

*Sweetwater Creek  
Community Development District*

*Agenda*

*June 5, 2025*

# *AGENDA*

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

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May 29, 2025

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

Dear Board Members:

The Sweetwater Creek Community Development District Board of Supervisors Meeting is scheduled for **Thursday, June 5, 2025 at 4:00 p.m. at the Fitness Center, 1865 N. Loop Parkway, St. Augustine, Florida 32095.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment (limited to three minutes)
- III. Approval of the Consent Agenda
  - A. Minutes of the May 1, 2025 Meeting and May 14, 2025 Workshop
  - B. Financial Statements
  - C. Check Registers
    1. April
    2. May
  - D. Ratification of Requisition Nos. 157-160
- IV. Staff Reports
  - A. Landscape Team – Maintenance Report
  - B. District Engineer
  - 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
  - 1. Report
  - 2. Roof Quotes
  - 3. Stair Climber Quotes
- V. Discussion of the Survey Results for the PUD Modification
- VI. Consideration of Responses to RFP for Amenity & Operations Management Services and/or District Management Services and/or Financial Compliance & Accounting Support Services
  - A. Vesta Property Services
  - B. Inframark
  - C. Rizzetta & Company
- VII. Consideration of Resolution 2025-04, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date
- VIII. Discussion of Gate Security and Response
- IX. Consideration of Resident and Nonresident Warning Letters for Property Damage
- X. Other Business
- XI. Supervisor Requests / Public Comment
- XII. Next Scheduled Meetings – Thursday, July 10, 2025 at 4:00 p.m. at the Fitness Center, 1865 N. Loop Parkway, St. Augustine, Florida 32095
- XIII. Adjournment

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

*THIRD ORDER OF BUSINESS*

*A.*

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

The regular meeting of the Board of Supervisors of the Sweetwater Creek Community Development District was held on **Thursday, May 1, 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

Also present were:

Matt Biagetti	District Manager, GMS
Mike Silverstein <i>by Zoom</i>	District Engineer, Matthews DCCM
Jennifer Kilinski <i>by Zoom</i>	District Counsel, KVW
Mary Grace Henley <i>by Zoom</i>	District Counsel, KVW
Erin Gunia	Director of Amenities, RMS
Dan Wright	Operations Manager, RMS

*The following is a summary of the discussions and actions taken at the May 1, 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. Three Board members were physically present, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment**

James Crossfield stated that he bought a lot on Rio Del Norte in 2015 and at that time he specifically asked what he could expect in terms of CDD fees and whether it was based on lot size. He received an email back from the CDD stating that all the lots on Rio Del Norte were treated equally as far as the CDD fee was concerned. That was not the case, and he found that his CDD fee was considerably higher than he anticipated and higher than not only everyone else on the street, but higher than everyone else in the District.

Bruce Brandenburg provided a check to Mr. Wright for construction of some irrigation.

Michael Barber stated that he thinks the survey regarding the modification of Tract K as it is constructed now is lacking information for the rest of the community. It is very one-sided and only speaks to one single benefit with regards to provided funds for the capital reserves. The objections that have been raised over multiple months are not included. If the rest of the community's input is going to be requested, they need to know what is going on. He also commented that counsel has responded to his questions and Ms. Henley stated that as part of their due diligence, they did have conversations with land use professionals and Supervisor Smith with regards to the probability of success at the county level referencing back to the invoices Mr. Barber brought up at the last meeting. Mr. Barber went on to state that when he brought up the invoices at the last meeting, Supervisor Smith denied having those conversations and that he is dishonest, lacks transparency and is not fit for the position as he does not represent the community.

**THIRD ORDER OF BUSINESS**

**Approval of the Consent Agenda**

**A. Minutes**

- 1. April 3, 2025 Audit Committee Meeting**
- 2. April 3, 2025 Board of Supervisors 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 Registers**

- 1. March**
- 2. April**

Copies of the check registers was included in the agenda package for the Board's review.

Mr. Cervelli stated that he saw a finance charge was paid to LocaliQ and there was an invoice showing as past due by 60 days. He asked if there is an issue with LocaliQ or if there is something holding up payments.

Mr. Oliver responded that GMS has already coordinated a credit from LocaliQ for the finance charge. There is always a lag in LocaliQ's invoices, so it is a system problem that they have that affects multiple districts.

**D. Ratification of Requisition Nos. 155 and 156**

On MOTION by Dr. Handler, seconded by Mr. Smith, with all in favor, the consent agenda was approved 3-0.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape Team – Maintenance Report**

Mr. Woolridge provided an overview of the items that have been completed and that are still in progress. He noted Supervisor Lisotta has asked to push the mowing schedule a bit to let the fertilizer flush out more, so the community may notice the grass being a bit longer than it has been. He will ask if that should continue for the next week. The winter rye at the roundabout is dying off, so he will have a conversation with Mr. Wright and Supervisor Lisotta regarding what the next steps are. Privado Park was top dressed and seeded. Flowers have been ordered for the front entrance as it was missed previously.

Mr. Wright provided an overview of proposals for installation of a new irrigation well and/or pump. East Coast Wells proposed \$19,180 for just the well, or \$22,080 for the well and pump. Duval proposed \$57,185. He clarified that the main difference in the two quotes is that Duval will be digging 500-feet to install the well, whereas East Coast will be digging 320-feet.

Mr. [REDACTED] stated that there is a well on Las Calinas near the lift station that East Coast installed that was redone last year and is already sitting on a sand separator because it was only dug to 320-feet.

Mr. Smith stated that the second water table is at 300-feet, so 320-feet is a very common drilling area for water. He's not sure why it would be necessary to pay for another 200-feet of drilling. He suggested asking East Coast to drill another 30-to-40-feet.

Mr. Wright will bring a revised quote back to the Board from East Coast Wells.

**B. District Engineer**

Mr. Silverstein stated his firm was called out for multiple concerns, one being a safety concern with the inlets at the island at Dosel Lane. He has provided his suggestions to Mr. Wright to satisfy that concern that are relatively low cost and should be able to be handled by the maintenance staff.

Mr. Wright stated that it has already been taken care of.

Next, Mr. Silverstein stated that there were concerns about the drainage system functionality. He has reached out to St. Johns County and obtained the as built plans for the entire community. Next, he informed the Board that 202 Rincon Drive expressed some concerns with flooding along their property line. It appears that the downspouts and gutters the homeowner has on the house discharging on the rear lot line is causing water to get trapped along the fence. The design plans show that the lots are supposed to grade from the back to the front down the swale line and it looks as if the lot breaks towards the back property line from the back of the home, so the water coming off the roof has no place to go. He offered to do a quick as built survey of the lot lines to see if it can be corrected with some grading work, however ultimately it would be a homeowner issue, and the correction would be to redirect the down spouts at least in front of the PVC fence so it catches the swale along the property lines and runs toward Rincon. Lastly, Mr. Silverstein stated that his firm can provide a proposal to do a drainage assessment report if the Board has concerns with the District's drainage system.

Mr. Cervelli indicated he'd like a proposal put together for the drainage assessment.

### **C. District Counsel**

#### **1. Hourly Rates for Fiscal Year 2026**

Ms. Kilinski presented a letter outlining her firm's rate increases for the next two years.

Mr. Lisotta reminded the Board that GMS's rate increase was deferred for this year.

On MOTION by Dr. Handler, seconded by Mr. Cervelli, with three in favor and Mr. Lisotta opposed, the rate increases were approved as proposed 3-1.
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#### **2. Mark Kaprellian**

Ms. Kilinski stated that at the last meeting there were some questions about the history of assessment imposition, particularly for the home located at 717 Rio Del Norte. From their research, their conclusion is the District appropriately mailed and published notices of every assessment increase that has been done since 2017 and that is as far back as they went. There were some changes in the assessment structure, but all of those were also noticed as required by law. She did not see any irregularities for the Board to be concerned about.

Dr. Handler stated that Mark Kaprellian has requested to meet over Zoom to go over the information District Counsel has found.

Mark Kaprellian stated that 2015 is when the McCann lots were changed from 64 to 84-feet, which resulted in an increase in the O&M rate from \$1,500 to \$3,500.

Ms. Kilinski explained that the analysis for assessments that secure the District's annual budget is on a year-to-year basis, so if the District is going to change the amounts upwards, or the way the district applies the benefit, such as in 2017 when the ERU change happened that split the marsh lots out, it has to do a mailed and published notice, which it did. Under the law, the assessment allocation could be changed every year as long as the requirements to do so are met, the findings are not arbitrary, and it's being based on a benefit allocation. There is no way to bind the District to a commitment from 15 to 20 years ago on a maximum assessment level. The builder could have made a statement, but that does not bind the District.

Mr. Cervelli offered to speak further with Mr. Kaprellian after the meeting.

#### **D. District Manager**

##### **1. Update on Cost Share True-Up**

Mr. Oliver stated Marshall Creek is awaiting their fiscal year 2024 audit so that they can verify certain numbers related to the cost share. Once GMS receives the feedback from Marshall Creek, they will verify their numbers.

##### **2. Financial Update**

Mr. Oliver reported that the capital reserve balance is at \$411,00 and another \$100,000 will be added to that balance later this year. There is \$1,444,000 in the unassigned fund, which are the assessments that has been received from the tax collector. The assessments are currently 99.4% collected. Tax certificate sales will be completed after May 31<sup>st</sup>, and at that point the assessments will be fully collected. Mr. Oliver also gave an overview of the capital reserve study, noting it does not include resurfacing of the roads. The 2025 capital reserve study recommends putting aside \$315,000 this year for the capital reserve fund. The capital project fund balance is currently at \$221,536. Lastly, Mr. Oliver reminded the Board there is a workshop to discuss the fiscal year 2026 budget scheduled for May 14<sup>th</sup>. The budget is scheduled to be approved at the June 5<sup>th</sup> meeting and adopted at the August meeting.

**3. Report on the Number of Registered Voters (1,595)**

A letter from the St. Johns County elections office stating that were 1,595 registered voters residing within the District as of April 15<sup>th</sup> was included in the agenda package for the Board’s review. No action was needed on this item.

**E. Field Manager**

**1. Report**

A copy of the field operations report was included in the agenda package for the Board’s review. Mr. Wright asked the Board about their desired approach to trip hazards with the sidewalks. Marshall Creek’s policy is anything under a quarter inch is grinded and anything over a half inch would be replaced.

Mr. Cervelli suggested following the same policy as Marshall Creek.

Mr. Smith stated that he and Mr. Wright have been discussing the Envera video system, which extremely security sensitive. There have been several gate crashes recently, so Mr. Smith suggested setting a policy for how the District will respond to the incidents. He suggested mailing warning letters to homeowners, and if there is second incident, there needs to be some sort of enforcement.

Mr. Cervelli asked that an e-blast be drafted to inform residents of the implementation of a policy regarding gate damage and be brought to the Board at the next meeting for approval.

**2. Consideration of Proposals for a Deep Well**

This item was discussed under the landscape report.

**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 the mini golf repair should be completed next week. She requested estimates for turf for the dog park and area next to the fitness center. One estimate has come back so far at \$37,000. The estimate for turf in the area in which bocce ball has been proposed came in at almost \$28,000. She is awaiting a few more quotes for turf. Additionally, Best Fence’s estimate to expand the fence was over \$1,000. She’s awaiting a quote for the small dog portion to keep dogs

from sliding through. She may be submitting additional ideas to use the funds still available from the refinance.

The Board took a five-minute recess at this time. Upon reconvening, the following discussions and actions were taken.

**FIFTH ORDER OF BUSINESS**

**Consideration of Survey for the PUD Modification**

There being no comments or revisions from the Board, the survey will be sent out to the Sweetwater Creek residents by email as it was presented.

**SIXTH ORDER OF BUSINESS**

**Consideration of Issuing an RFP for Amenity & Operations Management Services and/or District Management Services and/or Financial Compliance and Accounting Support Services**

Mr. Lisotta stated that the Board previously discussed giving RMS a period of time to correct any issues. He asked if they are still being given that opportunity.

Mr. Cervelli responded that RMS should continue to make any changes they see fit in operations and/or policy, but that should not stop the board from getting informal quotes.

On MOTION by Dr. Handler, seconded by Mr. Smith, with three in favor and Mr. Lisotta opposed, issuing a request for proposals with the documents as presented was approved 3-1.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Revisions to Amenity Policies**

This item was discussed under the amenity director’s report.

**EIGHTH ORDER OF BUSINESS**

**Update Regarding Capital Reserve Study**

Mr. Oliver presented the Board with the capital reserve study prepared by Reserve Advisors that is based on a 30-year outlook. The idea is to provide an estimate for how much money should be put aside each year for expenditures anticipated over the next 30-years.

**NINTH ORDER OF BUSINESS**

**Discussion of the Fiscal Year 2026 Budget**

This item was covered under the District Manager’s Report.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

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

Barney Holmes commented on a written warning he received for not using his access card, stating that in the ten years he's been a resident there have been many variations of what is and isn't acceptable. At one stage he had a card on file and that was acceptable. There is no mention in the policies as to backup procedures and over the last ten years it's never been an issue to walk up to the front desk and have someone look up your profile. On this particular day, he was asked why he doesn't have his access card. He provided his opinion, and his opinion was not appreciated and the conversation escalated. In reviewing the policies, he sees they state you must have your access card, but they do not reference alternative means. He also commented that if the policy is going to be enforced, it needs to be enforced equally from all residents, which is not the case. He asked for the written warning to be rescinded.

Bruce Brandenburg commented on the need to check for broken sprinklers.

Darlene Ewing questioned why all the residents have to pay for the dog parks and asked if there can be an amendment for owners who need and want the dog parks.

Mr. Lisotta responded that the bond debt funds that are being used to purchase it all must be used for amenity improvements. The Board tries to use surveys to guide its decisions, but it should not expect that every resident agree.

Michael Barber asked for confirmation if the survey presented earlier in the meeting will be sent out as presented.

Mr. Cervelli responded yes.

Michael Barber stated that the board has been preaching how important it is to get all of the information. He asked why that same level of information is not being provided with regards to the survey for the modification of Tract K. Only one benefit is being listed for the project and the objections are not being taken into account.

Dr. Handler stated that the board has had good results from the surveys historically.

Michael Barber stated that his issue is with the first paragraph or two prior to the questions and what information is being provided to the community, because for a lot of people this is going to be the first time they're hearing about this project.

Mr. Cervelli stated that a lot of this was posted on the Palencia neighborhood page, however that was not providing a complete picture of what was going on.

Michael Barber asked Supervisor Smith to resign.

Mr. Cervelli stated that the decision to make a change or not make a change to Tract K will be based on all of the information the Board receives, and the survey will be a piece of it.

**TWELFTH ORDER OF BUSINESS**

**Next Scheduled Meetings – Budget Workshop on Thursday, May 14, 2025 at 4:00 p.m.; Next Regular Board Meeting Scheduled for Thursday, June 5, 2025 at 4:00 p.m. at the Fitness Center, 1865 N. Loop Parkway, St. Augustine, Florida 32095**

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

The meeting was adjourned at approximately 5:45 p.m.

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

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



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

A workshop of the Board of Supervisors of the Sweetwater Creek Community Development District was held on **Wednesday, May 14, 2025**, at 4:00 p.m. at the Fitness Center, 1865 N. Loop Parkway, St. Augustine, Florida.

Present 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
Mary Grace Henley <i>by Zoom</i>	District Counsel, KVW
Jennifer Kilinski <i>by Zoom</i>	District Counsel, KVW
Erin Gunia	Director of Amenities, RMS
Richard Gray	Riverside Management Services, Inc.

*The following is a summary of the discussions taken at the May 14, 2025, Sweetwater Creek Community Development District's Workshop.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Cervelli called the workshop 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 the Fiscal Year 2026 Budget**

The Board went over the proposed budget for fiscal year 2026 and discussed making the following changes before the budget is presented for approval at the next board meeting:

- Increasing supervisor fees by \$2,000 to allow for extra workshops
- Increasing district counsel fees to \$65,000

- Increasing irrigation repairs and maintenance to \$50,000
- Reducing tree replacements to \$2,000
- Increasing tree pruning to \$17,000
- Increasing amenity landscape maintenance and improvements to \$50,000 to include pine straw for the fitness center
- Increasing gate repairs and maintenance to \$5,000
- Reducing miscellaneous field supplies to \$2,000
- Increasing the outside fitness professional services to \$60,000
- Reducing fitness equipment repairs and maintenance to \$5,000
- Reducing fitness equipment rental to \$30,000
- Reducing cleaning supplies to \$10,000
- Reducing the capital reserve contribution to \$100,000

Additional comments were that the mulch line item should be changed to pine straw. Ms. Henley noted that the automatic renewals for the landscape maintenance contract end this year, so the District will need to issue a request for proposals.

**THIRD ORDER OF BUSINESS**

**Next Scheduled Meeting – Thursday, June 5, 2025, at 4:00 p.m. at the Fitness Center, 1865 N. Loop Parkway, St. Augustine, Florida 32095**

**FOURTH ORDER OF BUSINESS**

**Adjournment**

The workshop was adjourned at approximately 5:38 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*

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

***Unaudited Financial Reporting***  
***April 30, 2025***



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**Sweetwater Creek**  
**Community Development District**  
**Combined Balance Sheet**  
**April 30, 2025**

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account General Fund	\$ 287,309	\$ -	\$ 134,072	-	\$ 421,381
Operating Account Amenity Account	43,074	-	-	-	43,074
Debit Card Account	2,888	-	-	-	2,888
Accounts Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	-	-	-	-
Due from Others	596	-	-	-	596
Due from Amenity	18,224	-	-	-	18,224
Due from Debt Service	-	-	-	-	-
Due from Capital Reserve	-	-	-	-	-
Due from Capital Projects	2,364	-	-	-	2,364
	-	-	-	-	-
<b>Investments:</b>					
State Board of Administration (SBA)	797,758	-	278,418	-	1,076,175
US Bank Custody Account	255,369	-	-	-	255,369
	-	-	-	-	-
<b>Series 2019</b>					
Reserve - A-1	-	133,070	-	-	133,070
Reserve - A-2	-	108,063	-	-	108,063
Revenue	-	800,468	-	-	800,468
Prepayment	-	10,926	-	-	10,926
Excess Revenue	-	6	-	-	6
Construction	-	-	-	216,746	216,746
Prepaid Expenses	-	-	-	-	-
Deposits	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 1,407,581</b>	<b>\$ 1,052,531</b>	<b>\$ 412,490</b>	<b>\$ 216,746</b>	<b>\$ 3,089,349</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 44,589	\$ -	\$ -	\$ -	\$ 44,589
Accrued Expenses	-	-	-	-	-
Contracts Payable	-	-	-	-	-
Due to Debt Service	-	-	-	-	-
Due to Amenity Fund	-	-	-	2,364	2,364
Due to Capital Reserve	-	-	-	-	-
Due to General Fund	18,224	-	-	-	18,224
<b>Total Liabilities</b>	<b>\$ 62,813</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,364</b>	<b>\$ 65,177</b>
<b>Fund Balance:</b>					
Nonspendable:					
Prepaid Items	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted for:					
Debt Service	-	1,052,531	-	-	1,052,531
Capital Project	-	-	-	214,382	214,382
Assigned for:					
Capital Reserve Fund	-	-	412,490	-	412,490
Unassigned	1,344,769	-	-	-	1,344,769
<b>Total Fund Balances</b>	<b>\$ 1,344,769</b>	<b>\$ 1,052,531</b>	<b>\$ 412,490</b>	<b>\$ 214,382</b>	<b>\$ 3,024,172</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,407,581</b>	<b>\$ 1,052,531</b>	<b>\$ 412,490</b>	<b>\$ 216,746</b>	<b>\$ 3,089,349</b>

**Sweetwater Creek**  
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,857,822	\$ 1,857,822	\$ 1,846,749	\$ (11,073)
Fitness Center Revenue	2,000	2,000	4,680	2,680
Interest/Miscellaneous	25,000	14,583	23,679	9,096
Insurance Proceeds	-	-	1,820	1,820
<b>Total Revenues</b>	<b>\$ 1,884,822</b>	<b>\$ 1,874,405</b>	<b>\$ 1,876,928</b>	<b>\$ 2,523</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 8,400	(1,400)
Engineering	20,000	11,667	13,422	(1,755)
District Counsel	63,599	37,099	43,436	(6,337)
Annual Audit	3,800	-	-	-
Assessment Administration	5,200	5,200	5,200	-
Arbitrage Rebate	500	-	-	-
Dissemination Agent	5,512	3,415	3,415	-
Trustee Fees	3,800	3,800	3,143	657
Management Fees	44,200	25,783	25,783	-
Information Technology	1,482	865	865	-
Website Maintenance	1,040	607	607	-
Telephone	742	433	197	236
Postage & Delivery	3,000	1,750	1,561	189
Public Official Insurance	5,172	5,172	5,224	(52)
Copies	2,500	1,458	1,337	122
Legal Advertising	2,000	1,167	278	889
Miscellaneous	1,500	425	425	-
Dues, Licenses & Subscriptions	175	175	175	-
Cost Share Expense - Marshall Creek	100,000	-	-	-
<b>Total General &amp; Administrative</b>	<b>\$ 276,222</b>	<b>\$ 106,016</b>	<b>\$ 113,468</b>	<b>\$ (7,452)</b>
<b><i>Operations &amp; Maintenance</i></b>				
Electric	\$ 78,000	\$ 45,500	\$ 43,312	2,188
General Insurance	6,884	6,884	5,892	992
Landscape Maintenance	291,276	169,911	169,911	-
Landscape Improvements	50,000	8,232	8,232	-
Mulch	50,000	20,000	20,000	-
Lake Maintenance	22,000	12,833	14,857	(2,024)
Fountain Maintenance	1,500	875	-	875
Irrigation Repairs & Maintenance	39,000	27,135	27,135	-
Storm Clean-Up	10,000	-	-	-
Field Repairs & Maintenance	36,000	27,671	27,671	-
Tree Removals	14,000	8,167	6,650	1,517
Tree Replacements	-	-	1,820	(1,820)
Tree Pruning	15,000	8,750	5,480	3,270
Streetlight Repairs	2,250	1,313	-	1,313
Signage Repairs	1,000	1,000	1,456	(456)
Holiday Decoration	5,000	3,616	3,616	-
Miscellaneous Field Supplies	3,500	2,042	68	1,974
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 625,410</b>	<b>\$ 343,928</b>	<b>\$ 336,100</b>	<b>\$ 7,828</b>

**Sweetwater Creek**  
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
<b><i>Amenities</i></b>				
<b>Administrative</b>				
Property & Casualty Insurance	\$ 43,218	\$ 43,218	\$ 40,216	3,002
Facility Management	266,340	155,365	165,170	(9,805)
Performance Incentive	10,000	10,000	8,492	1,508
Info Technology	-	-	795	(795)
Licenses & Permits	770	-	-	-
Subscriptions & Memberships	2,040	1,190	875	315
Training	-	-	219	(219)
Office Supplies	3,000	1,750	1,314	436
Office Equipment	2,500	1,458	756	703
Communication - Telephone/Internet/TV	12,000	7,000	5,099	1,901
Internet/Telephone - Guard House	4,500	2,625	1,952	673
<b><i>Field</i></b>				
Field Management Fees	92,602	54,018	54,018	-
Facility Maintenance - Cost Share	-	-	897	(897)
General Utilities	78,000	45,500	48,299	(2,799)
Refuse Removal	6,725	3,923	4,446	(523)
Security	41,137	23,997	22,701	1,296
Janitorial Services	43,467	23,545	23,545	-
Operating Supplies - Spa & Paper	4,000	2,333	1,917	416
Operating Supplies - Uniforms	500	500	535	(35)
Cleaning Supplies	12,500	7,292	6,864	428
Amenity Landscape Maintenance & Improvements	22,872	22,872	31,026	(8,154)
Gate Repairs & Maintenance	2,500	1,458	868	590
Dog Park Repairs & Maintenance	6,000	3,500	1,167	2,333
Park Mulch	5,000	-	-	-
Miscellaneous Field Supplies	4,100	188	188	-
Buildings Repairs & Maintenance	30,000	30,000	34,469	(4,469)
Pest Control	1,800	1,050	894	156
Pool Maintenance - Contract	19,469	11,357	11,357	-
Pool Repairs & Maintenance	3,000	523	523	-
Pool Chemicals	30,000	17,500	16,011	1,489
Signage & Amenity Repairs	300	175	101	74
Special Events	2,000	1,167	1,027	139
Park Repair & Maintenance	10,000	8,585	8,585	-
Pickleball Repair & Maintenance	3,000	3,000	9,009	(6,009)
Guardhouse Maintenance	2,500	-	-	-
Playground Repairs & Maintenance	5,000	5,000	7,139	(2,139)
<b><i>Fitness</i></b>				
Professional Services - Outside Fitness	55,515	32,384	25,715	6,669
Fitness Equipment Repairs & Maintenance	7,000	4,083	1,958	2,125
Fitness Equipment Rental	36,635	21,371	20,549	821
Miniature Golf Course Maintenance	500	355	355	-
Miscellaneous Fitness Supplies	6,300	3,675	515	3,160
Capital Outlay - Machinery & Equipment	6,400	1,177	1,177	-
Capital Outlay	-	-	23,702	(23,702)
<b>Subtotal Amenities</b>	<b>\$ 883,190</b>	<b>\$ 553,132</b>	<b>\$ 584,444</b>	<b>\$ (31,312)</b>
<b>Total Operations &amp; Maintenance and Amenities</b>	<b>\$ 1,508,600</b>	<b>\$ 897,060</b>	<b>\$ 920,544</b>	<b>\$ (23,483)</b>
<b><i>Reserves</i></b>				
Capital Reserve Transfer	\$ 100,000	\$ -	\$ -	\$ -
<b>Subtotal Reserves</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 1,884,822</b>	<b>\$ 1,003,076</b>	<b>\$ 1,034,012</b>	<b>\$ (30,936)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (0)</b>		<b>\$ 842,916</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 501,852</b>	
<b>Fund Balance - Ending</b>	<b>\$ (0)</b>		<b>\$ 1,344,769</b>	

**Sweetwater Creek**  
**Community Development District**  
**Debt Service Fund Series 2019**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2025**

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 741,440	\$ 741,440	\$ 734,210	\$ (7,230)
Special Assessments - Prepayments	-	-	10,926	10,926
Interest Income	30,000	17,500	16,173	(1,327)
<b>Total Revenues</b>	<b>\$ 771,440</b>	<b>\$ 758,940</b>	<b>\$ 761,309</b>	<b>\$ 2,369</b>
<b>Expenditures:</b>				
<i>Series 2019 - A1</i>				
Interest - 11/01	\$ 81,650	\$ 81,650	\$ 81,650	\$ -
Special Call -11/1	-	-	10,000	-
Interest - 5/1	81,650	-	-	-
Principal - 5/1	360,000	-	-	-
Special Call - 5/1	-	-	-	-
<i>Series 2019 - A2</i>				
Interest - 11/01	44,200	44,200	44,200	-
Special Call -11/1	-	-	5,000	-
Interest - 05/01	44,200	-	-	-
Principal - 05/01	130,000	-	-	-
Special Call - 5/1	-	-	-	-
<b>Total Expenditures</b>	<b>\$ 741,700</b>	<b>\$ 125,850</b>	<b>\$ 140,850</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 29,740</b>	<b>\$ 633,090</b>	<b>\$ 620,459</b>	<b>\$ 2,369</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 29,740</b>	<b>\$ 633,090</b>	<b>\$ 620,459</b>	<b>\$ 2,369</b>
<b>Fund Balance - Beginning</b>	<b>\$ 187,616</b>	<b>\$ -</b>	<b>\$ 432,072</b>	<b>\$ -</b>
<b>Fund Balance - Ending</b>	<b>\$ 217,356</b>	<b>\$ -</b>	<b>\$ 1,052,531</b>	<b>\$ -</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<b>Revenues</b>				
Capital Reserve - Transfer In	\$ 100,000	\$ -	\$ -	\$ -
Interest	5,000	5,000	7,442	2,442
Miscellaneous Income	-	-	-	-
Insurance Proceeds	-	-	-	-
<b>Total Revenues</b>	<b>\$ 105,000</b>	<b>\$ 5,000</b>	<b>\$ 7,442</b>	<b>\$ 2,442</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 30,000	\$ 17,500	\$ -	\$ 17,500
Repair & Maintenance	21,317	12,435	-	12,435
Other Current Charges	600	350	289	61
Reserve Study	-	-	-	-
<b>Total Expenditures</b>	<b>\$ 51,917</b>	<b>\$ 30,285</b>	<b>\$ 289</b>	<b>\$ 29,996</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 53,083</b>		<b>\$ 7,153</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In and (Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 53,083</b>		<b>\$ 7,153</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 444,309</b>		<b>\$ 405,337</b>	
<b>Fund Balance - Ending</b>	<b>\$ 497,392</b>		<b>\$ 412,490</b>	

**Capital Reserve Study**

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

**Capital Reserve Fund - Actuals**

Description	Actual
Reserves Beginning of Year	\$ 405,337
Contributions	\$ -
Interest Income/Misc Income/Insurance Proceeds	\$ 7,442
Expenditures	\$ (289)
Actual Balance	\$412,490

<b>Variance Reserve Study Vs Actual</b>	<b>(\$400,489)</b>
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**Sweetwater Creek**  
**Community Development District**  
**Capital Projects Fund Series 2019**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2025**

	Actual
	Thru 04/30/25
<b>Revenues</b>	
Interest Income	\$ 8,362
<b>Total Revenues</b>	<b>\$ 8,362</b>
<b>Expenditures:</b>	
Capital Outlay	\$ 136,161
<b>Total Expenditures</b>	<b>\$ 136,161</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (127,799)</b>
<b>Other Financing Sources/(Uses)</b>	
Transfer In/(Out)	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (127,799)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 342,181</b>
<b>Fund Balance - Ending</b>	<b>\$ 214,382</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 182,784	\$ 338,977	\$ 1,117,699	\$ 168,407	\$ -	\$ 38,881	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,846,749
Fitness Center Revenue	1,890	540	-	-	1,150	-	1,100	-	-	-	-	-	4,680
Cost Sharing - Marshall Creek Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest/Miscellaneous	1,162	697	986	2,135	6,002	7,624	5,073	-	-	-	-	-	23,679
Insurance Proceeds	-	-	-	-	-	-	1,820	-	-	-	-	-	1,820
<b>Total Revenues</b>	<b>\$ 3,052</b>	<b>\$ 184,021</b>	<b>\$ 339,963</b>	<b>\$ 1,119,835</b>	<b>\$ 175,559</b>	<b>\$ 7,624</b>	<b>\$ 46,874</b>	<b>\$ -</b>	<b>\$ 1,876,928</b>				
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 800	\$ 1,000	\$ 800	\$ 1,000	\$ 1,000	\$ 2,000	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,400
Engineering	3,636	2,082	1,668	1,133	934	1,368	2,603	-	-	-	-	-	13,422
District Counsel	3,814	3,896	2,202	6,150	5,487	7,936	13,952	-	-	-	-	-	43,436
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,200	-	-	-	-	-	-	-	-	-	-	-	5,200
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	459	459	459	459	459	459	659	-	-	-	-	-	3,415
Trustee Fees	3,143	-	-	-	-	-	-	-	-	-	-	-	3,143
Management Fees	3,683	3,683	3,683	3,683	3,683	3,683	3,683	-	-	-	-	-	25,783
Information Technology	124	124	124	124	124	124	124	-	-	-	-	-	865
Website Maintenance	87	87	87	87	87	87	87	-	-	-	-	-	607
Telephone	36	9	27	41	36	11	39	-	-	-	-	-	197
Postage & Delivery	122	431	252	284	113	189	171	-	-	-	-	-	1,561
Public Official Insurance	5,224	-	-	-	-	-	-	-	-	-	-	-	5,224
Copies	153	204	183	7	321	18	449	-	-	-	-	-	1,337
Legal Advertising	-	-	-	-	182	96	-	-	-	-	-	-	278
Miscellaneous	419	45	23	85	26	(174)	1	-	-	-	-	-	425
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Cost Share Expense - Marshall Creek	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total General &amp; Administrative</b>	<b>\$ 27,075</b>	<b>\$ 12,019</b>	<b>\$ 9,507</b>	<b>\$ 13,052</b>	<b>\$ 12,451</b>	<b>\$ 15,797</b>	<b>\$ 23,567</b>	<b>\$ -</b>	<b>\$ 113,468</b>				

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Operations &amp; Maintenance</b>													
Electric	\$ 6,062	\$ 6,204	\$ 6,114	\$ 6,358	\$ 6,124	\$ 6,211	\$ 6,240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,312
General Insurance	5,892	-	-	-	-	-	-	-	-	-	-	-	5,892
Landscape Maintenance	24,273	24,273	24,273	24,273	24,273	24,273	24,273	-	-	-	-	-	169,911
Landscape Improvements	-	1,202	-	-	2,055	4,975	-	-	-	-	-	-	8,232
Mulch	-	20,000	-	-	-	-	-	-	-	-	-	-	20,000
Lake Maintenance	2,122	2,122	2,122	2,122	2,122	2,122	2,122	-	-	-	-	-	14,857
Fountain Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs & Maintenance	11,995	5,280	2,405	-	3,970	1,720	1,765	-	-	-	-	-	27,135
Storm Clean-Up	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Repairs & Maintenance	8,854	3,975	8,365	895	45	4,252	1,285	-	-	-	-	-	27,671
Tree Removals	800	3,600	250	600	-	-	1,400	-	-	-	-	-	6,650
Tree Replacements	-	-	-	-	1,820	-	-	-	-	-	-	-	1,820
Tree Pruning	-	-	-	5,480	-	-	-	-	-	-	-	-	5,480
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Signage Repairs	-	-	-	-	-	-	1,456	-	-	-	-	-	1,456
Holiday Decoration	1,594	1,217	499	307	-	-	-	-	-	-	-	-	3,616
Miscellaneous Field Supplies	49	-	-	-	19	-	-	-	-	-	-	-	68
<b>Subtotal Operations &amp; Maintenance</b>	<b>\$ 61,642</b>	<b>\$ 67,873</b>	<b>\$ 44,028</b>	<b>\$ 40,035</b>	<b>\$ 40,429</b>	<b>\$ 43,553</b>	<b>\$ 38,542</b>	<b>\$ -</b>	<b>\$ 336,100</b>				
<b>Amenities</b>													
Administrative													
Property & Casualty Insurance	\$ 40,216	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,216
Facility Management	23,634	23,699	23,642	23,502	23,675	23,244	23,773	-	-	-	-	-	165,170
Performance Incentive	-	8,492	-	-	-	-	-	-	-	-	-	-	8,492
Info Technology	795	-	-	-	-	-	-	-	-	-	-	-	795
Licenses & Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Subscriptions & Memberships	125	125	125	125	125	125	125	-	-	-	-	-	875
Training	-	-	-	-	-	219	-	-	-	-	-	-	219
Office Supplies	188	138	616	59	146	144	23	-	-	-	-	-	1,314
Office Equipment	107	139	240	25	-	52	193	-	-	-	-	-	756
Communication - Telephone/Internet/TV	663	664	664	709	756	756	886	-	-	-	-	-	5,099
Internet/Telephone - Guard House	653	343	357	150	150	150	150	-	-	-	-	-	1,952

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Field</b>													
Field Management Fees	7,717	7,717	7,717	7,717	7,717	7,717	7,717	-	-	-	-	-	54,018
Facility Maintenance - Cost Share	-	-	-	-	-	897	-	-	-	-	-	-	897
General Utilities	6,163	6,720	5,422	8,154	7,042	8,509	6,288	-	-	-	-	-	48,299
Refuse Removal	635	780	780	799	654	654	145	-	-	-	-	-	4,446
Security	3,488	3,428	3,428	3,488	3,428	3,631	1,810	-	-	-	-	-	22,701
Janitorial Services	3,622	3,622	3,622	3,622	1,811	3,622	3,622	-	-	-	-	-	23,545
Operating Supplies - Spa & Paper	475	222	-	264	170	63	722	-	-	-	-	-	1,917
Operating Supplies - Uniforms	-	-	27	508	-	-	-	-	-	-	-	-	535
Cleaning Supplies	244	1,472	342	1,464	80	1,320	1,941	-	-	-	-	-	6,864
Amenity Landscape Maintenance & Improvements	17,938	1,963	1,963	1,963	1,963	2,417	2,819	-	-	-	-	-	31,026
Gate Repairs & Maintenance	-	-	-	-	868	-	-	-	-	-	-	-	868
Dog Park Repairs & Maintenance	286	-	143	129	136	172	301	-	-	-	-	-	1,167
Park Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Field Supplies	-	34	-	58	-	61	35	-	-	-	-	-	188
Buildings Repairs & Maintenance	28,243	75	4,111	718	34	1,030	258	-	-	-	-	-	34,469
Pest Control	81	81	81	84	484	84	-	-	-	-	-	-	894
Pool Maintenance - Contract	1,622	1,622	1,622	1,622	1,622	1,622	1,622	-	-	-	-	-	11,357
Pool Repairs & Maintenance	-	-	-	-	-	358	165	-	-	-	-	-	523
Pool Chemicals	2,055	2,160	2,498	2,397	2,432	2,158	2,311	-	-	-	-	-	16,011
Signage & Amenity Repairs	61	-	-	40	-	-	-	-	-	-	-	-	101
Special Events	-	164	595	124	29	17	100	-	-	-	-	-	1,027
Park Repair & Maintenance	8,585	-	-	-	-	-	-	-	-	-	-	-	8,585
Pickleball Repair & Maintenance	1,800	-	908	-	76	10	6,215	-	-	-	-	-	9,009
Guardhouse Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Playground Repairs & Maintenance	17	5,589	1,391	142	-	-	-	-	-	-	-	-	7,139
<b>Fitness</b>													
Professional Services - Outside Fitness	4,115	3,570	2,595	4,910	3,485	3,450	3,590	-	-	-	-	-	25,715
Fitness Equipment Repairs & Maintenance	1,469	13	-	-	-	-	476	-	-	-	-	-	1,958
Fitness Equipment Rental	3,053	3,053	3,053	2,540	3,053	3,258	2,540	-	-	-	-	-	20,549
Miniature Golf Course Maintenance	-	-	355	-	-	-	-	-	-	-	-	-	355
Miscellaneous Fitness Supplies	117	76	-	215	18	21	67	-	-	-	-	-	515
Capital Outlay - Machinery & Equipment	-	-	795	-	167	125	90	-	-	-	-	-	1,177
Capital Outlay	-	19,610	-	-	4,092	-	-	-	-	-	-	-	23,702
<b>Subtotal Amenities</b>	<b>\$ 158,166</b>	<b>\$ 95,572</b>	<b>\$ 67,093</b>	<b>\$ 65,528</b>	<b>\$ 64,214</b>	<b>\$ 65,886</b>	<b>\$ 67,986</b>	<b>\$ -</b>	<b>\$ 584,444</b>				
<b>Total Operations &amp; Maintenance and Amenities</b>	<b>\$ 219,808</b>	<b>\$ 163,444</b>	<b>\$ 111,120</b>	<b>\$ 105,563</b>	<b>\$ 104,643</b>	<b>\$ 109,439</b>	<b>\$ 106,527</b>	<b>\$ -</b>	<b>\$ 920,544</b>				
<b>Total Expenditures</b>	<b>\$ 246,883</b>	<b>\$ 175,463</b>	<b>\$ 120,628</b>	<b>\$ 118,615</b>	<b>\$ 117,094</b>	<b>\$ 125,236</b>	<b>\$ 130,094</b>	<b>\$ -</b>	<b>\$ 1,034,012</b>				
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (243,831)</b>	<b>\$ 8,558</b>	<b>\$ 219,335</b>	<b>\$ 1,001,220</b>	<b>\$ 58,465</b>	<b>\$ (117,612)</b>	<b>\$ (83,220)</b>	<b>\$ -</b>	<b>\$ 842,916</b>				
<b>Reserves</b>													
Capital Reserve Transfer	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

