	5.25	E.K.	Amenity Center/Fitness Center Attendant
1/5/25	6.13	Z.S.	Amenity Center/Fitness Center Attendant
1/6/25	4.02	M.K.	Amenity Center/Fitness Center Attendant
1/6/25	5.53	E.K.	Amenity Center/Fitness Center Attendant
1/7/25	4	M.K.	Amenity Center/Fitness Center Attendant
1/7/25	5.22	AB.F.	Amenity Center/Fitness Center Attendant
1/8/25	4.02	M.K.	Amenity Center/Fitness Center Attendant
1/8/25	5.58	Z.S.	Amenity Center/Fitness Center Attendant
1/9/25	4	M.K.	Amenity Center/Fitness Center Attendant
1/9/25	5.23	AB.F.	Amenity Center/Fitness Center Attendant
1/10/25	4	M.K.	Amenity Center/Fitness Center Attendant
1/10/25	4.43	Z.S.	Amenity Center/Fitness Center Attendant
1/11/25	5.25	E.K.	Amenity Center/Fitness Center Attendant
1/11/25	6.17	Z.S.	Amenity Center/Fitness Center Attendant
1/12/25	5.25	E.K.	Amenity Center/Fitness Center Attendant
1/12/25	6.02	AB.F.	Amenity Center/Fitness Center Attendant
1/13/25	4.05	M.K.	Amenity Center/Fitness Center Attendant
1/13/25	5.5	E.K.	Amenity Center/Fitness Center Attendant
1/14/25	4.55	M.K.	Amenity Center/Fitness Center Attendant
1/14/25	5.4	Z.S.	Amenity Center/Fitness Center Attendant
1/15/25	4.18	M.K.	Amenity Center/Fitness Center Attendant
1/15/25	4.82	AB.F.	Amenity Center/Fitness Center Attendant
1/16/25	3.87	A.F.	Amenity Center/Fitness Center Attendant
1/16/25	4	H.T.	Amenity Center/Fitness Center Attendant
1/16/25	5.25	AB.F.	Amenity Center/Fitness Center Attendant
1/17/25	4	E.K.	Amenity Center/Fitness Center Attendant
1/17/25	4.52	Z.S.	Amenity Center/Fitness Center Attendant
1/18/25	5.25	E.K.	Amenity Center/Fitness Center Attendant
1/18/25	6.23	Z.S.	Amenity Center/Fitness Center Attendant
1/19/25	5.25	E.K.	Amenity Center/Fitness Center Attendant
1/19/25	6.4	Z.S.	Amenity Center/Fitness Center Attendant
1/20/25	4	E.K.	Amenity Center/Fitness Center Attendant
1/20/25	5.25	E.K.	Amenity Center/Fitness Center Attendant
1/21/25	4.22	H.T.	Amenity Center/Fitness Center Attendant
1/21/25	6.95	AB.F.	Amenity Center/Fitness Center Attendant
1/21/25	5.37	Z.S.	Amenity Center/Fitness Center Attendant
1/22/25	4	E.K.	Amenity Center/Fitness Center Attendant
1/22/25	5.33	Z.S.	Amenity Center/Fitness Center Attendant
1/23/25	4.35	H.T.	Amenity Center/Fitness Center Attendant
1/23/25	5.17	AB.F.	Amenity Center/Fitness Center Attendant
1/24/25	4	E.K.	Amenity Center/Fitness Center Attendant
1/24/25	4.48	Z.S.	Amenity Center/Fitness Center Attendant
1/25/25	5.38	H.T.	Amenity Center/Fitness Center Attendant
1/26/25	5.88	AB.F.	Amenity Center/Fitness Center Attendant
1/26/25	5.25	E.K.	Amenity Center/Fitness Center Attendant
1/26/25	6.18	H.T.	Amenity Center/Fitness Center Attendant
1/27/25	3.85	H.T.	Amenity Center/Fitness Center Attendant
1/27/25	5.25	E.K.	Amenity Center/Fitness Center Attendant
1/28/25	4.1	H.T.	Amenity Center/Fitness Center Attendant
1/28/25	5.25	E.K.	Amenity Center/Fitness Center Attendant
1/29/25	4.1	H.T.	Amenity Center/Fitness Center Attendant
1/29/25	5.3	Z.S.	Amenity Center/Fitness Center Attendant
1/30/25	4	E.K.	Amenity Center/Fitness Center Attendant
1/30/25	5.27	AB.F.	Amenity Center/Fitness Center Attendant
1/31/25	4	E.K.	Amenity Center/Fitness Center Attendant
1/31/25	4.35	Z.S.	Amenity Center/Fitness Center Attendant

