



***SWEETWATER CREEK
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

***Regular Meeting +
Budget Public Hearing***

***Thursday
August 7, 2025
4:00 p.m.***

***Location:
1865 North Loop Parkway,
St. Augustine, FL 32095***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Sweetwater Creek
Community Development District

c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132

Board of Supervisors
Sweetwater Creek Community Development District

Dear Board Members,

The Regular Meeting and Budget Public Hearing of the Board of Supervisors of the Sweetwater Creek Community Development District is scheduled for **Thursday, August 7, 2025, at 4:00 p.m.** at the **1865 North Loop Parkway, St. Augustine, FL 32095.**

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (904) 386-0186 or Howard@fcsmanagementgroup.com. We look forward to seeing you at the meeting.

Sincerely,

Howard McGaffney

Howard McGaffney
District Manager

Cc: Attorney
Engineer
District Records

Sweetwater Creek Community Development District

Meeting Date: Thursday, August 7, 2025

Time: 4:00 PM

Location: Fitness Center, 1865 N. Loop Pkwy, St. Augustine, FL 32095

Revised Agenda

I. Roll Call

II. Audience Comments – (limited to 3 minutes per individual for agenda items)

III. Presentation of Proof of Publication(s)

[Exhibit 1](#)
[Pgs. 6-7](#)

IV. FY 2026 Budget & FY 2026 Assessments Public Hearings

A. FY 2026 Budget Public Hearing & FY 2026 O&M Assessments Public Hearing

1. Open the Public Hearings
2. Presentation of FY 2025-2026 Budget

[Exhibit 2](#)
[Pgs. 9-16](#)

3. Public Comments

4. Close the Public Hearings

5. Consideration & Adoption **Resolution 2025-12**, Adopting Fiscal Year 2025-2026 Budget

[Exhibit 3](#)
[Pgs. 18-20](#)

6. Consideration & Adoption **Resolution 2025-13**, Annual Assessments

[Exhibit 4](#)
[Pgs. 22-34](#)

V. Consent Agenda

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on July 10, 2025

[Exhibit 5](#)
[Pgs. 36-45](#)

- B. Consideration for Acceptance – The June 2025 Unaudited Financial Statements

[Exhibit 6](#)
[Pgs. 47-63](#)

- C. Consideration for Acceptance – The June & July 2025 Operations & Maintenance Expenditures

[Exhibit 7](#)
[Pgs. 65-192](#)

- D. Ratification of Requisition #168 – JD Goals, Inc. - \$5,677.50

[Exhibit 8](#)
[Pgs. 194-197](#)

- E. Ratification of Vesta District Services District Management & Amenity Services Agreement – *To Be Distributed*

[Exhibit 9](#)

VI. Staff Reports

- A. Landscape Report
- B. District Engineer
- C. District Counsel
 - 1. Discussion of Amenity Policies
- D. District Manager
 - 1. Update on CD Violation Notice – SJRWMD
 - 2. Update on Marshall Creek/Sweetwater Creek 2024 Cost Share Agreement
- E. General Manager's Report

[Exhibit 10](#)
[Pgs. 200-201](#)

VII. Business Items

- A. Consideration of Vesta Proposed Changes – Employment Changes
- B. Consideration of McDermitt Audit Services Engagement Letter – FY 2025 through FY 2029
- C. **Consideration & Adoption of Resolution 2025-14, Approving FY 2025-2026 Meeting Schedule**
- D. Consideration of Authorization to Close Truist Capital Reserve Account
 - 1. Consideration & Adoption **Resolution 2025-15**, Designating Public Depository for Capital Reserve Account – Bank United
- E. Consideration of AT&T Contract
- F. Presentation of Supervisor Information Form

[Exhibit 11](#)
[Pgs. 203-208](#)

[Exhibit 12](#)
[Pgs. 210-215](#)

[Exhibit 13](#)
[Pgs. 217-218](#)

[Exhibit 14](#)
[Pgs. 220-221](#)

[Exhibit 15](#)
[Pg. 223](#)

VIII. Discussion Topics

- A. Onda Park – Chair Cervelli
- B. Envera – Supervisor Smith

IX. Supervisors' Requests

X. Audience Comments – *(limited to 3 minutes per individual for non-agenda items)*

XI. Next Meeting Quorum Check: September 4, 4:00PM

Rob Lisotta	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
John Smith	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Daniel Colin	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Ron Cervelli	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Stephen Handler	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

XII. Adjournment

EXHIBIT 1

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 Main Legal CLEGL, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

07/11/2025, 07/18/2025

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 07/18/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$1099.07

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Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors, "Board" for the Sweetwater Creek Community Development District "District" will hold the following two public hearings and a regular meeting:

DATE: August 7, 2025
TIME: 1:00 p.m.
LOCATION: 1865 North Loop Parkway
St. Augustine, Florida 32093

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budgets ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative operations and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	ERC Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Up to 60' Lot	100	1.00	\$2,611.71
61-75' Lot	100	1.16	\$3,033.06
80-88' Lot	12	1.10	\$3,669.59
90' Lot	1	1.14	\$3,739.03
Marsh - Less than 15K sq ft	6	1.10	\$3,669.59
Marsh - 15K-30K sq ft	35	1.10	\$3,739.03
Marsh - 30K and greater sq ft	6	1.50	\$3,922.06
McConn Lots	8	1.50	\$1,157.29

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which St. Johns County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.36(2), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.36(2), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 111, St. Augustine, Florida 32092; Tel: 904-910-3850 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. 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.

Please note that all affected property owners have the right to appeal at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting 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.

District Manager
Governmental Management Services, LLC

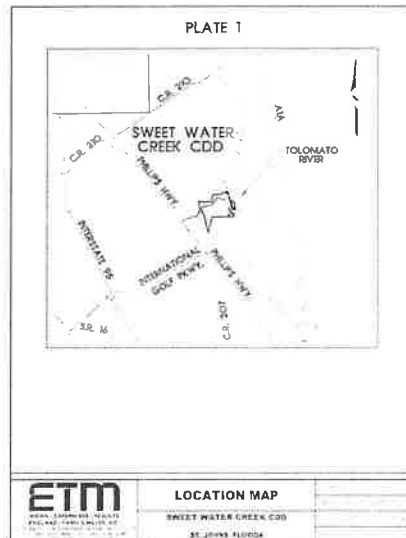


EXHIBIT 2

SWEETWATER CREEK CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2025 ADOPTED	FY 2026 PROPOSED	VARIANCE FY25-FY26
REVENUES			
SPECIAL ASSESSMENTS - TAX ROLL	\$ 1,857,822	\$ 1,981,623	\$ 123,801
FITNESS CENTER REVENUE	2,000	4,500	2,500
COST SHARING - MARSHALL CREEK REVENUE	-	-	-
INTEREST/MISCELLANEOUS	25,000	30,000	5,000
TOTAL REVENUES	1,884,822	2,016,123	131,301
EXPENDITURES			
GENERAL & ADMINISTRATIVE			
SUPERVISOR FEES	12,000	14,000	2,000
ENGINEERING FEES	20,000	20,000	-
DISTRICT COUNSEL	63,599	65,000	1,401
ANNUAL AUDIT	3,800	3,800	-
ASSESSMENT ROLL	5,200	5,460	260
ARBITRAGE	500	500	-
DISSEMINATION AGENT	5,512	5,788	276
TRUSTEE FEES	3,800	4,139	339
MANAGEMENT FEES	44,200	46,410	2,210
INFORMATION TECHNOLOGY	1,482	1,556	74
WEBSITE MAINTENANCE	1,040	1,092	52
TELEPHONE	742	742	-
POSTAGE & DELIVERY	3,000	3,300	300
PUBLIC OFFICIAL INSURNACE	5,172	5,400	228
COPIES	2,500	4,200	1,700
LEGAL ADVERTISING	2,000	2,000	-
MISCELLANEOUS	1,500	1,500	-
DUES, LICENSES & SUBSCRIPTIONS	175	175	-
COST SHARE EXPENSE - MARSHALL CREEK CDD	100,000	100,000	-
TOTAL GENERAL & ADMINISTRATIVE	276,222	285,062	8,840
OPERATIONS & MAINTENANCE			
UTILITIES - ELECTRIC	78,000	82,500	4,500
GENERAL INSURANCE/WORKERS COMP	6,884	6,629	(255)
LANDSCAPE MAINTENANCE	291,276	300,014	8,738
LANDSCAPE IMPROVEMENTS	50,000	50,000	-
MULCH	50,000	50,000	-
LAKE MAINTENANCE	22,000	25,469	3,469
FOUNTAIN MAINTENANCE	1,500	1,500	-
IRRIGATION REPAIRS & MAINTENANCE	39,000	50,000	11,000
STORM CLEAN-UP	10,000	10,000	-
FIELD REPAIRS & MAINTENANCE	36,000	36,000	-
TREE REMOVALS	14,000	14,000	-
TREE REPLACEMENTS	-	2,000	2,000
TREE PRUNING	15,000	17,000	2,000
STREETLIGHT REPAIRS	2,250	2,250	-
SIGNAGE REPAIRS	1,000	1,000	-