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

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

<b>SERIES 2019A-2, SPECIAL ASSESSMENT REVENUE BONDS</b>	
Interest Rate:	3.560%, 4.020%
Maturity Date:	5/1/2038
Reserve Fund Definition	50% MAXIMUM ANNUAL DEBT SERVICE
Reserve Fund Requirement	\$108,063
Reserve Fund Balance	108,063
Bonds Outstanding - 7/30/19	\$2,980,000
Less: Principal Payment - 5/1/20	(\$110,000)
Less: Principal Payment - 5/1/20 (Special Call)	(\$10,000)
Less: Principal Payment - 11/1/20 (Special Call)	(\$15,000)
Less: Principal Payment - 5/1/21	(\$115,000)
Less: Principal Payment - 5/1/21 (Special Call)	(\$15,000)
Less: Principal Payment - 11/1/21 (Special Call)	(\$5,000)
Less: Principal Payment - 5/1/22	(\$115,000)
Less: Principal Payment - 5/1/22 (Special Call)	(\$25,000)
Less: Principal Payment - 11/1/22 (Special Call)	(\$5,000)
Less: Principal Payment - 5/1/23	(\$120,000)
Less: Principal Payment - 5/1/23 (Special Call)	(\$20,000)
Less: Principal Payment - 5/1/24	(\$125,000)
Less: Principal Payment - 5/1/24 (Special Call)	(\$5,000)
Less: Principal Payment - 11/1/24 (Special Call)	(\$5,000)
<b>Current Bonds Outstanding</b>	<b>\$2,290,000</b>

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

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

**ON ROLL ASSESSMENTS**

allocation in %                      71.55%                      28.45%                      100.00%

Date	Distribution	Net Receipts	O&M Portion	2019- Service	Debt	Total
11/05/24	1	\$ 28,463.12	\$ 20,366.16	\$ 8,096.96	\$	28,463.12
11/15/24	2	81,592.39	58,381.65	23,210.74		81,592.39
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
04/08/25	8	51,573.79	36,902.50	14,671.29		51,573.79
04/14/25	INTEREST 2	2,765.13	1,978.53	786.60		2,765.13
		-	-	-		-
		-	-	-		-
		-	-	-		-
		-	-	-		-
<b>TOTAL</b>		<b>\$ 2,580,959.40</b>	<b>\$ 1,846,748.69</b>	<b>\$ 734,210.26</b>	<b>\$</b>	<b>2,580,958.95</b>

<b>99.40%</b>	<b>Percent Collected</b>
<b>\$ 15,476.54</b>	<b>Balance Remaining to Collect</b>

**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 Enterprises, 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: SWCffnl220 - 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 Center 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 Center 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 Add'l wiring/reconfigure circuits for Treadmill	\$ 1,020.00
4/24/23	81	Feather & Bloom	Invoice #000714 Moss Wall & Painting for Zen Room	\$ 2,775.00
5/9/23	82	Kilinski/Van Wyk PLLC	Invoice# 6480 2019 Project Construction	\$ 1,485.50
5/9/23	83	Sweetwater Creek CDD	Invoice #1312 IT Systems Install amplifier and speakers.	\$ 2,100.00
5/9/23	84	Sweetwater Creek CDD	Invoice # PAL_003 Invision Construction Additional Electrical items, HV AC pipe dryer vent, door, hall storage, trimming, painting, flooring, and plumbing washer.	\$ 15,000.00

**Sweetwater Creek  
COMMUNITY DEVELOPMENT DISTRICT**

**Special Assessment Revenue Bonds, Series 2019**

Date	Requisition #	Contractor	Description	Requisition
5/9/23	85	Invision Construction	Progress billing per agreement for Palencia Interior Renovation Change Order Id #PAL_004	\$ 5,190.00
5/15/23	86	England Thims & Miller	Invoice# 208098 Pickle ball Courts Addition & Modifications.	\$ 3,023.75
			Remaining Balance Invoice# 154021-F Final payment for Resistance Wall Gym & Cable Caddy	
5/15/23	87	Heartline Fitness Systems	Complete Kit and Training Ropes.	\$ 1,290.90
5/15/23	88	Heartline Fitness Systems	Remaining Balance Invoice# 151948-F Final payment for Flooring Materials.	\$ 2,624.08
6/5/23	89	Kilinski/Van Wyk PLLC	Invoice# 6585 2019 Project Construction	\$ 1,179.00
6/5/23	90	Invision Construction	Change Order 4 Emergency Light Invoice #PAL_006	\$ 600.00
6/5/23	91	Feather & Bloom	Invoice #000725 Lighting install and custom hanging wood paneling for Zen Room	\$ 3,300.00
6/13/23	92	England Thims & Miller	Invoice# 208489 Pickle ball Courts Addition & Modifications.	\$ 5,855.00
6/13/23	93	Kilinski/Van Wyk PLLC	Invoice# 6846 2019 Project Construction	\$ 2,661.50
7/7/23	94	England Thims & Miller	Invoice# 23159 Topography Survey for Onda Park	\$ 5,240.00
7/7/23	95	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-1	\$ 16,412.00
7/7/23	96	England Thims & Miller	Invoice# 208897 Pickle ball Courts Addition & Modifications.	\$ 2,076.25
7/24/23	97	Kilinski/Van Wyk PLLC	Invoice# 7090 2019 Project Construction	\$ 2,719.50
7/24/23	98	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-2	\$ 97,369.00
8/14/23	99	England Thims & Miller	Invoice # 209405 Pickleball Courts Addition & Modifications.	\$ 563.75
8/14/23	100	Kilinski/Van Wyk PLLC	Invoice # 7262 2019 Project Construction	\$ 482.00
8/16/23	101	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-3	\$ 111,695.00
9/15/23	102	England Thims & Miller	Invoice # 209910 Pickleball Courts Addition & Modifications.	\$ 820.00
9/15/23	103	Kilinski/Van Wyk PLLC	Invoice # 7481 2019 Project Construction	\$ 673.08
9/28/23	104	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-4	\$ 119,712.00
10/19/23	105	Poly-Wood LLC	Invoice # 873994 Vineyard Dining Arm chairs and 48" Round Dining Tables	\$ 7,420.00
10/17/23	106	Kilinski/Van Wyk PLLC	Invoice # 7759 2019 Project Construction	\$ 375.00
10/30/23	107	American Electrical Contracting Inc	Palencia Pickleball Courts Electrical Lighting Install Invoice #W61855	\$ 24,485.00
10/30/23	108	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-5	\$ 72,718.00
11/28/23	109	Kilinski/Van Wyk PLLC	Invoice # 7975 2019 Project Construction	\$ 106.00
11/28/23	110	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-6	\$ 22,208.00
11/29/23	111	England Thims & Miller	Invoice # 210296 Pickleball Courts Addition & Modifications.	\$ 256.25
12/7/23	112	England Thims & Miller	Invoice # 210807 Pickleball Courts Addition & Modifications.	\$ 367.45
			Pickball fees, sound system upgrade aerobics room, and Washer Dryer/Warranty for Amenity Center paid with card.	
12/5/23	113	Sweetwater Creek CDD		\$ 2,959.95
12/6/23	114	England Thims & Miller	Invoice # 211276 Pickleball Courts Addition & Modifications.	\$ 205.00
1/10/24	115	Duval Landscape Maintenance	Invoice # 25237 Revamp amenity center irrigation.	\$ 12,917.16
1/10/24	116	Sweetwater Creek CDD-Capital Reserve	Dowling Douglas Invoice # 211276 Pickleball Courts Addition & Modifications - Nov 2023.	\$ 2,600.00
1/22/24	117	Kilinski/Van Wyk PLLC	Invoice # 8459 2019 Project Construction	\$ 124.00
2/13/24	118	Atlantic Security	Video Surveillance System Equipment and Installation 50% Dep Invoice #327381-Deposit	\$ 5,946.88
2/13/24	119	Alfred W Grover, Electrical Contractor	Invoice # 12524 - 6 Outdoor Motion Detector-LED light fixture for Pickleball Project	\$ 3,800.00
2/13/24	120	England Thims & Miller	Invoice # 212440 Pickleball Courts Addition & Modifications - Nov 2023.	\$ 1,571.25
2/14/24	121	Kilinski/Van Wyk PLLC	Invoice # 8723 2019 Project Construction	\$ 155.00
2/20/24	122	American Electrical Contracting Inc	Palencia Pickleball Courts Install two light deflectors Invoice #W64623	\$ 1,840.00
2/22/24	123	American Electrical Contracting Inc	Palencia Pickleball Courts Change timer to digital Invoice #W63086	\$ 140.65
2/22/24	124	American Electrical Contracting Inc	Palencia Pickleball Courts Change Order Lighting Project Invoice #W62910	\$ 3,227.30
2/27/24	125	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-7-Final Payment	\$ 25,623.00
3/12/24	126	Workman's Kwik Fix Plumbing Division	Invoice # 97146 - installed self close metering faucet in ensenada park per contract	\$ 1,280.00
			Invoice #212712 - CEI Services - Finalized documents and pay apps for Pickleball Court closeout with SJC and Owner	
3/12/24	127	England Thims & Miller		\$ 307.50
			Invoice # 2313106. Furnished & installed 296' of 48" high 2-rail ascot style black aluminum fence with (3) 4' gate	
3/12/24	128	Best Fence and Rail fo FL LLC		\$ 8,174.00
3/20/24	129	Kilinski/Van Wyk PLLC	Invoice # 8974 2019 Project Construction	\$ 1,437.50
4/30/24	130	Matthews/DCCM	Invoice # 190784 - Due Diligence and Site Planning	\$ 2,168.75
5/20/24	131	Matthews/DCCM	Invoice # 190937 - Due Diligence and Site Planning	\$ 2,037.50
5/31/24	132	Atlantic Security	Invoice # 331612Final Invoice for Security System	\$ 5,884.37
6/11/24	133	Kilinski/Van Wyk PLLC	Invoice # 9385 2019 Project Construction	\$ 393.50
6/27/24	134	Kilinski/Van Wyk PLLC	Invoice # 9385 2019 Project Construction	\$ 465.00
7/26/24	135	Kilinski/Van Wyk PLLC	Invoice # 9861 2019 Project Construction	\$ 93.00
8/5/24	136	Matthews/DCCM	Invoice # 191118 - Due Diligence and Site Planning	\$ 2,475.00
8/5/24	137	Matthews/DCCM	Invoice # 191467 - Onda Park Survey and Construction Plans	\$ 9,489.26
8/21/24	138	Matthews/DCCM	Invoice # 191636 - Onda Park Construction Plans/Landscape/Meetings	\$ 5,100.00
8/28/24	139	Kilinski/Van Wyk PLLC	Invoice # 10065 2019 Project Construction	\$ 583.00
9/13/24	140	Kilinski/Van Wyk PLLC	Invoice # 10430 2019 Project Construction	\$ 3,403.50
11/5/24	141	Matthews/DCCM	Invoice #191859 Onda Park	\$ 1,186.88
10/18/24	142	Kilinski/Van Wyk PLLC	Invoice # 10546 2019 Project Construction	\$ 332.00
11/5/24	143	Sweetwater Creek CDD-Capital Reserve	Envera System upgrade deposit and install balance	\$ 15,810.12
12/9/24	144	Kilinski/Van Wyk PLLC	Invoice # 10810 2019 Project Construction	\$ 553.75
12/23/24	145	Kilinski/Van Wyk PLLC	Invoice # 10975 2019 Project Construction	\$ 124.00
12/24/24	146	Design 2 Wellness	Invoice #49881 Strenight Equipment Replacement-50% deposit	\$ 43,663.00
2/17/25	147	Lee and Cates	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
3/5/25	152	Invision Construction	Invoice #PALF-001- Storage Room Final/Invoice #PKNE-001-Knee Wall in Fitness Ctr	\$ 8,753.00
3/5/25	152	Invision Construction	Invoice #PKNE-001-Knee Wall in Fitness Ctr	\$ 3,979.00
3/18/25	153	Matthews/DCCM	Invoice #192893 - Onda Residential - Planning, Mod App & Meetings	\$ 3,920.00
3/18/25	154	Kilinski/Van Wyk PLLC	Invoice # 11682 2019 Project Construction	\$ 744.00
4/2/25	155	Sweetwater Creek CDD	Invoice #164342 and #64340 Polish mirror wall install Workout Room	\$ 2,323.33
4/2/25	156	JD Goals Inc	Invoice #112528 50% Deposit for Mini Golf Resurfacing	\$ 5,667.50
4/29/25	157	Design 2 Wellness	Invoice #50458, 50492, 50926 Additional Equipment for Fitness Center	\$ 3,508.00
	158	Matthews/DCCM	Invoice #193071 and Invoice #193217 Onda Residential - Planning, Mod App & Meetings	\$ 1,881.86
	159	Matthews/DCCM	Invoice #192481 Onda Park Meetings and Coordination	\$ 105.00
	160	Design 2 Wellness	Invoice #49881 Strenight Equipment Replacement-Final Payment	\$ 43,193.00
<b>TOTAL</b>				<b>\$ 1,521,880.69</b>
<b>Project (Construction) Fund at 08/30/19</b>				<b>\$ 1,540,777.96</b>
<b>Interest Earned and Transfers thru 04/30/25</b>				<b>\$ 152,669.35</b>
<b>Outstanding Requisitions</b>				<b>\$ 45,179.86</b>
<b>Requisitions Paid thru 04/30/25</b>				<b>\$ (1,521,880.69)</b>
<b>Remaining Project (Construction) Fund</b>				<b>\$ 216,746.48</b>

**Sweetwater Creek  
COMMUNITY DEVELOPMENT DISTRICT**

**Special Assessment Revenue Bonds, Series 2019**

Date	Requisition #	Contractor	Description	Requisition
<b>FUTURE CAPITAL PROJECTS (CONSTRUCTION)</b>				
		Hoffman Construction	Pickleball Court Construction-Balance to Finish including Retainage	\$0.00
			Pickleball-Water Fountain/Cooler (Projection, not actual)	\$4,000.00
			<b>Fitness Center New Equipment</b>	<b>\$8,450.24</b>
			Boccee Ball Court And Shade	\$13,310.60
			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
<b>TOTAL PROJECTED PROJECTS</b>				<b>\$156,556.44</b>
<b>PROJECTED REMAINING PROJECTS (CONSTRUCTION) FUNDS</b>				<b>\$60,190</b>

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

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

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
<b>General Fund</b>		
4/1/25 - 4/30/25	4270-4289	\$60,888.38
5/1/25 - 5/28/25	4290-4309	70,710.96
<b>SUBTOTAL</b>		<b>\$131,599.34</b>
<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
<b>Amenity Fund</b>		
4/1/25 - 4/30/25	2921-2948	\$51,591.25
5/1/25 - 5/28/25	2949-2978	55,904.17
<b>SUBTOTAL</b>		<b>\$107,495.42</b>
<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
<b>Capital Reserve</b>		
<b>SUBTOTAL</b>		<b>\$0.00</b>
<b>TOTAL</b>		<b>\$239,094.76</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/04/25	00109	4/03/25	04032025	202504	310-51300-11000		DANIEL L COLIN	*	200.00	200.00	004270
4/04/25	00089	4/03/25	04032025	202504	310-51300-11000		JOHN T SMITH	*	200.00	200.00	004271
4/04/25	00051	4/03/25	04032025	202504	310-51300-11000		ROBERT LISOTTA	*	200.00	200.00	004272
4/04/25	00108	4/03/25	04032025	202504	310-51300-11000		RONALD J CERVELLI	*	200.00	200.00	004273
4/04/25	00040	4/03/25	04032025	202504	310-51300-11000		STEPHEN J HANDLER	*	200.00	200.00	004274
4/04/25	00086	3/26/25	30702	202503	320-53800-47300		DUVAL LANDSCAPE MAINTENANCE	*	280.00	280.00	004275
4/04/25	00086	4/01/25	30727	202504	320-53800-46200		DUVAL LANDSCAPE MAINTENANCE	*	24,273.00	24,273.00	004276
4/04/25	00063	3/31/25	88887	202503	320-53800-47000		FUTURE HORIZONS	*	2,122.44	2,122.44	004277
4/04/25	00071	3/14/25	298	202502	320-53800-49000		RIVERSIDE MANAGEMENT SERVICES	*	18.87	18.87	004278
4/11/25	00029	4/01/25	169	202504	310-51300-34000		APR MANAGEMENT FEES	*	3,683.33		
		4/01/25	169	202504	310-51300-35200		APR WEBSITE ADMIN	*	86.67		
		4/01/25	169	202504	310-51300-35100		APR INFO TECH	*	123.50		
		4/01/25	169	202504	310-51300-31300		APR DISSEM AGENT SRVCS	*	459.33		
		4/01/25	169	202504	310-51300-49000		OFFICE SUPPLIES	*	1.32		

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/01/25		169		202504	310	51300	42000			*	170.83		
			POSTAGE										
4/01/25		169		202504	310	51300	42500			*	449.10		
			COPIES										
4/01/25		169		202504	310	51300	41000			*	38.65		
			TELEPHONE										
GOVERNMENTAL MANAGEMENT SERVICES												5,012.73	004279
4/17/25	00086	2/03/25	30063	202502	320	53800	46200			*	24,273.00		
			FEB PALENCIA RENEWAL										
DUVAL LANDSCAPE MAINTENANCE												24,273.00	004280
4/17/25	00103	4/10/25	193070	202503	310	51300	31100			*	1,367.50		
			MAR ENGINEERING SERVICES										
MATTHEWS DESIGN GROUP LLC												1,367.50	004281
4/17/25	00095	4/09/25	19803	202504	320	53800	47302			*	1,400.00		
			DROP 1 PINE TREE										
TAYLOR TREE SERVICES INC												1,400.00	004282
4/24/25	00089	4/23/25	04232025	202504	310	51300	11000			*	200.00		
			4/23/25 CDD WORKSHOP										
JOHN T SMITH												200.00	004283
4/24/25	00051	4/23/25	04232025	202504	310	51300	11000			*	200.00		
			4/23/25 CDD WORKSHOP										
ROBERT LISOTTA												200.00	004284
4/24/25	00108	4/23/25	04232025	202504	310	51300	11000			*	200.00		
			4/23/25 CDD WORKSHOP										
RONALD J CERVELLI												200.00	004285
4/24/25	00040	4/23/25	04232025	202504	310	51300	11000			*	200.00		
			4/23/25 CDD WORKSHOP										
STEPHEN J HANDLER												200.00	004286
4/25/25	00006	3/03/25	20190	202502	320	53800	47301			*	45.00		
			BACKFLOW TEST										
BOB'S BACKFLOW & PLUMBING SERVICE												45.00	004287
4/25/25	00042	4/15/25	14	202504	310	51300	31300			*	100.00		
			AMORT SE2019A-1 5/1 \$10K										
4/15/25		14		202504	310	51300	31300			*	100.00		
			AMORT SE2019A-2 5/1 \$5K										
DISCLOSURE SERVICES LLC												200.00	004288

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/25/25	00090	3/20/25 7039417	202503 310-51300-48000		*	95.84	
		3/20 #11125662	4/3 MTG	GANNETT FL LOCALIQ			95.84 004289
TOTAL FOR BANK A						60,888.38	
TOTAL FOR REGISTER						60,888.38	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/04/25	00119	4/01/25	30726	202504	330-53800-46200			APR FIT CNTR & DOG PARK DUVAL LANDSCAPING MAINTENANCE	*	1,963.00	1,963.00	002921
4/04/25	00139	3/26/25	03262025	202503	340-53800-34500			3/19&3/26 FITNESS CLASSES GLENDA MALEWICKI	*	70.00	70.00	002922
4/04/25	00019	4/01/25	13129562	202504	330-53800-52002			APR POOL CHEMICALS POOLSURE	*	2,157.54	2,157.54	002923
4/11/25	00168	4/01/25	193004	202504	330-53800-48100			PICKLEBALL COURT RPR ALL WEATHER CONTRACTORS INC	*	395.00	395.00	002924
4/11/25	00131	4/07/25	04072025	202503	340-53800-34500			3/23-4/6 FINTESS CLASSES DIANE LAURA STOEVER	*	440.00	440.00	002925
4/11/25	00080	3/15/25	752468	202504	330-53800-48400			APR GATE GRD MONITORING HIDDEN EYES LLC	*	1,734.76	1,734.76	002926
4/11/25	00139	4/04/25	04042025	202504	340-53800-34500			3/26-4/4 FITNESS CLASSES GLENDA MALEWICKI	*	140.00	140.00	002927
4/11/25	00166	4/07/25	04072025	202504	340-53800-34500			3/19&4/2 FITNESS CLASSES KATHY ROY	*	70.00	70.00	002928
4/11/25	00127	3/30/25	03302025	202503	340-53800-34500			3/17-3/30 FITNESS CLASSES LINA HERMEZ	*	450.00	450.00	002929
4/11/25	00152	4/07/25	04072025	202504	340-53800-34500			3/25&4/1 FITNESS CLASSES MARILYN J COSTANZO	*	70.00	70.00	002930
4/11/25	00135	3/26/25	03262025	202503	340-53800-34500			3/17-3/26 FITNESS CLASSES MIRANDA BULGER	*	245.00	245.00	002931
4/11/25	00141	4/07/25	04072025	202503	340-53800-34500			3/24-3/31 FITNESS CLASSES PATRICIA SCOTT	*	105.00	105.00	002932

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/11/25	00138	3/27/25	03272025	202503	340-53800-34500	3/18-3/27	FITNESS CLASSES RONALD C CULLUM	*	105.00	105.00	002933
4/17/25	00119	2/03/25	30062	202502	330-53800-46200	FEB FIT CNTR & DOG PARK	DUVAL LANDSCAPING MAINTENANCE	*	1,963.00	1,963.00	002934
4/17/25	00104	4/01/25	299	202504	330-53800-10000	APR FIT CNTR MANAGER		*	10,319.83		
		4/01/25	299	202504	330-53800-10000	APR ASSISTANT MANAGER		*	6,868.07		
		4/01/25	299	202504	330-53800-10000	APR FRONT DESK ATTENDANTS		*	5,007.08		
		4/01/25	299	202504	330-53800-10000	MAR FRONT DESK ATTENDANTS		*	1,577.99		
		4/01/25	299	202504	330-53800-46500	APR JANITORIAL SERVICES		*	3,622.25		
		4/01/25	299	202504	330-53800-52000	APR POOL MAINTENANCE		*	1,622.42		
		4/01/25	299	202504	320-53800-12100	APR FIELD MANAGEMENT		*	7,716.83		
		4/01/25	299	202504	330-53800-52001	POOL RPR-WHEEL TARP RACK		*	165.00		
		4/01/25	299	202504	330-53800-52002	POOL CHEM-PHOSPHATE RMVR		*	16.28		
		4/01/25	299	202504	330-53800-52002	POOL CHEM-BICARB		*	137.50		
							RIVERSIDE MANAGEMENT SERVICES INC			37,053.25	002935
4/25/25	00166	4/16/25	04162025	202504	340-53800-34500	4/9&4/11	FITNESS CLASSES KATHY ROY	*	70.00	70.00	002936
4/25/25	00127	4/13/25	04132025	202504	340-53800-34500	3/31-4/13	FITNESS CLASSES LINA HERMEZ	*	450.00	450.00	002937
4/25/25	00014	3/12/25	H480-102	202503	330-53800-52100	DISINFECTANT FITNESS WIPE	LLOYDS EXERCISE EQUIPMENT LLC	*	1,300.00	1,300.00	002938
4/25/25	00152	4/16/25	04162025	202504	340-53800-34500	4/15	FITNESS CLASS MARILYN J COSTANZO	*	35.00	35.00	002939

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/25/25	00135	4/16/25	04162025	202504	340	53800	34500		MIRANDA BULGER	*	245.00	245.00	002940
4/25/25	00141	4/16/25	04162025	202504	340	53800	34500		PATRICIA SCOTT	*	105.00	105.00	002941
4/25/25	00104	4/11/25	300	202503	330	53800	47800		MAR RPR & MAINT-BUILDING	*	654.00		
		4/11/25	300	202503	320	53800	12200		MAR FIELD RPR & MAINT	*	897.20		
		4/11/25	300	202503	330	53800	49000		MAR MISC FILD SUPPLIES	*	61.24		
									RIVERSIDE MANAGEMENT SERVICES INC			1,612.44	002942
4/25/25	00138	4/16/25	04162025	202504	340	53800	34500		RONALD C CULLUM	*	105.00	105.00	002943
4/25/25	00136	4/16/25	040825	202504	340	53800	34500		TIFFANY ROSE CUNNIGHAM	*	140.00	140.00	002944
4/25/25	00041	2/11/25	62029085	202502	340	53800	34400		FEB PEST CONTROL	*	83.93		
		2/11/25	62029085	202502	340	53800	34400		FEB PEST CONTROL	V	83.93		
									TURNER PEST CONTROL LLC			.00	002945
4/25/25	00041	2/14/25	62035519	202502	340	53800	34400		FEB RETREAT 7 YEARS	*	400.00	400.00	002946
4/25/25	00041	3/17/25	62040034	202503	340	53800	34400		MAR PEST CONTROL	*	83.63	83.63	002947
4/25/25	00041	2/11/25	62029085	202502	340	53800	34400		FEB PEST CONTROL	*	83.63	83.63	002948

TOTAL FOR BANK B 51,591.25

TOTAL FOR REGISTER 51,591.25

SWCC SWEETWATER CRK BPEREGRINO

# Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Sweetwater Creek CDD

Board Meeting Date: April 3, 2025 Meeting

	<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	(phone) ✓	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

4/4/25  
Date

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



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

**INVOICE**

Date	Invoice No.
03/26/25	30702
Terms	Due Date
Net 40	05/05/25

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
\$280.00	

Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
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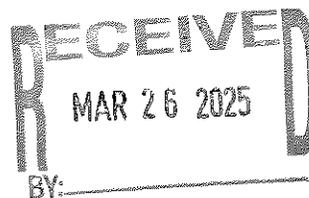
#36511 - sweetwater rio del norte  
 inspection mar25

sweetwater rio del norte inspection  
 mar25

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
<b>Irrigation Service/Repairs</b>					<b>\$280.00</b>
Irrigation Labor	Hr	1.00	\$100.00	\$100.00	
Rainbird 5004 Rotor		6.00	\$30.00	\$180.00	

Total	\$280.00
Payments/Credits	(\$0.00)
<b>Balance Due</b>	<b>\$280.00</b>

Irrigation repair and maint  
 1.320.53800.47300  
 DW  
 3/26/25





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

**INVOICE**

Date	Invoice No.
04/01/25	30727
Terms	Due Date
Net 40	05/11/25

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

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

Amount Due	PO Number
\$24,273.00	

Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
#35508 - Palencia-2025 April 2025					\$24,273.00

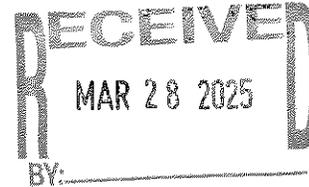
**Monthly Breakdown**

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

**Bed Dressing / Pinestraw**

(billed at time of service)

- Fall install \$20,00.00
- Spring Install \$30,000.00



1.320.53800.46200  
 Landscape maint and material  
 DW  
 3/28/25

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

**Future Horizons, Inc**

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

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

**INVOICE**

Invoice Number: 88887  
 Invoice Date: Mar 31, 2025  
 Page: 1

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

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

<b>Customer ID</b>	<b>Customer PO</b>	<b>Payment Terms</b>	
Palencia01	Per Contract	Net 45 Days	
<b>Sales Rep ID</b>	<b>Shipping Method</b>	<b>Ship Date</b>	<b>Due Date</b>
	Hand Deliver		5/15/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed March 2025	2,122.44	2,122.44
		1.320.53800.47000 Lake Maintenace DW 4/1/25		

**RECEIVED**  
 APR 01 2025  
 BY: \_\_\_\_\_

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

Check/Credit Memo No:

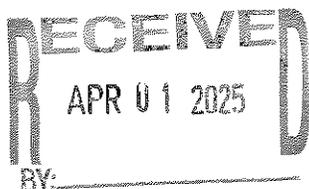
Overdue invoices are subject to finance charges.

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

# Invoice

Invoice #: 298  
 Invoice Date: 3/14/2025  
 Due Date: 3/14/2025  
 Case:  
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance February 1 - February 28, 2025	14.07	40.00	562.80
September - December Hourly Rate Adjustment Credit		-816.00	-816.00
Maintenance Supplies		272.07	272.07
<p>APPROVED</p> <p>MISC FIELD SUPPLIES-18.87\$            1.320.53800.49000</p> <p>DAN WRIGHT            3/31/25</p>			
			

*Alison Moxing*  
 3-31-25

<b>Total</b>	<b>\$18.87</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$18.87</b>

**SWEET WATER CREEK COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF FEBRUARY 2025**

---

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/18/25	2	R.G.	Cut off old one half inch anchor bolts in gym from old gym equipment and reset gym matting
2/21/25	4	J.S.	Worked on bolting down gym equipment
2/24/25	8.07	P.S.	Filled in areas with black top where needed, dug out and re-cemented in crosswalk sign, assembled and hung swing, added salt to softener

**TOTAL**      14.07

**MILES**      0

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

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 3/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
SWEETWATER CREEK	2/13/25	MTL Cut T1 4.5x.045x7/8 (4)	24.45	R.G.
	2/17/25	Parawedge Anchors Concrete	26.99	D.W.
	2/17/25	MKE HMMR Drill Bit Set	40.22	D.W.
	2/19/25	Paint Brush	16.64	D.W.
	2/19/25	LED Lights (2)	14.88	D.W.
	2/24/25	Quick Crete Concrete (3)	23.67	D.W.
	2/24/25	Ashphalt Patch Kit (3)	79.25	D.W.
	2/24/25	Tamper	45.98	D.W.
		<b>TOTAL</b>	<b><u>\$272.07</u></b>	

**Governmental Management Services, LLC**

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

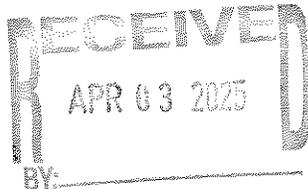
**Invoice**

**Invoice #:** 169  
**Invoice Date:** 4/1/25  
**Due Date:** 4/1/25  
**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 - April 2025		3,683.33	3,683.33
Website Administration - April 2025		86.67	86.67
Information Technology - April 2025		123.50	123.50
Dissemination Agent Services - April 2025		459.33	459.33
Office Supplies		1.32	1.32
Postage		170.83	170.83
Copies		449.10	449.10
Telephone		38.65	38.65



<b>Total</b>	<b>\$5,012.73</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$5,012.73</b>



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

**INVOICE**

Date	Invoice No.
02/03/25	30063
Terms	Due Date
Net 40	03/15/25

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

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

Amount Due	PO Number
\$24,273.00	

Please detach top portion and return with your payment.

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

**Monthly Breakdown**

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

landscape maint and material  
 1.320.53800.46200  
 DW  
 4/15/25

**Bed Dressing / Pinestraw**

(billed at time of service)

- Fall Install \$20,000.00
- Spring Install \$30,000.00



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

Project Manager Alex Acree



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

April 10, 2025  
Invoice # 193070

Project 0000021856.0000 Sweetwater Creek CDD

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

- Coordination with District Manager
- Prepare Requisitions
- CUP Reporting
- March Meter Readings
- CDD Meeting



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 March 31, 2025**

Phase 0001 Engineering Services

	Hours	Rate	Amount
Vice President of Production	1.50	290.00	435.00
Sr. Construction Inspector	.50	210.00	105.00
Project Coordinator 3	2.50	115.00	287.50
Project Administrator	.25	120.00	30.00
Inspector	3.00	170.00	510.00
<b>Total Labor</b>			<b>1,367.50</b>
		<b>Total Due:</b>	<b>1,367.50</b>

**Billed to Date**

	Current Due	Prior Billed	Billed to Date
Labor	1,367.50	23,972.50	25,340.00
Expense	0.00	117.88	117.88
Unit	0.00	83.71	83.71
Interest	0.00	41.32	41.32
<b>Totals</b>	<b>1,367.50</b>	<b>24,215.41</b>	<b>25,582.91</b>



Taylor Tree Services, Inc.  
4600 Ave B  
St. Augustine, FL 32095 US  
+19046922008  
taylortreeservicesinc@gmail.com

# Invoice

BILL TO
Sweet Water Creek

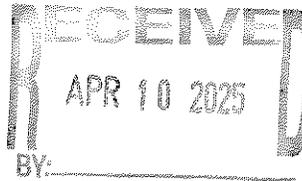
INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
19803	04/09/2025	\$1,400.00	04/09/2025	Due on receipt	

SCOPE	QTY	RATE	AMOUNT
655 Enrede Lane St. Augustine, FL 32095  Drop 1 dead/dying pine tree. Leave debris Tree is located in the back left corner of property	1	350.00	350.00
1 tree only 383 Medio Dr St. Augustine, FL 32095  Drop 5 dead pine tree in wooded area Leave debris in wooded area	1	1,050.00	1,050.00

BALANCE DUE

**\$1,400.00**

Tree removal  
1.320.53800.47302  
DW  
4/10/25



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.

# Attendance Confirmation

for  
BOARD OF SUPERVISORS

**District Name:** Sweetwater Creek CDD

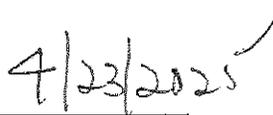
**Board Meeting Date:** April 23, 2025 Workshop

	<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		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**

  
 \_\_\_\_\_  
**Date**

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



Disclosure Services LLC

1005 Bradford Way  
Kingston, TN 37763

# Invoice

Date	Invoice #
4/15/2025	14

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

Terms	Due Date
Net 30	5/15/2025

Description	Amount
Amortization Schedule Series 2019A-1 5-1-25 Prepay \$10,000	100.00
Amortization Schedule Series 2019A-2 5-1-25 Prepay \$5,000	100.00

**RECEIVED**  
APR 16 2025  
BY: \_\_\_\_\_

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

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

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



ACCOUNT NAME Sweetwater Creek Cdd/Gms		ACCOUNT # 764151	INV DATE 03/31/25
INVOICE # 0007039417	INVOICE PERIOD Mar 1- Mar 31, 2025	CURRENT INVOICE TOTAL \$95.84	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$95.84	

**BILLING ACCOUNT NAME AND ADDRESS**

Sweetwater Creek Cdd/Gms  
475 W. Town Pl. Ste. 114  
Saint Augustine, FL 32092-3649



**PAYMENT DUE DATE: APRIL 30, 2025**

Legal Entity: Gannett Media Corp.  
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.  
All funds payable in US dollars.

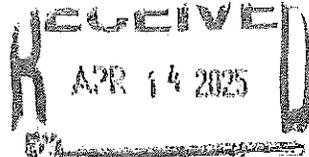
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID 47-2390983**

Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.

Date	Description	Amount
3/1/25	Balance Forward	\$202.79
3/17/25	PAYMENT - THANK YOU	-\$20.63
3/25/25	PAYMENT - THANK YOU	-\$182.16

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
3/20/25	11125662	SAG St Augustine Record	April 3rd meeting		\$95.84



As an Incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$95.84
Service Fee 3.99%	\$3.82
*Cash/Check/ACH Discount	-\$3.82
*Payment Amount by Cash/Check/ACH	\$95.84
Payment Amount by Credit Card	\$99.66

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

ACCOUNT NAME Sweetwater Creek Cdd/Gms		ACCOUNT NUMBER 764151		INVOICE NUMBER 0007039417		AMOUNT PAID \$95.84
CURRENT DUE \$95.84	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$95.84
REMITTANCE ADDRESS (Include Account# & Invoice# on check)  Gannett Florida LocalIQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL:  1-877-736-7612		TOTAL CREDIT CARD AMT DUE  \$99.66
To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com						

00007641510000000000000070394170000958467172

# LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

Courtney Hogge  
Sweetwater Creek Cdd/Gms  
475 West Town Place, Suite 114

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

03/20/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 03/20/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$95.84  
Tax Amount: \$0.00  
Payment Cost: \$95.84  
Order No: 11125662 # of Copies:  
Customer No: 764151 1  
PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

### SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF AUDIT COMMITTEE MEETING AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING

Notice is hereby given that an Audit Committee meeting of the Sweetwater Creek Community Development District ("District") will be held on Thursday, April 3, 2025 at 4:00 p.m., at 1865 N. Loop Parkway, St. Augustine, Florida 32095 to select auditor selection evaluation criteria. Immediately following adjournment of the Audit Committee meeting, a regular meeting of the Board of Supervisors ("Board") will be held where the Board may consider any business that may properly come before it ("Meeting").

An electronic copy of the agenda for the Meetings may be obtained from the District Manager's Office at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850, during normal business hours and will also be available on the District's website, [www.SweetwaterCreekCDD.com](http://www.SweetwaterCreekCDD.com) at least seven days prior to the meetings.

The Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meetings may be continued to a date, time, and place to be specified on the record at such Meetings. There may be occasions when one or more Supervisors, Staff or other individuals will participate by speaker telephone or communications media technology.

Any person requiring special accommodations at the Meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to each respective Meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jim Oliver  
District Manager



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

**INVOICE**

Date	Invoice No.
04/01/25	30726
Terms	Due Date
Net 40	05/11/25

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

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

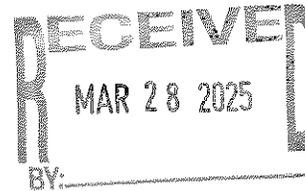
Amount Due	PO Number
\$1,963.00	

Please detach top portion and return with your payment.