311.9

1-27 -> 2/6/25

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:

1/28 1/30

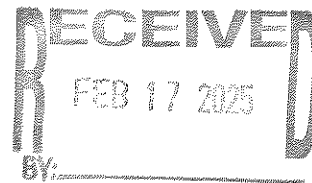
2/4 2/6

Substitute Dates:

Code: 2-340-53800-34500

Cost:

140



Approved:

A large, stylized handwritten signature in black ink, written over the "Approved:" label.

Date:

2/6/25



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

Service Slip/Invoice

INVOICE: 619776173
DATE: 11/07/2024
ORDER: 619776173

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

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

Work Date	Time	Target Pest	Technician	Time In
11/07/2024	12:59 PM			12:59 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	01/08/2025		02:01 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$81.19
Pest control		
2.340.53800.34400		
2/11/25		
DW		
SUBTOTAL		\$81.19
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$81.19
AMOUNT DUE		\$81.19

RECEIVED
FEB 11 2025
BY: _____

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

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: 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 Pkway
 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



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 Pkwy
 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.
- 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.

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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.

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



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.

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: 153

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

(C) Amount Payable: \$3,920.00

(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): Onda Residential: Invoice # 192893 — Concept Planning, Major Modification Application and Meetings.

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

The undersigned hereby certifies that:

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

OR

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

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

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

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

**SWEETWATER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Authorized Officer

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

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


Consulting Engineer

Project Manager Alex Acree

Matthews | **DCCM**

Engineering - Architecture - Planning - Surveying

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

March 13, 2025
Invoice # 192893

Project 0000021856.0002 Onda Residential

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

- Prepare Site Plan
- Work on Zoning Application Package

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 February 28, 2025

Phase	0001	Conceptual Site Plan Preparation		
		Hours	Rate	Amount
	Vice President of Production	.50	290.00	145.00
	Sr. Planner 1	1.25	210.00	262.50
	Project Engineer, EI 3	3.25	190.00	617.50
	Total Labor			1,025.00
Phase	0002	Major Modification Application		
		Hours	Rate	Amount
	Sr. Planner 1	8.25	210.00	1,732.50
	Project Coordinator 2	9.00	100.00	900.00
	Total Labor			2,632.50
Phase	0003	Meetings and Coordination		
		Hours	Rate	Amount
	Sr. Planner 1	1.25	210.00	262.50
	Total Labor			262.50
Total Due:				3,920.00

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	3,920.00	0.00	3,920.00
Totals	3,920.00	0.00	3,920.00

**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: 154

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

(C) Amount Payable: \$744.00

(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 # 11682 – Confer with DCCM, Proposal, PUD Modification, Major Modification, call with Smith re: County MPUD, Research for ONDA.

(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.