SWEETWATER CREEK CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2025 ADOPTED	FY 2026 PROPOSED	VARIANCE FY25-FY26
HOLIDAY DECORATION	5,000	5,000	-
MISCELLANEOUS FIELD SUPPLIES	3,500	3,500	-
TOTAL GENERAL & ADMINISTRATIVE	625,410	656,862	31,452
AMENITIES			
<u>ADMINISTRATIVE</u>			
PROPERTY & CASUALTY INSURANCE	43,218	43,933	715
FACILITY MANAGEMENT	266,340	291,523	25,183
PRERFORMANCE INCENTIVE	10,000	10,000	-
INFO TECHNOLOGY	-	1,000	1,000
LICENSES & PERMITS	770	770	-
SUBSCRIPTIONS & MEMBERSHIPS	2,040	2,040	-
TRAINING	-	500	500
OFFICE SUPPLIES	3,000	2,500	(500)
OFFICE EQUIPMENT	2,500	2,500	-
COMMUNICATION-TELEPHONE/INTERNET/TV	12,000	9,600	(2,400)
INTERNET/TELEPHONE-GUARD HOUSE	4,500	2,000	(2,500)
<u>FIELD</u>			-
FIELD MANAGEMENT FEES	92,602	97,232	4,630
FACILITY MAINTENANCE-COST SHARE	-	20,000	20,000
GENERAL UTILITIES	78,000	90,585	12,585
REFUSE REMOVAL	6,725	9,600	2,875
SECURITY	41,137	41,857	720
JANITORIAL SERVICES	43,467	45,640	2,173
OPERATING SUPPLIES-SPA&PAPER	4,000	4,000	-
OPERATING SUPPLIES-UNIFORMS	500	500	-
CLEANING SUPPLIES	12,500	10,000	(2,500)
AMENITY LANDSCAPE MAINTENANCE & IMPROVEMENTS	22,872	50,000	27,128
GATE REPAIRS & MAINTENANCE	2,500	5,000	2,500
DOG PARK REPAIRS & MAINTENANCE	6,000	6,000	-
PARK MULCH	5,000	5,000	-
MISCELLANEOUS FIELD SUPPLIES	4,100	2,000	(2,100)
BUILDINGS REPAIRS & MAINTENANCE	30,000	36,000	6,000
PEST CONTROL	1,800	1,800	-
POOL MAINTENANCE-CONTRACT	19,469	20,442	973
POOL REPAIRS & MAINTENANCE	3,000	3,000	-
POOL CHEMICALS	30,000	30,000	-
SIGNAGE & AMENITY REPAIRS	300	300	-
SPECIAL EVENTS	2,000	2,000	-
PARK REPAIR & MAINTENANCE	10,000	10,000	-
PICKLEBALL REPAIR & MAINTENANCE	3,000	3,000	-
GUARDHOUSE MAINTENANCE	2,500	2,500	-
PLAYGROUND REPAIRS & MAINTENANCE	5,000	5,000	-
<u>FITNESS</u>			-
PROFESSIONAL SERVICES-OUTSIDE FITNESS	55,515	60,000	4,485

SWEETWATER CREEK CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2025 ADOPTED	FY 2026 PROPOSED	VARIANCE FY25-FY26
FITNESS EQUIPMENT REPAIRS & MAINTENANCE	7,000	5,000	(2,000)
FITNESS EQUIPMENT RENTAL	36,635	30,477	(6,158)
MINIATURE GOLF COURSE MAINTENANCE	500	500	-
MISCELLANEOUS FITNESS SUPPLIES	6,300	4,000	(2,300)
CAPITAL OUTLAY - MACHINERY & EQUIPMENT	6,400	6,400	-
CAPITAL OUTLAY	-	-	-
TOTAL AMENITIES	883,190	974,199	91,009
RESERVE			
CAPITAL RESERVE CONTRIBUTION	100,000	100,000	-
TOTAL RESERVE	100,000	100,000	-
TOTAL EXPENDITURES	1,884,822	2,016,123	131,301
EXCESS OF REVENUE OVER (UNDER) EXPEND.	-	-	-

SWEETWATER CREEK CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
CAPITAL RESERVE FUND (CRF)