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

**Monthly Break Down**

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



2.330.53800.46200  
 Landscape maint & improvements  
 DW  
 3/28/25

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

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 : *3/19 - Yoga - 10:00am  
3/20 - Yoga - 10:00am*

Code: 2-340-53800-34500

Cost: *70<sup>00</sup>*

RECEIVED  
MAR 27 2025  
BY: \_\_\_\_\_

Approved: *[Signature]*

Date: *3/26/25*

Approved 2-330-53800-52002  
 - EG 3/19/25

poolsure

RECEIVED  
 MAR 19 2025

Invoice

Date 4/1/2025  
 Invoice# 131295627815

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

Terms Net 30  
 Due Date 5/1/2025  
 PO #

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

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

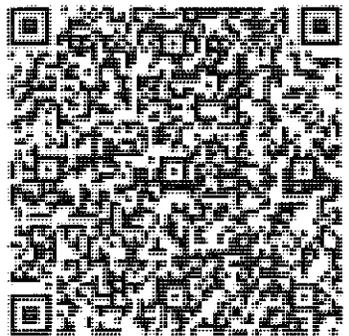
LATE FEE: This constitutes notice under the truth in lending act that any accounts remaining unpaid after the due date are subject to 1 1/2% per month late charge and attorney fees

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

[Click Here to Pay Now](#)





# Invoice

<b>Date:</b>	<b>Invoice #:</b>
4/1/2025	193004

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

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

<b>Work Performed At</b>		
Sweetwater Creek CDD 1187 Las Calinas Blvd. Riverside Management Services St. Augustine, FL 32095 Dan Wright		
<b>Purchase Order</b> -	<b>Rep</b> PM SCOTT HAINES	<b>Work Order</b> 254400

Item	Description	Amount
	<p>Final Billing            Sweetwater at Palencia</p> <p>Attn: Dan Wright -RMSNF            3 19 25            Re:misc repairs at pickleball court</p> <p>All Weather Contractors is proposing the following services for the below mentioned prices. Any item not specifically mentioned is subject to a written change order.</p> <p>&gt;bring in the crew to excavate the rock at the northwest side of the pickleball court fence on the side of the courts at the gap where the asphalt courts ends and rocks go to thye bottom of the fence            &gt;we can try (2) different options if wanted            -option #1-cut down a concrete stepping stone and place it in the gap between the fence and the asphalt and make level with the asphalt            -option #2-bring in some asphalt and install approx. 2" of asphalt in a 1ft area and fill in the gap between the fence and the asphalt and make leve with the existinng asphalt            &gt;clean up job and haul away debris</p> <p>*these are just samples to be done to give them a idea of what it might look like so they can decide what they want to do</p> <p>Total Price \$395.00</p> <p><b>RECEIVED</b>            APR 03 2025            BY: _____</p> <p>2.330.53800.48100            Pickleball court maintenance            DW            4/3/25</p>	\$395.00

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.

<b>Subtotal:</b>	\$395.00
<b>Sales Tax:</b>	\$0.00
<b>Invoice Total:</b>	\$395.00
<b>Payments and Credits:</b>	\$0.00
<b>Total Due:</b>	\$395.00

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

Vendor: Diane Stoeber

153 Oak Common Ave. St. Augustine, FL 32095

2023 Classes Taught in **TWO** week period:

Pilates Dates:

3/25, 4/1, ~~3/26~~, 3/27

Kids Fitness Dates:

3/26, 4/2

Stretch Dates:

3/24, 3/28, 3/31, 4/4

Barre Dates:

3/24, 3/31

Substitute Dates:

CARDIO 4/1 yoga 4/4

Code: 2-340-53800-34500

Cost:

\$ 440.00



Approved:

Date:

4/7/25

**Envera**

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

<h1>Invoice</h1>	
Invoice Number <b>752468</b>	Date <b>03/15/2025</b>
Customer Number <b>300299</b>	Due Date <b>04/01/2025</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Sweetwater Creek CDD	300299		03/15/2025	04/01/2025

Quantity	Description	Months	Rate	Amount
<i>2898 - Gate Access - Sweetwater Creek CDD - Entrance 1 (North Loop Parkway, Entrance2 (South Loop Parkway, Saint Augustine, FL</i>				
1.00	Envera Kiosk System 04/01/2025 - 04/30/2025	1.00	\$500.00	\$500.00
1.00	Service & Maintenance 04/01/2025 - 04/30/2025	1.00	\$464.80	\$464.80
1.00	Data Management 04/01/2025 - 04/30/2025	1.00	\$250.00	\$250.00
1.00	Virtual Gate Guard Monitoring 04/01/2025 - 04/30/2025	1.00	\$2,213.25	\$2,213.25
<b>Subtotal:</b>				<b>\$3428.05</b>
				Tax \$0.00
				Payments/Credits Applied \$1693.29
<b>Invoice Balance Due:</b>				<b>\$1734.76</b>

Date	Invoice #	Description	Amount	Balance Due
3/15/2025	752468	Monitoring Services	\$3428.05	\$1734.76

**Envera**

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

Security  
2.330.53800.48400  
DW  
4/9/25



<h1>Invoice</h1>	
Invoice Number <b>752468</b>	Date <b>03/15/2025</b>
Customer Number <b>300299</b>	Due Date <b>04/01/2025</b>

**Net Due: \$1,734.76**  
**Amount Enclosed: \_\_\_\_\_**

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

REMIT TO:  
Envera  
PO Box 2086  
Hicksville, NY 11802

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

Vendor: Glenda Malewecki

1108 Stonehenge Trail Lane, St. Augustine, Fl 32092

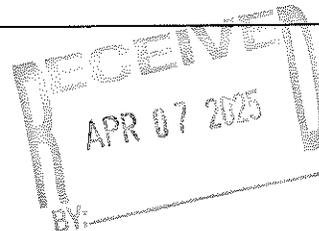
2023 Classes Taught in TWO week period:

Senior Mat Pilates Dates:

Substitute Dates: 3/26 10:00am yoga \$35  
3/28 9:00am yoga \$35  
4/3 11:00am yoga \$35  
4/4 9:00am yoga \$35

Code: 2-340-53800-34500

Cost:  $35 \times 4 = \$140$



Approved:

*CMJ*

Date:

*4/4/2025*

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

Name: Kathy Roy

Address: 112 Marsh side Dr, St. Augustine Florida 32080

2025 Classes Taught:

Yoga: 3/19, 4/2

Gentle Yoga:

Sub:

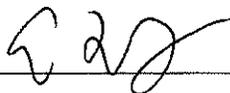
Requested by: Erin Gunia

Code: 2-330-53800-34500

Cost: 70<sup>00</sup>

RECEIVED  
APR 07 2025  
BY: \_\_\_\_\_

Approved:



Date:

4/7/25

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: 17<sup>th</sup> ~ 30<sup>th</sup> March

Meditation Dates: 19<sup>th</sup>, 26<sup>th</sup> March

Yogalates Dates: 18<sup>th</sup>, 25<sup>th</sup> "

Power Pump Dates: 18<sup>th</sup>, 25<sup>th</sup> "

Yoga Dates: 19<sup>th</sup>, 23<sup>th</sup>, 26<sup>th</sup>, 30<sup>th</sup> March

Pilates Dates: 17<sup>th</sup>, 24<sup>th</sup> March

RECEIVED  
APR 07 2025  
BY: \_\_\_\_\_

Code: 2-340-53800-34500

Cost: \$450<sup>00</sup>

Alina

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

*[Signature]*

Date: 30<sup>th</sup> March, 2025

Sweetwater Creek CDD

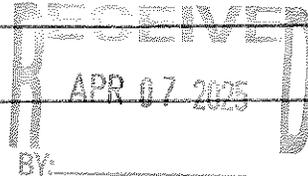
1865 North Loop Parkway,

Saint Augustine, FL, 32095

Vendor Name: *Marilyn Costanzo*

Vendor Address: *320 Stokes Creek DR  
St Aug 32095*

Substitute Date: *March 25 2025 + APR. 1, 2025*



Code: 2-340-53800-34500

Cost:  $\$35(3/25) + \$35(4/1) = \$70^{00}$

Approved:

*M J Costanzo*

Date:

*4/7/25*

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: 3/17 3/19 3/24 3/26

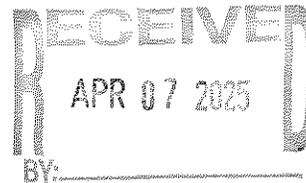
Spin Dates: 3/19 3/26

Substitute Dates:

Code: 2-340-53800-34500

Cost:

245<sup>00</sup>



Approved:

*Miranda Bulger*

Date:

3/26/25

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: 3/24 Spin 10:15-11

Yogalates Dates: 3/25 Cardio / Core 10-10:50

Power Pump Dates: 3/31 Spin 10:15-11:00

Yoga Dates:

Pilates Dates:

Code: 2-340-53800-34500

Cost:

105<sup>00</sup>

RECEIVED  
APR 07 2025  
BY: \_\_\_\_\_

Approved:

*QNJ*

Date:

4/7/25

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

Vendor: Ron Collum

416 Heather Dr St. Augustine, Fl 32095

2023 Classes Taught in TWO week period:

March 18  
March 20  
March 27

Tai Chi Dates:

Substitute Dates:

$$3 \times 35 = 105$$

Code: 2-340-53800-34500

Cost:

~~\$70~~ \$105.00

RECEIVED  
APR 07 2025  
BY: \_\_\_\_\_

Approved:

*L*

Date:

27 Mar 25



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

**INVOICE**

Date	Invoice No.
02/03/25	30062
Terms	Due Date
Net 40	03/15/25

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

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

Amount Due	PO Number
\$1,963.00	

Please detach top portion and return with your payment.

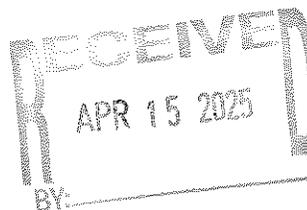
DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
#31603 - Sweetwater Fitness Center and Dog Park- 2024 February 2025					\$1,963.00

**Monthly Break Down**

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

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

2.330.53800.46200  
 Landscape maint and material  
 DW  
 4/15/25



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

# Invoice

**Invoice #:** 299  
**Invoice Date:** 4/1/2025  
**Due Date:** 4/1/2025  
**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 - April 2025		10,319.83	10,319.83
2.330.53800.10000- Assistant Manager - April 2025		6,868.07	6,868.07
2.330.53800.10000- Front Desk Attendants- April 2025		5,007.08	5,007.08
2.330.53800.10000- Front Desk Attendants (RMS) - March 2025 - Additional Amount Owed (Per 4/1/25 Adjustment memo for March 2025 Hourly Services)		1,577.99	1,577.99
2.330.53800.46500- Janitorial Services - April 2025		3,622.25	3,622.25
2.330.53800.52000 Pool Maintenance Services - April 2025		1,622.42	1,622.42
2.320.53800.12100- Field Management - April 2025		7,716.83	7,716.83
Pool Repair - Install New Wheel on Tarp Rack		165.00	165.00
Pool Chemicals - Phosphate Remover		16.28	16.28
Pool Chemicals - Bicarb		137.50	137.50

**RECEIVED**  
 APR 15 2025  
 BY: \_\_\_\_\_

*Alison Moring*  
 4-15-25

<b>Total</b>	<b>\$37,053.25</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$37,053.25</b>

# Riverside Management Services

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



Sweetwater Creek CDD  
Monthly Credit Memorandum

DATE: April 1, 2025  
FROM: Alison Mossing  
TO: RMS Billing Department  
SUBJECT: March Adjustment – Monthly Invoice Adjustment for March2025 Hourly Services

Please adjust April 2025 invoice to reflect the actual hours worked for the month of March2025 for the following services.

	<u>Hours</u>	<u>Hourly Rate</u>	<u>Total</u>	<u>Billed</u>	<u>Due Amount</u>
• Front Desk Attendants	316.59	\$20.80	<b>\$6,585.07</b>	\$5,007.08	\$1,577.99 Owed

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/1/25	5.25	E.K.	Amenity Center/Fitness Center Attendant
3/1/25	6	AB.F.	Amenity Center/Fitness Center Attendant
3/2/25	5.4	H.T.	Amenity Center/Fitness Center Attendant
3/2/25	6.15	Z.S.	Amenity Center/Fitness Center Attendant
3/3/25	4.02	H.T.	Amenity Center/Fitness Center Attendant
3/3/25	5.27	E.K.	Amenity Center/Fitness Center Attendant
3/4/25	4.12	H.T.	Amenity Center/Fitness Center Attendant
3/4/25	5.27	Z.S.	Amenity Center/Fitness Center Attendant
3/5/25	3.98	H.T.	Amenity Center/Fitness Center Attendant
3/5/25	5.25	E.K.	Amenity Center/Fitness Center Attendant
3/6/25	4.2	H.T.	Amenity Center/Fitness Center Attendant
3/6/25	5.28	AB.F.	Amenity Center/Fitness Center Attendant
3/7/25	4.02	E.K.	Amenity Center/Fitness Center Attendant
3/7/25	4.38	Z.S.	Amenity Center/Fitness Center Attendant
3/8/25	5.25	E.K.	Amenity Center/Fitness Center Attendant
3/8/25	8.12	AB.F.	Amenity Center/Fitness Center Attendant
3/9/25	5.5	H.T.	Amenity Center/Fitness Center Attendant
3/9/25	6.18	Z.S.	Amenity Center/Fitness Center Attendant
3/10/25	4.3	H.T.	Amenity Center/Fitness Center Attendant
3/10/25	5.25	E.K.	Amenity Center/Fitness Center Attendant
3/11/25	5.15	H.T.	Amenity Center/Fitness Center Attendant
3/11/25	5.23	AB.F.	Amenity Center/Fitness Center Attendant
3/12/25	4.17	H.T.	Amenity Center/Fitness Center Attendant
3/12/25	5.25	E.K.	Amenity Center/Fitness Center Attendant
3/13/25	4.25	H.T.	Amenity Center/Fitness Center Attendant
3/13/25	5.22	AB.F.	Amenity Center/Fitness Center Attendant
3/14/25	4	E.K.	Amenity Center/Fitness Center Attendant
3/14/25	5.37	H.T.	Amenity Center/Fitness Center Attendant
3/14/25	8.3	Z.S.	Amenity Center/Fitness Center Attendant
3/15/25	5.3	E.K.	Amenity Center/Fitness Center Attendant
3/15/25	6.03	AB.F.	Amenity Center/Fitness Center Attendant
3/16/25	5.22	H.T.	Amenity Center/Fitness Center Attendant
3/16/25	8.32	Z.S.	Amenity Center/Fitness Center Attendant
3/17/25	4.18	H.T.	Amenity Center/Fitness Center Attendant
3/17/25	5.53	E.K.	Amenity Center/Fitness Center Attendant
3/18/25	4.22	H.T.	Amenity Center/Fitness Center Attendant
3/18/25	5.52	Z.S.	Amenity Center/Fitness Center Attendant
3/19/25	4.15	H.T.	Amenity Center/Fitness Center Attendant
3/19/25	5.25	E.K.	Amenity Center/Fitness Center Attendant
3/20/25	4.1	H.T.	Amenity Center/Fitness Center Attendant
3/20/25	5.32	AB.F.	Amenity Center/Fitness Center Attendant
3/21/25	4	E.K.	Amenity Center/Fitness Center Attendant
3/21/25	4.48	Z.S.	Amenity Center/Fitness Center Attendant
3/22/25	5.25	E.K.	Amenity Center/Fitness Center Attendant
3/22/25	6.02	AB.F.	Amenity Center/Fitness Center Attendant
3/23/25	5.25	E.K.	Amenity Center/Fitness Center Attendant
3/23/25	6.27	Z.S.	Amenity Center/Fitness Center Attendant
3/24/25	4.07	H.T.	Amenity Center/Fitness Center Attendant
3/24/25	5.3	E.K.	Amenity Center/Fitness Center Attendant
3/25/25	4.12	H.T.	Amenity Center/Fitness Center Attendant
3/25/25	5.3	AB.F.	Amenity Center/Fitness Center Attendant
3/26/25	4	H.T.	Amenity Center/Fitness Center Attendant
3/28/25	5.35	Z.S.	Amenity Center/Fitness Center Attendant
3/27/25	4	E.K.	Amenity Center/Fitness Center Attendant
3/27/25	5.25	AB.F.	Amenity Center/Fitness Center Attendant
3/28/25	4	E.K.	Amenity Center/Fitness Center Attendant
3/28/25	4.42	Z.S.	Amenity Center/Fitness Center Attendant
3/29/25	5.25	E.K.	Amenity Center/Fitness Center Attendant
3/29/25	6.07	AB.F.	Amenity Center/Fitness Center Attendant
3/30/25	5.25	E.K.	Amenity Center/Fitness Center Attendant
3/30/25	6.35	Z.S.	Amenity Center/Fitness Center Attendant
3/31/25	4.07	H.T.	Amenity Center/Fitness Center Attendant
3/31/25	5.25	E.K.	Amenity Center/Fitness Center Attendant

316.59

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

Name: Kathy Roy

Address: 112 Marsh side Dr, St. Augustine Florida 32080

2025 Classes Taught:

Yoga: 4/9

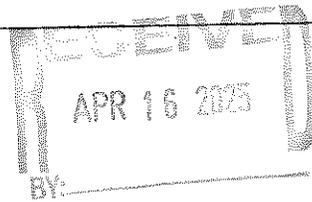
Gentle Yoga: 4/11

Sub:

Requested by: Erin Gunia

Code: 2-330-53800-34500

Cost: 70<sup>00</sup>



Approved:

A handwritten signature in black ink, appearing to be "E. Gunia".

Date:

4/16/25

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

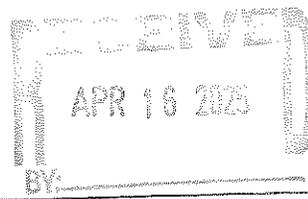
Vendor: Lina Hermez

248 Glorietta Dr, St. Augustine, Fl 32095

2025 <sup>S</sup> Classes Taught in TWO week period: <sup>31st</sup> ~~30th~~ March ~ 13<sup>th</sup> Apr  
Meditation Dates: 2nd, 9<sup>th</sup> Apr  
Yogalates Dates: 1<sup>st</sup>, 8<sup>th</sup> Apr  
Power Pump Dates: 1<sup>st</sup>, 8<sup>th</sup> Apr  
Yoga Dates: 2nd, 6<sup>th</sup>, 9<sup>th</sup>, 13<sup>th</sup> Apr  
Pilates Dates: 31<sup>st</sup> Mar, 7<sup>th</sup> Apr

Code: 2-340-53800-34500

Cost: \$450<sup>100</sup> <sup>10</sup> Arch w

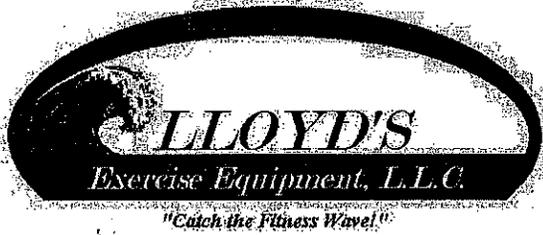


Approved:

Date: 13<sup>th</sup> Apr, 2025

2-330-53800-52100-Cleaning Supplies  
 Approved-EG, 4/22/25

# Invoice



LLOYD's Exercise Equipment, L.L.C.  
 PO Box 290723  
 Port Orange, FL 32129  
 386-322-3213 (office)  
 815-331-5329 (fax)

Purchase Date	Invoice #
3/12/2025	H480-102

Customer Bill To:  
**Sweetwater Creek CDD**  
**District Accountant**  
**1408 Hamlin Avenue, Unit E**  
**Saint Cloud, FL 34771**  
**904-239-5309 (Bernadette Pereorina)**

Invoice Date	Terms
4/22/2025	Due on receipt

Manufacturer	Item	Model	Details	Amount
Zoom	Fitness Wipes	* Physical Address Sweetwater CDD 1865 North Loop Parkway St. Augustine, FL 32095 904-829-8488 (Erin Gunia)	Disinfectant Fitness Wipes; 4 rolls per case; 800 wipes per roll; at \$130.00 per case. (10 cases)	1,300.00



**Thank you for your business.**

<b>Subtotal</b>	\$1,300.00
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$1,300.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	<b>\$1,300.00</b>

*"Specializing in Service After the Sale"*

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

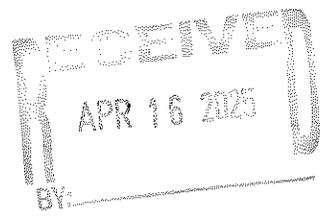
Vendor Name: *Marilyn Costanzo*

Vendor Address: *330 St. Johns Creek DR  
St. Augustine, FL 32095*

Substitute Date: *4/15/25*

Code: 2-340-53800-34500

*4/15/25*  
Cost: *835*



Approved: *MJ Costanzo*

Date: *4/16/25*

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

Vendor: Miranda Bulger

2112 Pons Springs Way, Fleming Island, FL 32003

2023 Classes Taught in TWO week period:

Spin Dates: 3/31 4/2 4/7 4/9

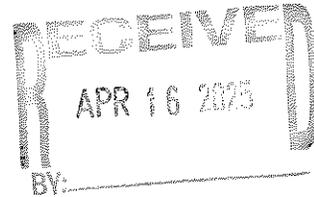
HIIT Dates: 4/2 4/9

Substitute Dates:

Code: 2-340-53800-34500

Cost:

245<sup>00</sup>



Approved:

A large, cursive handwritten signature that appears to read "Miranda".

Date: 4/16/25

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:

4/7 Spin 10:15-11

Yogalates Dates:

4/7 Pilates 6-6:58

Power Pump Dates:

4/14 Spin 10:15-11

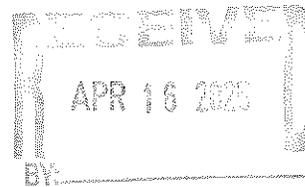
Yoga Dates:

Pilates Dates:

Code: 2-340-53800-34500

Cost:

105<sup>00</sup>



Approved:

*[Signature]*

Date:

4/16/25

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

# Invoice

Invoice #: 300  
 Invoice Date: 4/11/2025  
 Due Date: 4/11/2025  
 Case:  
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance March 1 - March 31, 2025	38.78	40.00	1,551.20
Maintenance Supplies		61.24	61.24
APPROVED			
REPAIR AND MAINT- BUILDING- 654\$ 2.330.53800.47800			
FACILITY MAINTANCE- 897.2\$ 2.320.53800.12200			
MISC FIELD SUPPLIES- 61.24\$ 2.330.53800.49000			
DAN WRIGHT 4/14/25			
			

Dan had to revise the GL code for Facility Maintenance.  
 TP 4/24/25

<b>Total</b>	<b>\$1,612.44</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$1,612.44</b>

**SWEET WATER CREEK COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF MARCH 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/3/25	8.08	P.S.	Organized maintenance shed, adjusted door closer in fitness center, assembled and installed dog pot station, disposed of large trash items, moved items into storage, worked on gate, painted park bench, removed debris from roadways, blew leaves and debris off sidewalk around amenity center, worked on trying to fix radar sign
3/11/25	8.12	P.S.	Replaced two halogen light bulbs, installed two door sweeps, repaired flag pole, repaired grip on exercise equipment, bolted down two pieces of equipment, planted flowers at Privado Court, planted bushes near shed, disposed of debris around shed
3/17/25	8.22	P.S.	Removed rocks, dirt etc. from vandalism, brought rail road ties to the dump, repaired pickleball gate, picked up trailer to haul off debris to dump that was located around storage area
3/19/25	8.23	P.S.	Replaced gate arm, cut pull strings off of all fitness center ceiling fans, hung ceiling fan in fitness room, took radar sign down to charge, bolted exercise equipment down, adjusted pool gate and added shim
3/24/25	6.13	P.S.	Painted bollards on Glorietta Drive, removed all debris and dog pot stations, filled in area with cold patch
<b>TOTAL</b>	<u>38.78</u>		
<b>MILES</b>	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 4/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
SWEETWATER CREEK	3/14/25	4x3/8 Paint Roller Brushes	13.04	D.W.
	3/17/25	Disposed Items at Dump	48.20	P.S.
		<b>TOTAL</b>	<u><u>\$61.24</u></u>	

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

Vendor: Ron Collum

416 Heather Dr St. Augustine, FL 32095

2023 Classes Taught in TWO week period:

APRIL

Tai Chi Dates:

3, 8, 10

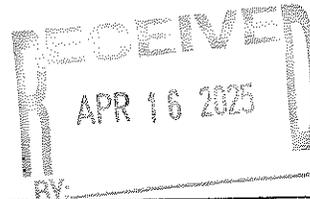
Substitute Dates:

3 & 35 = 105

Code: 2-340-53800-34500

Cost:

\$ 105



Approved:

*[Signature]* 10 April 25

Date: 4/16/25

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:

3/22-25 + 4/5/25

(4)

Cardio X Dates:

Substitute Dates:

Code: 2-340-53800-34500

Cost:

140<sup>00</sup>



BY:

Approved:

A large, stylized handwritten signature in black ink, appearing to be "Tiffany Cunningham".

Date:

4-8-25



PAYMENT ADDRESS:  
 Turner Pest Control LLC • P.O. Box 60023 • Jacksonville, Florida 32260-0233  
 904-302-0264 • Toll Free: 800-225-5305 • [turnerpest.com](http://turnerpest.com)

## Service Slip/Invoice

INVOICE: 620290854  
 DATE: 02/11/2025  
 ORDER: 620290854

Bill To: [216013]  
 Sweet Water Creek CDD  
 C/O GMS  
 475 W Town Pl Sta 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
02/11/2025	02:47 PM			02:47 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	04/10/2025		03:02 PM

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

CPCM	Commercial Pest Control - Monthly Service	\$83.63
<b>SUBTOTAL</b>		\$83.63
<b>TAX</b>		\$0.00
<b>AMT. PAID</b>		\$0.00
<b>TOTAL</b>		\$83.63
<b>AMOUNT DUE</b>		\$83.63

**RECEIVED**  
 APR 18 2025  
 BY: \_\_\_\_\_

*[Signature]*  
 \_\_\_\_\_  
 TECHNICIAN SIGNATURE

*[Signature]*  
 \_\_\_\_\_  
 Cheryl  
 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 all other expenses in the event of collection.

I hereby acknowledge the receipt of this invoice and all services rendered, and I agree to pay the amount shown on this invoice.

**PLEASE PAY FROM THIS INVOICE**



PAYMENT ADDRESS:  
 Turner Pest Control LLC • P.O. Box 600213 • Jacksonville, Florida 32269-0123  
 904-366-6309 • Toll Free: 800-225-6205 • turnerpest.com

**Service Slip/Invoice**

INVOICE:	620355198
DATE:	02/24/2025
ORDER:	620355198

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
02/24/2025	09:27 AM	TERMITE-SB		09:27 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	04/10/2025		10:04 AM

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

WC-RETREAT 7 YR	COMMERCIAL WARRANTY - RETREAT 7 YEARS	\$400.00
-----------------	---------------------------------------	----------

SUBTOTAL	\$400.00
TAX	\$0.00
AMT. PAID	\$0.00
<b>TOTAL</b>	<b>\$400.00</b>

AMOUNT DUE \$400.00

**RECEIVED**  
 APR 18 2025  
 BY: \_\_\_\_\_

*[Signature]*  
 \_\_\_\_\_  
 TECHNICIAN SIGNATURE

\_\_\_\_\_  
 CUSTOMER SIGNATURE

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

Terms of purchase apply to all services provided. Please refer to the back of this invoice for full terms and conditions.

**PLEASE PAY FROM THIS INVOICE**



PAYMENT ADDRESS:  
 Turner Pest Control LLC • P.O. Box 69023 • Jacksonville, Florida 32279-9323  
 904-356-5306 • Toll Free: 800-273-5095 • turnerpest.com

# Service Slip/Invoice

INVOICE: 620400347  
 DATE: 03/17/2025  
 ORDER: 620400347

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
03/17/2025	12:01 PM			12:01 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	04/10/2025		12:42 PM

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

CPCM	Commercial Post Control - Monthly Service	\$63.63
<b>SUBTOTAL</b>		\$63.63
<b>TAX</b>		\$0.00
<b>AMT. PAID</b>		\$0.00
<b>TOTAL</b>		\$63.63

AMOUNT DUE \$63.63

**RECEIVED**  
 APR 18 2025  
 BY: \_\_\_\_\_

*ew*

\_\_\_\_\_  
 TECHNICIAN SIGNATURE  
*Cheryl Holt*

\_\_\_\_\_  
 Cheryl  
 CUSTOMER SIGNATURE

Balance outstanding over 30 days from the date of billing 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 ordered expenses in the event of collection.

This invoice is the property of Turner Pest Control. It is to be used only for the service rendered and is not to be used for any other purpose.

**PLEASE PAY FROM THIS INVOICE.**



TURNER PEST CONTROL  
 Turner Pest Control LLC • P.O. Box 690323 • Jacksonville, Florida 32209-6723  
 904.356.5365 • Toll Free: 877.275.5365 • turnerpest.com

**Service Slip/Invoice**

INVOICE: 620290854  
 DATE: 02/11/2025  
 ORDER: 620290854

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  
 1855 N Loop Pkwy  
 Saint Augustine, FL 32095-6842

Work Date	Time	Target Pest	Technician	Time In
02/11/2025	02:47 PM			02:47 PM
Purchase Order	Terms	Lat Service	Map Code	Time Out
	NET 30	04/10/2025		03:02 PM

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

CPCM Commercial Pest Control - Monthly Service \$83.63

SUBTOTAL \$83.63  
 TAX \$0.09  
 AMT. PAID \$0.00  
 TOTAL \$83.63

AMOUNT DUE \$83.83

**RECEIVED**  
 APR 18 2025  
 BY: \_\_\_\_\_

*[Signature]*

TECHNICIAN SIGNATURE

*[Signature]*

Cheryl  
 CUSTOMER SIGNATURE

Balance outstanding over 30 days from the date of invoice and 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 amount in event of collection.

Please call us if you have any questions regarding this invoice. We are here to help you with any pest control issues you may have.

**PLEASE PAY FROM THIS INVOICE**

2.

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/06/25	00089	5/01/25	05012025	202505	310	51300	11000			*	200.00		
			5/1/25						CDD BOARD MEETING				
									JOHN T SMITH			200.00	004290
5/06/25	00051	5/01/25	05012025	202505	310	51300	11000			*	200.00		
			5/1/25						CDD BOARD MEETING				
									ROBERT LISOTTA			200.00	004291
5/06/25	00108	5/01/25	05012025	202505	310	51300	11000			*	200.00		
			5/1/25						CDD BOARD MEETING				
									RONALD J CERVELLI			200.00	004292
5/06/25	00040	5/01/25	05012025	202505	310	51300	11000			*	200.00		
			5/1/25						CDD BOARD MEETING				
									STEPHEN J HANDLER			200.00	004293
5/13/25	00086	4/29/25	31072	202504	320	53800	47300			*	1,765.00		
									VALV DECODER RPR BARBELLA				
									DUVAL LANDSCAPE MAINTENANCE			1,765.00	004294
5/13/25	00063	4/30/25	89365	202504	320	53800	47000			*	2,122.44		
									APR LAKE MAINTENANCE				
									FUTURE HORIZONS			2,122.44	004295
5/13/25	00029	5/01/25	170	202505	310	51300	34000			*	3,683.33		
									MAY MANAGEMENT FEES				
		5/01/25	170	202505	310	51300	35200			*	86.67		
									MAY WEBSITE ADMIN				
		5/01/25	170	202505	310	51300	35100			*	123.50		
									MAY INFO TECH				
		5/01/25	170	202505	310	51300	31300			*	459.33		
									MAY DISSEM AGENT SRVC				
		5/01/25	170	202505	310	51300	49000			*	1.20		
									OFFICE SUPPLIES				
		5/01/25	170	202505	310	51300	42000			*	600.61		
									POSTAGE				
		5/01/25	170	202505	310	51300	42500			*	378.75		
									COPIES				
		5/01/25	170	202505	310	51300	41000			*	82.03		
									TELEPHONE				
									GOVERNMENTAL MANAGEMENT SERVICES			5,415.42	004296
5/13/25	00094	4/15/25	11931	202503	310	51300	31500			*	7,936.10		
									MAR GENERAL COUNSEL				
									KILINSKI VAN WYK PLLC			7,936.10	004297

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/15/25	00109	5/14/25	05142025 5/14/25	202505	310	51300	11000		DANIEL L COLIN	*	200.00	200.00	004298
5/15/25	00089	5/14/25	05142025 5/14/25	202505	310	51300	11000		JOHN T SMITH	*	200.00	200.00	004299
5/15/25	00051	5/14/25	05142025 5/14/25	202505	310	51300	11000		ROBERT LISOTTA	*	200.00	200.00	004300
5/15/25	00108	5/14/25	05142025 5/14/25	202505	310	51300	11000		RONALD J CERVELLI	*	200.00	200.00	004301
5/15/25	00040	5/14/25	05142025 5/14/25	202505	310	51300	11000		STEPHEN J HANDLER	*	200.00	200.00	004302
5/16/25	00103	5/13/25	193216 APR ENGINEERING SERVICES	202504	310	51300	31100		MATTHEWS DESIGN GROUP LLC	*	2,602.50	2,602.50	004303
5/27/25	00086	3/31/25	30918 TOP DRESSING VARIOUS AREA	202503	320	53800	46400		DUVAL LANDSCAPE MAINTENANCE	*	4,975.00	4,975.00	004304
5/27/25	00086	5/01/25	31120 MAY PALENCIA RENEWAL	202505	320	53800	46200		DUVAL LANDSCAPE MAINTENANCE	*	24,273.00	24,273.00	004305
5/27/25	00086	5/21/25	31376 SEED AT AROUND A BOUT	202505	320	53800	46400		DUVAL LANDSCAPE MAINTENANCE	*	4,920.00	4,920.00	004306
5/27/25	00086	5/21/25	31377 VALVE RPR MIDDLE CLOCK	202505	320	53800	47300		DUVAL LANDSCAPE MAINTENANCE	*	525.00	525.00	004307
5/27/25	00086	5/21/25	31378 VALV RPR ROUNDABOUT CLOCK	202505	320	53800	47300		DUVAL LANDSCAPE MAINTENANCE	*	425.00	425.00	004308
5/27/25	00094	5/16/25	12183 APR GENERAL COUNSEL	202504	310	51300	31500		KILINSKI VAN WYK PLLC	*	13,951.50	13,951.50	004309
TOTAL FOR BANK A											70,710.96		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						70,710.96	

SWCC SWEETWATER CRK BPEREGRINO

# Attendance Confirmation for BOARD OF SUPERVISORS

**District Name:** Sweetwater Creek CDD

**Board Meeting Date:** May 1, 2025 Meeting

	<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

5/1/2025  
\_\_\_\_\_  
Date

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



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

**INVOICE**

Date	Invoice No.
04/29/25	31072
Terms	Due Date
Net 40	06/08/25

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

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

Amount Due	PO Number
\$1,765.00	

Please detach top portion and return with your payment.

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

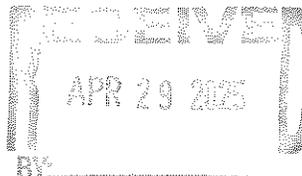
#36553 - sweetwater valve decoder  
 repair barbella Apr 25

sweetwater valve decoder repair Apr 25

Irrigation Service/Repairs					<b>\$1,765.00</b>
Dbry Splice Kit		4.00	\$15.00	\$60.00	
Electrical Valve	2"	2.00	\$225.00	\$450.00	
Hunter 1 Station Decoder	1	3.00	\$285.00	\$855.00	
Irrigation Labor	Hr	2.00	\$100.00	\$200.00	
Misc Irrigation Supplies		1.00	\$30.00	\$30.00	
Slip fix	2"	2.00	\$85.00	\$170.00	

Total	\$1,765.00
Payments/Credits	(\$0.00)
<b>Balance Due</b>	<b>\$1,765.00</b>

1.320.53800.47300  
 Irrigation repair and maint  
 DW  
 4/29/25



**Future Horizons, Inc**

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

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

**INVOICE**

Invoice Number: 89365  
 Invoice Date: Apr 30, 2025  
 Page: 1

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

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

<b>Customer ID</b>	<b>Customer PO</b>	<b>Payment Terms</b>	
Palencia01	Per Contract	Net 45 Days	
<b>Sales Rep ID</b>	<b>Shipping Method</b>	<b>Ship Date</b>	<b>Due Date</b>
	Hand Deliver		6/14/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed April 9 & 24, 2025  Lake Maintenance 1.320.53800.47000 DW 5/1/25	2,122.44	2,122.44



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

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

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

# Invoice

**Invoice #:** 170  
**Invoice Date:** 5/1/25  
**Due Date:** 5/1/25  
**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 - May 2025		3,683.33	3,683.33
Website Administration - May 2025		86.67	86.67
Information Technology - May 2025		123.50	123.50
Dissemination Agent Services - May 2025		459.33	459.33
Office Supplies		1.20	1.20
Postage		600.61	600.61
Copies		378.75	378.75
Telephone		82.03	82.03

**RECEIVED**  
 MAY 07 2025  
 BY: \_\_\_\_\_

**Total** \$5,415.42

**Payments/Credits** \$0.00

**Balance Due** \$5,415.42



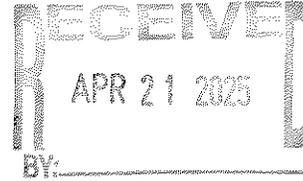
# INVOICE

**KILINSKI | VAN WYK**

Invoice # 11931  
Date: 04/15/2025  
Due On: 05/15/2025

## Kilinski | Van Wyk PLLC

P.O. Box 6386  
Tallahassee, Florida 32314



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

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

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	JK	03/02/2025	Review Envera invoicing and failures with arm and replacement; confer with staff on same	0.30	\$310.00	-	\$93.00
Service	MGH	03/03/2025	Prepare for and remotely attend Board workshop; includes review of RMS agreement, GMS agreement, prior meeting notes, Supervisor memoranda and correspondence, and other District documents in preparation for same.	2.40	\$265.00	80.0%	\$127.20
Service	JK	03/03/2025	Attend monthly workshop on staffing and prepare summary of same	1.50	\$310.00	-	\$465.00
Service	MGH	03/03/2025	Review and analyze correspondence regarding Envera service outage and recent gate strikes.	0.30	\$265.00	-	\$79.50
Service	SD	03/04/2025	Download CDD documents for district staff	0.30	\$165.00	-	\$49.50
Service	JK	03/04/2025	Transmit PEO proposal; review updates to staffing plan and workshop notes; review Envera status updates	0.20	\$310.00	-	\$62.00

Service	MGH	03/04/2025	Review update on St. Johns County force main project and changes to crosswalk plans; analyze local legal authority regarding crosswalk requirements.	0.40	\$265.00	-	\$106.00
Service	MGH	03/05/2025	Plan for agenda call with District Chair and analyze takeaways from workshop to discuss district and field management matters; review resident correspondence regarding Onda Lane project.	0.40	\$265.00	-	\$106.00
Service	MGH	03/06/2025	Prepare for and attend agenda planning meeting with Board Chair.	1.60	\$265.00	100.0%	\$0.00
Service	MH	03/06/2025	Prepare for and attend conference call with J. Kilinski, M.G. Henley, and Chairman regarding workshop and staffing matters.	1.60	\$310.00	100.0%	\$0.00
Service	JK	03/06/2025	Attend Chairman call on structure for management services; summary of same; confer with MBS/NG on bond structure options	1.60	\$310.00	-	\$496.00
Service	JK	03/07/2025	Field call from Supervisor on Envera	0.20	\$310.00	-	\$62.00
Service	LG	03/07/2025	Research case law regarding public comment periods; prepare amendments to Opportunity to be Heard Resolution.	0.10	\$310.00	-	\$31.00
Service	MGH	03/10/2025	Prepare for and attend meeting with District Chair to discuss upcoming Board meeting agenda; review and disseminate materials to other Board members regarding same.	0.80	\$265.00	-	\$212.00
Service	MGH	03/10/2025	Review and analyze agenda package and materials for Board consideration, including	2.40	\$265.00	-	\$636.00

meeting minutes, financial statements, requisitions, landscape reports, staff reports and supporting materials, proposals, and related District documents, in preparation for Board meeting. Confer with JK and MWH regarding ongoing District matters and legal strategy. Analyze additional correspondence from MBS regarding bond reissuance/road privatization.