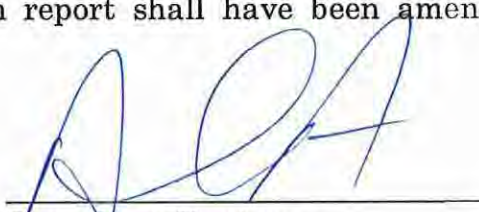
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**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 # 11682
Date: 03/16/2025
Due On: 04/15/2025

SWEETWATER CREEK CDD - 2019 PROJECT CONSTRUCTION

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	JK	02/01/2025	Confer with DCCM re: proposal for PUD Modification and confirmation of milestones, costs, expectations and application review; update continuing services contract for same	0.30	\$310.00	\$93.00
Service	JK	02/05/2025	Confer with DCCM re: Major modification analysis, summary of possibility for success, additional items needed for hearing and options for land use counsel	0.40	\$310.00	\$124.00
Service	JK	02/18/2025	Call with Smith regarding County MPUD process and status of same	0.20	\$310.00	\$62.00
Service	JK	02/19/2025	Call with Smith on MPUD status and town hall and follow up from same	0.40	\$310.00	\$124.00
Service	JK	02/20/2025	Research Onda Park claims and Tract K; review deeds and plat and confer with Smith on same; call on Marshall Creek interlocal agreement and status of same; follow up with Smith on Envera and MPUD status and options for same	1.10	\$310.00	\$341.00
Total						\$744.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
11682	04/15/2025	\$744.00	\$0.00	\$744.00
Outstanding Balance				\$744.00
Total Amount Outstanding				\$744.00

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

Please pay within 30 days.

FOURTH ORDER OF BUSINESS

A.



**DUVAL
LANDSCAPE
MAINTENANCE, LLC**

With

**Sweetwater Creek
Community Development
District**

**Monthly Reporting
March 2025**



DUVAL LANDSCAPE MAINTENANCE, LLC

Monthly Reporting March 2025

In Progress:

1. Weekly mowing began April 1. (As needed for the first month, we are not going to mow over grass that is not growing. If it does not need to be mowed we will focus on detail and weeds)
2. Spring Pinestraw application.
3. The round-a-bout winter rye overseed will begin to die off soon as the temperatures begin to warm up.

Completed:

1. Another round of top soil applied to various areas on Las Calinas blvd., and Ensenada Dr.
2. Removal of down trees. One at the end of Torcido Blvd. One at Ensenada Dr. and North Loop Blvd.
3. Crape Myrtle trimming.
4. Ornamental grass cutback at construction
5. Weekly Communication Reports for Maintenance Crew and Fertilization and Pest Control Division.

Discussion:

1. Front entry pump is sucking up a lot of sand. It has a sand separator, but it is overwhelming the separator even with irrigation draining it once a week.

Attachments:

1. Irrigation Wet Check Reports 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	
Power on		Y	N				Program	A	B
General Information			Backflow			Start Times	10:00 PM		
Valve Type			PRV	Y	N	Run times		2H20M	
Coverage		Good	MV	Y	N	Days of Week		S	M
								T	W
								Th	F
								S	

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

Comments: Nothing wrong other than regular maintenance items



Duval Landscape

MAINTENANCE



Duval Landscape

MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	SweetWater		
Location	Right lake		Location	Right lake		Location	Middle lift station		
Type	RB		Size			Technician	Mark		
Rain Guage	Y	N	Source	Meter	Well	Date	3/3/2025		
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	5H	7H	1H
Coverage	Good		MV	Y	N	Days of Week	S	M	T W Th F S

Zone	Head Type	Turf	Shrub	Flowers	Lateral Line Break	Zone Not Responding	Low pressure	Zone not Shutting Down	4" Spray	6" Spray	12" Spray	4" Rotor	Fixed Riser	Cleaned/Replaced Nozzle	Adjusted Spray Pattern	Straightened	Capped	Raised/Lowered	Locations of Zones
1	s	x	x											x					Left side towards round about
2	r	x	x											x					Right corner of Oleta
3	s	x	x							1				1	x				Along left sidewalk to roundabout
4	s	x	x											x					Along left curb Oleta to round
5	s	x	x											x					Along right curb Oleta to round
6	s	x	x											1	x				Along sidewalk right side
7	s	*	*																Back sw ovalo las calinas
8	r	x	x											x					Both sides of road at lakes
9	s	x	x		1									x					Left side of Oleta
10	s	x	x											x					Along left side BTW Oleta+Glorieta
11	s	x	x											x					Along curb lift to oleta
12	s	x	x											x					Along sidewalk lift to oleta
13	s	x	x											x					Back sidewalk lift to oleta
14	r	x	x										1	x					Ovalo court
15	r	x	x											x					Around controller
16	s	x	x											x					Along sidewalk by controller
17	s	x	x											x					Along curb by controller
18	s	x	x											x					Along curb across from controller
19	s	x	x											x					Left of Glorieta
20	s	x	x											x					Left of dosel
21	r	x	x											x					Back of sidewalk across controller
22	s	x	x											x					Right of codo
23	s	x	x											x					Left of lift station