	FY 2025 ADOPTED	FY 2026 PROPOSED	VARIANCE FY25-FY26
REVENUES			
CAPITAL RESERVE - TRANSFER IN	\$ 100,000	\$ 100,000	\$ -
INTEREST/MISCELLANEOUS	5,000	10,000	5,000
CARRY FORWARD			-
TOTAL REVENUES	105,000	110,000	5,000
EXPENDITURES			
CAPITAL OUTLAY	12,000	-	(12,000)
REPAIR & MAINTENANCE	20,000	93,210	73,210
OTHER CURRENT CHARGES	63,599	600	(62,999)
RESERVE CONTRIBUTION	9,401	16,190	6,789
TOTAL EXPENDITURES	105,000	110,000	5,000
EXCESS OF REVENUE OVER (UNDER) EXPEND.	-	-	-
FUND BALANCE ANALYSIS			
FUND BALANCE BEGINNING	486,742	496,143	9,401
NET CHANGE IN FUND BALANCE	9,401	16,190	6,789
FUND BALANCE ENDING	496,143	512,333	16,190

SWEETWATER CREEK CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
DEBT SERVICE REQUIREMENTS

	SERIES 2019A-1 DEBT SERVICE	SERIES 2019A-2 DEBT SERVICE	TOTAL DEBT SERVICE
REVENUE			
SPECIAL ASSESSMENTS (MADS)	519,766	215,200	734,966
TOTAL REVENUE	519,766	215,200	734,966
EXPENDITURES			
INTEREST EXPENSE			
5/1/2026	77,766	41,825	119,591
11/1/2026	73,888	39,550	113,438
PRINCIPAL RETIREMENT			
5/1/2026	365,000	130,000	495,000
TOTAL EXPENDITURES	516,653	211,375	728,028
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	3,113	3,825	6,938

NET DEBT SERVICE	\$ 734,965.63
COLLECTION COST & EARLY PMT. DISCOUNT	\$ 46,912.70
GROSS DEBT SERVICE ASSESSMENTS	\$ 781,878.32

SWEETWATER CREEK CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
SERIES 2019A-1 AMORTIZATION SCHEDULE

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
11/1/2025		2.125%	77,766	77,766	77,766	5,600,000
5/1/2026	365,000	2.125%	77,766	442,766		5,235,000
11/1/2026		2.250%	73,888	73,888	516,653	5,235,000
5/1/2027	375,000	2.250%	73,888	448,888		4,860,000
11/1/2027		2.375%	69,669	69,669	518,556	4,860,000
5/1/2028	385,000	2.375%	69,669	454,669		4,475,000
11/1/2028		2.500%	65,097	65,097	519,766	4,475,000
5/1/2029	390,000	2.500%	65,097	455,097		4,085,000
11/1/2029		2.875%	60,222	60,222	515,319	4,085,000
5/1/2030	405,000	2.875%	60,222	465,222		3,680,000
11/1/2030		2.875%	54,400	54,400	519,622	3,680,000
5/1/2031	415,000	2.875%	54,400	469,400		3,265,000
11/1/2031		2.875%	48,434	48,434	517,834	3,265,000
5/1/2032	425,000	2.875%	48,434	473,434		2,840,000
11/1/2032		2.875%	42,325	42,325	515,759	2,840,000
5/1/2033	440,000	2.875%	42,325	482,325		2,400,000
11/1/2033		3.000%	36,000	36,000	518,325	2,400,000
5/1/2034	450,000	3.000%	36,000	486,000		1,950,000
11/1/2034		3.000%	29,250	29,250	515,250	1,950,000
5/1/2035	465,000	3.000%	29,250	494,250		1,485,000
11/1/2035		3.000%	22,275	22,275	516,525	1,485,000
5/1/2036	480,000	3.000%	22,275	502,275		1,005,000
11/1/2036		3.000%	15,075	15,075	517,350	1,005,000
5/1/2037	495,000	3.000%	15,075	510,075		510,000
11/1/2037		3.000%	7,650	7,650	517,725	510,000
5/1/2038	510,000	3.000%	7,650	517,650		-
Total	\$ 5,600,000		\$ 1,204,100	\$ 6,804,100	\$ 6,286,450	

Footnote: Maximum Annual Debt Service (MADS): \$ 519,766

(a) Data herein for the CDD's budgetary process purposes only.