Service	JK	03/10/2025	Call with Board members (one way) on update for 3/11 Board meeting; review agenda materials and prepare for Board meeting; field calls from individual members on further contextual proceedings for management structure; field call on MPUD status; confer re: status update on Envera and bond refinancing options with MBS	1.50	\$310.00	-	\$465.00
Service	MGH	03/11/2025	Analyze additional resident correspondence and documentation from Supervisor Smith regarding Onda Lane project and PUD modification; review options and strategy for moving forward with potential roadway privatization and bond reissuance.	0.50	\$265.00	-	\$132.50
Service	JK	03/11/2025	Prepare for Board meeting; attend Board meeting; call with MBS/ Nabors Giblin on engagement for bond refinancing and options for same; review engagement	2.60	\$310.00	-	\$806.00
Service	MGH	03/12/2025	Review MBS engagement	1.60	\$265.00	80.0%	\$84.80

			letter; prepare for and attend meeting with Board Chairperson; confer with JK regarding RFP documents needed and scope of services to be bid; prepare for and attend meeting with District Manager.				
Service	JK	03/12/2025	Conference call on bid documents and structure for same; review assessment questions for resident request/demands	1.00	\$310.00	-	\$310.00
Service	MGH	03/13/2025	Review resident correspondence regarding political message on District sidewalk; analyze legal considerations for removal of same under the First Amendment.	0.60	\$265.00	-	\$159.00
Service	MGH	03/13/2025	Begin analyzing resident request for assessment reimbursement.	0.40	\$265.00	-	\$106.00
Service	MGH	03/13/2025	Compile and adapt RFP and scope documents for amenity and field operations and/or district management services.	3.70	\$265.00	-	\$980.50
Service	JK	03/13/2025	Field call from Supervisor Smith on Onda and O&M questions	0.60	\$310.00	-	\$186.00
Service	JK	03/14/2025	Review/edit RFP for management services, scope, contract, proposal forms, org chart and description of staffing	1.30	\$310.00	-	\$403.00
Service	MGH	03/14/2025	Further prepare and revise draft RFP instructions and scope documents.	1.60	\$265.00	10.0%	\$381.60
Service	MGH	03/20/2025	Review overall status of ongoing District matters and projects, including assessment challenge, swim lessons and pool usage, and review of staffing options and draft RFP; identify follow-up	0.80	\$265.00	-	\$212.00

			items needed; review and provide comments to draft workshop meeting minutes; exchange correspondence with District staff regarding swim team/lessons agreements.				
Service	MGH	03/21/2025	Call with Supervisor Smith to discuss potential pickleball expansion project; confer with JK regarding status of District projects and potential assessment challenge; exchange correspondence with Supervisor Colin regarding RMS collaboration update; review draft agenda for upcoming Board meeting.	0.80	\$265.00	-	\$212.00
Service	JK	03/21/2025	Call re: pickleball options; begin review of assessment structure; follow up on RFP documents and field call on same; review summary of RMS meeting	0.50	\$310.00	-	\$155.00
Service	MGH	03/24/2025	Review, revise, and distribute Supervisor Colin's report on meeting with GMS/RMS representatives.	0.30	\$265.00	-	\$79.50
Service	JK	03/24/2025	Call with Smith on options for expansion project; confer with Marshall Creek attorney on same; review Colin summary of items with RMS/GMS and confer with staff on same	0.60	\$310.00	-	\$186.00
Service	CD	03/25/2025	Draft FY26 Budget Approval Resolutions with optional Resolution setting O&M Assessment Hearing; Advise district staff of status of same; Reseach CDD website for count and district manager information.	0.40	\$165.00	-	\$66.00
Service	RWW	03/25/2025	Monitor legislation	0.20	\$310.00	-	\$62.00

			affecting District and provide newsletter summary of same.				
Service	MGH	03/26/2025	Exchange correspondence with District Chair regarding ongoing review of draft RFP documents and timeline for same; analyze additional correspondence related to potential bond refunding for roadway privatization.	0.30	\$265.00	-	\$79.50
Service	MGH	03/27/2025	Exchange correspondence with District staff and MBS regarding upcoming Board meeting and updates on bond refunding research.	0.20	\$265.00	-	\$53.00
Service	MGH	03/31/2025	Review and analyze agenda package and materials for Board consideration, including audit committee selection criteria, meeting minutes, financial statements, requisitions, staff reports and backup materials, and related District documents, in preparation for Board meeting.	1.10	\$265.00	-	\$291.50
<b>Line Item Discount Subtotal</b>							<b>-\$1,810.40</b>
<b>Total</b>							<b>\$7,936.10</b>

## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
11931	05/15/2025	\$7,936.10	\$0.00	\$7,936.10
<b>Outstanding Balance</b>				<b>\$7,936.10</b>
<b>Total Amount Outstanding</b>				<b>\$7,936.10</b>

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

Please pay within 30 days.

# Attendance Confirmation

for  
BOARD OF SUPERVISORS

---

District Name: Sweetwater Creek CDD

Board Meeting Date: May 14, 2025 Workshop

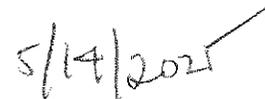
	<i>Name</i>	<i>In Attendance</i> <i>Please</i> ✓	<i>Fee Involved</i> <i>Yes / No</i>
1	Rob Lisotta 51	✓	Yes (\$200)
2	Ron Cervelli 108	✓	Yes (\$200)
3	Stephen Handler 40	✓	Yes (\$200)
4	Dan Colin 109	✓	Yes (\$200)
5	John Smith 89	✓	Yes (\$200)

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

Approved for Payment:



\_\_\_\_\_  
District Manager Signature



\_\_\_\_\_  
Date

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

Project Manager Alex Acree



Engineering - Architecture - Planning - Surveying

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

May 13, 2025  
Invoice # 193216

Project 0000021856.0000 Sweetwater Creek CDD

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

- Coordination with District Manager
- Prepare Requisitions
- April Meter Readings
- CDD Meeting
- Rincon Flooding Review
- Rio Del Norte Drainage Review



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

**Professional Services through April 30, 2025**

Phase 0001 Engineering Services

	Hours	Rate	Amount
Vice President of Production	.75	290.00	217.50
Sr. Construction Inspector	7.75	210.00	1,627.50
CAD Designer III	1.00	150.00	150.00
CAD Designer 1	4.00	130.00	520.00
Project Coordinator 3	.50	115.00	57.50
Project Administrator	.25	120.00	30.00
<b>Total Labor</b>			<b>2,602.50</b>
		<b>Total Due:</b>	<b>2,602.50</b>

**Billed to Date**

	Current Due	Prior Billed	Billed to Date
Labor	2,602.50	25,340.00	27,942.50
Expense	0.00	117.88	117.88
Unit	0.00	83.71	83.71
Interest	0.00	41.32	41.32
<b>Totals</b>	<b>2,602.50</b>	<b>25,582.91</b>	<b>28,185.41</b>

7 Waldo Street, St. Augustine, FL 32084 | 904.826.1334 | www.matthews.dccm.com

LICENSE #26535, LB8590, LA666877

**Invoices are due upon receipt.**

Prompt payments are critical to keeping your project on schedule. Payments not received within 30 days of the invoice date are considered past due and all work and submittals will be placed on hold until payment is received along with finance charges of 18% annual accrued. We appreciate your business and cooperation with timely payments.



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

**INVOICE**

Date	Invoice No.
03/31/25	30918
Terms	Due Date
Net 40	05/10/25

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
\$4,975.00	

Please detach top portion and return with your payment.

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

#36429 - Top dressing various areas

Top dress various areas along Las Calinas Blvd and Ensenada Dr. This quote includes 19 yards of top soil. Duval Landscape will provide up to an additional 19 yards of top soil under this agreement free of charge.

Enhancement/Extra Services \$4,975.00

Total	\$4,975.00
Payments/Credits	(\$0.00)
<b>Balance Due</b>	<b>\$4,975.00</b>

Landscape improvements  
 1.320.53800.46400  
 DW  
 5/23/25





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

**INVOICE**

Date	Invoice No
05/01/25	31120
Terms	Due Date
Net 40	06/10/25

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

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

Amount Due	PO Number
\$24,273.00	

Please detach top portion and return with your payment.

DESCRIPTION	UGM	QTY	UNIT PRICE	EXT PRICE	TOTAL
#35508 - Palencia-2025 May 2025					\$24,273.00

**Monthly Breakdown**

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

Landscape Maintenance & Material  
 1.320.53800.46200  
 DW  
 5/23/25

**Bed Dressing / Pinestraw**

(billed at time of service)

- Fall install \$20,00.00
- Spring Install \$30,000.00

**RECEIVED**  
 MAY 23 2025  
 BY: \_\_\_\_\_

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



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

**INVOICE**

Date	Invoice No
05/21/25	31376
Terms	Due Date
Net 40	06/30/25

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
\$4,920.00	

Please detach top portion and return with your payment.

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

#37307 - Seed at round-a-bout

String trim down existing turf around entire round-a-bout. Rake smooth, install Bermuda grass seed. Due to minimal compaction I am not recommending aeration or top dressing.

Enhancement/Extra Services \$4,920.00

Total	\$4,920.00
Payments/Credits	(\$0.00)
<b>Balance Due</b>	<b>\$4,920.00</b>

Landscape Improvements  
 1.320.53800.46400  
 DW  
 5/23/25





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

**INVOICE**

Date	Invoice No
05/21/25	31377
Terms	Due Date
Net 40	06/30/25

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	P.O Number
\$525.00	

Please detach top portion and return with your payment.

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

#37421 - sweetwater valve repair middle clock may25

sweetwater valve repair middle clock may25

Irrigation Service/Repairs					\$525.00
Electrical Valve	2"	1.00	\$225.00	\$225.00	
Misc Electrical Parts		1.00	\$15.00	\$15.00	
Slip fix	2"	1.00	\$85.00	\$85.00	
Valve Locating	each	2.00	\$100.00	\$200.00	

Total	\$525.00
Payments/Credits	(\$0.00)
<b>Balance Due</b>	<b>\$525.00</b>

Irrigation repairs and Maintenance  
 1.320.53800.47300  
 DW  
 5/23/25





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

**INVOICE**

Date	Invoice No
05/21/25	31378
Terms	Due Date
Net 40	06/30/25

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
\$425.00	

Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
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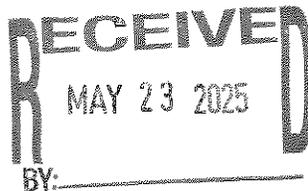
#37422 - sweetwater valve repair round  
 about clock may

sweetwater valve repair round about  
 clock may25

Irrigation Service/Repairs					\$425.00
Electrical Valve	2"	1.00	\$225.00	\$225.00	
Irrigation Labor	Hr	1.00	\$100.00	\$100.00	
Misc Electrical Parts		1.00	\$15.00	\$15.00	
Slip fix	2"	1.00	\$85.00	\$85.00	

Total	\$425.00
Payments/Credits	(\$0.00)
<b>Balance Due</b>	<b>\$425.00</b>

Irrigation repair and Maint  
 1.320.53800.47300  
 DW  
 5/23/25





KILINSKI | VAN WYK

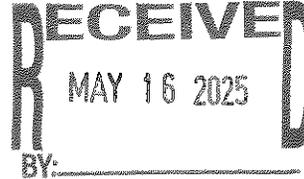
# Kilinski | Van Wyk PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

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

# INVOICE

Invoice # 12183  
Date: 05/16/2025  
Due On: 06/15/2025



## SWEETWATER CREEK CDD – GENERAL COUNSEL/MONTHLY MEETING

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	MGH	04/01/2025	Review and disseminate RMS March 2025 invoice to Board members; review District Manager feedback on agenda items.	0.30	\$265.00	-	\$79.50
Service	JK	04/01/2025	Review correspondence on resident items and follow up on same with onsite management team; research same	0.30	\$310.00	100.0%	\$0.00
Service	MGH	04/02/2025	Analyze District policies regarding fitness center usage and suspension/ termination of privileges; advise regarding recent incident at fitness center; analyze Florida legal authority and guidance on weapons policies by governmental entities; begin analyzing records and District documents pertaining to resident assessment challenge; review Florida legal standards on assessments and notice requirements for methodology changes.	1.20	\$265.00	-	\$318.00
Service	JK	04/02/2025	Field call from Supervisor	0.30	\$310.00	-	\$93.00

			on agenda items; review further correspondence on amenity policy/options; review MPUD PPT				
Service	MGH	04/03/2025	Analyze status and exchange correspondence with District staff regarding ongoing District matters, including swim team and instructor license agreements, assessment challenge, and roadway privatization research; analyze legal authority to inform potential weapons policies on CDD property; analyze assessment challenge documentation, prior methodologies, meeting minutes and assessment history; attend meeting with District staff and Supervisor Lisotta to discuss fitness center incident.	3.90	\$265.00	38.46%	\$636.00
Service	MGH	04/03/2025	Prepare for and remotely attend Board meeting.	1.50	\$265.00	100.0%	\$0.00
Service	JK	04/03/2025	Field call from Supervisor re: survey/options for language; prepare for and attend Board meeting; attend call on resident policies and Marshall Creek interlocal	2.20	\$310.00	-	\$682.00
Service	JK	04/06/2025	Research offering memorandums, engineers reports, 2007 methodology, 2019 methodology, tax bills and O&M resolutions for history on ERU allocation methods; begin summary of same	1.30	\$310.00	-	\$403.00
Service	JK	04/07/2025	Review records requests on Onda; compile same; field call on accusations made by resident; prepare records response and call on same; review assessment history and	2.10	\$310.00	-	\$651.00

			O&M mailed notices; field call with Supervisor Smith on various CDD matters; confer re: methodology options; call with staff on same; confer re: ERUs				
Service	SD	04/07/2025	Confer with District Staff, Download O&M Mailed Notices for 2021 and 2020, and multiple Resolutions from 2017 to 2019	0.60	\$165.00	-	\$99.00
Service	MGH	04/08/2025	Prepare response to resident records requests and inquiries regarding PUD modification project; prepare second notice letter regarding easement encroachments and vegetation clearing; prepare warning letter to resident regarding amenity access card rules; confer with District staff regarding numerous ongoing District matters.	2.40	\$265.00	25.0%	\$477.00
Service	JK	04/08/2025	Review resident suspension correspondence and confer with onsite staff on same; review conservation easement impacts and WMD letters and review/edit same; continue assessment research; field call regarding public records response and review responses/supplemental questions on same; follow up on status of RFP documents	1.20	\$310.00	-	\$372.00
Service	MGH	04/09/2025	Further prepare, finalize, and distribute second notice letter to resident regarding encroachment and clearing on District property/SJRWMD easement.	0.20	\$265.00	-	\$53.00
Service	MGH	04/10/2025	Analyze Board member inquiries regarding RMS invoicing; analyze RMS	2.30	\$265.00	56.52%	\$265.00

			agreement to advise regarding same; call with District Chair to discuss various ongoing District matters.				
Service	JK	04/10/2025	Call with Smith on Onda; prepare survey letter; call with Cervelli on various CDD issues/items/RFP; assessment research and summaries of same; conservation easement follow up; Onda correspondence review and related matters	2.60	\$310.00	-	\$806.00
Service	MGH	04/11/2025	Call with Supervisor Smith to discuss IT services and equipment log; analyze timeline and strategy for various District discussions and potential workshop; confer with District staff regarding same; revise workshop meeting notice; prepare Sunshine Law and social media overview memorandum.	2.00	\$265.00	30.0%	\$371.00
Service	JK	04/11/2025	Review records/training correspondence and memorandums for same; field call from multiple supervisors separately; review workshop notice and timeline and field call on same	2.40	\$310.00	-	\$744.00
Service	MGH	04/14/2025	Call with Board Chairperson to discuss draft RFP and make revisions following same; analyze GMS and RMS invoices and contract language inquiries from Supervisor Colin; call with Supervisor Lisotta to discuss pond access and e-bike issues; review updates on potential roadway privatization project.	2.10	\$265.00	33.33%	\$371.00
Service	JK	04/14/2025	RFP Conference call on updates to documents;	2.20	\$310.00	-	\$682.00

			update documents on same; continue assessment research; review GMS/RMS contract for additional considerations				
Service	MGH	04/15/2025	Confer with District staff and Board members regarding invoicing and contract provisions; further review and analyze GMS and RMS agreements regarding same.	0.70	\$265.00	57.14%	\$79.50
Service	JK	04/15/2025	Call on records and staff information; update assessment schedules; update RFP documents for dissemination	0.40	\$310.00	-	\$124.00
Service	SD	04/15/2025	Confer with district staff and tax review documents	0.80	\$165.00	75.0%	\$33.00
Service	MGH	04/16/2025	Further prepare Request for Proposals to incorporate additional feedback from onsite staff; confer with District staff regarding timeline for upcoming Board meetings and agenda items; review workshop agenda.	0.70	\$265.00	-	\$185.50
Service	JK	04/16/2025	Update assessment research and review updates tax bill/ assessment information from GMS; review requisition information from Trustee	0.40	\$310.00	-	\$124.00
Service	SD	04/16/2025	Create tax table based on tax bills, notices, and Assessment Summary for District Staff. Confer with District Staff. Confer with District staff. Review and compare tax bills from FY18 to FY24.	3.00	\$165.00	20.0%	\$396.00
Service	MGH	04/17/2025	Prepare for and attend meeting with District and Amenity Management to discuss invoicing procedures and prepare Board supervisor report	1.60	\$265.00	62.5%	\$159.00

			regarding same; preliminary review of draft agenda for upcoming Board meeting.				
Service	JK	04/17/2025	Conference call with RMS/GMS on various CDD issues; prepare correspondence on same; review survey updates; confer re: workshop status	0.90	\$310.00	-	\$279.00
Service	SD	04/17/2025	Confer with District Staff and revise Tax Table based on feedback from District Staff.	2.30	\$165.00	39.13%	\$231.00
Service	MGH	04/18/2025	Analyze pricing for dissemination agent services and advise Board member regarding same; analyze overall status of numerous ongoing District projects.	0.30	\$265.00	-	\$79.50
Service	JK	04/21/2025	Field call from Supervisor Smith on Rincon and review history of same; review materials for workshop and Supervisor Colin information; confer re: status of RFP documents and edits to same	0.90	\$310.00	-	\$279.00
Service	MGH	04/21/2025	Analyze update from Operations Manager and historical information regarding Rincon Drive flooding reports.	0.30	\$265.00	-	\$79.50
Service	MGH	04/22/2025	Confer with District staff and attend call with Supervisor Colin regarding workshop agenda items; review and analyze workshop agenda items in preparation for meeting; analyze public records request for email server list.	1.70	\$265.00	64.71%	\$159.00
Service	JK	04/22/2025	Call with Supervisor Colin on workshop feedback; review correspondence on survey and provide	0.90	\$310.00	-	\$279.00

			feedback on same; review public records response and provide comments on same				
Service	MGH	04/23/2025	Further revise alternate resident survey language for Onda project and disseminate same in advance of Board workshop; prepare redlined amenity policies for Board consideration based on staff feedback; further revise Request for Proposals and resident survey language based on Board feedback at workshop.	2.90	\$265.00	-	\$768.50
Service	MGH	04/23/2025	Prepare for and attend Board workshop.	1.50	\$265.00	100.0%	\$0.00
Service	JK	04/23/2025	Attend workshop; update RFP documents with additional feedback from Board; review updated policies; update survey; update agenda	2.30	\$310.00	21.74%	\$558.00
Service	JK	04/24/2025	Prepare summary of O&M research and distribute to Board; update RFP documents with bid alternative summary of options and transmit same; update survey; update policies; finalize agenda edits; field call from Supervisor Handler	2.50	\$310.00	-	\$775.00
Service	MGH	04/24/2025	Incorporate additional feedback from District staff into redlined amenity policies for Board consideration and call with E. Gunia to discuss same; analyze operations and maintenance assessment summary and history.	1.60	\$265.00	-	\$424.00
Service	SD	04/24/2025	Confer with district staff. Reformat list of duties from RFP. Research District website; Prepare Budget mailing notice	2.40	\$165.00	41.67%	\$231.00

			options and letter to residents with Affidavit of Mailing for District Manager.				
Service	JK	04/25/2025	Field call from Supervisor re: various CDD issues/ options	0.40	\$310.00	-	\$124.00
Service	MGH	04/28/2025	Review resident response to warning letter and evaluate strategy for response to public records requests; call with E. Gunia to discuss same.	0.70	\$265.00	-	\$185.50
Service	JK	04/29/2025	Review agenda materials and prepare for Board meeting; review minutes; field call on same	0.70	\$310.00	28.57%	\$155.00
Service	MGH	04/29/2025	Review Regions Bank document summary regarding bond funds expended on District roadways; begin analyzing agenda package and materials for Board consideration in preparation for Board meeting.	0.70	\$265.00	-	\$185.50
Service	JK	04/30/2025	Review records request; review records; review video; review policies/ requested agreement; transmit same; continue agenda review	0.50	\$310.00	-	\$155.00
Service	JK	04/30/2025	Review records correspondence and update same; field call from Supervisor Handler; review budget documents; confer re: assessment impacts; confer re: RFP documents; review appraiser options and confer with team on same	1.10	\$310.00	-	\$341.00
Service	RWW	04/30/2025	Monitor legislation affecting District and provide newsletter summary of same.	0.20	\$310.00	-	\$62.00
Service	MGH	04/30/2025	Further evaluate and advise regarding public	1.50	\$265.00	-	\$397.50

records requests; review and analyze agenda package and materials for Board consideration, including meeting minutes, financial statements, staff reports, amenity policy revisions, resident survey language, and other pertinent District documents, in preparation for Board meeting; analyze roof replacement quotes; review response from resident regarding warning letter and public records.

<b>Line Item Discount Subtotal</b>	<b>-\$3,524.48</b>
<b>Total</b>	<b>\$13,951.50</b>

### Detailed Statement of Account

#### Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
11931	05/15/2025	\$7,936.10	\$0.00	\$7,936.10

#### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
12183	06/15/2025	\$13,951.50	\$0.00	\$13,951.50
<b>Outstanding Balance</b>				<b>\$21,887.60</b>
<b>Total Amount Outstanding</b>				<b>\$21,887.60</b>

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

Please pay within 30 days.

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/13/25	00168	4/23/25	193994	202504	330	53800	48100		MISC RPR PICKLEBALL COURT	*	5,820.00	5,820.00	002949
									ALL WEATHER CONTRACTORS INC				
5/13/25	00168	4/29/25	194260	202504	320	53800	47301		CONCRETE REPAIRS	*	1,285.00	1,285.00	002950
									ALL WEATHER CONTRACTORS INC				
5/13/25	00131	4/29/25	04292025	202504	340	53800	34500		4/7-4/20 FITNESS CLASSES	*	600.00	600.00	002951
									DIANE LAURA STOEVER				
5/13/25	00119	4/30/25	31286	202504	330	53800	46200		ADD DIRT-S.WALK&P.BALL CT	*	856.00	856.00	002952
									DUVAL LANDSCAPING MAINTENANCE				
5/13/25	00128	4/22/25	04222025	202504	340	53800	34500		4/22 2X FITNESS CLASSES	*	80.00	80.00	002953
									ELIANA N ROQUE				
5/13/25	00080	5/01/25	754974	202505	330	53800	48400		JUN GATE GRD MONITORING	*	3,428.05	3,428.05	002954
									HIDDEN EYES LLC				
5/13/25	00166	4/29/25	04292025	202504	340	53800	34500		4/16-4/25 FITNESS CLASSES	*	140.00	140.00	002955
									KATHY ROY				
5/13/25	00152	4/29/25	04292025	202504	340	53800	34500		4/22-4/29 FITNESS CLASSES	*	70.00	70.00	002956
									MARILYN J COSTANZO				
5/13/25	00135	4/23/25	04232025	202504	340	53800	34500		4/14-4/23 FITNESS CLASSES	*	245.00	245.00	002957
									MIRANDA BULGER				
5/13/25	00141	4/29/25	04292025	202504	340	53800	34500		4/21-4/28 FITNESS CLASSES	*	70.00	70.00	002958
									PATRICIA SCOTT				
5/13/25	00019	5/01/25	13129562	202505	330	53800	52002		MAY POOL CHEMICALS	*	2,157.54	2,157.54	002959
									POOLSURE				
5/13/25	00104	5/01/25	301	202505	330	53800	10000		MAY FITNESS CNTR MANAGER	*	10,319.83	10,319.83	

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/01/25		301	202505	330-53800-10000			MAY ASSISTANCE MANANGER	*	6,868.07		
5/01/25		301	202505	330-53800-10000			MAY FRONT DESK ATTENDANTS	*	5,007.08		
5/01/25		301	202505	330-53800-10000			APR FRONT DESK ATTENDANTS	*	1,066.73		
5/01/25		301	202505	330-53800-46500			MAY JANITORIAL SERVICES	*	3,622.25		
5/01/25		301	202505	330-53800-52000			MAY POOL MAINT SERVICES	*	1,622.42		
5/01/25		301	202505	320-53800-12100			MAY FIELD MANAGEMENT	*	7,716.83		
5/01/25		301	202505	330-53800-52000			POOL COVER REMOVAL	*	302.50		
5/01/25		301	202505	330-53800-52002			POOL CHEM-BICARB	*	148.67		
RIVERSIDE MANAGEMENT SERVICES INC										36,674.38	002960
5/13/25	00138	4/24/25	04242025	202504	340-53800-34500		4/17-4/24 FITNESS CLASSES	*	105.00		
RONALD C CULLUM										105.00	002961
5/13/25	00136	4/08/25	04082025	202504	340-53800-34500		4/6-4/19 FITNESS CLASSES	*	140.00		
TIFFANY ROSE CUNNINGHAM										140.00	002962
5/16/25	00169	5/09/25	50925	202505	320-53800-12200		FAULT POOL/GYM LAMPPOSTS	*	340.00		
ALFRED W GROVER										340.00	002963
5/16/25	00131	5/12/25	05122025	202504	340-53800-34500		4/21-4/28 FITNESS CLASSES	*	160.00		
DIANE LAURA STOEVEER										160.00	002964
5/16/25	00131	5/12/25	05122025	202505	340-53800-34500		5/07-5/16 FITNESS CLASSES	*	240.00		
DIANE LAURA STOEVEER										240.00	002965
5/16/25	00128	5/02/25	05022025	202505	340-53800-34500		4/29-5/2 FITNESS CLASSES	*	200.00		
ELIANA N ROQUE										200.00	002966
5/16/25	00128	5/08/25	05082025	202505	340-53800-34500		5/8 FITNESS CLASSES	*	70.00		
ELIANA N ROQUE										70.00	002967

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/16/25	00151	5/12/25	05122025	202505	340-53800-34500	5/5 FITNESS CLASS	JOSIE LYNN CARLETON	*	35.00	35.00	002968
5/16/25	00166	5/12/25	05122025	202505	340-53800-34500	4/30-5/9 FITNESS CLASSES	KATHY ROY	*	105.00	105.00	002969
5/16/25	00127	4/30/25	04302025	202504	340-53800-34500	4/14-4/27 FITNESS CLASSES	LINA HERMEZ	*	410.00	410.00	002970
5/16/25	00127	5/11/25	05112025	202505	340-53800-34500	4/28-5/11 FITNESS CLASSES	LINA HERMEZ	*	450.00	450.00	002971
5/16/25	00152	5/06/25	05062025	202505	340-53800-34500	5/6 FITNESS CLASS	MARILYN J COSTANZO	*	35.00	35.00	002972
5/16/25	00135	5/07/25	05072025	202505	340-53800-34500	4/28-5/7 FITNESS CLASSES	MIRANDA BULGER	*	245.00	245.00	002973
5/16/25	00141	5/12/25	05122025	202505	340-53800-34500	4/29-5/12 FITNESS CLASSES	PATRICIA SCOTT	*	175.00	175.00	002974
5/16/25	00136	5/01/25	05012025	202504	340-53800-34500	4/22-5/01 FITNESS CLASSES	TIFFANY ROSE CUNNINGHAM	*	140.00	140.00	002975
5/27/25	00096	1/01/25	1250	202505	330-53800-44000	JAN LEASED SPIN BIKES	FRANK A FLORI	*	513.20	513.20	002976
5/27/25	00014	4/15/25	H480-103	202504	330-53800-52100	DISINFECTANT FITNESS WIPE	LLOYDS EXERCISE EQUIPMENT LLC	*	1,040.00	1,040.00	002977
5/27/25	00042	4/01/25	354915	202504	330-53800-48400	PHONE LINE BURGLAR MONIT	VILLAGE KEY & ALARM INC	*	75.00	75.00	002978

TOTAL FOR BANK B 55,904.17

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						55,904.17	

SWCC SWEETWATER CRK BPEREGRINO



# Invoice

<b>Date:</b>	<b>Invoice #:</b>
4/23/2025	193994

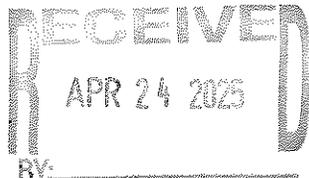
1702 Lindsey Road  
 Jacksonville, FL 32221-6791  
 Office 904-781-7060

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

<b>Work Performed At</b>		
Sweetwater Creek CDD 241 Las Calinas Blvd. Riverside Management Services St. Augustine, FL 32095 Dan Wright		
<b>Purchase Order</b> -	<b>Rep</b> PM SCOTT HAINES	<b>Work Order</b> 255132

Item	Description	Amount
	<p>Final Billing            Sweetwater at Palencia</p> <p>Attn: Dan Wright -RMSNF            4 1 25            Re;misc repairs at pickleball court</p> <p>&gt;bring in the crew to excavate the rock at the pickleball court fence on the side of the courts at the gap where the asphalt courts ends and rocks go to the bottom of the fence the gap between the fence and the asphalt and make level with the existing asphalt            &gt;clean up job and haul away debris</p> <p>*option # 1 use asphalt to fill the gap at areas listed below- this option was declined</p> <p>-front 130 lin ft -\$1,985.00            -rear 130 lin ft -\$1,985.00            -sides 40 lin ft each side-\$690.00 per side            -area with tables on side 30 lin ft each -\$495.00 per side</p> <p>Option #2 use 1½" concrete paver - this option was approved            -front 130 lin ft -\$2,290.00            -rear 130 lin ft -\$2,290.00            -sides 40 lin ft each side -\$710.00 per side            -area with tables on side 30 lin ft each -\$530.00 per side</p> <p>Total \$5820.00</p> <p>*all work carries a 1 year warranty</p>	\$5,820.00

Pickleball Court + maintenance  
 2.330.53800.48100  
 DW  
 4/24/25





# Invoice

<b>Date:</b>	<b>Invoice #:</b>
4/23/2025	193994

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

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.

<b>Subtotal:</b>	\$5,820.00
<b>Sales Tax:</b>	\$0.00
<b>Invoice Total:</b>	\$5,820.00
<b>Payments and Credits:</b>	\$0.00
<b>Total Due:</b>	\$5,820.00



# Invoice

<b>Date:</b>	<b>Invoice #:</b>
4/29/2025	194260

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

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

<b>Work Performed At</b>		
Sweetwater Creek CDD-concrete Privado Court Riverside Management Services St. Augustine, FL 32095 Dan Wright		
<b>Purchase Order</b>	<b>Rep</b>	<b>Work Order</b>
-	PM SCOTT HAINES	255484

Item	Description	Amount
	Final Billing Sweetwater at Palencia  Attn: Dan Wright -RMSNF 4 4 25 Re;concrete repairs  All Weather Contractors is proposing the following services for the below mentioned prices. Any item not specifically mentioned is subject to a written change order.  >bring in the crew/materials and equipment to do the following scope listed below of work >saw cut and remove up to 32 sq ft of 4" thick concrete sidewalk at Privado Ct in location per management >form and pour new 4" thick 32 sq ft of 3000 psi concrete with a little broom finish >strip forms and cut joints as needed >clean up job and haul away debris * all work carries a 1 year warranty  Total Price \$1,285.00  2.330.53800.47301 Maint & repairs - Field DW 5/8/25	\$1,285.00

**RECEIVED**  
 MAY 08 2025  
 BY: \_\_\_\_\_

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.

<b>Subtotal:</b>	\$1,285.00
<b>Sales Tax:</b>	\$0.00
<b>Invoice Total:</b>	\$1,285.00
<b>Payments and Credits:</b>	\$0.00
<b>Total Due:</b>	\$1,285.00

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: 4/7 - 4/20

Pilates Dates:

Kids Fitness Dates: 4/9, 4/10

Stretch Dates: 4/7, 4/11, 4/14, 4/18

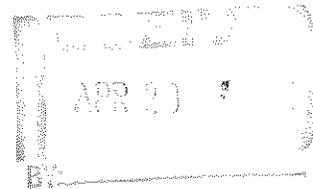
Barre Dates: 4/14

Substitute Dates: 4/8 Cardio 4/10 strength 4/15 Cardio  
4/8 Pilates 4/10 Pilates 4/15 Pilates  
4/17 strength 4/17 Pilates

Code: 2-340-53800-34500

Cost:

\$600.00



Approved:

Date:

4/29/25



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

2-330-53800-46200  
 Landscape-EG  
 5/5/25

**RECEIVED**  
 MAY 05 2025

**INVOICE**

Date	Invoice No.
04/30/25	31286
Terms	Due Date
Net 40	06/09/25

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
\$856.00	

Please detach top portion and return with your payment.

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

#34089 - Dirt along sidewalk to pickle ball courts

Add dirt along sidewalk that goes back to the pickle ball courts. Compact the dirt as best we can.

**Enhancement/Extra Services** **\$856.00**

Total	\$856.00
Payments/Credits	(\$0.00)
<b>Balance Due</b>	<b>\$856.00</b>

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: 4/22/25

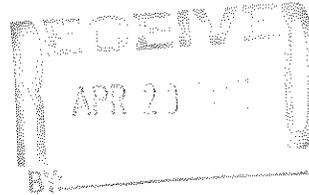
Senior Mat Pilates Dates: 4/22/25

Senior Strength Dates:

Substitute Dates:

Code: 2-340-53800-34500

Cost: 80



Approved:

*Eliana Roque*

Date: 4/22/25

**Envera**

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

<h1>Invoice</h1>	
Invoice Number <b>754974</b>	Date <b>05/01/2025</b>
Customer Number <b>300299</b>	Due Date <b>06/01/2025</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Sweetwater Creek CDD	300299		05/01/2025	06/01/2025

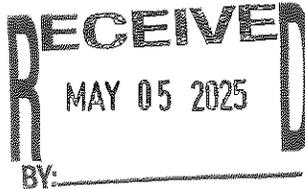
Quantity	Description	Months	Rate	Amount
<i>2898 - Gate Access - Sweetwater Creek CDD - Entrance 1 (North Loop Parkway, Entrance2 (South Loop Parkway, Saint Augustine, FL</i>				
1.00	Envera Kiosk System 06/01/2025 - 06/30/2025	1.00	\$500.00	\$500.00
1.00	Service & Maintenance 06/01/2025 - 06/30/2025	1.00	\$464.80	\$464.80
1.00	Data Management 06/01/2025 - 06/30/2025	1.00	\$250.00	\$250.00
1.00	Virtual Gate Guard Monitoring 06/01/2025 - 06/30/2025	1.00	\$2,213.25	\$2,213.25
<b>Subtotal:</b>				<b>\$3428.05</b>
Tax				\$0.00
Payments/Credits Applied				\$0.00
<b>Invoice Balance Due:</b>				<b>\$3428.05</b>

Date	Invoice #	Description	Amount	Balance Due
5/1/2025	754974	Monitoring Services	\$3428.05	\$3428.05

**Envera**

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

Security  
2.330.53800.48400  
DW  
5/5/25



<h1>Invoice</h1>	
Invoice Number <b>754974</b>	Date <b>05/01/2025</b>
Customer Number <b>300299</b>	Due Date <b>06/01/2025</b>

Net Due: \$3,428.05

Amount Enclosed: \_\_\_\_\_

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

REMIT TO:  
Envera  
PO Box 2086  
Hicksville, NY 11802

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

Name: Kathy Roy

Address: 112 Marsh side Dr, St. Augustine Florida 32080

2025 Classes Taught:

Yoga: 4/16, 4/23

Gentle Yoga: 4/18, 4/25

Sub:

Requested by: Erin Gunia

Code: 2-330-53800-34500

Total cost - \$140<sup>00</sup>

**RECEIVED**  
APR 29 2025  
BY: \_\_\_\_\_

Approved:



Date:

4/29/25

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

Name: Marilyn Costanzo

Address: 328 Stokes Creek Dr. St. Augustine, FL 32095

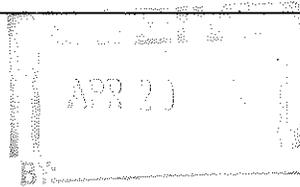
2025 Classes Taught:

Tai Chi: 4/22/25  
4/29/25

Requested by: Erin Gunia

Total=\$ 70<sup>00</sup>

Code: 2-330-53800-34500



Approved: *M J Costanzo*

Date: 4/29/25

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

Vendor: Miranda Bulger

2112 Pons Springs Way, Fleming Island, FL 32003

2023 Classes Taught in **TWO** week period:

Spin Dates: 4/14 4/16 4/21

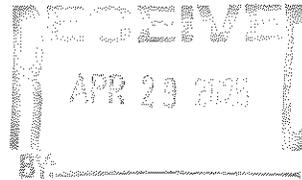
HIIT Dates: 4/16 4/23

Substitute Dates:

Code: 2-340-53800-34500

Cost:

245.00



Approved:

A large, stylized handwritten signature in black ink, appearing to read "Miranda Bulger".