Duval Landscape

MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	SweetWater						
Location		Lake bank	Location			Location	Brasilia + Glorieta Drive						
Type	RB		Size			Technician	preston						
Rain Guage	Y	N	Source	Meter	Well	Date	3/25/2025						
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											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 system.



Duval Landscape
MAINTENANCE



Duval Landscape

MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	SweetWater						
Location	Right corner		Location	Right corner		Location	Rincon dr and ensenada						
Type	RB		Size			Technician	Mark						
Rain Guage	Y	N	Source	Meter	Well	Date	3/4/2025						
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								2			2	x				Right of rincon	
3	s	x	x							1				2	x				Around controller	
4	s	x	x												x				BTW curb and sidewalk left side	
5	s	x	x											1	x				Right side ensanada 1/2 way	
6	s	x	x												x				Right side ensanada 3/4 way	
7	s	x	x												x				Right side ensanada end	
8	s	x	x	x											x				Ensanada/ Rincon right side flowers	
9	s	x	x	x											x				Ensanada/Rincon Left side flowers	
10	s	x	x												x				Rincon 300-248	
11	s	x	x												x				Rincon 238-202	
12	s	x	x												x				Rincon 190*150	
13	s	x	x												x				Rincon 130-88	
14	s	x	x												x				Rincon 78-clock	
15	r	x	x												x				Rincon Pond clock-98	
16	r	x	x								1				x				Rincon pond 108-290	
17	r	x	x												x				Rincon pond to ensanada	
18	r	x	x												x				Ensanada Pond at clock	
19	s	x	x												x				Ensanada left side at park	
20	s	x	x												x				Ensanada left side 1/4 way	
21	s	x	x												x				Ensanada left side 1/2 way	
22	s	x	x												x				Ensanada left side 3/4 way	
23	s	x	x												x				Ensanada left side end	



Duval Landscape

MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	SweetWater
Location	Right corner		Location	Right corner		Location	Barbells Circle
Type	RB		Size			Technician	3/3/2025
Rain Guage	Y	N	Source	Meter	Well	Date	Mark
Power on	Y	N				Program	A B C
General Information			Backflow			Start Times	10:00 PM 12:00 PM
Valve Type			PRV	Y	N	Run times	5H20M 40M
Coverage	Good		MV	Y	N	Days of Week	S M T W Th F S

Zone	Head Type	Turf	Shrub	Flowers	Lateral Line Break	Zone Not Responding	Low pressure	Zone not Shutting Down	4" Spray	6" Spray	12" Spray	4" Rotor	Fixed Riser	Cleaned/Replaced Nozzle	Adjusted Spray Pattern	Straightened	Capped	Raised/Lowered	Locations of Zones
1	s	x	x		1	1								x					BTW curb and sidewalk Calle de
2	s	x	x											x					BTW curb and sidewalk left
3	s	x	x											x					Right corner of Calle de paz
4	s	x	x	x	1									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											x					Across from controller/pond
8	r	x	x											3	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										1	x				Along curb right side
12	r	x	x	x										x					Left side of barbella
13	s	x	x											5	x				Back of sidewalk Right side
14	d	x	x											x					Drip for trees
15	d	x	x											x					Drip for trees