SWEETWATER CREEK CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
SERIES 2019A-2 AMORTIZATION SCHEDULE

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
11/1/2025		3.5%	41,825	41,825	41,825	2,160,000
5/1/2026	130,000	3.5%	41,825	171,825		2,030,000
11/1/2026		3.5%	39,550	39,550	211,375	2,030,000
5/1/2027	135,000	3.5%	39,550	174,550		1,895,000
11/1/2027		3.5%	37,188	37,188	211,738	1,895,000
5/1/2028	140,000	3.5%	37,188	177,188		1,755,000
11/1/2028		3.5%	34,738	34,738	211,925	1,755,000
5/1/2029	145,000	3.5%	34,738	179,738		1,610,000
11/1/2029		4.0%	32,200	32,200	211,938	1,610,000
5/1/2030	150,000	4.0%	32,200	182,200		1,460,000
11/1/2030		4.0%	29,200	29,200	211,400	1,460,000
5/1/2031	160,000	4.0%	29,200	189,200		1,300,000
11/1/2031		4.0%	26,000	26,000	215,200	1,300,000
5/1/2032	165,000	4.0%	26,000	191,000		1,135,000
11/1/2032		4.0%	22,700	22,700	213,700	1,135,000
5/1/2033	170,000	4.0%	22,700	192,700		965,000
11/1/2033		4.0%	19,300	19,300	212,000	965,000
5/1/2034	180,000	4.0%	19,300	199,300		785,000
11/1/2034		4.0%	15,700	15,700	215,000	785,000
5/1/2035	185,000	4.0%	15,700	200,700		600,000
11/1/2035		4.0%	12,000	12,000	212,700	600,000
5/1/2036	190,000	4.0%	12,000	202,000		410,000
11/1/2036		4.0%	8,200	8,200	210,200	410,000
5/1/2037	200,000	4.0%	8,200	208,200		210,000
11/1/2037		4.0%	4,200	4,200	212,400	210,000
5/1/2038	210,000	4.0%	4,200	214,200		-
Total	\$ 2,160,000		\$ 645,600	\$ 2,805,600	\$ 2,591,400	

Footnote: Maximum Annual Debt Service (MADS): \$ 215,200

(a) Data herein for the CDD's budgetary process purposes only.

**SWEETWATER CREEK CDD
FISCAL YEAR 2025-2026 PROPOSED BUDGET
ASSESSMENT ALLOCATION**

OPERATIONS & MAINTENANCE (O&M) BUDGET

NET O&M BUDGET	\$1,981,623.00
COUNTY COLLECTION COSTS (2%)	\$42,162.19
EARLY PAYMENT DISCOUNT (4%)	\$84,324.38
GROSS O&M ASSESSMENT	<u>\$2,108,109.57</u>

UNIT TYPE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				
	O&M	SERIES 2019 DEBT SERVICE ⁽¹⁾	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M PER LOT
UP TO 63' LOT	469		1.00	469.00	58.17%	\$1,226,298.78	\$2,614.71
64-73' LOT	166		1.16	192.56	23.88%	\$503,488.47	\$3,033.06
80-88' LOT	42		1.40	58.80	7.29%	\$153,744.92	\$3,660.59
90' LOT	4		1.43	5.72	0.71%	\$14,956.14	\$3,739.03
MARSH (LESS THAN 15K SQ.FT.)	6		1.40	8.40	1.04%	\$21,963.56	\$3,660.59
MARSH (15K-30K SQ.FT.)	35		1.43	50.05	6.21%	\$130,866.21	\$3,739.03
MARSH (30K AND GREATER)	6		1.50	9.00	1.12%	\$23,532.39	\$3,922.06
McCANN LOTS	8		1.59	12.72	1.58%	\$33,259.11	\$4,157.39
	736			806.25	100.00%	\$2,108,109.57	

UNIT TYPE	PER UNIT ANNUAL ASSESSMENT ⁽²⁾			VARIANCE		
	TOTAL O&M PER LOT	SERIES 2019 DEBT SERVICE ⁽²⁾	TOTAL PER UNIT ⁽³⁾	FY 2025 PER UNIT	FY25 TO FY26 PER UNIT	% VARIANCE
UP TO 63' LOT	\$2,614.71		\$2,614.71	\$2,451.36	\$163.35	6.66%
64-73' LOT	\$3,033.06		\$3,033.06	\$2,843.57	\$189.49	6.66%
80-88' LOT	\$3,660.59		\$3,660.59	\$3,431.90	\$228.69	6.66%
90' LOT	\$3,739.03		\$3,739.03	\$3,505.44	\$233.60	6.66%
MARSH (LESS THAN 15K SQ.FT.)	\$3,660.59		\$3,660.59	\$3,431.90	\$228.69	6.66%
MARSH (15K-30K SQ.FT.)	\$3,739.03		\$3,739.03	\$3,505.44	\$233.60	6.66%
MARSH (30K AND GREATER)	\$3,922.06		\$3,922.06	\$3,677.03	\$245.03	6.66%
McCANN LOTS	\$4,157.39		\$4,157.39	\$3,897.66	\$259.73	6.66%

⁽¹⁾ Reflects the total number of lots with Series 2019 debt outstanding.

⁽²⁾ Annual debt service assessments per unit adopted in connection with the Series 2019 bond issuances. Annual Debt Service Assessments includes principal, interest, St. Johns County collection costs and early payment discount.