Date:

4/23

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:

Spin 4/21 10:15-11:00

Yogalates Dates:

Spin 4/28 10:15-11AM

Power Pump Dates:

Yoga Dates:

Pilates Dates:

Code: 2-340-53800-34500

Cost:

70<sup>00</sup>

**RECEIVED**  
APR 29 2025  
BY: \_\_\_\_\_

Approved:

*[Signature]*

Date:

4/29/25



# Invoice

Date  
Invoice#

5/1/2025  
131295628359

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

Terms	Net 30
Due Date	5/31/2025
PO #	

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

<b>Ship To</b>
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**

2-330-53800-52002  
Pool Chemicals  
Approved 4/16/25-EG

Amount Paid/Credit Applied \$0.00

Balance Due \$2,157.54

[Click Here to Pay Now](#)



131295628359

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

# Invoice

Invoice #: 301  
 Invoice Date: 5/1/2025  
 Due Date: 5/1/2025  
 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 - May 2025		10,319.83	10,319.83
2.330.53800.10000- Assistant Manager - May 2025		6,868.07	6,868.07
2.330.53800.10000- Front Desk Attendants- May 2025		5,007.08	5,007.08
2.330.53800.10000- Front Desk Attendants (RMS) - April 2025 - Additional Amount Owed (Per 5/1/25 Adjustment memo for April 2025 Hourly Services)		1,066.73	1,066.73
2.330.53800.46500- Janitorial Services - May 2025		3,622.25	3,622.25
2.330.53800.52000 Pool Maintenance Services - May 2025		1,622.42	1,622.42
2.320.53800.12100- Field Management - May 2025		7,716.83	7,716.83
Pool Cover Removal		302.50	302.50
Pool Chemicals - Bicarb		148.67	148.67

**RECEIVED**  
 MAY 07 2025  
 BY: \_\_\_\_\_

*Alison Moring*  
 5-7-25

<b>Total</b>	<b>\$36,674.38</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$36,674.38</b>

# Riverside Management Services

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



Sweetwater Creek CDD  
Monthly Credit Memorandum

DATE: May 1, 2025  
FROM: Alison Mossing  
TO: RMS Billing Department  
SUBJECT: April Adjustment – Monthly Invoice Adjustment for April2025 Hourly Services

Please adjust May 2025 invoice to reflect the actual hours worked for the month of April2025 for the following services.

	<u>Hours</u>	<u>Hourly Rate</u>	<u>Total</u>	<u>Billed</u>	<u>Due Amount</u>
• Front Desk Attendants	292.01	\$20.80	\$6,073.81	\$5,007.08	\$1,066.73 Owed

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/1/25	3.93	H.T.	Amenity Center/Fitness Center Attendant
4/1/25	5.25	E.K.	Amenity Center/Fitness Center Attendant
4/2/25	3.95	H.T.	Amenity Center/Fitness Center Attendant
4/2/25	5.38	Z.S.	Amenity Center/Fitness Center Attendant
4/3/25	5.5	H.T.	Amenity Center/Fitness Center Attendant
4/3/25	5.28	AB.F.	Amenity Center/Fitness Center Attendant
4/4/25	2.98	M.N.	Amenity Center/Fitness Center Attendant
4/4/25	3.92	H.T.	Amenity Center/Fitness Center Attendant
4/4/25	4.43	Z.S.	Amenity Center/Fitness Center Attendant
4/5/25	5.33	M.N.	Amenity Center/Fitness Center Attendant
4/5/25	6.05	AB.F.	Amenity Center/Fitness Center Attendant
4/6/25	1.38	Z.S.	Amenity Center/Fitness Center Attendant
4/6/25	3.88	T.N.	Amenity Center/Fitness Center Attendant
4/6/25	6.08	M.N.	Amenity Center/Fitness Center Attendant
4/7/25	4.58	H.T.	Amenity Center/Fitness Center Attendant
4/7/25	5.27	M.N.	Amenity Center/Fitness Center Attendant
4/8/25	4.13	H.T.	Amenity Center/Fitness Center Attendant
4/8/25	5.28	AB.F.	Amenity Center/Fitness Center Attendant
4/9/25	4	E.K.	Amenity Center/Fitness Center Attendant
4/9/25	5.42	Z.S.	Amenity Center/Fitness Center Attendant
4/10/25	4	E.K.	Amenity Center/Fitness Center Attendant
4/10/25	5.25	AB.F.	Amenity Center/Fitness Center Attendant
4/11/25	4	E.K.	Amenity Center/Fitness Center Attendant
4/11/25	4.45	Z.S.	Amenity Center/Fitness Center Attendant
4/12/25	5.17	E.K.	Amenity Center/Fitness Center Attendant
4/12/25	2.8	AB.F.	Amenity Center/Fitness Center Attendant
4/12/25	3.15	E.K.	Amenity Center/Fitness Center Attendant
4/13/25	5.25	E.K.	Amenity Center/Fitness Center Attendant
4/13/25	6.33	Z.S.	Amenity Center/Fitness Center Attendant
4/14/25	4	E.K.	Amenity Center/Fitness Center Attendant
4/14/25	5.53	Z.S.	Amenity Center/Fitness Center Attendant
4/15/25	4	E.K.	Amenity Center/Fitness Center Attendant
4/15/25	5.32	AB.F.	Amenity Center/Fitness Center Attendant
4/16/25	4	E.K.	Amenity Center/Fitness Center Attendant
4/16/25	5.45	Z.S.	Amenity Center/Fitness Center Attendant
4/17/25	4	E.K.	Amenity Center/Fitness Center Attendant
4/17/25	5.28	AB.F.	Amenity Center/Fitness Center Attendant
4/18/25	4	E.K.	Amenity Center/Fitness Center Attendant
4/18/25	4.02	M.N.	Amenity Center/Fitness Center Attendant
4/19/25	5.25	E.K.	Amenity Center/Fitness Center Attendant
4/19/25	5.83	AB.F.	Amenity Center/Fitness Center Attendant
4/20/25	5.25	E.K.	Amenity Center/Fitness Center Attendant
4/20/25	6.27	Z.S.	Amenity Center/Fitness Center Attendant
4/21/25	4.02	E.K.	Amenity Center/Fitness Center Attendant
4/21/25	5.27	Z.S.	Amenity Center/Fitness Center Attendant
4/22/25	4	E.K.	Amenity Center/Fitness Center Attendant
4/22/25	5.27	AB.F.	Amenity Center/Fitness Center Attendant
4/23/25	4	E.K.	Amenity Center/Fitness Center Attendant
4/23/25	5.38	Z.S.	Amenity Center/Fitness Center Attendant
4/24/25	4	E.K.	Amenity Center/Fitness Center Attendant
4/24/25	5.4	Z.S.	Amenity Center/Fitness Center Attendant
4/25/25	4	E.K.	Amenity Center/Fitness Center Attendant
4/25/25	4.28	AB.F.	Amenity Center/Fitness Center Attendant
4/26/25	5	E.K.	Amenity Center/Fitness Center Attendant
4/26/25	8.3	AB.F.	Amenity Center/Fitness Center Attendant
4/27/25	0.37	M.N.	Amenity Center/Fitness Center Attendant
4/27/25	3.63	Z.S.	Amenity Center/Fitness Center Attendant
4/27/25	6	T.N.	Amenity Center/Fitness Center Attendant
4/28/25	5.47	Z.S.	Amenity Center/Fitness Center Attendant
4/29/25	4.98	T.N.	Amenity Center/Fitness Center Attendant
4/29/25	5.02	AB.F.	Amenity Center/Fitness Center Attendant
4/30/25	3.67	AB.F.	Amenity Center/Fitness Center Attendant
4/30/25	5.33	Z.S.	Amenity Center/Fitness Center Attendant

292.01

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

Vendor: Ron Collum

416 Heather Dr St. Augustine, FL 32095

2025

2025 Classes Taught in TWO week period:

Taiji - 12:30 - 1:30

Tai Chi Dates:

17 & 24 APRIL

Substitute Dates:

Stretch Seniors  
24 APRIL

3 x 35 = 105.

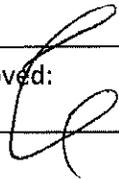
Code: 2-340-53800-34500

Cost:

\$105.

RECEIVED  
APR 29 2025  
BY: \_\_\_\_\_

Approved:



Date:

24 APR 2025

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 classes total

Cardio X Dates:

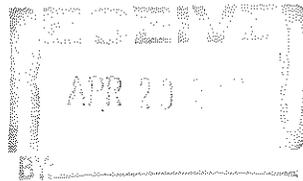
4/16 → 4/19

Substitute Dates:

Code: 2-340-53800-34500

Cost:

140<sup>00</sup>



Approved:

*[Handwritten Signature]*

Date:

4-8-25

# INVOICE

## Alfred W. Grover, Electrical Contractor

1304 Padola Road  
St Augustine, FL 32092  
215-847-5339  
[awg7422@gmail.com](mailto:awg7422@gmail.com)

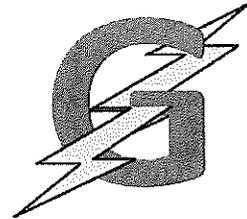
FL License: EC 13010167

DATE: 5/9/2025  
INVOICE # 50925  
TERMS: Due upon receipt

### Bill To:

Sweetwater Creek CDD  
Palencia Fitness Center  
1879 N. Loop Pkwy  
Saint Augustine, FL 32095  
[dwright@rmsnf.com](mailto:dwright@rmsnf.com)

Job Location: Palencia Amenity Center



DESCRIPTION OF WORK	AMOUNT
1) Trouble shoot fault in electrical circuit to outdoor poolside lampposts. Disconnected two 30 ft poolside lampposts to clear fault.  Note: High reach lift equipment needed to repair or replace these lighting fixtures.	Facility Maintenace 2.330.53800.12200 DW 5/12/25
2) Replaced lamp socket in recessed light fixture located in gym area.	
Material:	20.00
Labor: 1 electrician 4.0 hrs @ \$80 per hr	320.00
Work ordered by Dan Wright	
<b>TOTAL</b>	<b>\$ 340.00</b>

**RECEIVED**  
MAY 12 2025  
BY: \_\_\_\_\_

### Accepted methods of payment:

Check payable to: Alfred W. Grover

THANK YOU FOR YOUR BUSINESS!

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: 4/21 - 5/4

Pilates Dates:

Kids Fitness Dates:

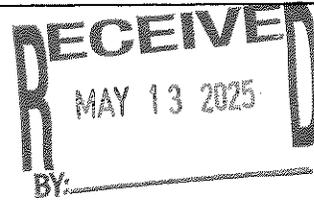
Stretch Dates: 4/21, 4/25, 4/28

Barre Dates: 4/21

Substitute Dates:

Code: 2-340-53800-34500

Cost: \$160.00



Approved:

A handwritten signature in black ink, appearing to be "A. H." or similar, written over a horizontal line.

Date:

5/12/25

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

Vendor: Diane Stoeber

153 Oak Common Ave. St. Augustine, FL 32095

2023 Classes Taught in TWO week period:

5/5 - 5/18

Pilates Dates:

Kids Fitness Dates:

5/7, 5/14

Stretch Dates:

5/9, 5/12, 5/16

Barre Dates:

5/12

Substitute Dates:

Code: 2-340-53800-34500

Cost:

240<sup>00</sup>



Approved:

A handwritten signature in black ink, appearing to be "C. M. J." with a long horizontal stroke extending to the right.

Date:

5/12/25

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: 4/29

Senior Mat Pilates Dates: 4/29 - 5/2

Senior Strength Dates: 5/1

Substitute Dates: 5/2

Code: 2-340-53800-34500

Cost: \$ 200

**RECEIVED**  
MAY 13 2025  
BY: \_\_\_\_\_

Approved:

*Eliana Roque*

Date: 5/2/25

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: 5/8

Senior Mat Pilates Dates: 5/8

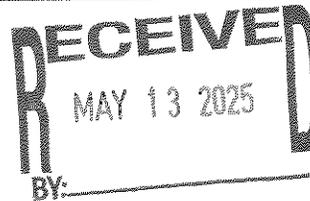
Senior Strength Dates:

Substitute Dates:

Code: 2-340-53800-34500

Cost:

70<sup>00</sup>



Approved:

*Eliana Roque*

Date:

5/8/25

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:

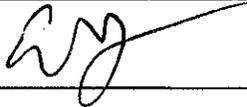
Monday - 5/5/25 - 3:00 PM - 6 PM

Code: 2-340-53800-34500

Cost: \$35

RECEIVED  
MAY 13 2025  
BY: \_\_\_\_\_

Approved:



Date:

5/12/25

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

Name: Kathy Roy

Address: 112 Marsh side Dr, St. Augustine Florida 32080

2025 Classes Taught:

Yoga: 4/30, 5/7

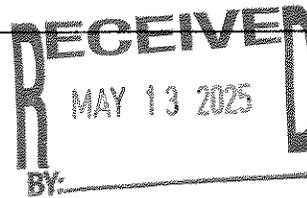
Gentle Yoga: 5/9

Sub:

Requested by: Erin Gunia

Code: 2-330-53800-34500

Cost: 10500



Approved:

A handwritten signature in black ink, appearing to read "ERIN GUNIA".

Date:

05/12/25

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: 14<sup>th</sup> Apr ~ 27<sup>th</sup> Apr  
Meditation Dates: 16<sup>th</sup>, 23<sup>rd</sup> APR  
Yogalates Dates: 15<sup>th</sup>, 22<sup>nd</sup> APR  
Power Pump Dates: 15<sup>th</sup>, 22<sup>nd</sup> APR  
Yoga Dates: 16<sup>th</sup>, 20<sup>th</sup>, 27<sup>th</sup> (23<sup>rd</sup> cancelled CDD meeting)  
Pilates Dates: 14<sup>th</sup>, 21<sup>st</sup> APR

Code: 2-340-53800-34500  
Cost: \$410<sup>00</sup> *Q-ALW*  
**RECEIVED**  
MAY 13 2025  
BY: \_\_\_\_\_

Approved: *[Signature]* Date: 30<sup>th</sup> Apr, 2025

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

Vendor: Lina Hermez

248 Glorietta Dr, St. Augustine, FL 32095

2025 Classes Taught in TWO week period: 28<sup>th</sup> Apr ~ 11<sup>th</sup> May  
Meditation Dates: 30<sup>th</sup> Apr, 7<sup>th</sup> May  
Yogalates Dates: 29<sup>th</sup> Apr, 6<sup>th</sup> May  
Power Pump Dates: 29<sup>th</sup> Apr, 6<sup>th</sup> May  
Yoga Dates: 30<sup>th</sup> Apr, 4<sup>th</sup> May, 7<sup>th</sup> May, 11<sup>th</sup> May  
Pilates Dates: 28<sup>th</sup> Apr, 5<sup>th</sup> May

Code: 2-340-53800-34500

Cost: \$ 450<sup>00</sup>

Q u d l w

RECEIVED  
MAY 13 2025  
BY: \_\_\_\_\_

Approved: Ly

Date: May 11, 2025

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

Name: Marilyn Costaza

Address: 328 Stokes Creek Dr. St. Augustine, Fl 32095

2025 Classes Taught:

5/6/25

Tai Chi:

Requested by: Erin Gunia

Total=\$ 35<sup>00</sup>

Code: 2-330-53800-34500

RECEIVED  
MAY 13 2025  
BY: \_\_\_\_\_

Approved:

*M J Costaza*

Date:

5/6/25

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

Vendor: Miranda Bulger

2112 Pons Springs Way, Fleming Island, FL 32003

2023 Classes Taught in **TWO** week period:

Spin Dates: 4/28 4/30 5/5 5/7

HIIT Dates: 4/30 5/7

Substitute Dates:

Code: 2-340-53800-34500

Cost:

245.00

**RECEIVED**  
MAY 13 2025  
BY: \_\_\_\_\_

Approved:

*Miranda Bulger*

Date:

5/7/25

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:

Pilates 4/29 6-6:50

Yogalates Dates:

Stretch 5/2 12-1PM

Power Pump Dates:

Spin 5/5 " "

Yoga Dates:

Stretch 5/5 " "

Pilates Dates:

Spin 5/12 10:15-11

Code: 2-340-53800-34500

Cost:

175<sup>00</sup>

**RECEIVED**  
MAY 13 2025  
BY: \_\_\_\_\_

Approved:



Date:

5/12/25

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:

4/22 4/24  
4/29 5/1

Substitute Dates:

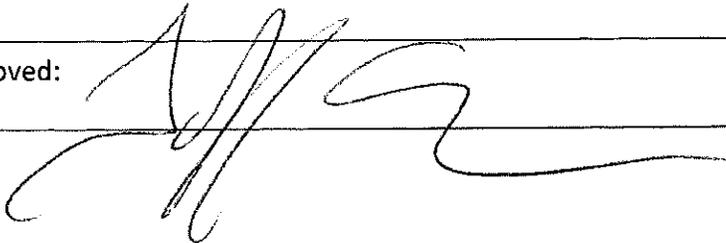
Code: 2-340-53800-34500

Cost:

140<sup>00</sup>

**RECEIVED**  
MAY 13 2025  
BY: \_\_\_\_\_

Approved:



Date:

5/1/25

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

Name: Chairman's Enterprise

Address: 11586 Tyndel Creek Lane, Jacksonville, Fl 32223

Description: January invoice for leased Spin Bikes

Requested by: Erin Gunia

Total=\$513.20

Code: 2-330-53800-44000

Approved: Erin Gunia

Date: 4/29/25

# Chairmans Enterprises

Invoice # 1250

11586 Tyndel Creek Lane  
 Jacksonville, FL 32223  
 (904) 536-7746

Sweetwater Creek CDD  
 1865 North Loop Parkway St.  
 Augustine, FL 32095

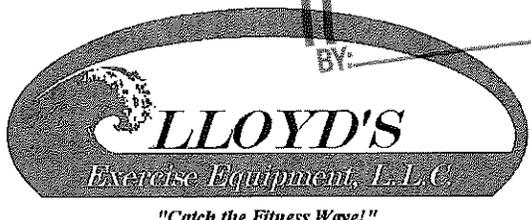


JANUARY 1ST, 2025

Qty	Description	Unit	Total
8	For Lease of Lemond Pro Indoor Cycling Bikes	\$51.32	\$410.56
1	For Lease of Commercial Spirit Airbike AB900	\$102.64	\$102.64
	01/01/2025 through 01/31/2025		
	Terms: 30 Day Net		
		Subtotal	\$513.20
	Tax Exempt		\$0.00
		Total	\$513.20

2-330-53800-52100  
 Cleaning Supplies  
 Approved-EG

**RECEIVED**  
 MAY 20 2025  
**Invoice**



<b>Purchase Date</b>	<b>Invoice #</b>
4/15/2025	H480-103

**Customer Bill To:**  
 Sweetwater Creek CDD  
 District Accountant  
 1408 Hamlin Avenue, Unit E  
 Saint Cloud, FL 34771  
 904-239-5309 (Bernadette Peregrino)

LLOYD's Exercise Equipment, L.L.C  
 PO Box 290723  
 Port Orange, FL 32129  
 386-322-3213 (office)  
 815-331-5329 (fax)

<b>Invoice Date</b>	<b>Terms</b>
5/15/2025	Due on receipt

Manufacturer	Item	Model	Details	Amount
Zoom	Fitness Wipes	* Physical Address Sweetwater CDD 1865 North Loop Parkway St. Augustine, FL 32095 904-829-8488 (Erin Gunia)	Disinfectant Fitness Wipes; 4 rolls per case; 800 wipes per roll; at \$130.00 per case. (8 cases)	1,040.00

Thank you for your business.

<b>Subtotal</b>	\$1,040.00
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$1,040.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	<b>\$1,040.00</b>

*"Specializing in Service After the Sale"*

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

2-330-53800-48400  
 Security  
 Approved-EG

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

**RECEIVED**  
 MAY 20 2025  
 BY: \_\_\_\_\_

<b>INVOICE</b>	Date	Number
	04/01/2025	354915

<b>TERMS</b>	Due on Date of Invoice
<b>ACCOUNT #</b>	SLD801374

<b>Service Address</b>
SWEETWATER CREEK FITNESS CENTER SWEETWATER CREEK CDD 1865 NORTH LOOP PARKWAY SAINT AUGUSTINE, FL 32095

Quan	Item	Description	Price	Tax %	Amount
3	600	RESIDENTIAL BURGLAR PHONE LINE MONITORING 04/01/2025 to 06/30/2025	\$25.00		\$75.00
<b>SUB-TOTAL</b>					<b>\$75.00</b>
<b>SALES TAX</b>					<b>\$0.00</b>
<b>INVOICE TOTAL</b>					<b>\$75.00</b>
<b>AMOUNT PAID</b>					<b>\$0.00</b>
It is important to test your alarm system regularly. Feel free to contact our office for an appointment or instructions on how to test your system. Thank you for choosing Village Key & Alarm.					<b>TOTAL DUE</b>
					<b>\$75.00</b>

Detach Here

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

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

<b>Account Number</b>	<b>SLD801374</b>
<b>Invoice Number</b>	<b>354915</b>
<b>Amount Due</b>	<b>\$75.00</b>
<b>Amount Paid</b>	

Reminder: To ensure reliable system operation test your alarm frequently and keep your emergency call list updated. Visit our website, [\\_ <https://villagekeyalarm.com/>](https://villagekeyalarm.com/), for step-by-step instructions or e-mail us at [\\_ <mailto:info@vkalarm.com %0c%0cInvoice>](mailto:info@vkalarm.com)

*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: 157

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

(C) Amount Payable: \$3,508.00

(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): Invoices: 50458, 50492 and 50926. Additional equipment for 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

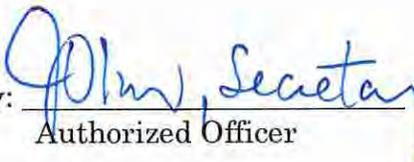
this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid.

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:  Secretary  
Authorized Officer

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

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

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

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

Name: Design 2 Wellness

Address: PO Box 398, Lewis Center, OH, 43035

Description: Additional Equipment for Fitness Center

Invoices: #50458, #50492, 50926

Requested by: Erin Gunia

Total=\$3,508.00

Code: Bond Money/Requisition

Approved: Erin Gunia

Date: 4/16/25



# Invoice

Date	Invoice #
2/19/2025	50458

P. O. Box 398  
Lewis Center, OH 43035

www.design2wellness.com

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

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

Purchase Order Number

Terms	Sales Rep
Net 30	Kelly

Product Number	Description	QTY	Price Each	Amount
GTAR	Troy Accessory handle rack	1	425.00	425.00
Misc Charge	Accessory Handle Stand Rack FF-ASR	1	349.00	349.00
Shipping	Shipping Charges from the manufacturer to Design2Wellness Warehouse	1	400.00	400.00

Phone #	Fax #	<i>Thank you for your business!!!</i>	<b>Subtotal</b>	\$1,174.00
859-769-7000	740-548-7044		<b>Payments</b>	\$0.00
			<b>Balance Due</b>	\$1,174.00

E-mail  
tdyw@design2wellness.com



# Invoice

P. O. Box 398  
Lewis Center, OH 43035

www.design2wellness.com

Date	Invoice #
2/24/2025	50492

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

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

<b>Purchase Order Number</b>

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

Product Number	Description	QTY	Price Each	Amount
RRO-045	Intek 45 lb Rubber Olympic Plate	12	120.83333	1,450.00
RRO-025	Intek 25 lb Rubber Olympic Plate	6	76.16667	457.00
Shipping	Shipping Charges from the manufacturer to Design2Wellness Warehouse	1	400.00	400.00

<b>Phone #</b>	<b>Fax #</b>
859-760-7000	740-548-7044

*Thank you for your business!!!*

E-mail

tdyc@design2wellness.com

<b>Subtotal</b>	\$2,307.00
<b>Payments</b>	\$0.00
<b>Balance Due</b>	\$2,307.00



# Invoice

P. O. Box 398  
Lewis Center, OH 43035

www.design2wellness.com

Date	Invoice #
4/1/2025	50926

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

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

<b>Purchase Order Number</b>

Terms	Sales Rep
Net 30	Admin

Product Number	Description	QTY	Price Each	Amount
026-01PL2246	Hoist Dual Hole Bumper 2.05" Thick	1	15.00	15.00
Shipping	Shipping Charges from the manufacturer to Design2Wellness Warehouse		12.00	12.00
	Total sales tax		0.00	0.00

<b>Phone #</b>	<b>Fax #</b>	<i>Thank you for your business!!!</i>	<b>Subtotal</b>	\$27.00
859-760-7000	740-548-7044		<b>Payments</b>	\$0.00
		E-mail	<b>Balance Due</b>	\$27.00
		tdye@design2wellness.com		

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

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

(A) Requisition Number: 158

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

(C) Amount Payable: \$1,881.86

(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 # 193071 – Major Modification Application and Meetings & Coordination (\$790.00) and Invoice # 193217 – Major Modification Application and Meetings & Coordination (\$1,091.86)

(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

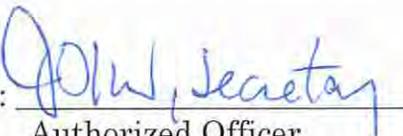
this requisition is for Costs of Issuance payable from the Costs of Issuance Account that has not previously been paid.

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.

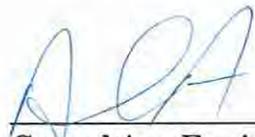
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**SWEETWATER CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

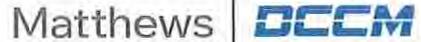
By:   
Authorized Officer

**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



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

April 10, 2025  
Invoice # 193071

Project 0000021856.0002 Onda Residential

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

- Discussions with CDD
- Review MDP Text
- 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 March 31, 2025**

Phase	0002	Major Modification Application		Hours	Rate	Amount	
				2.50	210.00	525.00	
							525.00
							<b>Total Labor</b>

Phase	0003	Meetings and Coordination		Hours	Rate	Amount	
				.25	290.00	72.50	
				.50	210.00	105.00	
				.50	115.00	57.50	
				.25	120.00	30.00	
							<b>Total Labor</b>
							265.00
							<b>Total Due:</b>
							790.00

Billed to Date			
	Current Due	Prior Billed	Billed to Date
Labor	790.00	3,920.00	4,710.00
<b>Totals</b>	<b>790.00</b>	<b>3,920.00</b>	<b>4,710.00</b>



**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: 159

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

(C) Amount Payable: \$105.00

(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 # 192481 – Meetings & coordination.

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

The undersigned hereby certifies that:

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

OR

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

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

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

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

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

**SWEETWATER CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Authorized Officer

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

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

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

Project Manager Alex Acree



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

January 13, 2025  
Invoice # 192481

Project 0000021856.0001 Onda Park

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

- Coordination with District Manager
- Research Zoning Options for Tract K

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 December 31, 2024**

Phase	0006	Meetings and Coordination			
			<b>Hours</b>	<b>Rate</b>	<b>Amount</b>
Sr. Planner 1			.50	210.00	105.00
	<b>Total Labor</b>				<b>105.00</b>
				<b>Total Due:</b>	<b>105.00</b>

**Billed to Date**

	<b>Current Due</b>	<b>Prior Billed</b>	<b>Billed to Date</b>
Fee	0.00	14,420.00	14,420.00
Labor	105.00	8,006.25	8,111.25
Unit	0.00	31.14	31.14
<b>Totals</b>	<b>105.00</b>	<b>22,457.39</b>	<b>22,562.39</b>

**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: 160

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

(C) Amount Payable: \$43,193.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Invoice # 49881 – Strength Equipment Replacement. Final Payment.

(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: John, Secretary  
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.

AAA  
Consulting Engineer

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

Name: Design2Wellness

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

Description: Remaining Balance for Strength Equipment Installation

Requested by: Erin Gunia

Total=\$43,193

Code: Bond Money

Approved: Erin Gunia

Date: 5/22/25



# Invoice

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

Date	Invoice #
12/31/2025	49881

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

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

<b>Purchase Order Number</b>

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

Product Number	Description	QTY	Price Each	Amount
<b>***Strength Machines***</b>				
G3-S13	Matrix Aura Converging Chest Press	1	3,510.00	3,510.00
G3-S22	Matrix Aura Rear Delt/Fly	1	3,601.00	3,601.00
G3-S34	Matrix Aura Diverging Seated Row	1	3,413.00	3,413.00
G3-S71	Matrix Aura Leg Extension	1	3,159.00	3,159.00
G3-S72	Matrix Aura Seated Leg Curl	1	3,159.00	3,159.00
G7-S70B-H	Matrix Ultra Leg Press Heavy Stack	1	7,384.00	7,384.00
VS-S40-USB2	Matrix Versa Biceps Curl Heavy Stack	1	2,490.00	2,490.00
MG-MR690	Matrix Mega 8' Half Rack (no spotter stands)	1	3,406.00	3,406.00
MG-PL13	Matrix Supine Bench Press	1	1,859.00	1,859.00
MG-PL79	Matrix Magnum Plate Loaded Squat Lunge	1	1,430.00	1,430.00
VS-S23-USB2	Matrix Versa Converging Shoulder Press Heavy Stack	1	3,094.00	3,094.00
VS-S33-USB2	Matrix Versa Diverging Lat Pulldown Heavy Stack	1	3,094.00	3,094.00
VS-S42-USB2	Matrix Versa Triceps Press Heavy Stack	1	2,490.00	2,490.00
VS-S531-02B2	Matrix Versa Low Back/AB Heavy Stack	1	2,633.00	2,633.00
VS-S74-USB2	Matrix Versa Duals Hip Abductor/Adductor Heavy Stack	1	2,886.00	2,886.00
VS-VFT HS + VS-...	Matrix Functional Trainer Heavy Stack, 18" Storage	1	4,368.00	4,368.00
G3-MS40	Matrix Aura 4-Stack Multi-Station, includes G3-MS23 Adj Pulley, G3-MS52 Tricep Pushdown, G3-MS51 Lat Pulldown, G3-MS53 Low Row & G3-MS40CK Connector Piece	1	8,086.00	8,086.00
711SM	TKO Squat Machine	1	1,787.00	1,787.00
MG-A82	Matrix/Magnum Multi-Adj Bench, LP	3	1,099.00	3,297.00
9NP-B7524-60AAS	Nautilus Stretch Trainer, Black	1	756.00	756.00
MG-PL62	Matrix Magnum Plate Loaded Smith Machine	1	4,108.00	4,108.00
9NP-L1131-60BZS	Nautilus Inspiration Plate Load Glute Drive, Black	1	2,980.00	2,980.00
<b>***Indoor Cycling Bikes***</b>				
9-7340-QINTP0	Schwinn AC Sport Group Cycle Bike	8	1,417.625	11,341.00
Shipping	Shipping Charges directly to customers location from the manufacturer. D2W installation team will be there to unload semi truck.	1	5,675.00	5,675.00

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



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<b>Purchase Order Number</b>

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

Product Number	Description	QTY	Price Each	Amount
Installation	Delivery & Installation	1	4,650.00	4,650.00
Discount - Trade-in	Trade-in Discount LifeFitness Pieces: Pec/Fly, Row, Ab Bench, Leg Ext, Leg Curl, Bicep Curl, Smith Machine, Shoulder Press, Tricep, Low Back, Chest Press, Leg Press, Lat Pulldown, Inner/Outer Thigh, Dual Adj Pulley, Preacher curl Bench & 4 Stack Multi Gym		-7,350.00	-7,350.00
Discount - Sales	Additional Partnership Discount		-450.00	-450.00
	Total sales tax		0.00	0.00
	Matrix Warranty: Frame 10 Years , Weight Stacks 5 Years , Pulleys 5 Years, Pivot Bearings 5 Years, Parts & other items not specified 3 Years, Upholstery/Cables/Springs 1 Year			
	Schwinn Warranty: Limited 10 year warranty on structural frame notincluding coatings, all other components warranted for 3years parts and 3 years labor. 10 year warranty on belts.			
	Approx lead times: 8 weeks			

<b>Phone #</b>	<b>Fax #</b>
859-760-7000	740-548-7044

*Thank you for your business!!!*

E-mail

tdye@design2wellness.com

<b>Subtotal</b>	\$86,856.00
<b>Payments</b>	-\$43,663.00
<b>Balance Due</b>	\$43,193.00

*FOURTH ORDER OF BUSINESS*

*A.*



**DUVAL  
LANDSCAPE  
MAINTENANCE, LLC**

With

**Sweetwater Creek  
Community Development  
District**

**Monthly Reporting  
May 2025**



# **DUVAL LANDSCAPE MAINTENANCE, LLC**

## **Monthly Reporting May 2025**

### **In Progress:**

1. Weekly mowing began April 1. (Bi-weekly mowing of select St. Augustine turf areas to allow it to fill in.)
2. Bermuda seed is germinating on Privado Park. (Ordered 1 more bag)
3. Bermuda seed is germinating at the round-a-bout.
4. Bahia seed is germinating at two islands on Rio Del Norte.

### **Completed:**

1. Install sod at three areas on the backside of Ensenada.
2. Overseed round-a-bout with bermuda.
3. Overseed two islands on Rio Del Norte with bahia.
4. Install red fountain grass on island next to the mail kiosk on Rio Del Norte.

### **Discussion:**

### **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

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## 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	5/12/2025						
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	5H20M	5Hrs	40Mins				
Coverage	Good		MV	Y	N	Days of Week	S	M	T	W	Th	F	S

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





# 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		5/9/2025				
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		1									x					Island back of Del norte
3	s	x	x	x										x					Both sides at stop sign
4	r	x	x	x										x					Right side back of sidewalk
5	r	x	x											x					Island at mailboxes

Comments: Regular maintenance-  
 rotors on zone 2 are still being vandalized



**Duval Landscape**  
 MAINTENANCE



# Duval Landscape MAINTENANCE

## Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name		SweetWater					
Location	Right lake		Location	Right lake		Location	Torcido controller						
Type	RB		Size			Technician	Preston						
Rain Guage	Y	N	Source	Meter	Well	Date	5/25/2025						
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												x				Back Parking Lot
9	s	x	x												x				At pool pump
10	s	x	x											1	x				At pool pump
11	s	x	x												x				Back fence behind pool
12																			No wire
13																			no wire
14	s	x	x												x				Ensanada Flowers
15	s	x	x												x				Ensanada Curb
16	s	x	x												x				Ensanada Medio-across st
17	s	x	x												x				Ensanada Across st
18	s	x	x												x				Torcido shrubs 80-140
19	s	x	x												x				Torcido turf 80-end
20	s	x	x											3	x				Torcido shrubs 140-end
21	r	x	x									1			x				Park

Comments: General Maintenance



Duval Landscape

Will propose the two zones not responding



**Duval Landscape**  
MAINTENANCE

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# Duval Landscape

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## Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	SweetWater						
Location	Right of circle		Location	Right of circle		Location	Right of round about						
Type	RB		Size			Technician	Mark						
Rain Guage	Y	N	Source	Meter	Well	Date	5/13/2025						
Power on	Y	N				Program	A	B	C				
General Information			Backflow			Start Times	10:00 PM	10:00 PM	12:00 PM				
Valve Type			PRV	Y	N	Run Times	4H30M	8H10M	20M				
Coverage	Good		MV	Y	N	Days of Week	S	M	T	W	Th	F	S

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





# Duval Landscape

MAINTENANCE

## Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	SweetWater						
Location	Right corner		Location	Right corner		Location	Rincon dr and ensenada						
Type	RB		Size			Technician	Preston						
Rain Guage	Y	N	Source	Meter	Well	Date	5/25/2025						
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											x					Around controller
4	s	x	x											x					BTW curb and sidewalk left side
5	s	x	x											x					Right side ensanada 1/2 way
6	s	x	x											x					Right side ensanada 3/4 way
7	s	x	x											x					Right side ensanada end
8	s	x	x	x										x					Ensanada/ Rincon right side flowers
9	s	x	x	x										x					Ensanada/Rincon Left side flowers
10	s	x	x											2	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											1	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

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## 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	5/12/2025						
Power on	Y	N				Program	A	B	C				
General Information			Backflow			Start Times	10:00 P						
Valve Type			PRV	Y	N	Run times	2H20M						
Coverage	Good		MV	Y	N	Days of Week	S	M	T	W	Th	F	S

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

Comments: basic maintance

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**Duval Landscape**  
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# Duval Landscape

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## 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 Gauge		Y	N	Source		Meter	Well	Date		5/13/2025					
Power on		Y	N	Program			A	B	C						
General Information			Backflow			Start Times		10:00 PM							
Valve Type		PRV		Y	N	Run Times		2Hrs							
Coverage		Good		MV	Y	N	Days of Week		S	M	T	W	Th	F	S

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

Comments: Basic maintenance

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**Duval Landscape**  
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# Duval Landscape

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## Irrigation Technical Inspection Report

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

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

Comments: zone 11 was not responding  
 repaired zone 11 new decoder





# Duval Landscape

MAINTENANCE

## Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	SweetWater						
Location	Lake bank		Location			Location	Brasilia + Glorieta Drive						
Type	RB		Size			Technician	Mark						
Rain Gauge	Y	N	Source	Meter	Well	Date	5/9/2025						
Power on	Y	N				Program	A	B	C				
General Information			Backflow			Start Times	10:00 P						
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: Basic maintenance

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**Duval Landscape**  
MAINTENANCE



# Duval Landscape

MAINTENANCE

## Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	SweetWater						
Location	Right lake		Location	Right lake		Location	Middle lift station						
Type	RB		Size			Technician	Mark						
Rain Guage	Y	N	Source	Meter	Well	Date	5/9/2025						
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			1								x					Left side towards round about
2	r	x	x											x					Right corner of Oleta
3	s	x	x											x					Along left sidewalk to roundabout
4	s	x	x											x					Along left curb Oleta to round
5	s	x	x											x					Along right curb Oleta to round
6	s	x	x											x					Along sidewalk right side
7	s	*	*																Back sw ovalo las calinas
8	r	x	x											x					Both sides of road at lakes
9	s	x	x											x					Left side of Oleta
10	s	x	x											x					Along left side BTW Oleta+Glorieta
11	s	x	x											x					Along curb lift to oleta
12	s	x	x											x					Along sidewalk lift to oleta
13	s	x	x											x					Back sidewalk lift to oleta
14	r	x	x											x					Ovalo court
15	r	x	x											x					Around controller
16	s	x	x											x					Along sidewalk by controller
17	s	x	x											x					Along curb by controller
18	s	x	x							1				1	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



*E.*

# Sweetwater Creek

**Community Development**

**District**

**Field Operations Report**

*6/5/25*

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

Sweetwater  
Creek

Community  
Development  
District

Field Operations  
Report

June 5th, 2025

**To:** The Board of  
Supervisors

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

**RE:** Sweetwater Creek  
Operations Report - June  
5th, 2025.

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

# Completed Projects



3 holes patched at ensenada park

# Completed Projects



2 sidewalks grinded on rio del norte and  
ensenada, 1 replaced on Las Calinas

# Completed Projects



holes/low areas filled with asphalt patch on ensenada / Las calinas path

## **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

- Barriers installed on drains at dosel
- Playground floor at Ensenada park patched
- Asphalt patches made on walking path on Ensenada/ Las Calinas
- Bolted exercise equipment to floor at fitness center
- Pressure Washed shed next to fitness center
- Repaired 2 exercise bikes
- Repaired 2 wall sconces in mens bathroom at fitness center
- Replaced lights on posts surrounding the pool
- 2 sidewalks grinded and 1 replaced
- Treadmill fixed at fitness center
- Envera gate fixed
- Spoke with engineer team about durian proposals for June meeting
- Worked with legal team to get agreement between Sweetwater and east coast wells for job on Las Calinas

# Conclusion

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

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

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

Respectfully,

***Riverside Management Services***



*F.*

*1.*

## May Operations Report

### Building:

Roof Estimates-full estimates attached

In Summary:

**All Weather:** \$254,799.89, One-year warranty for workmanship and manufacturer's warranty on materials

**Interstate:** \$280,135.00, Two-year warranty on labor, "manufacturer's warranty" on materials

**Stonebridge:** \$259,800.00, Ten-year warranty on labor and materials

**FCC:** \$310,517.00, Five-year warranty on labor and materials

I am waiting to meet with a resident Mark Mongon at the request of Marshall Creek. Mr. Mongon is an independent contractor with expertise in roofing. He is just offering an opinion on needing a full replacement, unique repairs and what timeline we are working with.