Comments: Irrigation is back on. There were two valves, not responding. Zone



Duval Landscape
MAINTENANCE



Duval Landscape

MAINTENANCE

Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name		Del norte								
Location		Lift station		Location		Lift station		Location		Rio Del norte						
Type		Hunter		Size		5hp		Technician		Mark						
Rain Guage		Y	N	Source		Meter	Well	Date		3/3/2025						
Power on		Y	N					Program		A	B	C				
General Information				Backflow				Start Times		10:00 PM	12:00 PM					
Valve Type				PRV		Y	N	Run Time		1H40M	30Min					
Coverage		Good		MV		Y	N	Days of Week		S	M	T	W	Th	F	S

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

Comments: Regular maintenance-

Repaired vandalized rotors



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	3/12/2025
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			1								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			1								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			1								x					Park

Comments: General Maintenance



Duval Landscape

Will propose the two zones not responding



Duvai 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	3/25/2025		
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							1				1	x				SW/ Curb at clock
2	r	x	x									1		x					SW/ Woodline at clock
3	s	x	x							2				2	x				Oltero SW/ Curb
4	r	x	x											1	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											3	x				Exit side beds outside gate
8	s	x	x												x				Curb S/W Exit side
9	r	x	x									1			x				Lipizzon both sides
10	s	x	x											3	x				Left of lipizzon Curb S/W
11	s	x	x							1				1	x				Curb S/W Middle exit side
12	s	x	x																Beds exist side at bend
13	s	x	x												x				S/W End exit side
14	r	x	x												x				Back S/W Both sides at bend
15	s	x	x			1				1				1	x				Curb at bend
16	s	x	x											1	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											1	x				Before gate entry side
23	s	x	x												x				Entry curb

24	s	x	x											5	x			S/W curb Past entry
25	r	x	x				1								x			Back S/W Entry to bridge
26	s	x	x												x			Enrede S/W curb
27	s	x	x												x			Enrede Back S/W
28																		
29																		
30																		
31																		
32																		
33																		
34																		
35																		
36																		
37																		
38																		
39																		
40																		
41																		

Comments: Regular 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		3/4/2025						
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

[illegible]

Comments: Nothing wrong other than regular maintenance items



Duval Landscape

B.

E.

Sweetwater Creek

Community Development

District

Field Operations Report

4/3/25

Dan Wright
Field Operations Manager
Riverside Management
Services, INC.