⁽³⁾ Annual assessments that will appear on the November, 2025 St. Johns County property tax bill. Amount shown includes all applicable county collection costs (2%) and early payment discounts (up to 4% if paid early).

EXHIBIT 3

RESOLUTION 2025-12

THE ANNUAL APPROPRIATION RESOLUTION OF THE SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2025, submitted to the Board of Supervisors (“**Board**”) of the Sweetwater Creek Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Sweetwater Creek Community Development District for the Fiscal Year Ending September 30, 2026.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$2,861,089 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$2,016,123
RESERVE	\$110,000
SERIES 2019A-1 DEBT SERVICE FUND	\$519,766
SERIES 2019A-2 DEBT SERVICE FUND	\$215,200
TOTAL ALL FUNDS	\$2,861,089

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total

appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST 2025.

ATTEST:

SWEETWATER CREEK COMMUNITY
DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2026

EXHIBIT 4

RESOLUTION 2025-13

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE SWEETWATER CREEK COMMUNITY
DEVELOPMENT DISTRICT MAKING A
DETERMINATION OF BENEFIT AND IMPOSING
SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026;
PROVIDING FOR THE COLLECTION AND
ENFORCEMENT OF SPECIAL ASSESSMENTS;
CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR
AMENDMENTS TO THE ASSESSMENT ROLL;
PROVIDING A SEVERABILITY CLAUSE; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Sweetwater Creek Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in St. Johns County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Sweetwater Creek Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST 2025.

ATTEST:

**SWEETWATER CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit B: Assessment Roll

**SWEETWATER CREEK CDD
FISCAL YEAR 2025-2026 ASSESSMENT ROLL**

PARCEL ID	SITE ST #	SITE STREET	PRODUCT TYPE	FY26 O&M	2019A-1 DS	2019A-2 DS	TOTAL ASMT
072140-0010	17	SAN CRISTOBAL	McCann	\$4,157.39	\$2,963.01	\$262.42	\$7,382.82
072140-0020	35	SAN CRISTOBAL	McCann	\$4,157.39	\$2,963.01	\$262.42	\$7,382.82
072140-0030	55	SAN CRISTOBAL	McCann	\$4,157.39	\$2,963.01	\$262.42	\$7,382.82
072140-0040	79	SAN CRISTOBAL	McCann	\$4,157.39	\$2,963.01	\$262.42	\$7,382.82
072140-0050	97	SAN CRISTOBAL	McCann	\$4,157.39	\$2,963.01	\$262.42	\$7,382.82
072140-0060	100	SAN CRISTOBAL	McCann	\$4,157.39	\$2,963.01	\$262.42	\$7,382.82
072140-0070	82	SAN CRISTOBAL	McCann	\$4,157.39	\$2,963.01	\$262.42	\$7,382.82
072140-0080	64	SAN CRISTOBAL	McCann	\$4,157.39	-	\$262.42	\$4,419.81
072143-0010	15	RIO DEL NORTE	Marsh 30k+	\$3,922.06	\$1,636.64	\$247.57	\$5,806.27
072143-0020	25	RIO DEL NORTE	Marsh 30k+	\$3,922.06	\$1,636.64	\$247.57	\$5,806.27
072143-0030	35	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	-	\$236.01	\$3,975.04
072143-0040	53	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	\$1,636.64	\$236.01	\$5,611.68
072143-0050	85	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	-	\$236.01	\$3,975.04
072143-0060	107	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	-	\$236.01	\$3,975.04
072143-0070	119	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	-	\$236.01	\$3,975.04
072143-0080	129	RIO DEL NORTE	Marsh < 15k	\$3,660.59	\$2,332.58	\$231.06	\$6,224.23
072143-0090	145	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	-	\$236.01	\$3,975.04
072143-0100	161	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	-	\$236.01	\$3,975.04
072143-0110	175	RIO DEL NORTE	Marsh < 15k	\$3,660.59	-	\$231.06	\$3,891.65
072143-0120	191	RIO DEL NORTE	Marsh < 15k	\$3,660.59	\$2,332.58	\$231.06	\$6,224.23
072143-0130	225	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	-	\$236.01	\$3,975.04
072143-0140	243	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	-	\$236.01	\$3,975.04
072143-0150	275	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	-	\$236.01	\$3,975.04
072143-0160	291	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	\$1,636.64	\$236.01	\$5,611.68
072143-0170	309	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	-	\$236.01	\$3,975.04
072143-0180	323	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	\$1,636.64	\$236.01	\$5,611.68
072143-0190	335	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	\$1,636.64	\$236.01	\$5,611.68
072143-0200	357	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	-	\$236.01	\$3,975.04
072143-0210	379	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	\$1,636.64	\$236.01	\$5,611.68
072143-0220	403	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	-	\$236.01	\$3,975.04
072143-0230	429	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	-	\$236.01	\$3,975.04
072143-0240	453	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	-	\$236.01	\$3,975.04
072143-0250	469	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	-	\$236.01	\$3,975.04
072143-0260	481	RIO DEL NORTE	Marsh < 15k	\$3,660.59	-	\$231.06	\$3,891.65
072143-0270	495	RIO DEL NORTE	Marsh < 15k	\$3,660.59	-	\$231.06	\$3,891.65
072143-0280	513	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	-	\$236.01	\$3,975.04
072143-0290	535	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	\$1,636.64	\$236.01	\$5,611.68
072143-0300	557	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	-	\$236.01	\$3,975.04
072143-0310	581	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	-	\$236.01	\$3,975.04
072143-0320	603	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	-	\$236.01	\$3,975.04
072143-0330	625	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	-	\$236.01	\$3,975.04
072143-0340	647	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	\$2,332.58	\$236.01	\$6,307.62
072143-0350	669	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	-	\$236.01	\$3,975.04
072143-0360	689	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	-	\$236.01	\$3,975.04
072143-0370	705	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	-	\$236.01	\$3,975.04
072143-0380	717	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	-	-	\$3,739.03
072143-0390	723	RIO DEL NORTE	Marsh 30k+	\$3,922.06	\$2,332.58	\$247.57	\$6,502.21
072143-0400	731	RIO DEL NORTE	Marsh 30k+	\$3,922.06	\$1,636.64	\$247.57	\$5,806.27
072143-0410	10	RIO DEL NORTE	Marsh 30k+	\$3,922.06	\$1,636.64	\$247.57	\$5,806.27
072143-0420	84	RIO DEL NORTE	Marsh 30k+	\$3,922.06	-	\$247.57	\$4,169.63
072143-0430	234	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	-	\$236.01	\$3,975.04
072143-0440	252	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	-	\$236.01	\$3,975.04
072143-0450	278	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	-	\$236.01	\$3,975.04
072143-0460	304	RIO DEL NORTE	Marsh 15k-30k	\$3,739.03	-	\$236.01	\$3,975.04
072143-0470	336	RIO DEL NORTE	Marsh < 15k	\$3,660.59	-	\$231.06	\$3,891.65
072151-0010	252	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0020	236	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0030	224	ENREDE	73'	\$3,033.06	-	\$191.45	\$3,224.51
072151-0040	208	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0050	198	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0060	192	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0070	184	ENREDE	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-0080	178	ENREDE	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-0090	172	ENREDE	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-0100	166	ENREDE	73'	\$3,033.06	-	\$191.45	\$3,224.51
072151-0110	158	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0120	144	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0130	132	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0140	112	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0150	96	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0160	84	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0170	68	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0180	56	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0190	40	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0200	26	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0210	20	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66