AC repairs-compressor-This is under warranty with Trane. They should be scheduling the repair for this week. The part is under warranty; the labor is not.

### Equipment:

Repairs to Stair Climber-This is an eight-year-old climber that has an incredible amount of rust and damage on the interior due to use. I have gathered quotes for new and refurbished options. This is a heavily used piece of equipment that needs to be replaced asap.

Estimates attached

Repair of Strength Equipment: Torso rotator-needed tightening

### Pickleball:

The tournament was a success. We had approximately 40 people participate.

The summer social league starts June 4<sup>th</sup>. There are 45 people registered so far.

POS System-All forms and documents on our side have been provided. SafeSave should be activating it any day now.

### Pool:

New Diving Blocks installed-repair to deck needed in lane one. Highest use area. CBuss will be doing the repair.

Patches repaired to pool – another one has occurred. CBuss will be repairing it.

New depth markers ordered, installation expected shortly

BOCCE BALL estimates-Previous ones were around \$35,000. I have reached out to those same companies to update the numbers.

### Parks:

Ensenada-Increase size of Dog Park-Best Fence estimate of \$2,058.00

La Palma-completion of Mini Golf recarpeting and new signs. Landscaping improvements are being discussed.

Shade: Permits paid for and equipment shipped on 5/27. Installation date is estimated for June 16<sup>th</sup>.

Privado-seeding continues and the grass is starting to show

2.

# 01



## SCOPE OF WORK

**DIVISION:** 40 - General Construction  
**PROPOSAL:** 25.140  
**DATE:** 5/8/2025  
**ESTIMATOR:** Jordan Bailey



**Gaco**  
LICENSED APPLICATOR



**Customer:**

*Palencia Community  
1865 North Loop Parkway  
St. Augustine, FL 32095*

**Project Location:**

*Palencia Community  
1865 North Loop Parkway  
St. Augustine, FL 32095*

**Project Contact:**

*Erin Gunia  
[egunia@rmsnf.com](mailto:egunia@rmsnf.com)*

**Project Description:**

*Tile reroof of the Fitness Center & Pool Equipment Building*

All Weather Contractors (**AWC**) is pleased to submit the following proposal for the above referenced project. Our proposal is based on Roof Reports and the following:

### SCOPE OF WORK – TILE REROOF

AWC scope of work includes furnishing; labor, materials, equipment, and supervision to complete items mentioned below, unless otherwise noted:

1. Removal of existing tile roofing.
2. Secure all loose roof sheathing as needed.
3. Furnish and install peel and stick tile underlayment.
4. Furnish and install Westlake Barcelona 900 roof tiles screwed in with galvanized screws.
5. Furnish and install eave closures.
6. Furnish and install new drip edge (color TBD).
7. Furnish and install new lead plumbing ventilation boots where needed.
8. Furnish and install new hip and ridge trim tile.
9. Furnish and install Ohaggin vents.
10. Furnish and install metal flashing at roofing elevation changes with counterflashing (as needed).
11. Removal and disposal of all demolition materials and debris.
12. Obtain applicable permits and schedule all inspections with the Building Department.

### OPTIONAL SCOPE OF WORK – METAL REROOF

AWC scope of work includes furnishing; labor, materials, equipment, and supervision to complete items mentioned below, unless otherwise noted:

1. Removal of existing standing seam roofing.
2. Secure all loose roof sheathing as needed.
3. Furnish and install peel and stick high temp underlayment.
4. Furnish and install new drip edge (color TBD).



# 01



## SCOPE OF WORK

5. Furnish and install new standing seam metal package in standard color.
6. Furnish and install new hip and ridge trim metal.
7. Removal and disposal of all demolition materials and debris.

### EXCLUSIONS

1. Engineering.
2. Caulking or painting.
3. Payment & Performance Bonds.
4. Replacement of any rotten wood.
5. Gutters, downspouts, and splash blocks.

## QUALIFICATIONS & CLARIFICATIONS

1. This proposal is valid for 30 days and is based on current pricing for materials. All Weather Contractors, Inc. reserves the right to withdraw this proposal at any time.
2. Adequate space for storage and vehicle parking shall be always available at no cost to AWC personnel and its subcontractors.
3. Any work not specifically noted or described above within the scope of work is excluded.
4. AWC will conform to all applicable safety regulations such as OSHA, EPA and AHJ.
5. All debris generated by AWC will be removed and disposed of at a dumpster provided by AWC.

## WORK HOURS & SCHEDULE

1. AWC's quote is based on 1-month or less, and weekly onsite schedule of a 54-hour, 6-day operation (9:00 am - 6:00 pm) workweek (Monday - Saturday) per scope item.
2. AWC requires at least 10 business days after permit approval for work commencement.

## CERTIFICATIONS & INSURANCE

1. **GC**-CGC1523954 **HVAC**-CMC1250093 **Plumbing**-CFC1428601 **Roofing**-CCC1334999 licenses.
2. Commercial General Liability Insurance \$1,000,000
3. Commercial General Liability Aggregate \$2,000,000
4. Workers Compensation Insurance \$1,000,000
5. Automotive Liability Insurance \$1,000,000
6. Umbrella General Liability Insurance \$5,000,000

## WARRANTY

1. **RE-ROOF:** AWC offers manufacturers' specific warranty per item and AWC will provide a **1-year** warranty for workmanship.

## INSPECTION & WORK ACCEPTANCE

1. All work will be inspected by customer's representative at the completion of the work.
2. If deficiencies are found in work quality, customer's representative will present them, as soon as possible to AWC's representative on a written notice and corrections will be made.

## OWNER RESPONSIBILITIES

1. Provide AWC access to job site in a timely manner to allow for continuous work schedule.
2. Approve any written and agreed upon change order(s) for additional and/or changes in work.
3. Make timely payment, the undisputed amount due. For any and all amounts owed to Contractor, more than sixty (60) days, a late payment penalty of One and Half (1.5%) percent of the unpaid amount per month, in lieu of any interest otherwise due.

# TERMS & CONDITIONS

## PRICING – TILE REROOF

	BUILDINGS	QUANTITY	SQUARES	SQ. SUBTOTAL	TOTAL VALUE
1	Club House	1	168	168	\$213,898.48
2	Pool Equipment	1	16	16	\$20,371.28

<b>184</b>	<b>\$234,269.76</b>
------------	---------------------

## OPTIONAL PRICING – METAL REROOF

	BUILDINGS	QUANTITY	SQUARES	SQ. SUBTOTAL	TOTAL VALUE
1	Club House	1	17	17	\$ 20,530.13

<b>Grand Total</b>	<b>\$254,799.89</b>
--------------------	---------------------

## ADD ALTERNATES

	SCOPE	Unit Price	Unit
1	Remove and replace plywood decking	\$105.00	Per SH
2	Remove and replace 2" x 6" fascia board-primed	\$9.00	Per LF
3	Wind Mitigation Form	\$300.00	Per Bldg.

## TERMS

This proposal is based exclusively on the direct cost elements described above, such as labor, material, specified equipment, and normal mark-ups. It does not include any amount for changes in the sequence and scope of work, delays, disruptions, re-scheduling, extended overhead, overtime, acceleration, and/or impact costs not specifically noted and/or mutually agreed. If needed All Weather Contractors reserves the right to submit a claim for all impacts, limitations, and related items of cost.

The line items' pricing above are for accounting purposes only. Each line shares a percentage of the total General conditions, overhead, and profit of the work to be performed concurrently and within the estimated duration. If any line or scope are removed, the remaining work will be adjusted accordingly.

## AGREEMENT

The proposal's documents above and herein become an effective Agreement the date written below. Signatures to this Agreement transmitted by facsimile transmission or by electronic mail in "portable document format" (".pdf") form will have the same effect as physical delivery of the paper document bearing the original signature

03



# TERMS & CONDITIONS

**Date:**

**CUSTOMER SIGNATURE**

\_\_\_\_\_  
Palencia Community  
1865 North Loop Parkway  
St. Augustine, FL 32095

**CONTRACTOR SIGNATURE**

*Hai Nguyen*  
\_\_\_\_\_  
Hai Nguyen  
1702 Lindsey Rd  
Jacksonville, FL 32221  
(904) 776-2269



# 04

# CAPABILITIES OUR SERVICES

## Did You Know We Perform The Following Services?

Click Any Link Below For More Information!

[Click Here to Get In Touch With The Right Person Today!](#)

**Multifamily • Condominium Projects • HOA Services • Churches Commercial Buildings • Shopping Centers • Student Housing • Banks Special Projects • On Demand Service • Restaurants • Hotels**

### • [Full General Contracting Services](#)

- Interior & Exterior Renovations
- Restoration
- Property Amenities
- Ancillary Structures
- Concrete
- Siding - Soffit - Fascia
- Carpentry & Drywall
- Hardscapes
- Specialty Projects

### • [HVAC Mechanical](#)

- Unit Replacements
- Service All Brands
- Preventative Maintenance
- Zoning
- Indoor Air Quality
- Dehumidification
- Ductless Systems
- Gas Systems
- Boilers

### • [Plumbing](#)

- Water Leaks
- Water Heaters
- Sewer Leaks
- Drain Cleaning
- Re-Pipes
- Toilets
- Faucets
- Fixtures
- Grease Traps

### • [Roofing](#)

- Roof Repairs
- Re-Roofs
- Roof Inspections
- Full Roof Assessment & Reports
- Skylights
- Ventilation Systems
- Preventative Maintenance
- Gutter Work
- Chimney Repairs

### • [Design Services](#)

- Remodeling
- Structural
- Clubhouses
- Renderings
- Signage
- Hardscapes
- Finishes
- Architectural
- Engineering

### • [Property Maintenance](#)

- Interior & Exterior Painting
- Unit Punch outs - Turns
- Window & Door installs
- Decking
- Carpentry
- Fencing
- Stucco Repairs
- Cabinets & Counter Tops
- Housekeep

### • [Disaster Services](#)

- Disaster Response & Management
- Storm Damage
- Fire & Smoke Damage
- Flood/Water Damage
- Mold Prevention & Restoration
- Full Reconstruction Services
- Structural Drying
- Electrical Damage
- Building Collapse

### Licensed In The Following States

**Alabama** - 57097

**Florida** - CGC 1523954, CMC 1250093, CFC 1428601, CCC 1334999

**Georgia** - CN211138, GCQA004620

**North Carolina** - GC Lic. 76877

**Maryland** - F17096363

**South Carolina** - G123855, CLM.117198

**Tennessee** - 74367

**Texas** - TACLA00131291E

**Virginia** - F202447



All Weather Contractors  
1702 Lindsey Rd  
Jacksonville, Florida 32221

4/21/2025  
GAF ID: 1119665

Re: Reference Letter for GAF Master Elite® Roofing Contractor Program

Greetings,

We are excited to confirm that All Weather Contractors is a 2025 GAF Master Elite® Contractor\*.

This prestigious certification allows All Weather Contractors to offer some of GAF's strongest warranties on qualifying GAF roofing systems, including the GAF Golden Pledge® Limited Warranty, the GAF Silver Pledge™ Limited Warranty, and the GAF System Plus Limited Warranty.

To verify a contractor's GAF certification status at any time, please contact GAF Contractor Services at 877-423-7663 and select option 2 followed by option 1.

Thank you for choosing a GAF Master Elite® Contractor.

Sincerely,

A handwritten signature in black ink that reads "Bobby Fischer".

Bobby Fischer  
VP, Partner Programs

\* Contractors enrolled in GAF certification programs are not employees or agents of GAF, and GAF does not control or otherwise supervise these independent businesses. Contractors may receive benefits, such as loyalty rewards points and discounts on marketing tools from GAF for participating in the program and offering GAF enhanced warranties, which require the use of a minimum amount of GAF products. Your dealings with a Contractor, and any services they provide to you, are subject to the Contractor Terms of Use. Visit [www.gaf.com/gaf-contractor-terms-of-use](http://www.gaf.com/gaf-contractor-terms-of-use) for details.

† For warranty eligibility requirements and complete coverage and restrictions visit [gaf.com/warranties](http://gaf.com/warranties). For qualifying GAF products visit [gaf.com/LRS](http://gaf.com/LRS)

Additional References / Experience				
Property Name	Contract Price	Contact Name	Contact Phone	Contact e-mail
Willowbrook	\$ 1,362,233.91	Eric Kruizenga	(757) 814-1987	<a href="mailto:ekruizenga@outlook.com">ekruizenga@outlook.com</a>
Villas at Heritage Park	\$ 1,617,770.28	Byron Cogswell	(904) 861-7488	<a href="mailto:sealtm2@comcast.net">sealtm2@comcast.net</a>
Lighthouse	\$ 931,311.50	Bud Kabbani	(904) 252-9765	<a href="mailto:bud.kabbani@maac.com">bud.kabbani@maac.com</a>



## All Weather Contractors

is a 2025 GAF Master Elite® Roofing Contractor

An exclusive group of roofing contractors in North America are invited by GAF to become GAF Master Elite® Contractors. These contractors are authorized to offer the following enhanced warranties on qualifying GAF roofing systems:

GAF Golden Pledge® Limited Warranty  
GAF Silver Pledge™ Limited Warranty  
GAF System Plus Limited Warranty

A handwritten signature in black ink that reads "Bobby Fischer".

Bobby Fischer  
VP, Partner Programs

GAF ID: **1119665**

Contractors enrolled in GAF certification programs are not employees or agents of GAF, and GAF does not control or otherwise supervise these independent businesses. Contractors may receive benefits, such as loyalty rewards points and discounts on marketing tools from GAF for participating in the program and offering GAF enhanced warranties, which require the use of a minimum amount of GAF products. Your dealings with a Contractor, and any services they provide to you, are subject to the *Contractor Terms of Use*. Visit [gaf.com/gaf-contractor-terms-of-use](http://gaf.com/gaf-contractor-terms-of-use) for details.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**CONSTRUCTION INDUSTRY LICENSING BOARD**

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

**GARNER, KEITH T.**

ALL WEATHER CONTRACTORS, INC  
3045 FOURTH STREET  
SAINT AUGUSTINE FL 32084

**LICENSE NUMBER: CCC1334999**

**EXPIRATION DATE: AUGUST 31, 2026**

Always verify licenses online at [MyFloridaLicense.com](https://www.MyFloridaLicense.com)

ISSUED: 06/19/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





**AIA**<sup>®</sup>

# Document A305™ – 2020

## Contractor's Qualification Statement

**THE PARTIES SHOULD EXECUTE A SEPARATE CONFIDENTIALITY AGREEMENT IF THEY INTEND FOR ANY OF THE INFORMATION IN THIS A305-2020 TO BE HELD CONFIDENTIAL.**

**SUBMITTED BY:**

*All Weather Contractors, Inc.  
1702 Lindsey Rd  
Jacksonville, FL 32221  
Daniel Daly  
(904) 781-7060*

**SUBMITTED TO:**

*The Palencia Community  
1865 North Loop Parkway  
St. Augustine, FL 32095  
Erin Gunia  
(904) 814-4531*

**NAME OF PROJECT:**

*The Palencia Fitness Center  
1865 North Loop Parkway  
St. Augustine, FL 32095  
(904) 814-4531*

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

**TYPE OF WORK TYPICALLY PERFORMED**

*Our company provides renovation, restoration and new construction services. As a design and build General Contractor we can provide construction management services and design assistance as needed. We either self-perform or subcontract all service trades.*

**THIS CONTRACTOR'S QUALIFICATION STATEMENT INCLUDES THE FOLLOWING:**

- Exhibit A – General Information
- Exhibit B – Financial and Performance Information
- Exhibit C – Project-Specific Information
- Exhibit D – Past Project Experience
- Exhibit E – Past Project Experience (Continued)

**CONTRACTOR CERTIFICATION**

The undersigned certifies under oath that the information provided in this Contractor's Qualification Statement is true and sufficiently complete so as not to be misleading.

*Chris Bryan - CEO*

**Organization's Authorized Representative  
Printed Name and Title**

**Signature**

*Tuesday, May 6, 2025*

**Date**

**NOTARY**

**State of:** *Florida*

**County of:** *Duval*

*Signed and sworn to before me this 6<sup>th</sup> day of May*

**Notary Signature**

**My commission expires:** \_\_\_\_\_



**General Information**

**§ A.1 ORGANIZATION**

**§ A.1.1 Name and Location**

**§ A.1.1.1** Identify the full legal name of your organization.

*All Weather Contractors, Inc. (AWC)*

**§ A.1.1.2** List all other names under which your organization currently does business and, for each name, identify jurisdictions in which it is registered to do business under that trade name.

*No additional names.*

**§ A.1.1.3** List all prior names under which your organization has operated and, for each name, indicate the date range and jurisdiction in which it was used.

*None*

**§ A.1.1.4** Identify the address of your organization’s principal place of business and list all office locations out of which your organization conducts business. If your organization has multiple offices, you may attach an exhibit or refer to a website.

*1702 Lindsey Rd, Jacksonville, FL 32221  
8152 La Marne Dr, Jacksonville, FL 32221  
340 Corporate Way, Orange Park, FL 32073  
5561 Florida Mining Blvd S, Jacksonville, FL 32257*

**§ A.1.2 Legal Status**

**§ A.1.2.1** Identify the legal status under which your organization does business, such as sole proprietorship, partnership, corporation, limited liability corporation, joint venture, or other.

*Corporation*

- .1 If your organization is a corporation, identify the state in which it is incorporated, the date of incorporation, and its four highest-ranking corporate officers and their titles, as applicable.

*Florida/ April 28, 2005  
Brian Leonard/ Chairman  
Daniel Butterworth/ Vice Chairman  
Chris Bryan/ President/CEO  
Mike Sharp/ CFO*

- .2 If your organization is a partnership, identify its partners and its date of organization.

*N/A*

- .3 If your organization is individually owned, identify its owner and date of organization.

*N/A*

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

- .4 If the form of your organization is other than those listed above, describe it and identify its individual leaders:  
N/A

§ A.1.2.2 Does your organization own, in whole or in part, any other construction-related businesses? If so, identify and describe those businesses and specify percentage of ownership.  
No

§ A.1.3 Other Information

§ A.1.3.1 How many years has your organization been in business?  
28 Years

§ A.1.3.2 How many full-time employees work for your organization?  
170

§ A.1.3.3 List your North American Industry Classification System (NAICS) codes and titles. Specify which is your primary NAICS code.  
236118 Residential Remodelers  
SIC 1522 General Contractor's- Residential Buildings, other than Single- Family

§ A.1.3.4 Indicate whether your organization is certified as a governmentally recognized special business class, such as a minority business enterprise, woman business enterprise, service-disabled veteran owned small business, woman owned small business, small business in a HUBZone, or a small, disadvantaged business in the 8(a) Business Development Program. For each, identify the certifying authority and indicate jurisdictions to which such certification applies.  
At this moment AWC does not hold any minority certification.

§ A.2 EXPERIENCE

§ A.2.1 Complete Exhibit D to describe up to four projects, either completed or in progress, that are representative of your organization's experience and capabilities.  
Savoy @ Southwind – Renovations - \$5,090,922 - Completed  
Mariners Village – Renovations - \$6,079,977 - Completed  
Dwell Tenn Street Apartments - \$8,498,282 – In Progress  
Bainbridge Apartment Renovations - \$4,208,954 – In Progress

§ A.2.2 State your organization's total dollar value of work currently under contract.  
\$75,656,371.

§ A.2.3 Of the amount stated in Section A.2.2, state the dollar value of work that remains to be completed:  
\$26,592,018

§ A.2.4 State your organization's average annual dollar value of construction work performed during the last five years.

§ A.3 CAPABILITIES

§ A.3.1 List the categories of work that your organization typically self-performs.  
All Weather Contractors specialize in renovations, natural disasters, floods, fires, interior and exterior painting, property maintenance of all types, HVAC, mechanical services, plumbing, roofing, and specialty projects.

§ A.3.2 Identify qualities, accreditations, services, skills, or personnel that you believe differentiate your organization from others.

*All Weather is a multi-disciplinary company that is highly skilled in servicing multifamily properties All Weather is licensed in multiple states and provides a broad range of services that allow our clients to schedule multiple services easily and conveniently. Many members of the All Weather Contractors' team have deep experience in multifamily property maintenance, renovations and mechanical systems. The market position and strategy of All Weather is focused on servicing the multi-family property industry and being a leader in this industry.*

**§ A.3.3** Does your organization provide design collaboration or pre-construction services? If so, describe those services.

*Yes-Architectural, engineering, specifications, and scopes of work*

**§ A.3.4** Does your organization use building information modeling (BIM)? If so, describe how your organization uses BIM and identify BIM software that your organization regularly uses.

*No*

**§ A.3.5** Does your organization use a project management information system? If so, identify that system.

*All Weather Contractor utilizes Buildertrend.*

#### **§ A.4 REFERENCES**

**§ A.4.1** Identify three client references:

*Willow Bridge Property Company  
4532 West Kennedy Blvd. #285  
Tampa, FL 33609  
Chris Moore  
(813)-453-9164*

*Collins Group LLC  
1276 50<sup>th</sup> Street #7  
Brooklyn, NY 11219  
Rachel Twerski  
(917) 536-5026*

*Lakemont Holdings  
920 East County Line Road  
Lakewood, NJ 08701  
Isaac Sternbuch  
(848) 223-4707*

**§ A.4.2** Identify three architect references:  
(Insert name, organization, and contact information)

*Austin Ace.  
5908 Orchard Pond Drive  
Orange Park, FL 32003  
Austin Ace  
(904) 716-3661*

*David Touring  
4206 Tradewinds Drive  
Jacksonville, FL 32250  
Daniel Daly  
(904) 614-3302*

*Woods Engineering, Inc.  
1969 South Alafaya Trail suite 155  
Orlando, FL 32828  
Dan Krasno  
(407) 883-7542*

**§ A.4.3** Identify one bank reference:

*Fifth Third Bank  
225 Water Street  
Jacksonville, FL 32202  
Chris McGraw  
(904) 864-5986*

**§ A.4.4** Identify three subcontractor or other trade references:

*DeStack  
5570 Florida Mining Blvd. South Suite 304  
Jacksonville, FL 32257  
Alceu Rodrigues  
(904) 302-2353*

*Southeast Floors.  
1905 Premier Row  
Orlando, FL 32809  
Mark Tudor  
(407) 624-5289*

*Quality Company Contracting  
11653 Central Parkway Suite 206  
Jacksonville, FL 32224  
Thomas Hensler  
(904) 434-2821*



**Financial and Performance Information**

**§ B.1 FINANCIAL**

**§ B.1.1** Federal tax identification number:

*13-4297491*

**§ B.1.2** Attach financial statements for the last three years prepared in accordance with Generally Accepted Accounting Principles, including your organization’s latest balance sheet and income statement. Also, indicate the name and contact information of the firm that prepared each financial statement.

*AWC can provide this financial information only after signing a Non-Disclosure Agreement (NDA).*

**§ B.1.3** Has your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management, been the subject of any bankruptcy proceeding within the last ten years?

*No*

**§ B.1.4** Identify your organization’s preferred credit rating agency and identification information.

*(Identify rating agencies, such as Dun and Bradstreet or Equifax, and insert your organization’s identification number or other method of searching your organization’s credit rating with such agency.)*

*Dunn and Bradstreet- 78-497-9689*

**§ B.2 DISPUTES AND DISCIPLINARY ACTIONS**

**§ B.2.1** Are there any pending or outstanding judgments, arbitration proceedings, bond claims, or lawsuits against your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management, or any of the individuals listed in Exhibit A, Section 1.2, in which the amount in dispute is more than \$75,000?

*(If the answer is yes, provide an explanation.)*

*N/A*

**§ B.2.2** In the last five years has your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management:

*(If the answer to any of the questions below is yes, provide an explanation.)*

**.1** failed to complete work awarded to it?

*No*

**.2** been terminated for any reason except for an owners’ convenience?

*No*

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

.3 had any judgments, settlements, or awards pertaining to a construction project in which your organization was responsible for more than \$75,000?  
*No*

.4 filed any lawsuits or requested arbitration regarding a construction project?  
*Yes*

**§ B.2.3** In the last five years, has your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management; or any of the individuals listed in Exhibit A Section 1.2:  
*(If the answer to any of the questions below is yes, provide an explanation.)*

.1 been convicted of, or indicted for, a business-related crime?  
*No*

.2 had any business or professional license subjected to disciplinary action?  
*No*

.3 been penalized or fined by a state or federal environmental agency?  
*No*



**Project Specific Information**

**PROJECT:**

*The Palencia Community*

*1865 North Loop Parkway*

*St. Augustine, FL 32095*

*Erin Gunia*

*(904) 814-4531*

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

**CONTRACTOR'S PROJECT OFFICE:**

*All Weather Contractors, Inc.*

*1702 Lindsey Rd*

*Jacksonville, FL 32221*

*(904) 781-7060*

**TYPE OF WORK SOUGHT**

*Provide Tile Reroof.*

**CONFLICT OF INTEREST**

Describe any conflict of interest your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management, or any of the individuals listed in Exhibit A Section 1.2, may have regarding this Project.

**§ C.1 PERFORMANCE OF THE WORK**

**§ C.1.1** When was the Contractor's Project Office established?

*None*

**§ C.1.2** How many full-time field and office staff are respectively employed at the Contractor's Project Office?

*None – N/A*

**§ C.1.3** List the business license and contractor license or registration numbers for the Contractor's Project Office that pertain to the Project.

*None*

**§ C.1.4** Identify key personnel from your organization who will be meaningfully involved with work on this Project and indicate (1) their position on the Project team, (2) their office location, (3) their expertise and experience, and (4) projects similar to the Project on which they have worked.

*Rolando Ramirez – Sr. Project Manager – 340 Corporate Office – 20-years*

*Jose Moreno – Project Manager – 340 Corporate Office – 10-years*

*Nelson Jiménez – Sr. Superintendent – Onsite – 10-years*

§ C.1.5 Identify portions of work that you intend to self-perform on this Project.

*Air Conditioning, Ventilation and Plumbing.*

§ C.1.6 To the extent known, list the subcontractors you intend to use for major portions of work on the Project.  
*All Weather Contractors, Niko Remodeling, and Southeast Floors*

## § C.2 EXPERIENCE RELATED TO THE PROJECT

§ C.2.1 Complete Exhibit D to describe up to four projects performed by the Contractor's Project Office, either completed or in progress, that are relevant to this Project, such as projects in a similar geographic area or of similar project type. If you have already completed Exhibit D, but want to provide further examples of projects that are relevant to this Project, you may complete Exhibit E.

§ C.2.2 State the total dollar value of work currently under contract at the Contractor's Project Office:

*All Weather Contractors has \$84.7 million in open projects under contract.*

§ C.2.3 Of the amount stated in Section C.2.2, state the dollar value of work that remains to be completed:

*All Weather Contractor has \$23.6 million in revenue backlog on open projects under contract.*

§ C.2.4 State the average annual dollar value of construction work performed by the Contractor's Project Office during the last five years.

*Average annual revenue during the past five years is \$19 million.*

§ C.2.5 List the total number of projects the Contractor's Project Office has completed in the last five years and state the dollar value of the largest contract the Contractor's Project Office has completed during that time.

*Over the last five years, All Weather Contractors has completed 825 projects. The largest contract completed during that time was Kensington Manor Apartments- Revenue Earned \$6,310,296.*

## § C.3 SAFETY PROGRAM AND RECORD

§ C.3.1 Does the Contractor's Project Office have a written safety program?

*Yes*

§ C.3.2 List all safety-related citations and penalties the Contractor's Project Office has received in the last three years.

*2022 Other than Serious.  
02.2024 Violation Pending*

§ C.3.3 Attach the Contractor's Project Office's OSHA 300a Summary of Work-Related Injuries and Illnesses form for the last three years. *See Attachment.*

§ C.3.4 Attach a copy of your insurance agent's verification letter for your organization's current workers' compensation experience modification rate and rates for the last three years. *See Attachment.*

## § C.4 INSURANCE

§ C.4.1 Attach current certificates of insurance for your commercial general liability policy, umbrella insurance policy, and professional liability insurance policy, if any. Identify deductibles or self-insured retentions for your commercial general liability policy. *See Attachment.*

§ C.4.2 If requested, will your organization be able to provide property insurance for the Project written on a builder's risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis?

*Yes.*

§ C.4.3 Does your commercial general liability policy contain any exclusions or restrictions of coverage that are prohibited in AIA Document A101-2017, Exhibit A, Insurance A.3.2.2.2? If so, identify.

*No.*

§ C.5 SURETY

§ C.5.1 If requested, will your organization be able to provide a performance and payment bond for this Project?

*Yes.*

§ C.5.2 Surety company name:

*Surety Company is Swiss RE Corporate Solutions America Insurance Company*

§ C.5.3 Surety agent name and contact information:

*Agent Name: Acrisure – Devin Phillips – Address is 1000 Central Avenue #200, St. Petersburg, FL 33705*

§ C.5.4 Total bonding capacity:

*\$30 Million and Aggregate 60 million.*

§ C.5.5 Available bonding capacity as of the date of this qualification statement:

*\$59 Million*



**Contractor's Past Project Experience**

	1	2	3	4
PROJECT NAME	Heron Lake Apartments	Summit Place Apartments	The Nook Student Housing	Mandarin Trace Apartments
PROJECT LOCATION	Columbia SC	Gainesville Georgia	Gainesville FL	Jacksonville FL
PROJECT TYPE	Renovation 45 Units	Renovation 125 Units	Renovation 120 Units	Renovation and HVAC 120 Units
OWNER	Collins Group	Lincoln Property Management	Lincoln Property Management	Renewal Services
ARCHITECT	N/A	N/A	N/A	N/A
CONTRACTOR'S PROJECT EXECUTIVE	Daniel Daly	Daniel Daly	Daniel Daly	Daniel Daly
KEY PERSONNEL (include titles)	Rolando Ramirez Senior Project Manager			
PROJECT DETAILS	Contract Amount \$857,450.27 Completion Date 03-2022 % Self-Performed Work 100%	Contract Amount \$2,493,050.68 Completion Date 01-2023 % Self-Performed Work 100%	Contract Amount \$1,969,980.51 Completion Date 07-2023 % Self-Performed Work 100%	Contract Amount \$2,360,308.75 Completion Date 04-2023 % Self-Performed Work 100%
PROJECT DELIVERY METHOD	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:
SUSTAINABILITY CERTIFICATIONS				



**AIA**<sup>®</sup>

# Document A305™ – 2020 Exhibit E

## Contractor's Past Project Experience, Continued

	1	2	3	4
PROJECT NAME	Kensley Apartments	Mariners Village Apartments	Savoy at Southwood Apartments	Victor Verdae Apartments
PROJECT LOCATION	Jacksonville FL	Atlantic Beach FL	Tallahassee FL	Greenville SC
PROJECT TYPE	Renovation 288 Units	Restoration 105 Units	Renovation 248 Units	Renovation 160 Units
OWNER	Lincoln Property Management	Klotz Group	Lincoln Property Management	Collins Group
ARCHITECT	N/A	N/A	N/A	N/A
CONTRACTOR'S PROJECT EXECUTIVE	Daniel Daly	Daniel Daly	Daniel Daly	Daniel Daly
KEY PERSONNEL (include titles)	Rolando Ramirez Senior Project Manager			
PROJECT DETAILS	Contract Amount \$4,073,679.99 Completion Date 12-2022 % Self-Performed Work 100%	Contract Amount \$6,063,491.83 Completion Date 03-2023 % Self-Performed Work 100%	Contract Amount \$5,090,911.82 Completion Date 01-2023 % Self-Performed Work 100%	Contract Amount \$2,365,294.60 Completion Date 09-2022 % Self-Performed Work 100%
PROJECT DELIVERY METHOD	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:
SUSTAINABILITY CERTIFICATIONS				





AGENCY CUSTOMER ID: \_\_\_\_\_

LOC #: \_\_\_\_\_

# ADDITIONAL REMARKS SCHEDULE

Page \_\_\_\_\_ of \_\_\_\_\_

AGENCY Brown & Brown Insurance Services, Inc.		NAMED INSURED All Weather Contractors, Inc.	
POLICY NUMBER			
CARRIER	NAIC CODE	EFFECTIVE DATE:	

## ADDITIONAL REMARKS

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,**

**FORM NUMBER:** 25      **FORM TITLE:** Certificate of Liability Insurance: Notes

PROFESSIONAL/POLLUTION  
 CARRIER: HOUSTON CASUALTY CO  
 POLICY: #HCC 23 70736  
 EFFECTIVE DATE: 12/09/2023 TO 12/09/2024  
 LIMITS:  
 EACH CLAIM/ AGGREGATE: \$1,000,000

EXCESS LIABILITY WITH UNITED SPECIALTY INS CO  
 POLICY: #BUN2410153  
 EFFECTIVE DATE: 07/01/2024 TO 07/01/2025  
 EACH OCCURRENCE \$3,000,000 WITH GENERAL AGGREGATE OF \$3,000,000

THIRD PARTY CRIME WITH TRAVELERS CASUALTY AND SURETY COMPANY  
 POLICY: #106914931  
 EFFECTIVE DATE: 5/27/2024-07/01/2025  
 \$1,000,000 PER OCCURENCE LIMIT

### CURRENT BLANKET POLICY FORMS

#### GENERAL LIABILITY:

- 1) CG2010 0413 - ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - SCHEDULED PERSON OR ORGANIZATION (ADDITIONAL INSURED - ONGOING OPERATIONS)
- 2) CG2037 0413 - ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS- COMPLETED OPERATIONS
- 3) CG2034 0413 - ADDITIONAL INSURED- LESSOR OF LEASED EQUIPMENT - AUTOMATIC STATUS WHEN REQUIRED IN LEASE AGREEMENT WITH YOU
- 4) CG2404 0509 - WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)
- 5) VEN05100 0220 - PRIMARY AND NON-CONTRIBUTING INSURANCE ENDORSEMENT
- 6) VEN06400 0422 - THIRD PARTY CANCELLATION NOTICE ENDORSEMENT (30 DAY NOTICE OF CANCELLATION)

#### AUTO LIABILITY:

- 1) XIC414 1013 - ADDITIONAL INSURED
- 2) CA0449 1116 - PRIMARY AND NONCONTRIBUTORY-OTHER INSURANCE CONDITION
- 3) CA0444 1013 - WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)
- 4) IXI405 0910 - (30 DAY NOTICE OF CANCELLATION)

#### WORKERS COMPENSATION:

- 1) WC000313 0484-WAIVER OF OUR RIGHT TO RECOVER FROM THE OTHERS ENDORSEMENT (WAIVER OF SUBROGATION)

#### EQUIPMENT:

- 1) U-CIM-140-A CW (09-08) (LOSS PAYEE)

#### EXCESS LIABILITY WITH \$5M LIMIT:

- 1) CX0001 0908 - COMMERCIAL EXCESS LIABILITY COVERAGE FORM (FOLLOW FORM OVER THE GENERAL LIABILITY AND EMPLOYERS LIABILITY, ADDITIONAL INSURED, WAIVER OF SUBROGATION)

#### EXCESS LIABILITY WITH \$3M LIMIT:

- 1) CX0001 0908 - COMMERCIAL EXCESS LIABILITY COVERAGE FORM (FOLLOW FORM OVER THE \$5M PRIMARY)

# Summary of Work-Related Injuries and Illnesses

**Note: You can type input into this form and save it.**  
 Because the forms in this recordkeeping package are "fillable/writable" PDF documents, you can type into the input form fields and then save your inputs using the [free Adobe PDF Reader](#).

Form approved OMB no. 1218-0176

All establishments covered by Part 1904 must complete this Summary page, even if no work-related injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete and accurate before completing this summary.

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the Log. If you had no cases, write "0."

Employees, former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR Part 1904.35, in OSHA's recordkeeping rule, for further details on the access provisions for these forms.

### Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0	8	0	4
(G)	(H)	(I)	(J)

### Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
300	
(K)	(L)

### Injury and Illness Types

Total number of . . . (M)	(1) Injuries	(2) Skin disorders	(3) Respiratory conditions	(4) Poisonings	(5) Hearing loss	(6) All other illnesses
	12	0	0	0	0	0

**Post this Summary page from February 1 to April 30 of the year following the year covered by the form.**

Public reporting burden for this collection of information is estimated to average 50 minutes per response, including time to review the instructions, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any other aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistical Analysis, Room N-3644, 200 Constitution Avenue, NW, Washington, DC 20210. Do not send the completed forms to this office.

### Establishment information

Your establishment name All Weather Contractors, Inc.