Sweetwater Creek

Community
Development
District

Field Operations
Report

April 3rd, 2025

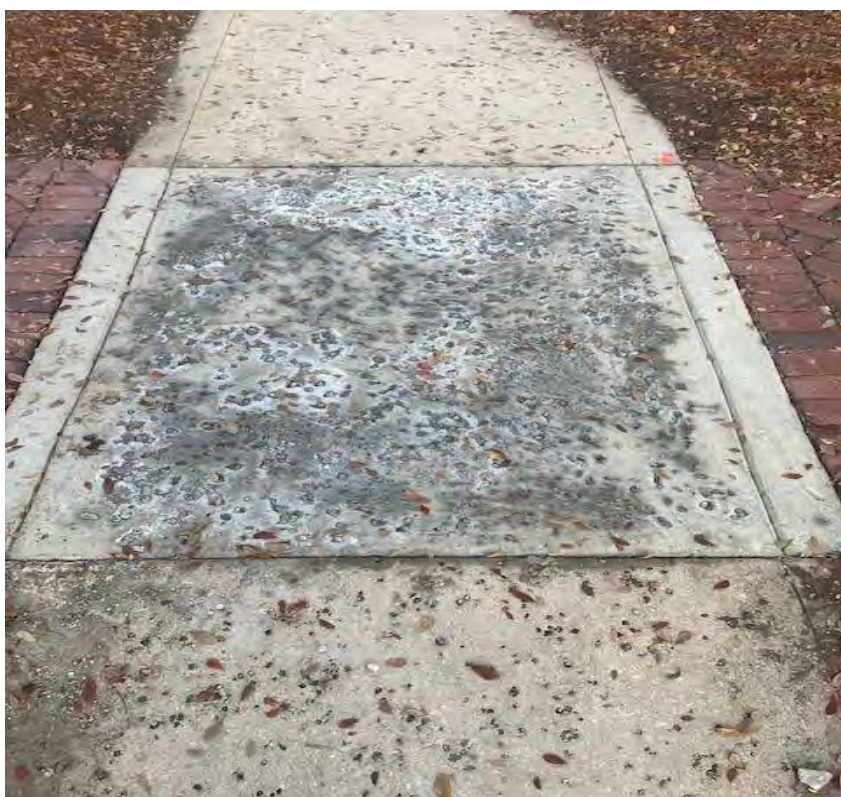
To: The Board of
Supervisors

From: Dan Wright, Field
Operations Manager

RE: Sweetwater Creek
Operations Report - April
3rd, 2025.

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

Completed Projects



Completed Projects



Bench Swing replaced and painted at Privado park

Completed Projects



Yellow poles
painted on
north side of
Glorietta

RMS Operations Report (4/3/25)

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

- Dog pot station installed on Ottero
- New swing installed and painted at privado park
- Fixed crooked street sign in front of Ensenada
- Envera gates fixed
- 2 lights replaced at fitness center entrance
- Fixed flag pole at La palma park
- Soap dispenser fixed at fitness center
- Bolted 3 pieces of gym equipment
- FPL light pole fixed on las calinas (car accident)
- Stop sign fixed at la palma park
- 2446 las calinas sidewalk cleaned of political writing
- Pickleball gate latch fixed
- New basketball net replaced at ensenada park
- Exit gate fixed at fitness center
- New ceiling fan installed at fitness center
- Radar sign taken down to attempt charge
- Yellow poles painted on glorrietta(north)
- Hole in asphalt filled across form lift station
- 2 sidewalk areas replaced at privado park(trip hazards)
- Cracked Sidewalk replaced by medio
- Spoke to codo resident regarding fishing rules

Conclusion

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

dwright@rmsnf.com

jlambert@rmsnf.com

Respectfully,

Riverside Management Services



F.

March 2025 Operations Report:

Building:

Mirrors added to Fitness Center gym area

Shed area cleaned up and Azaleas planted on the side to enhance beauty

New ceiling fans installed

New flowers for the pots in the front of the building.

FCC out for an estimate on roof tiles that are broken.

AllWeather out for an estimate for plumbing for Drinking Fountain on pool deck.

Hiring of new front desk staff and new Group Fitness instructor.

Pool:

Tarp Roller repaired by CBuss Enterprise

Tarps removed for the season. The heaters remain on to maintain the 80-82 degree temperature until the air temperature is more moderate.

Repair approved for pool floor. There is a patch needed in the deep end of the first lane.

Equipment:

Additional racks for cable equipment accessories added

Remaining equipment from installation and new layout bolted down

Cardio maintenance and cleaned. Parts were ordered for small repairs.

Orientations for the new equipment were continued due to demand.

Pickleball:

Accounts: 725

Spring League Began-We have 16 teams competing. The tournament will be May 14th

A POS system was added to our CourtReserve account. This is to assist in payments for lessons, leagues and merchandise.

Parks:

Planted new flowers at Privado Park in the pedestals.

Miniature Golf repair confirmed and will be scheduled shortly. Repair expected to take two to three weeks pending weather.

Working on La Palma Park entrance area. Duval was going to pull spring weeds and the next phase to beautify will be confirmed soon. Request for lighting check at that park was made.

Weekly walks of each park to assess for weeds, anthills, significant sidewalk cracks, trash, fading of striping or painting of signs, tables, structures etc.

Community:

Collaborative Eblasts to community with Marshall Creek CDD regarding policies, events and neighborhood updates.

Working with Jodi M. to clarify Fishing Policies around all Palencia neighborhood ponds.

Meetings for and scheduling of Triathlon for Beginners seminar to be held in April