SWEETWATER CREEK CDD
FISCAL YEAR 2025-2026 ASSESSMENT ROLL

PARCEL ID	SITE ST #	SITE STREET	PRODUCT TYPE	FY26 O&M	2019A-1 DS	2019A-2 DS	TOTAL ASMT
072151-0220	16	ENREDE	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-0230	10	ENREDE	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-0240	17	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0250	41	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0260	53	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0270	67	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0280	17	DERECHO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-0290	31	DERECHO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0300	51	DERECHO	73'	\$3,033.06	-	\$191.45	\$3,224.51
072151-0310	63	DERECHO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0320	54	DERECHO	63'	\$2,614.71	-	\$165.05	\$2,779.76
072151-0330	42	DERECHO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-0340	30	DERECHO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0350	16	DERECHO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0360	191	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0370	219	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0380	235	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0390	247	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0400	25	LAZO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0410	41	LAZO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0420	63	LAZO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0430	83	LAZO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0440	101	LAZO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0450	115	LAZO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0460	127	LAZO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0470	139	LAZO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0480	155	LAZO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-0490	169	LAZO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-0500	170	LAZO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-0510	152	LAZO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-0520	136	LAZO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0530	108	LAZO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0540	90	LAZO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0550	76	LAZO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-0560	64	LAZO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-0570	50	LAZO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-0580	38	LAZO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-0590	24	LAZO	73'	\$3,033.06	-	\$191.45	\$3,224.51
072151-0600	303	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0610	315	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0620	331	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0630	343	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0640	359	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0650	375	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0660	389	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0670	403	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0680	417	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0690	431	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0700	445	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0710	457	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0720	469	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0730	491	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0740	511	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0750	527	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0760	541	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0770	557	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0780	583	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0790	611	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0800	639	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0810	655	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0820	671	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0830	689	ENREDE	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-0840	45	MITAD	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0850	61	MITAD	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0860	81	MITAD	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-0870	89	MITAD	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-0880	88	MITAD	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-0890	74	MITAD	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-0900	58	MITAD	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-0910	46	MITAD	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0920	32	MITAD	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0930	18	MITAD	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0940	310	ENREDE		\$3,033.06	-	-	\$3,033.06
072151-0950	324	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0960	338	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0970	352	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66