Street 1702 Lindsey Road

City Jacksonville State FL Zip 32221

Industry description (e.g., *Manufacture of motor truck trailers*)

General Construction Contractors

Standard Industrial Classification (SIC), if known (e.g., 3715)

OR \_\_\_\_\_

North American Industrial Classification (NAICS), if known (e.g., 336212)

238220

**Employment information** (If you don't have these figures, see the Worksheet on the next page to estimate.)

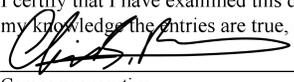
Annual average number of employees \_\_\_\_\_

Total hours worked by all employees last year \_\_\_\_\_

### Sign here

**Knowingly falsifying this document may result in a fine.**

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

  
 \_\_\_\_\_  
 Company executive Title President/CEO

Phone 904 - 781 - 7060 Date 1 / 23 / 2025

**Save Input**



## WORKERS COMPENSATION EXPERIENCE RATING

Risk Name: ALL WEATHER CONTRACTORS INC

Risk ID: 914264405

Rating Effective Date: 07/01/2024

Production Date: 01/03/2024

State: INTERSTATE

State	Wt	Exp Excess Losses	Expected Losses	Exp Prim Losses	Act Exc Losses	Ballast	Act Inc Losses	Act Prim Losses
AL	.19	23	40	17	0	44,620	0	0
FL	.19	124,593	195,433	70,840	0	43,240	35,574	35,574
*SC	.13	647	818	171	0	55,125	0	0
*TN	.18	1,134	1,786	652	0	40,725	2,017	2,017
(A) (B)	(C) Exp Excess Losses (D - E)	(D) Expected Losses	(E) Exp Prim Losses	(F) Act Exc Losses (H - I)	(G) Ballast	(H) Act Inc Losses	(I) Act Prim Losses	
.19	126,397	198,077	71,680	0	43,267	32,172	32,172	

	Primary Losses	Stabilizing Value	Ratable Excess	Totals
Actual	(I) 32,172	$C * (1 - A) + G$ 145,649	(A) * (F) 0	(J) 177,821
Expected	(E) 71,680	$C * (1 - A) + G$ 145,649	(A) * (C) 24,015	(K) 241,344
	ARAP	FLARAP	SARAP	MAARAP
Factors	1.00	1.00		(J) / (K) .74

NOTICE - THIS IS A PRELIMINARY MODIFICATION  
 COMPLETE PAYROLL AND LOSS DATA HAVE BEEN APPLIED TO CURRENT RATING VALUES  
 BUT A FINAL MODIFICATION CANNOT BE PROMULGATED UNTIL PENDING RATE  
 FILING HAS BEEN APPROVED FOR THE STATES IDENTIFIED WITH AN \* ABOVE.  
 RATING REFLECTS A DECREASE OF 70% MEDICAL ONLY PRIMARY AND EXCESS LOSS  
 DOLLARS WHERE ERA IS APPLIED.  
 THE ARAP FACTOR SHOWN IS FOR THOSE STATES CONTAINED ON THIS  
 RATING THAT HAVE APPROVED THE ARAP PROGRAM AND IS CALCULATED  
 BASED ON THE STATE WITH THE HIGHEST APPROVED MAXIMUM ARAP  
 SURCHARGE. THE MAXIMUM ARAP SURCHARGE MAY VARY BY STATE.  
 PLEASE REFER TO EACH STATE'S APPROVED RULES FOR THE  
 APPLICABLE MAXIMUM ARAP SURCHARGE.  
 THE TENNESSEE CODE ANNOTATED SECTION 50-6-501 REQUIRES EVERY PUBLIC OR  
 PRIVATE EMPLOYER THAT IS SUBJECT TO THE WORKERS COMPENSATION  
 STATUTE TO "ESTABLISH AND ADMINISTER A SAFETY COMMITTEE IN  
 ACCORDANCE WITH RULES ADOPTED PURSUANT TO T.C.A. SECTION 50-6-502  
 IF THE EMPLOYER HAS AN EXPERIENCE MODIFICATION RATE EQUAL  
 TO OR GREATER THAN 1.2."

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# WORKERS COMPENSATION EXPERIENCE RATING

Risk Name: ALL WEATHER CONTRACTORS INC

Risk ID: 914264405

Rating Effective Date: 07/01/2024

Production Date: 01/03/2024

State: INTERSTATE

01-ALABAMA Firm ID: Firm Name: ALL WEATHER CONTRACTORS INC

Carrier: 34169 Policy No. 19650975 Eff Date: 05/27/2020 Exp Date: 05/27/2021

Code	ELR	D-Ratio	Payroll	Expected Losses	Exp Prim Losses	Claim Data	IJ	OF	Act Inc Losses	Act Prim Losses
0930	WAIVER OF SUBROGAT			0	0					
8871	.02	.45	50,182	10	5					
9812	EMPLOYERS LIABILIT			0	0					
Policy Total:			50,182	Subject Premium:	52	Total Act Inc Losses:			0	

01-ALABAMA Firm ID: Firm Name: ALL WEATHER CONTRACTORS INC

Carrier: 34169 Policy No. 19650975 Eff Date: 05/27/2021 Exp Date: 05/27/2022

Code	ELR	D-Ratio	Payroll	Expected Losses	Exp Prim Losses	Claim Data	IJ	OF	Act Inc Losses	Act Prim Losses
0930	WAIVER OF SUBROGAT			0	0					
5606	.27	.35	4,327	12	4					
8871	.02	.45	45,332	9	4					
9812	EMPLOYERS LIABILIT			0	0					
Policy Total:			49,659	Subject Premium:	100	Total Act Inc Losses:			0	

01-ALABAMA Firm ID: Firm Name: ALL WEATHER CONTRACTORS INC

Carrier: 34169 Policy No. 19650975 Eff Date: 05/27/2022 Exp Date: 05/27/2023

Code	ELR	D-Ratio	Payroll	Expected Losses	Exp Prim Losses	Claim Data	IJ	OF	Act Inc Losses	Act Prim Losses
0930	WAIVER OF SUBROGAT			0	0					
8871	.02	.45	43,599	9	4					
9812	EMPLOYERS LIABILIT			0	0					
Policy Total:			43,599	Subject Premium:	36	Total Act Inc Losses:			0	

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\* Total by Policy Year of all cases \$2000 or less.

D Disease Loss

X Ex-Medical Coverage

U USL&HW

C Catastrophic Loss

E Employers Liability Loss

# Limited Loss



# WORKERS COMPENSATION EXPERIENCE RATING

Risk Name: ALL WEATHER CONTRACTORS INC

Risk ID: 914264405

Rating Effective Date: 07/01/2024

Production Date: 01/03/2024

State: INTERSTATE

09-FLORIDA

Firm ID:

Firm Name: ALL WEATHER CONTRACTORS INC

Carrier: 34169

Policy No. 19650975

Eff Date: 05/27/2020

Exp Date: 05/27/2021

Code	ELR	D-Ratio	Payroll	Expected Losses	Exp Prim Losses	Claim Data	IJ	OF	Act Inc Losses	Act Prim Losses
0930			WAIVER OF SUBROGAT	0	0	219162	06	F	2,714	2,714
5183	1.26	.35	835,010	10,521	3,682	NO. 6	06	*	3,058	3,058
5537	1.56	.37	1,377,476	21,489	7,951					
5551	3.24	.31	71,416	2,314	717					
5606	.33	.31	1,935,353	6,387	1,980					
8810	.07	.42	1,633,173	1,143	480					
9015	1.41	.40	640,494	9,031	3,612					
9765			WORKPLACE SAFETY (	-1,018	-368					
9812			EMPLOYERS LIABILIT	0	0					
9841			DRUG-FREE WORKPLAC	-2,493	-903					
Policy Total:			6,492,922	Subject Premium:	175,946	Total Act Inc Losses:		5,772		

09-FLORIDA

Firm ID:

Firm Name: ALL WEATHER CONTRACTORS INC

Carrier: 34169

Policy No. 19650975

Eff Date: 05/27/2021

Exp Date: 05/27/2022

Code	ELR	D-Ratio	Payroll	Expected Losses	Exp Prim Losses	Claim Data	IJ	OF	Act Inc Losses	Act Prim Losses
0930			WAIVER OF SUBROGAT	0	0	NO. 2	05	*	1,825	1,825
5183	1.26	.35	764,476	9,632	3,371	265742	05	F	16,428	16,428
5537	1.56	.37	2,036,771	31,774	11,756	NO. 3	06	*	743	743
5551	3.24	.31	112,959	3,660	1,135					
5606	.33	.31	2,767,697	9,133	2,831					
8810	.07	.42	2,069,179	1,448	608					
9015	1.41	.40	946,513	13,346	5,338					
9765			WORKPLACE SAFETY (	-1,380	-501					
9812			EMPLOYERS LIABILIT	0	0					
9841			DRUG-FREE WORKPLAC	-3,381	-1,227					
Policy Total:			8,697,595	Subject Premium:	221,382	Total Act Inc Losses:		18,996		

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\* Total by Policy Year of all cases \$2000 or less.

D Disease Loss

X Ex-Medical Coverage

U USL&HW

C Catastrophic Loss

E Employers Liability Loss

# Limited Loss



# WORKERS COMPENSATION EXPERIENCE RATING

Risk Name: ALL WEATHER CONTRACTORS INC

Risk ID: 914264405

Rating Effective Date: 07/01/2024

Production Date: 01/03/2024

State: INTERSTATE

09-FLORIDA

Firm ID:

Firm Name: ALL WEATHER CONTRACTORS INC

Carrier: 34169

Policy No. 19650975

Eff Date: 05/27/2022

Exp Date: 05/27/2023

Code	ELR	D-Ratio	Payroll	Expected Losses	Exp Prim Losses	Claim Data	IJ	OF	Act Inc Losses	Act Prim Losses
0930			WAIVER OF SUBROGAT	0	0	296636	05	F	9,580	9,580
5183	1.26	.35	927,225	11,683	4,089	NO. 5	06	*	1,226	1,226
5537	1.56	.37	2,751,145	42,918	15,880					
5551	3.24	.31	171,741	5,564	1,725					
5606	.33	.31	3,561,216	11,752	3,643					
8810	.07	.42	3,157,158	2,210	928					
9015	1.41	.40	1,128,589	15,913	6,365					
9765			WORKPLACE SAFETY (	-1,801	-653					
9812			EMPLOYERS LIABILIT	0	0					
9841			DRUG-FREE WORKPLAC	-4,412	-1,599					
Policy Total:			11,697,074	Subject Premium:	277,123	Total Act Inc Losses:		10,806		

39-SOUTH CAROLINA

Firm ID:

Firm Name: ALL WEATHER CONTRACTORS INC

Carrier: 34169

Policy No. 19650975

Eff Date: 05/27/2021

Exp Date: 05/27/2022

Code	ELR	D-Ratio	Payroll	Expected Losses	Exp Prim Losses	Claim Data	IJ	OF	Act Inc Losses	Act Prim Losses
0930			WAIVER OF SUBROGAT	0	0					
5606	.49	.21	46,096	226	47					
9812			EMPLOYERS LIABILIT	0	0					
Policy Total:			46,096	Subject Premium:	637	Total Act Inc Losses:		0		

39-SOUTH CAROLINA

Firm ID:

Firm Name: ALL WEATHER CONTRACTORS INC

Carrier: 34169

Policy No. 19650975

Eff Date: 05/27/2022

Exp Date: 05/27/2023

Code	ELR	D-Ratio	Payroll	Expected Losses	Exp Prim Losses	Claim Data	IJ	OF	Act Inc Losses	Act Prim Losses
0930			WAIVER OF SUBROGAT	0	0					
5606	.49	.21	120,750	592	124					
9812			EMPLOYERS LIABILIT	0	0					
Policy Total:			120,750	Subject Premium:	1,406	Total Act Inc Losses:		0		

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\* Total by Policy Year of all cases \$2000 or less.

D Disease Loss

X Ex-Medical Coverage

U USL&HW

C Catastrophic Loss

E Employers Liability Loss

# Limited Loss



# WORKERS COMPENSATION EXPERIENCE RATING

Risk Name: ALL WEATHER CONTRACTORS INC

Risk ID: 914264405

Rating Effective Date: 07/01/2024

Production Date: 01/03/2024

State: INTERSTATE

41-TENNESSEE Firm ID: Firm Name: ALL WEATHER CONTRACTORS INC

Carrier: 34169 Policy No. 19650975 Eff Date: 05/27/2020 Exp Date: 05/27/2021

Code	ELR	D-Ratio	Payroll	Expected Losses	Exp Prim Losses	Claim Data	IJ	OF	Act Inc Losses	Act Prim Losses
0930	WAIVER OF SUBROGAT			0	0	235266	05	F	2,017	2,017
5606	.25	.30	181,118	453	136					
9015	.77	.42	96,509	743	312					
9812	EMPLOYERS LIABILIT			0	0					
Policy Total:			277,627	Subject Premium: 3,091		Total Act Inc Losses:			2,017	

41-TENNESSEE Firm ID: Firm Name: ALL WEATHER CONTRACTORS INC

Carrier: 34169 Policy No. 19650975 Eff Date: 05/27/2021 Exp Date: 05/27/2022

Code	ELR	D-Ratio	Payroll	Expected Losses	Exp Prim Losses	Claim Data	IJ	OF	Act Inc Losses	Act Prim Losses
0930	WAIVER OF SUBROGAT			0	0					
5606	.25	.30	146,808	367	110					
9015	.77	.42	29,025	223	94					
9812	EMPLOYERS LIABILIT			0	0					
Policy Total:			175,833	Subject Premium: 1,450		Total Act Inc Losses:			0	

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\* Total by Policy Year of all cases \$2000 or less.

D Disease Loss

X Ex-Medical Coverage

U USL&HW

C Catastrophic Loss

E Employers Liability Loss

# Limited Loss

# PRODUCT INFORMATION



Product Name:	<b>Barcelona 900</b>
SKU Number:	<b>1HBCS6144</b>
Product Type:	<b>Standard Weight</b>
Color:	<b>Brown, Multicolor, Orange, Tan</b>

### Cool Rated Product

Reflectivity:	<b>0.23</b>
Aged Ref. (3 yr):	<b>0.22</b>
Emmissivity:	<b>0.91</b>
Aged Em. (3 yr):	<b>0.96</b>
SRI:	<b>23</b>
Aged SRI (3 yr):	<b>24</b>
CRRC ID#:	<b>0014</b>
Seller ID#:	<b>0942</b>

### Tile Specifications:

Size:	<b>17 x 13 in</b>
Coverage:	<b>85</b>
Approx. Installed Weight:	<b>950 lbs</b>
Pieces per Pallet:	<b>256</b>
Squares per Pallet:	<b>3.01</b>
Approx. Weight per Pallet:	<b>2782 lbs</b>

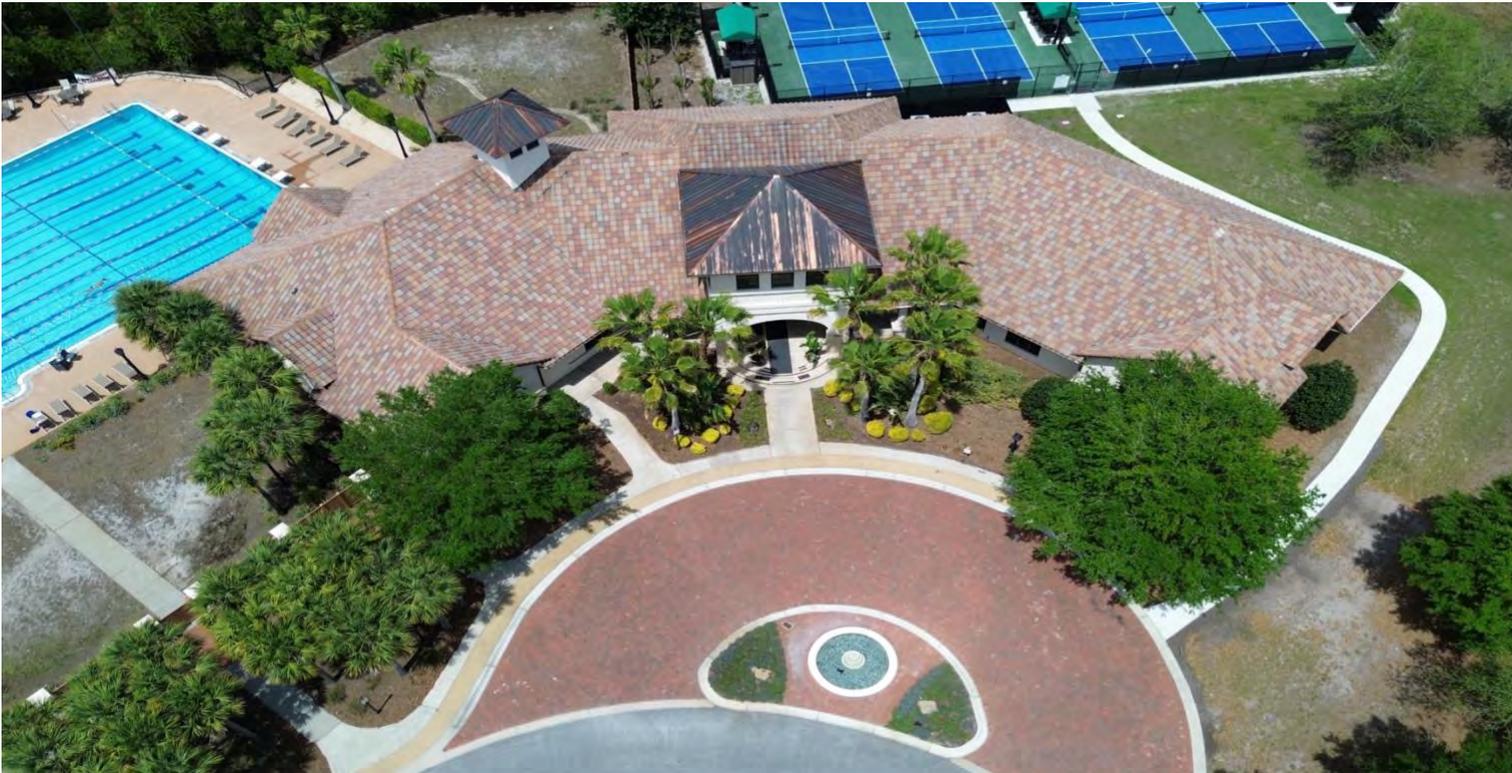
\*Calculated Aged Value  
The printed color shown here may vary from the actual available tile color and should not be used to color match. Please contact your local Sales Representative for actual tile samples.

1.800.669.TILE (8453)  
[www.WestlakeRoyalRoofing.com](http://www.WestlakeRoyalRoofing.com)

	<b>Solar Reflectance</b>	<b>Initial</b> <b>0.23</b>	<b>Weathered</b> <b>0.22</b>
	<b>Thermal Emittance</b>	<b>0.91</b>	<b>0.96</b>
	Rated Product ID Number	<b>0014</b>	
	Licensed Seller ID Number	<b>0942</b>	
	Classification	<b>Production Line</b>	
<p>Cool Roof Rating Council ratings are determined for a fixed set of conditions, and may not be appropriate for determining seasonal energy performance. The actual effect of solar reflectance and thermal emittance on building performance may vary. Manufacturer of the product stipulates that these ratings were determined in accordance with the applicable Cool Roof Rating Council procedures.</p>			

Provided for Erin Gunia and The Palencia Community

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**1865 North Loop Parkway- St. Augustine, Fl 32095**

**Fitness Center Tile Re Roof**

**Presented by Nathan Loyd—Senior Project Manager**

**(904) 347-7373**

# ESTIMATE

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Erin and the Palencia Community,

This Estimate breakdown depicts a **Full Concrete Tile Roof Replacement of Main Fitness Center and the Additional Pool House**

Remove existing tile roof.

- Remove any existing Baton systems.
- Remove any deteriorated underlayment.
- Remove any deteriorated Sheathing, Wood, or flashing.
- (\*Remove and Install New Patina Standing Seam Meatal Peaks\*)
- Pass ALL required State Inspections to prepare for Underlayment.
- Apply Peel and Stick Underlayment
- Install Batons to prepare for Tile Roofing System
- Mechanically attach Concrete Tile.
- Existing Gutter systems on will remain as they are both in good condition and fastened below the Drip Edge.
- New pipe jacks on all roof penetrations.
- New Ventilation equipment
- Updated Project Photos and Updates throughout the entire project.
- PASS all required State Inspections.
- 2 Year Workmanship Warranty.
- Manufactures Warranty

## Scope of Work Assessment

### 1. Project Overview

- Project Type: Full Roof Replacement
- Location: 2 Units, Fitness Center
- Existing Roof: Mediterranean Style S-Barrel Concrete Tile
- Proposed New Roof: Mediterranean Style S-Barrel Concrete Tile
- Production will be planned, scheduled and finalized with Palencia Management.

### 2. Preparation and Demolition

- Site Setup: Secure the work area with safety barriers and signage.
- Provide all Local Building Permits on Site.
- Removal/Preparation/ Cleaning of Existing Roof:
  - Carefully remove the existing roofing system
  - Prep Surface (Sheathing)
  - Dispose of all debris per local regulations.
  - Inspect the roof deck thoroughly for any damage and repair or replace any OSB or sheathing as necessary.

### 3. Installation of A Concrete Tile Roof

- Surface Preparation: Clean the roof deck to ensure it is free of debris and contaminants.
- Apply Adhesive Peel and Stick Underlayment System.
- Install Batons.
- Remove/Replace necessary roof penetrations.
- Remove and Replace Flashing and Edging if applicable.

Install Concrete Tile Roof.

### 4. Quality Control and Inspection

- Inspection:
  - Conduct a thorough inspection of the installed Roofing System.
  - Check for proper placement of Tile, integrity, and overall workmanship.
- Repairs: Address if any deficiencies or issues identified during inspection.

## 5. Cleanup and Finalization

- Site Cleanup:
  - Remove all tools, equipment, and debris from the site.
  - Ensure the site is clean and safe.

### Final Inspection:

Conduct a final walkthrough to ensure satisfaction.

- Provide documentation of the work completed and any warranties.

PASS ALL REQUIRED STATE and CITY INSPECTIONS

Cost Estimate Shall include the following:

- Materials: Peel and Stick Underlayment, WEST LAKE CONCRETE TILE or DaVinci products. Similar design to current roofing system color scheme
- Labor: Estimated labor costs based on local rates and project complexity.
- Permits and Fees shall be included in price and any necessary permits shall be procured by Interstate Roofing.
- Taxes and Insurance included.
- We will and can provide as many tile samples needed for color selection

West Lake \*Barcelona Avalon Beach Concrete Tile and Metal Peaks\*

\$280,135.21

\*Without Standing Seam Metal Peaks\*:

\$269,135.21

We offer flexible payment options: 1/3 Total Cost as Initial payment, 1/3 cost as

materials are dropped off, 1/3 upon job finish.

Or 1/2 front, 1/2 upon completion



[www.stonebridgebuilt.com](http://www.stonebridgebuilt.com)

6956 Phillips Parkway Dr N., Jacksonville, FL 32256  
Office: 904-262-6636 Fax: 904-262-2247

Lic #: CBC1252682 / Lic #: CCC1328917

## **PROJECT PROPOSAL**

**Job#: J25-6431R**

**Date: 4/15/2025**

**Owner: Palencia Fitness Center**  
**Contact: Riverside Management - Erin Gunia**  
**Phone: 904-829-8488**  
[egunia@rmsnf.com](mailto:egunia@rmsnf.com)

**Job Location: 1865 North Loop Parkway 32095**

### **SCOPE OF WORK:**

Tile & Standing Seam Roof Replacement

Approx Size: 198 sqs w/ Waste

#### General Conditions:

- ❖ Prior to the commencement of work conduct an on-site pre-construction meeting to discuss the roofing process with the customer and assign roles and responsibilities.
- ❖ Set up safety equipment per OSHA and SBCS standards. Load the roof of all material and equipment and provide a site-specific safety plan if required.
- ❖ Provide local permitting
- ❖ Provide project Management and site superintendent for the duration of the project
- ❖ Provide final disposals and daily cleaning

#### Tile:

- ❖ Remove existing roof system down to wood deck.
- ❖ Inspect roof deck and replace damaged roof decking as required per Unit costs
- ❖ Re-nail existing roof decking with new 8d RS fasteners per FBC
- ❖ Install new high temp peel and stick Tile underlayment
- ❖ Install new 1x2 PT roof battens and ridge backer at roof hips and ridges
- ❖ Install new 26ga Kynar painted dark bronze eave, closure and valley flashings

- ❖ Install new concrete High S Florida blend Roof tile, hips, ridges and rakes with new mechanical fastened screws
- ❖ Apply new mortar and color match to tile
- ❖ Install new O'hagin roof vents and accessories to match existing penetrations

Standing Seam:

- ❖ Remove existing Standing seam metal roofing down to wood decking at (2) cupolas
- ❖ Inspect roof deck and replace damaged roof decking as required per Unit costs
- ❖ Re-nail existing roof decking with new 8d RS fasteners per FBC
- ❖ Install new high temp peel and stick underlayment
- ❖ Install new 24ga 1.5" kynar painted dark bronze standing seam roof system
- ❖ Install new matching eave, closures, hip and ridge cap

**Unit Costs:**

1) Roof decking replacement – ½" CDX	\$85.00 per sheet
2) 2x Framing repairs and blocking	\$6.00 per lft
3) 2x fascia replacement and paint	\$12.00 per lft

**Clarifications & Exclusions:**

- With approval, project contract and pay requests will be submitted using AIA contract documents
- Exclude gutters & downspouts – Pricing will be provided upon request
- All work not included in the scope of work shall be addressed as an extra to the contract price.

**SBCS** proposes to furnish Permits, Labor and Materials for the above scope of work

**Total Project Investment:     \$259,800.00**

Thank you for allowing us to provide a solution for your roofing needs. Please do not hesitate to contact us with any questions that you may have.

Brian Vick, President

[brian@stonebridgebuilt.com](mailto:brian@stonebridgebuilt.com)

## **TERMS and CONDITIONS**

All Credit Cards Payments will incur a 3% service charge for Visa, Master Card and Discover. America Express will incur a 4% service charge.

Payments are due upon invoice. Past due amounts shall bear interest at a rate of 18% per annum. Billings are submitted at completion of each job or by other payment schedule as may be outlined in this proposal.

Additional or changed work will be handled on a time and material basis unless a lump sum price has been agreed to in writing between the parties prior to starting the requested additional or changed work. Journeymen will be billed at \$55.00 dollars per hour and apprentices will be billed at \$35.00 dollars per hour.

By executing this contract, you hereby give Stonebridge Construction Services, LLC power of attorney to execute the Notice of Commencement, as required by the governing county, on your behalf for the above listed project. This power of attorney is limited in its authority and is only to be used for the execution of the NOC.

A 10 year Labor WARRANTY or as listed in above scope is provided for all labor and material services. Products and materials used will be warranted per each manufactures specifications.

All work performed Stonebridge Construction Services, LLC or their Subcontractor will be done in a professional manner, consistent with industry standards and will be done in accordance with all city, state and national codes as applicable.

Should this proposal result in a different contract form from the customer, that contract form shall include this proposal as part. In the event of a conflict between the proposal and the resulting contract form, this proposal shall govern. No contract terms more constituting than the ones found in the AIA-(1987) shall be included in any resulting contract form.

The proposal price is based upon a particular sequencing of the work determined by Stonebridge Construction Services, LLC in accordance with any previously furnished schedule. Changes in sequencing may or may not result in increased costs.

Insurance will be provided by Stonebridge Construction Services, LLC upon request. No special endorsements will be provided unless specified in proposal

If either party is involved in legal proceedings {litigation or arbitration) to enforce any provision of this proposal or to protect its interests in any manner arising under this proposal, the party prevailing in such proceedings shall be entitled to recovery of reasonable costs and expenses including attorney fees, incurred in such proceedings

Each party executing this proposal or attached contract document(s) warrants and represents that it has full power and authority to bind itself to all requirements of the same.

**This Proposal is good for 30 days from date:      4/15/2025**

I hereby agree and accept the above TERMS AND CONDITIONS and submit this acceptance with full payment or signed payment plan on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**Job #:**                    **J25-6431R**  
**Job Location:**       **Palencia Fitness Center**  
**Project Cost:**        **\$259,800.00**

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Printed Name and Title*

# Estimate

Date	Estimate #
10/23/2023	12109

1785 Lakeside Avenue  
St. Augustine, Fla 32084

Office: 904.824.2301  
Fax: 904.824.2302  
Email: floridacontractors@gmail.com  
www.FccBuilders.com

Lic # CBC1255351  
# RC29027345

<b>Proposal Prepared For:</b>
Sweetwater creek CDD 1865 N Loop parkway

P.O. No.	Project			
	2023 Clubhouse Roof Repairs			
Item	Description	Qty	Cost	Total
092 Wall Flashing	A. Roof Repair at Fitness Center @ 2 Locations (342 SF) A1. Repair Scope of work *remove all tiles, paper, battens, nails to expose roof decking per scope of work *Cut and remove 6"-8" of stucco to facilitate flashing repair *replace up to (2) sheets of plywood *Remove and replace damaged 5 x 5 flashing (60 LF) (Outlined in blue SOW) *replace up to (150 LF) damaged T&G with new *renail all roof sheathing with 2.37" ring shank nails 4" O.C. *Apply Polystick TU max Underlayment lapped up walls and under paper *install new WakaFlex flashing under existing paper and ontop of new tiles @ kickout *install battens *reinstall tiles, fastened with SS screws and tile foam *spot paint new T&G 2 cts SH Super Paint A2. Locations Left Side of Entry - 180 SF Right Side of Entry - 162 SF		15,860.00	15,860.00
<b>Total</b>				

Phone #	Fax #
(904) 436-3603	9048242302

Fcc/ Rep Signature: \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_  
 Owner Signature: \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_

# Estimate

Date	Estimate #
10/23/2023	12109

1785 Lakeside Avenue  
St. Augustine, Fla 32084

Office: 904.824.2301  
Fax: 904.824.2302  
Email: floridacontractors@gmail.com  
www.FccBuilders.com

Lic # CBC1255351  
# RC29027345

<b>Proposal Prepared For:</b>
Sweetwater creek CDD 1865 N Loop parkway

P.O. No.	Project			
	2023 Clubhouse Roof Repairs			
Item	Description	Qty	Cost	Total
	<p><b>Bid Qualifications:</b>                      *owner to provide water and power for work site                      *all landscaping regardless if effected by construction to be repaired / replaced by owner and is not included in bid                      *If rotten wood is found behind stucco, FCC to issue a change order to replace accordingly                      *if any item is removed in from the scope above, FCC reserves the right to update any and all task and general conditions listed above                      *all additional work to be an additional charge                      *Texture is not guaranteed to match for any reason</p> <p>All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from the Specifications listed above involving extra cost will be executed only upon written order and will become an extra charge(s) over and above the estimate. All Equipment, tools &amp; scaffold will be supplied in order to complete the job in a safe and timely manner. Cancellation of contract may incur administrative and material fees.</p> <p>Quote is good for 30 days.</p>			
			Total	\$15,860.00

Phone #	Fax #
(904) 436-3603	9048242302

Fcc/ Rep Signature: \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_  
 Owner Signature: \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_

3.





\* 618 St Joseph Lane \* Park Hills, KY 41011 \* Ph: 859-312-9063 \* www.123wellnessinc.com

**COMMERCIAL EQUIPMENT PROPOSAL**

<b>Date</b>	<b>Quote #</b>
	<b>1717CLB</b>

**Bill To:**

Sweetwater Creek Community Development  
475 W Town PL Ste 114  
St Augustine, FL 32092

**Deliver To:**

Palencia Swim and Fitness  
1865 North Loop Parkway  
St Augustine, FL 32092

**Sales Rep:**

Chris Bingham  
VP Sales  
E-mail: chris@123wellnessinc.com  
Ph: 859-312-9063  
Fax: 859-491-2696

Product Description	Model #	Qty	Unit List Price	Disc Price	Extended Disc Price
Matrix Endurance Climbmill w/16" Touchscreen	C-ES-Touch	1	17,710.00	9,725.00 \$	9,725.00

0	0.00	0.00 \$	-
0	0.00	0.00 \$	-
0	0.00	0.00 \$	-
0	0.00	0.00 \$	-
0	0.00	0.00 \$	-
0	0.00	0.00 \$	-
0	0.00	0.00 \$	-
0	0.00	0.00 \$	-
0	0.00	0.00 \$	-
0	0.00	0.00 \$	-
0	0.00	0.00 \$	-

**Notes:**

Lead Time:	
Frame Color:	NA
Upholstery Color:	NA

<b>Equipment SubTotal</b>	<b>\$ 9,725.00</b>
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<b>Freight &amp; Install</b>	<b>1</b>	<b>\$ 850.00</b>
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<b>Tax</b>	<b>\$ 850.00</b>
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<b>Total w/ Tax</b>	<b>\$ 10,575.00</b>
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<b>Deposit</b>	<b>\$ 5,287.50</b>
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**Terms and Conditions:**

- 1 Deposit: 50% deposit and approved P.O.# with order.
- 2 Purchase Order: If applicable, a copy of the signed P.O. is required.
- 3 Payment: Balance due at Net 15 days.
- 4 Delivery and Assembly: Delivery & Assembly are computed to be performed during regular business hours on the requested date.
- 5 Special requests or date changes may require additional fees.
- 6 Returns: All returns are subject to a restocking charge of up to 25%.
- 7 No Returns on Special Orders
- 8 This equipment proposal is valid for thirty (30) days.

**Acceptance of Proposal:**

These products and prices are satisfactory and hereby accepted. I am authorized to order the above equipment with full understanding of the Terms and Conditions.

Authorized Signature:

Date of Acceptance:

P.O. Number: ( see Terms and Conditions #3 )

Requested Delivery Date: ( this does not guarantee delivery date )



P.O. Box 398  
 Lewis Center, OH 43035  
 740-548-7033 - office  
 740-548-7044 - fax

# Proposal

Proposal Number  
 33191

Proposal Date  
 5/27/2025

[www.design2wellness.com](http://www.design2wellness.com)

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

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

Product #	Product Description	Qty	Unit Price	Total
C-ES-Touch	Matrix Endurance Climbmill w/16" Touchscreen	1	9,504.00	9,504.00
Shipping	Shipping Charges from the manufacturer to Design2Wellness Warehouse		575.00	575.00
Installation	Delivery & Installation		300.00	300.00
	Total sales tax		0.00	0.00
			<b>Total</b>	<b>\$10,379.00</b>

**Kelly Naylor**  
**knaylor@design2wellness.com**  
**mobile 740-816-1884**

Sales Representative

Customer Signature and Date

Terms:  
 Net 30

Please accept this signed quotation as a purchase order and acceptance of the price, terms and conditions below:

Standard terms are 50% deposit and balance due upon delivery or approved purchase orders.

All quotes are valid for 30 days from date of issue.

Restocking fees, storage fees or other penalties may be charged for cancellations, delays or returns.

For complete terms & conditions please visit [design2wellness.com](http://design2wellness.com).

Proposal Expires On  
 6/26/2025



P.O. Box 398  
 Lewis Center, OH 43035  
 740-548-7033 - office  
 740-548-7044 - fax

# Proposal

Proposal Number	Proposal Date
33486	5/28/2025

[www.design2wellness.com](http://www.design2wellness.com)

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

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

Product #	Product Description	Qty	Unit Price	Total
550 Ce2+	Intenza e2 Series Escalate Stepmill w/19' Touchscreen (Demo Unit) (New List price is \$22,000.00)	1	5,500.00	5,500.00
ECOMFERC2405KPLD	Safeware 2 year parts & labor warranty	1	400.00	400.00
Direct Shipping	Curbside Shipping from the manufacture directly to the customers location. Customer is responsible to except delivery and Install.		600.00	600.00
Installation	Delivery & Installation		200.00	200.00
	Total sales tax		0.00	0.00
			<b>Total</b>	<b>\$6,700.00</b>

**Kelly Naylor**  
**knaylor@design2wellness.com**  
**mobile 740-816-1884**

Sales Representative

Customer Signature and Date

Terms:
Net 30

Please accept this signed quotation as a purchase order and acceptance of the price, terms and conditions below:

Standard terms are 50% deposit and balance due upon delivery or approved purchase orders.

All quotes are valid for 30 days from date of issue.

Restocking fees, storage fees or other penalties may be charged for cancellations, delays or returns.

For complete terms & conditions please visit [design2wellness.com](http://design2wellness.com).

Proposal Expires On
6/27/2025

*LifeFitness*

**HAMMER  
STRENGTH®**



HEALTH CLUBS

HOSPITALITY

ATHLETICS

MULTI-UNIT HOUSING

UNIFORMED SERVICE

Jeff Dibler

Email: [jeffrey.dibler@lifefitness.com](mailto:jeffrey.dibler@lifefitness.com)

Phone: (410) 236-7753

**QUOTE :** CPQ-14200

**DATE :** 05-28-2025

**BILL TO :** SWEETWATER CREEK COMMUNITY  
DEVELOPMENT DISTRICT

**SHIP TO :** SWEETWATER CREEK COMMUNITY  
DEVELOPMENT DISTRICT

475 W TOWN PL  
STE 114

1865 N LOOP PKWY

SAINT AUGUSTINE

SAINT AUGUSTINE

FL 32092

FL 32095

US

US

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Thank you for the opportunity to present a comprehensive equipment recommendation. It is an honor to be considered and we hope you will select us to partner with you to create a premier fitness facility for your organization.

Choosing the right fitness equipment can be daunting. The products you select must be easy to use and inviting for a variety of exercisers. They must be durable and reliable -- capable of standing up to the rigors of continued daily use. That is why partnering with an industry-leading manufacturer uniquely qualified to guide you through the process is so important.

Life Fitness has over 30 years' experience helping facilities select their fitness equipment and create customized fitness environments that encourage exercisers to work out more often and lead healthier lives. We offer the largest breadth of cardio, strength and performance-training equipment, value-added services, and ongoing support to ensure that your facilities' needs will be met in the years to come.

If you have any questions or comments regarding our proposal, please contact us as indicated below. The Life Fitness team looks forward to supporting you in the future.

Sincerely,

LIFE FITNESS

#	DESCRIPTION	SPECIFICATIONS	QTY	LIST PRICE	UNIT PRICE	TOTAL PRICE
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**Cardio**

1	LIFE FITNESS POWERMILL w/ SE4 16 <a href="#">INPM-SE416-XF-13</a>	 <p>POWERMILL BASE HANDLEBAR BLACK ONYX KIT SE4 16 ENG NFC PROIDIOM COAX POWER CORD DOM LOW VOLT STRAIGHT</p>	1	\$15,449.00	\$8,000.00	\$8,000.00
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**QUOTE :** CPQ-14200

**DATE :** 05-28-2025

**BILL TO :** SWEETWATER CREEK COMMUNITY  
DEVELOPMENT DISTRICT

**SHIP TO :** SWEETWATER CREEK COMMUNITY  
DEVELOPMENT DISTRICT

**SHIPMENT :** STANDARD  
**FREIGHT TERMS :** Prepaid  
**FOB :** Shipping Point  
**PAYMENT TERM :** NET 30

<b>LIST PRICE</b>	:	\$15,449.00
<b>CUSTOMER DISCOUNT</b>	:	- \$7,449.00
<b>SELLING PRICE</b>	:	\$8,000.00
<b>TARIFF SURCHARGE</b>	:	\$160.00
<b>FREIGHT / FUEL/ INSTALLATION</b>	:	\$984.00
<b>ESTIMATED SALES TAX</b>	:	AS APPLICABLE
<b>TOTAL (USD)</b>	:	\$9,144.00

**REMITTANCE ADDRESS**  
 2716 NETWORK PLACE  
 CHICAGO, IL 60673  
 USA

## TERMS & CONDITIONS

This order quote is valid for 30 days. Buyer may accept by either (1) returning this quote with Buyer's signature or (2) by Buyer issuing a Purchase Order against this quote to Life Fitness. In all cases, this order quote and its acceptance are subject to the Life Fitness Commercial Terms & Conditions of Sale posted online at [www.lifefitness.com/en-us/legal/terms-conditions](http://www.lifefitness.com/en-us/legal/terms-conditions) which supersede any terms in Buyer's purchase orders, policies, vendor guidelines and any other documents that pre-date or post-date this purchase. Any inconsistent terms in Buyer's documents are deemed to have been rejected. Upon acceptance by Buyer and then Life Fitness, this Agreement shall become legally binding and constitutes the sole and complete agreement of the parties.

For avoidance of doubt, if Buyer and Life Fitness executed an active Master Agreement, the applicable Master Agreement will govern this Agreement and the Life Fitness Standard Terms and Conditions will supplement.

*SEVENTH ORDER OF BUSINESS*

## RESOLUTION 2025-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to June 15, 2025, prepared and submitted proposed budgets (together, “**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”) to the Board of Supervisors (“**Board**”) of the Sweetwater Creek Community Development District (“**District**”); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and

available for public inspection at the District's Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2025, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: August 7, 2025  
HOUR: 4:00 p.m.  
LOCATION: 1865 North Loop Parkway  
St. Augustine, FL 32095

**4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County at least sixty (60) days prior to the hearing set above.

**5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

**6. PUBLICATION OF NOTICE.** Notice of the public hearings shall be published in the manner prescribed in Florida law.

**7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**8. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 5TH DAY OF JUNE, 2025.**

ATTEST:

**SWEETWATER CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: Chairman

**Exhibit A:** Proposed Budget for Fiscal Year 2026

# *Sweetwater Creek*

## *Community Development District*

### *Proposed Budget FY 2026*



June 5, 2025

Presented by:



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**Sweetwater Creek**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<b>REVENUES:</b>					
Special Assessments - Tax Roll	\$1,857,822	\$1,846,749	\$11,073	\$1,857,822	\$1,983,623
Fitness Center Revenue	2,000	4,680	2,000	6,680	4,500
Cost Sharing - Marshall Creek Revenue	-	-	-	-	-
Interest/Miscellaneous	25,000	23,679	14,821	38,500	30,000
Swim Team Revenue	-	-	3,000	3,000	-
Insurance Proceeds	-	1,820	-	1,820	-
Carry Forward Surplus	-	-	2,348	2,348	-
<b>TOTAL REVENUES</b>	<b>\$1,884,822</b>	<b>\$1,876,928</b>	<b>\$33,242</b>	<b>\$1,910,170</b>	<b>\$2,018,123</b>

**EXPENDITURES:**

***General and Administrative***

Supervisor Fees	\$12,000	\$8,400	\$4,200	\$12,600	\$14,000
Engineering Fees	20,000	13,422	6,578	20,000	20,000
District Counsel	63,599	43,436	24,931	68,367	65,000
Annual Audit	3,800	-	3,800	3,800	3,800
Assessment Roll	5,200	5,200	-	5,200	5,460
Arbitrage	500	-	500	500	500
Dissemination Agent	5,512	3,415	2,097	5,512	5,788
Trustee Fees	3,800	3,143	657	3,800	4,139
Management Fees	44,200	25,783	18,417	44,200	46,410
Information Technology	1,482	865	618	1,482	1,556
Website Maintenance	1,040	607	433	1,040	1,092
Telephone	742	197	483	680	742
Postage & Delivery	3,000	1,561	1,653	3,214	3,300
Public Official Insurance	5,172	5,224	-	5,224	5,400
Copies	2,500	1,337	2,829	4,165	4,200
Legal Advertising	2,000	278	1,722	2,000	2,000
Miscellaneous	1,500	425	1,075	1,500	1,500
Dues, Licenses & Subscriptions	175	175	-	175	175
Cost Share Expense - Marshall Creek	100,000	-	100,000	100,000	100,000
<b>TOTAL GENERAL AND ADMINISTRATIVE</b>	<b>\$276,222</b>	<b>\$113,468</b>	<b>\$169,991</b>	<b>\$283,459</b>	<b>\$285,061</b>

***Operations & Maintenance***

***Utilities***

Electric	\$78,000	\$43,312	\$31,938	75,250	\$82,500
General Insurance/Workers Comp	6,884	5,892	-	5,892	6,629
Landscape Maintenance	291,276	169,911	121,365	291,276	300,014
Landscape Improvements	50,000	8,232	41,768	50,000	50,000
Mulch	50,000	20,000	30,000	50,000	50,000
Lake Maintenance	22,000	14,857	10,612	25,469	25,469
Fountain Maintenance	1,500	-	1,500	1,500	1,500
Irrigation Repairs & Maintenance	39,000	27,135	11,865	39,000	50,000
Storm Clean-Up	10,000	-	5,000	5,000	10,000
Field Repairs & Maintenance	36,000	27,671	8,329	36,000	36,000
Tree Removals	14,000	6,650	7,350	14,000	14,000
Tree Replacements	-	1,820	-	1,820	2,000
Tree Pruning	15,000	5,480	9,520	15,000	17,000
Streetlight Repairs	2,250	-	1,000	1,000	2,250
Signage Repairs	1,000	1,456	-	1,456	1,000
Holiday Decoration	5,000	3,616	1,384	5,000	5,000
Miscellaneous Field Supplies	3,500	68	3,432	3,500	3,500
<b>TOTAL OPERATIONS &amp; MAINTENANCE</b>	<b>\$625,410</b>	<b>\$336,100</b>	<b>\$285,063</b>	<b>\$621,163</b>	<b>\$656,863</b>

# Sweetwater Creek Community Development District

## Proposed Budget General Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<b><u>Amenities</u></b>					
<b><u>Administrative</u></b>					
Property & Casualty Insurance	\$43,218	\$40,216	\$0	\$40,216	\$43,933
Facility Management	266,340	165,170	101,170	266,340	291,523
Performance Incentive	10,000	8,492	-	8,492	10,000
Info Technology	-	795	-	795	1,000
Licenses & Permits	770	-	350	350	770
Subscriptions & Memberships	2,040	875	625	1,500	2,040
Training	-	219	-	219	500
Office Supplies	3,000	1,314	1,086	2,400	2,500
Office Equipment	2,500	756	1,744	2,500	2,500
Communication - Telephone/Internet/TV	12,000	5,099	4,432	9,531	9,600
Internet/Telephone - Guard House	4,500	1,952	750	2,702	2,000
<b><u>Field</u></b>					
Field Management Fees	92,602	54,018	38,584	92,602	97,232
Facility Maintenance - Cost Share	-	897	-	897	20,000
General Utilities	78,000	48,299	34,051	82,350	90,585
Refuse Removal	6,725	4,446	3,500	7,946	9,600
Security	41,137	22,701	17,440	40,141	41,857
Janitorial Services	43,467	23,545	18,111	41,656	45,640
Operating Supplies - Spa & Paper	4,000	1,917	2,083	4,000	4,000
Operating Supplies - Uniforms	500	535	-	535	500
Cleaning Supplies	12,500	6,864	5,636	12,500	10,000
Amenity Landscape Maintenance & Improvements	22,872	31,026	9,815	40,841	52,000
Gate Repairs & Maintenance	2,500	868	1,632	2,500	5,000
Dog Park Repairs & Maintenance	6,000	1,167	2,699	3,866	6,000
Park Mulch	5,000	-	5,000	5,000	5,000
Miscellaneous Field Supplies	4,100	188	1,092	1,280	2,000
Buildings Repairs & Maintenance	30,000	34,469	1,088	35,557	36,000
Pest Control	1,800	894	418	1,313	1,800
Pool Maintenance - Contract	19,469	11,357	8,112	19,469	20,442
Pool Repairs & Maintenance	3,000	523	2,478	3,000	3,000
Pool Chemicals	30,000	16,011	12,000	28,011	30,000
Signage & Amenity Repairs	300	101	-	101	300
Special Events	2,000	1,027	973	2,000	2,000
Park Repair & Maintenance	10,000	8,585	-	8,585	10,000
Pickleball Repair & Maintenance	3,000	9,009	-	9,009	3,000
Guardhouse Maintenance	2,500	-	500	500	2,500
Playground Repairs & Maintenance	5,000	7,139	-	7,139	5,000
<b><u>Fitness</u></b>					
Professional Services - Outside Fitness	55,515	25,715	23,285	49,000	60,000
Fitness Equipment Repairs & Maintenance	7,000	1,958	1,242	3,200	5,000
Fitness Equipment Rental	36,635	20,549	12,699	33,248	30,477
Miniature Golf Course Maintenance	500	355	-	355	500
Miscellaneous Fitness Supplies	6,300	515	3,285	3,800	4,000
Capital Outlay - Machinery & Equipment	6,400	1,177	5,223	6,400	6,400
Capital Outlay	-	23,702	-	23,702	-
<b>TOTAL AMENITIES</b>	<b>\$883,190</b>	<b>\$584,444</b>	<b>\$321,104</b>	<b>\$905,548</b>	<b>\$976,199</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,784,822</b>	<b>\$1,034,012</b>	<b>\$776,158</b>	<b>\$1,810,170</b>	<b>\$1,918,123</b>
<b><u>Other Sources/Uses</u></b>					
Capital Reserve	(\$100,000)	\$0	(\$100,000)	(\$100,000)	(\$100,000)
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$(100,000)</b>	<b>\$-</b>	<b>\$(100,000)</b>	<b>\$(100,000)</b>	<b>\$(100,000)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$(0)</b>	<b>\$842,916</b>	<b>\$(842,916)</b>	<b>\$-</b>	<b>\$-</b>

**Sweetwater Creek**  
**Community Development District**  
**Budget Narrative**

**REVENUES**

**Special Assessments-Tax Roll**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

**Fitness Center Revenue**

The onsite fitness center provides various services that are fee based. Trainer will provide \$5 fee for each session to the district.

**Interest**

The District earns interest on the monthly average collected balance for each of their investment accounts. The amount is based upon the estimated average balance of funds available during the fiscal year.

**Expenditures - Administrative**

**Supervisors Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 14 meetings.

**Engineering**

The District's engineer, Matthews Design Group LLC, will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

**District Counsel**

The District's Attorney, Kilinski Van Wyk PLLC, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

**Annual Audit**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

**Assessment Roll Administration**

The District has contracted with Governmental Management Services to maintain the assessment roll and annually certify for collection a Non-Ad Valorem assessment for operating and debt service expenses, calculate, collect, record and transmit prepaid assessments, maintain the District's lien book along with various other responsibilities.

**Arbitrage**

The District is required to annually have an arbitrage rebate calculation on the District's Series 2019 Special Assessment Revenue Bonds. The District has contracted with GNP Services, Inc. to calculate the arbitrage rebate liability and submit a report to the District.

**Dissemination Agent**

The District is required to prepare an annual disclosure report in accordance with the Continuing Disclosure Agreement and Rule 15(c)(2)-12(b)(5) promulgated by Securities and Exchange Commission. The annual report is filed on the Municipal Securities Rulemaking Board (EMMA) website.

**Trustee Fees**

The District pays monthly fees plus reimbursable expenses to US Bank as Trustee for the District Series 2019A Special Assessment Revenue Bonds.

**Management Fees**

The District has contracted with Governmental Management Services, LLC to provide management, accounting and recording secretary services. These services include, but not limited to, advertising, recording, and transcribing of Board meetings, administrative services, budget preparation, financial reporting, and assisting with annual audits.

**Information Technology**

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

**Website Maintenance**

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. contracted with Governmental Management Services, LLC.

**Telephone**

New internet and Wi-Fi service for Office. Represents expense for telephone internet and Wi-Fi Service and conference calls for the office that are reimbursable by the district.

**Postage and Delivery**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Insurance General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon estimated premium.

**Copies**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Legal Advertising**

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices and public hearings, bidding etc. for the District based on statutory guidelines.

**Sweetwater Creek**  
**Community Development District**  
**Budget Narrative**

**Miscellaneous**

This includes monthly bank charges, amortization schedules, office supplies and any other miscellaneous expenses that incur during the year.

**Due, Licenses & Subscriptions**

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

**Cost Share Expense - Marshall Creek**

The District has an interlocal agreement with Marshall Creek Community Development District for shared facilities with certain costs, net of off-setting revenues. The net is then allocated based upon the proportionate number of platted units in each District.

**Expenditures – Field Operations**

**Utilities:**

**Electric Services**

The District has the following electric accounts with Florida Power & Light Company for general purposes. Additional streetlights may be added as phases are initiated.

Description	Monthly	Annual
661 ENSENADA DR #IRR	\$111	\$1,332
STREET LIGHTS # PALENCIA N PH	\$5,100	\$61,200
166 TORCIDO BLVD #IRR	\$42	\$504
166 PANTANO VISTA WAY # FOUNTAIN	\$313	\$3,756
1504 LAS CALINAS BLVD #IRR	\$154	\$1,848
43 PRIVADO CT #LITE	\$32	\$384
537 ENSENADA DR #IRR	\$38	\$456
2036 LAS CALINAS BLVD #IRR	\$65	\$780
97 ONDA LN # IRR	\$74	\$888
1329 LAS CALINAS BLVD #IRR	\$88	\$1,056
1802 N LOOP PKWY #LGT	\$12	\$144
499 ENSENADA DR #IRR	\$12	\$144
633 GLORIETA DR #IRR	\$18	\$216
2064 LAS CALINAS BLVD #IRR	\$22	\$264
336 RIO DEL NORTE RD # IRR	\$40	\$480
711 ENREDE LN	\$379	\$4,548
Contingency	\$375	\$4,500
<b>Total</b>	<b>\$6,875</b>	<b>\$82,500</b>

**General Insurance**

Represents the cost of annual coverage of general liability insurance. Coverage is provided by Egis Insurance who specializes in providing insurance coverage to governmental agencies.

**Landscape Maintenance**

The District has a contract with Duval Landscape Maintenance to maintain the landscaping located within the District. These services include monthly landscape maintenance such as mowing, weeding, edging, blowing debris and shrubs and groundcover pruning, as well as: fertilization, insect control, weed control, and irrigation inspections.

**Landscape Improvements**

Represents the cost of improving or replacing any landscaping located within the common areas of the District.

**Mulch**

The District will incur expenses related to providing ground covering.

**Lake Maintenance**

The District has contracted with Future Horizons Inc for the 24 ponds that require monthly maintenance and includes miscellaneous expenses.

Description	Monthly	Annual
Future Horizons	\$2,122	\$25,469

**Fountain Maintenance**

The District will incur expenses related to fountain maintenance.

**Irrigation Repairs & Maintenance**

The District will incur expenditures related to the maintenance of the irrigation systems.

**Storm Clean-Up**

Represents the estimated costs of Storm Clean-Up throughout the fiscal year.

**Field Repairs & Maintenance**

Represents estimated costs for the general repairs and maintenance of various facilities throughout the District.

**Tree Removals**

This item represents the estimated costs of removing any trees throughout the fiscal year.

**New Trees/Replacement Trees**

This item represents the estimated costs of installing and replacing damaged trees throughout the fiscal year.

**Sweetwater Creek**  
**Community Development District**  
**Budget Narrative**

**Tree Pruning**

This item represents the estimated costs of trimming Palm trees and Crepe Myrtles within the district.

**Streetlight Repairs**

The District will incur costs related to the repair and maintenance of streetlights not maintained by FPL within the District.

**Signage Repair**

The District will incur costs related to the repair and maintenance of the signage within the District.

**Holiday Decoration**

Represents an estimated cost for seasonal holiday decorations.

**Miscellaneous Field Supplies**

The District may incur costs for field maintenance supplies purchased on debit card for operations.

**Expenditures – Amenities**

**Administrative:**

**Property & Casualty Insurance**

The District's property and casualty insurance coverage is provided by EGIS Insurance who specializes in providing insurance coverage to governmental agencies.

**Facility Management**

The District has contracted with Riverside Management Services to provide onsite amenity management and oversee the daily safety and enjoyment of residents by providing newsletters, communication, and email blasts. Management and staff will plan and execute special events throughout the year and monitor use and condition of Fitness Center and assist with budget process.

**Performance Incentive**

Bonus pool available for the Board to award performance incentive bonus to on-site staff as designated by Board policy.

**Info Technology**

The District incurs the expense for IT support for the computer systems. This also includes any license renewal/software updates to the District computer systems (i.e. McAfee Antivirus, MS Office) and repairs.

**Licenses & Permits**

This line item is the cost for the licensing and permits necessary for operation of the Swim and Fitness Center (i.e. Pool Operating Permits).

**Subscriptions & Memberships**

The District purchases supplies from Amazon for the district, Pandora music for amenity center and, Court reserve \$125.

Description	Monthly	Annual
Amazon Membership	\$15	\$180
Pandora Music	\$29	\$348
Court Reserve	\$125	\$1,500
Contingency	\$1	\$12
<b>Total</b>	<b>\$170</b>	<b>\$2,040</b>

**Training**

This line item is for material costs associated with annual CPR/First Aid/AED Training. Also included in this item are any other professional development courses.

**Office Supplies**

This line item is for office supplies purchased for the amenity office.

**Office Equipment**

This cost allocation represents the purchase of office equipment such as filing cabinets, printers, etc.

**Communication – Telephone/Internet/TV**

The District has an agreement with Comcast for this service. Additional monies budgeted for Marshall Creek Fitness Center Business Voice Edge and Village Key for quarterly monitoring with phone line.

Description	Monthly	Annual
Village Key (Quarterly)	\$20	\$240
Comcast	\$756	\$9,077
Contingency	\$24	\$283
<b>Total</b>	<b>\$800</b>	<b>\$9,600</b>

**Internet/Telephone - Guard House**

This line item is for the Comcast service agreement for internet and telephone for the guard house location.

Description	Monthly	Annual
AT&T	\$150	\$1,798
Contingency	\$17	\$202
<b>Total</b>	<b>\$167</b>	<b>\$2,000</b>

**Field Management**

The District has contracted with Riverside Management Services to provide onsite field management of contracts for the District Services such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors and monitoring of utility accounts.

**Sweetwater Creek**  
**Community Development District**  
**Budget Narrative**

**Expenditures – Amenities (Continued)**

**Facility Maintenance - Cost Share**

Represents general maintenance completed on property represented in the Cost Share Agreement such as parks, fitness center, security, etc.

**General Utilities**

County Utility Department for amenity purposes.

Description	Monthly	Annual
FP&L – 1187 Las Calinas Blvd #LITE	\$165	\$1,978
FP&L – 1865 N Loop Parkway	\$3,465	\$41,576
FP&L – 491 Ensenada Drive #PARK	\$34	\$408
TECO – 1865 N Loop Parkway	\$457	\$5,487
Florida Natural Gas – 1865 N Loop Parkway	\$661	\$7,928
St John’s Utility Dept – 1187 Las Calinas Blvd	\$43	\$519
St John’s Utility Dept – 1865 N Loop Parkway	\$2,022	\$24,263
St John’s Utility Dept – 491 Ensenada Park	\$16	\$189
Contingency	\$686	\$8,237
<b>Total</b>	<b>\$7,549</b>	<b>\$90,585</b>

**Refuse Removal**

The District has contracted with Republic Services for trash removal.

**Security**

The District has contracted with Hidden Eyes DBA Envera Services for security gate monitoring

Description	Monthly	Annual
Hidden Eyes DBA Envera	\$3,488	41,857

**Janitorial Services**

The District has contracted with Marshall Creek CDD staffing services to provide commercial cleaning services for the amenities.

**Operating Supplies - Spa & Paper**

Represents expenses for restroom paper products, trash bags and other similar items.

**Operating Supplies - Uniforms**

Costs that will be incurred for uniforms for employees

**Cleaning Supplies**

Represents expenses for cleaning supplies.

**Amenity Landscape Maintenance & Improvements**

Represents costs for maintaining amenity center landscaping and any improvements to the landscape.

**Gate Repairs & Maintenance**

Represents estimated costs of repairing and/or maintaining the District’s gates.

**Dog Park Repairs & Maintenance**

Represents the cost for maintaining and repairing the District Dog Park.

**Park Mulch**

Cost for mulch used in the park.

**Miscellaneous Field Supplies**

This represents any Field Supplies expense that is purchased with Debit card cannot be otherwise categorized.

**Buildings Repairs & Maintenance**

The District may incur costs for various repairs and maintenance to the Amenity Center.

**Pest Control**

The District has contracted with Turner Pest Control to provide services to its buildings.

**Pool Maintenance – Contract**

Represents monthly water management costs for pool maintenance services contracted with Riverside Management Services.

Description	Monthly	Annual
Riverside Management Services	\$1,704	\$20,442

**Pools Repairs & Maintenance**

Represents any costs for pool maintenance services and repairs needed by Amenity Manager.

**Pool Chemicals**

Represents pool chemicals provided by Poolsure for amenity pool and any extra cost for pool chemicals/supplies purchased by amenity manager.

**Signage & Amenity Repairs**

Cost for sign purchases and replacements.

**Special Events**

Social and Promotional events for Swim & Fitness held on property, such as the Easter and the Halloween events.

**Sweetwater Creek**  
**Community Development District**  
**Budget Narrative**

<b>Expenditures – Amenities (Continued)</b>
---------------------------------------------

**Park Repair and Maintenance**

Represents estimated cost for Onda Park maintenance services and repairs.

**Pickleball Repair and Maintenance**

Represents the estimated expenses for Pickball courts.

**Guardhouse Maintenance**

Represents the cost of maintenance for the guardhouse.

**Playground Repairs & Maintenance**

This District will incur costs related to the maintenance of its playground. This line item includes the cost of resealing the playground.

**Fitness:**

**Professional Service - Outside Fitness**

This category encompasses the Adult Fitness classes that are taught by fitness staff throughout the year.

**Fitness Equipment Repairs & Maintenance**

This category provides funds for any fitness equipment repair related expenses.

**Fitness Equipment Rental**

The District has a lease agreement with Geneva Capital for rental of fitness equipment for the Fitness facility.

Description	Monthly	Annual
Geneva Capital	\$2,540	\$30,477

**Miniature Golf Course Maintenance**

The District will incur costs related to the maintenance of the miniature golf course within the District.

**Miscellaneous Fitness Supplies**

Represents estimated costs for non-capitalizable fitness supplies, such as therapy bands, etc.

**Capital Outlay - Machinery & Equipment**

Represents any expenses for any fitness machinery or equipment that may be purchased.

**Capital Outlay**

Represents any expenses for the property represented in the Cost Share Agreement such as parks, fitness center, security, etc..

**Capital Reserve Transfer**

Funds collected and reserved for major repairs and/or maintenance to the pool and amenity building.

# Sweetwater Creek Community Development District

## Proposed Budget Debt Service Series 2019 Special Assessment Revenue Bonds

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<b>REVENUES:</b>					
Special Assessments - Tax Roll	\$741,440	\$734,210	\$5,966	\$740,176	\$740,977
Special Assessments - Prepayments	-	10,926	-	10,926	-
Interest Income	30,000	16,173	9,150	25,323	25,000
Carry Forward Surplus <sup>(1)</sup>	187,616	190,940	-	190,940	201,137
<b>TOTAL REVENUES</b>	<b>\$959,056</b>	<b>\$952,249</b>	<b>\$15,116</b>	<b>\$967,365</b>	<b>\$967,114</b>
<b>EXPENDITURES:</b>					
<i>Series 2019 - A1</i>					
Interest - 11/1	\$81,650	\$81,650	\$-	\$81,650	\$77,766
Special Call -11/1	-	10,000	-	10,000	-
Interest - 5/1	81,650	-	81,366	81,366	77,766
Principal - 5/1	360,000	-	360,000	360,000	365,000
Special Call - 5/1	-	-	10,000	10,000	-
<i>Series 2019 - A2</i>					
Interest - 11/1	44,200	44,200	-	44,200	41,825
Special Call -11/1	-	5,000	-	5,000	-
Interest - 5/1	44,200	-	44,013	44,013	41,825
Principal - 5/1	130,000	-	125,000	125,000	130,000
Special Call - 5/1	-	-	5,000	5,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$741,700</b>	<b>\$140,850</b>	<b>\$625,378</b>	<b>\$766,228</b>	<b>\$734,181</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
<b>TOTAL OTHER SOURCES / (USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$741,700</b>	<b>\$140,850</b>	<b>\$625,378</b>	<b>\$766,228</b>	<b>\$734,181</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$217,356</b>	<b>\$811,399</b>	<b>\$(610,262)</b>	<b>\$201,137</b>	<b>\$232,933</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

A-1 Interest Due 11/1/26      \$73,888

A-2 Interest Due 11/1/26      39,550

\$113,438

## Sweetwater Creek Community Development District

### SERIES 2019A-1 AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/25	\$ 5,600,000.00	\$ -	\$ 77,765.63	\$ 77,765.63
5/1/26	\$ 5,600,000.00	\$ 365,000.00	\$ 77,765.63	
11/1/26	\$ 5,235,000.00	\$ -	\$ 73,887.50	\$ 516,653.14
5/1/27	\$ 5,235,000.00	\$ 375,000.00	\$ 73,887.50	
11/1/27	\$ 4,860,000.00	\$ -	\$ 69,668.75	\$ 518,556.26
5/1/28	\$ 4,860,000.00	\$ 385,000.00	\$ 69,668.75	
11/1/28	\$ 4,475,000.00	\$ -	\$ 65,096.88	\$ 519,765.63
5/1/29	\$ 4,475,000.00	\$ 390,000.00	\$ 65,096.88	
11/1/29	\$ 4,085,000.00	\$ -	\$ 60,221.88	\$ 515,318.75
5/1/30	\$ 4,085,000.00	\$ 405,000.00	\$ 60,221.88	
11/1/30	\$ 3,680,000.00	\$ -	\$ 54,400.00	\$ 519,621.88
5/1/31	\$ 3,680,000.00	\$ 415,000.00	\$ 54,400.00	
11/1/31	\$ 3,655,000.00	\$ -	\$ 48,434.38	\$ 517,834.38
5/1/32	\$ 3,265,000.00	\$ 425,000.00	\$ 48,434.38	
11/1/32	\$ 2,840,000.00	\$ -	\$ 42,325.00	\$ 515,759.38
5/1/33	\$ 2,840,000.00	\$ 440,000.00	\$ 42,325.00	
11/1/33	\$ 2,400,000.00	\$ -	\$ 36,000.00	\$ 518,325.00
5/1/34	\$ 2,400,000.00	\$ 450,000.00	\$ 36,000.00	
11/1/34	\$ 1,950,000.00	\$ -	\$ 29,250.00	\$ 515,250.00
5/1/35	\$ 1,950,000.00	\$ 465,000.00	\$ 29,250.00	
11/1/35	\$ 1,485,000.00	\$ -	\$ 22,275.00	\$ 516,525.00
5/1/36	\$ 1,485,000.00	\$ 480,000.00	\$ 22,275.00	
11/1/36	\$ 1,005,000.00	\$ -	\$ 15,075.00	\$ 517,350.00
5/1/37	\$ 1,005,000.00	\$ 495,000.00	\$ 15,075.00	
11/1/37	\$ 510,000.00	\$ -	\$ 7,650.00	\$ 517,725.00
5/1/38	\$ 510,000.00	\$ 510,000.00	\$ 7,650.00	
			\$	\$ 517,650.00
		\$ 5,600,000.00	\$ 1,204,100.00	\$ 6,804,100.02

## Sweetwater Creek Community Development District

### SERIES 2019A-2 AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/25	\$ 2,160,000.00	\$ -	\$ 41,825.00	\$ 41,825.00
5/1/26	\$ 2,160,000.00	\$ 130,000.00	\$ 41,825.00	\$ -
11/1/26	\$ 2,030,000.00	\$ -	\$ 39,550.00	\$ 211,375.00
5/1/27	\$ 2,030,000.00	\$ 135,000.00	\$ 39,550.00	\$ -
11/1/27	\$ 1,895,000.00	\$ -	\$ 37,187.50	\$ 211,737.50
5/1/28	\$ 1,895,000.00	\$ 140,000.00	\$ 37,187.50	\$ -
11/1/28	\$ 1,755,000.00	\$ -	\$ 34,737.50	\$ 211,925.00
5/1/29	\$ 1,755,000.00	\$ 145,000.00	\$ 34,737.50	\$ -
11/1/29	\$ 1,610,000.00	\$ -	\$ 32,200.00	\$ 211,937.50
5/1/30	\$ 1,610,000.00	\$ 150,000.00	\$ 32,200.00	\$ -
11/1/30	\$ 1,460,000.00	\$ -	\$ 29,200.00	\$ 211,400.00
5/1/31	\$ 1,460,000.00	\$ 160,000.00	\$ 29,200.00	\$ -
11/1/31	\$ 1,300,000.00	\$ -	\$ 26,000.00	\$ 215,200.00
5/1/32	\$ 1,300,000.00	\$ 165,000.00	\$ 26,000.00	\$ -
11/1/32	\$ 1,135,000.00	\$ -	\$ 22,700.00	\$ 213,700.00
5/1/33	\$ 1,135,000.00	\$ 170,000.00	\$ 22,700.00	\$ -
11/1/33	\$ 965,000.00	\$ -	\$ 19,300.00	\$ 212,000.00
5/1/34	\$ 965,000.00	\$ 180,000.00	\$ 19,300.00	\$ -
11/1/34	\$ 785,000.00	\$ -	\$ 15,700.00	\$ 215,000.00
5/1/35	\$ 785,000.00	\$ 185,000.00	\$ 15,700.00	\$ -
11/1/35	\$ 600,000.00	\$ -	\$ 12,000.00	\$ 212,700.00
5/1/36	\$ 600,000.00	\$ 190,000.00	\$ 12,000.00	\$ -
11/1/36	\$ 410,000.00	\$ -	\$ 8,200.00	\$ 210,200.00
5/1/37	\$ 410,000.00	\$ 200,000.00	\$ 8,200.00	\$ -
11/1/37	\$ 210,000.00	\$ -	\$ 4,200.00	\$ 212,400.00
5/1/38	\$ 210,000.00	\$ 210,000.00	\$ 4,200.00	\$ -
				\$ 214,200.00
		\$ 2,160,000.00	\$ 645,600.00	\$ 2,805,600.00

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

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
<b>REVENUES:</b>					
Capital Reserve - Transfer In	\$100,000	\$-	\$100,000	\$100,000	\$100,000
Interest Income	5,000	7,442	5,110	12,552	10,000
Carry Forward Balance	444,309	405,337	-	405,337	496,068
<b>TOTAL REVENUES</b>	<b>\$549,309</b>	<b>\$412,779</b>	<b>\$105,110</b>	<b>\$517,889</b>	<b>\$606,068</b>
<b>EXPENDITURES:</b>					
Capital Outlay	\$30,000	\$-	\$-	\$-	\$-
Repair & Maintenance (1)	21,317	-	21,317	21,317	93,210
Other Current Charges	600	289	215	504	600
<b>TOTAL EXPENDITURES</b>	<b>\$51,917</b>	<b>\$289</b>	<b>\$21,532</b>	<b>\$21,821</b>	<b>\$93,810</b>
<b>Other Sources/(Uses)</b>					
Transfer in/(Out)	\$-	\$-	\$-	\$-	\$0
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$497,392</b>	<b>\$412,490</b>	<b>\$83,578</b>	<b>\$496,068</b>	<b>\$512,258</b>

(1) Pavement Repairs/Pool Furniture including Chair Lift

**Capital Reserve Study**

**General**

Description	FY 2026- Reserve Study
Reserves Beginning of Year	\$720,131
Contributions	\$315,000
Interest Income	\$16,621
Expenditures	(\$93,210)
Anticipated Balance	\$958,542

**Budget Fiscal Year 2026**

Description	Budget FY 2026
Reserves Beginning of Year	\$497,392
Contributions	\$100,000
Interest Income	\$10,000
Expenditures	(\$93,810)
Anticipated Balance	\$513,582

<b>Variance Reserve Study Vs Actual</b>	<b>(\$444,960)</b>
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**Sweetwater Creek  
Community Development District  
Assessment Schedule - O&M**

**FY2025**

Net O&M Assessments	\$1,857,821.60
Collection fees (6%)	\$118,584.36
Gross Assessments	\$1,976,405.96

Product	Assessable				Total Net		
	Units	ERU/Unit	ERU's	% ERUs	Assessments	Net O&M	Gross O&M
Up to 63' Lot	469	1.00	469.00	58.17%	\$ 1,080,704.91	\$ 2,304.27	\$ 2,451.36
64-73' Lot	166	1.16	192.56	23.88%	\$ 443,711.17	\$ 2,672.96	\$ 2,843.57
80-88' Lot	42	1.40	58.80	7.29%	\$ 135,491.36	\$ 3,225.98	\$ 3,431.90
90' Lot	4	1.43	5.72	0.71%	\$ 13,180.45	\$ 3,295.11	\$ 3,505.44
Marsh (less than 15K sq ft)	6	1.40	8.40	1.04%	\$ 19,355.91	\$ 3,225.98	\$ 3,431.90
Marsh (15K-30K sq ft)	35	1.43	50.05	6.21%	\$ 115,328.96	\$ 3,295.11	\$ 3,505.44
Marsh (30K and greater)	6	1.50	9.00	1.12%	\$ 20,738.47	\$ 3,456.41	\$ 3,677.03
McCann Lots	8	1.59	12.72	1.58%	\$ 29,310.38	\$ 3,663.80	\$ 3,897.66
<b>Total ERU's</b>	<b>736</b>		<b>806.25</b>		<b>\$ 1,857,821.60</b>		

**FY2026**

Net O&M Assessments	\$1,983,622.71
Collection fees (6%)	\$126,614.22
Gross Assessments	\$2,110,236.92

Product	Assessable				Total Net			Increase
	Units	ERU/Unit	ERU's	% ERUs	Assessments	Net O&M	Gross O&M	
Up to 63' Lot	469	1.00	469.00	58.17%	\$ 1,153,884.09	\$ 2,460.31	\$ 2,617.35	\$ 165.99
64-73' Lot	166	1.16	192.56	23.88%	\$ 473,756.76	\$ 2,853.96	\$ 3,036.12	\$ 192.55
80-88' Lot	42	1.40	58.80	7.29%	\$ 144,666.07	\$ 3,444.43	\$ 3,664.29	\$ 232.39
90' Lot	4	1.43	5.72	0.71%	\$ 14,072.96	\$ 3,518.24	\$ 3,742.81	\$ 237.37
Marsh (less than 15K sq ft)	6	1.40	8.40	1.04%	\$ 20,666.58	\$ 3,444.43	\$ 3,664.29	\$ 232.39
Marsh (15K-30K sq ft)	35	1.43	50.05	6.21%	\$ 123,138.38	\$ 3,518.24	\$ 3,742.81	\$ 237.37
Marsh (30K and greater)	6	1.50	9.00	1.12%	\$ 22,142.77	\$ 3,690.46	\$ 3,926.02	\$ 248.99
McCann Lots	8	1.59	12.72	1.58%	\$ 31,295.11	\$ 3,911.89	\$ 4,161.58	\$ 263.93
<b>Total ERU's</b>	<b>736</b>		<b>806.25</b>		<b>\$ 1,983,622.71</b>			

*NINTH ORDER OF BUSINESS*

FORM OF WARNING LETTER – RESIDENT

\_\_\_\_\_, 2025

**Via Email and Certified Mail, Return Receipt Requested**

[NAME]

[ADDRESS]

[EMAIL]

Re: ***Sweetwater Creek Community Development District  
Notice of Violation and Damage to District Property***

Dear \_\_\_\_\_:

I serve as the District Manager to the Sweetwater Creek Community Development District (the “District”), which is a local unit of special-purpose government operating pursuant to Chapter 190, *Florida Statutes*. I am writing to notify you that the District has been made aware that you, or someone using your vehicle, collided with the security gate arm on \_\_\_\_\_, 2025, at approximately \_\_:\_\_ a.m./p.m., resulting in significant damage and requiring replacement of the gate arm. Please allow this letter to serve as a formal notice to you that the District reserves the right to pursue any and all damages against you if additional violations take place.

Additionally, per the District’s Amenity Policies (available on the District’s website at <https://sweetwatercreekcdd.com/>), please note that damaging, destroying, rendering inoperable or interfering with the operation of District property is strictly prohibited. The Amenity Policies also provide that the District may suspend your access to District amenities in the event of a violation and/or failure to reimburse the District for any future damages.

In summary, please be advised that any further violations of the District’s Amenity Policies, including but not limited to damaging the security gate arm, may subject you and/or members of your household to exclusion from the District’s amenities, and you may be responsible for paying the costs resulting from any further enforcement actions.

Please note that this letter is not a complete statement of the District’s rights, and nothing herein shall limit the District’s rights or remedies relative to this matter. If you have any questions, you may contact me at [joliver@gmsnf.com](mailto:joliver@gmsnf.com),<sup>1</sup> by phone at (904) 940-5850, or in writing at 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Thank you for your cooperation and attention to this matter.

Sincerely,

Jim Oliver  
District Manager

cc: Board of Supervisors  
District Counsel

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<sup>1</sup> Note that any correspondence to District Staff may constitute a public record. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

FORM OF WARNING LETTER – NONRESIDENT (CEASE & DESIST)

\_\_\_\_\_, 2025

**Via Email and Certified Mail, Return Receipt Requested**

[NAME]

[ADDRESS]

[EMAIL]

Re: ***Sweetwater Creek Community Development District  
Notice of Damage to District Property***

Dear \_\_\_\_\_:

I serve as the District Manager to the Sweetwater Creek Community Development District (the “District”), which is a local unit of special-purpose government operating pursuant to Chapter 190, *Florida Statutes*. I am writing to notify you that the District has been made aware that you, or someone using your vehicle, collided with the security gate arm on \_\_\_\_\_, 2025, at approximately \_\_:\_\_ a.m./p.m., resulting in significant damage and requiring replacement of the gate arm. **The District requires you to immediately cease and desist from such activities, including, but in no way limited to, damaging, tampering with, removing, or otherwise impacting District property, including the security gate arm.**

Please allow this letter to serve as a formal notice that the District reserves the right to pursue any and all damages against you if additional violations take place. The District specifically reserves the right to pursue any costs associated with property damage caused by you and the costs of any required enforcement actions, including but not limited to attorneys’ fees.

Please note that this letter is not a complete statement of the District’s rights, and nothing herein shall limit the District’s rights or remedies relative to this matter. If you have any questions, you may contact me at [joliver@gmsnf.com](mailto:joliver@gmsnf.com),<sup>1</sup> by phone at (904) 940-5850, or in writing at 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Sincerely,

Jim Oliver  
District Manager

cc: Board of Supervisors  
District Counsel

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<sup>1</sup> Note that any correspondence to District Staff may constitute a public record. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.