**SWEETWATER CREEK CDD
FISCAL YEAR 2025-2026 ASSESSMENT ROLL**

PARCEL ID	SITE ST #	SITE STREET	PRODUCT TYPE	FY26 O&M	2019A-1 DS	2019A-2 DS	TOTAL ASMT
072151-0980	366	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-0990	382	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1000	400	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1010	412	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1020	428	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1030	442	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1040	468	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1050	486	ENREDE	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1060	498	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1070	512	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1080	526	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1090	544	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1100	556	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1110	568	ENREDE	63'	\$2,614.71	-	-	\$2,614.71
072151-1120	580	ENREDE	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1130	592	ENREDE	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1140	606	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1150	18	SAN NUEVE	73'	\$3,033.06	-	\$191.45	\$3,224.51
072151-1160	30	SAN NUEVE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1170	44	SAN NUEVE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1180	56	SAN NUEVE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1190	74	SAN NUEVE	73'	\$3,033.06	-	\$191.45	\$3,224.51
072151-1200	92	SAN NUEVE	63'	\$2,614.71	-	\$165.05	\$2,779.76
072151-1210	57	SAN NUEVE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1220	45	SAN NUEVE	73'	\$3,033.06	-	-	\$3,033.06
072151-1230	29	SAN NUEVE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1240	15	SAN NUEVE	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1250	690	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1260	702	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1270	716	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1280	730	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1290	744	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1300	760	ENREDE	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1310	22	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1320	32	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1330	44	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1340	54	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1350	68	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1360	78	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1370	90	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1380	102	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1390	114	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1400	124	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1410	140	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1420	150	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1430	162	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1440	174	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1450	184	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1460	196	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1470	206	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1480	220	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1490	230	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1500	244	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1510	260	MEDIO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1520	280	MEDIO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1530	332	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1540	382	MEDIO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1550	394	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1560	406	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1570	416	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1580	14	PRIVADO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1590	24	PRIVADO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1600	36	PRIVADO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1610	50	PRIVADO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1620	64	PRIVADO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1630	76	PRIVADO	63'S	\$2,614.71	\$1,101.64	\$165.05	\$3,881.40
072151-1640	77	PRIVADO	63'S	\$2,614.71	\$1,101.64	\$165.05	\$3,881.40
072151-1650	65	PRIVADO	63'S	\$2,614.71	\$1,101.64	\$165.05	\$3,881.40
072151-1660	49	PRIVADO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1670	37	PRIVADO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1680	27	PRIVADO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1690	13	PRIVADO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1700	16	TORCIDO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1710	26	TORCIDO	63'S	\$2,614.71	\$1,101.64	\$165.05	\$3,881.40
072151-1720	42	TORCIDO	73'S	\$3,033.06	\$1,443.50	\$191.45	\$4,668.01
072151-1730	60	TORCIDO	73'S	\$3,033.06	\$1,443.50	\$191.45	\$4,668.01

SWEETWATER CREEK CDD
FISCAL YEAR 2025-2026 ASSESSMENT ROLL

PARCEL ID	SITE ST #	SITE STREET	PRODUCT TYPE	FY26 O&M	2019A-1 DS	2019A-2 DS	TOTAL ASMT
072151-1740	80	TORCIDO	73'S	\$3,033.06	\$1,443.50	\$191.45	\$4,668.01
072151-1750	98	TORCIDO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1760	112	TORCIDO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1770	122	TORCIDO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1780	132	TORCIDO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1790	140	TORCIDO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1800	150	TORCIDO	73'S	\$3,033.06	\$1,443.50	\$191.45	\$4,668.01
072151-1810	160	TORCIDO	63'S	\$2,614.71	\$1,101.64	\$165.05	\$3,881.40
072151-1820	174	TORCIDO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1830	188	TORCIDO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1840	204	TORCIDO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1850	535	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1860	523	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1870	513	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1880	499	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1890	483	MEDIO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1900	465	MEDIO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1910	449	MEDIO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1920	431	MEDIO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1930	415	MEDIO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1940	399	MEDIO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1950	383	MEDIO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1960	369	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1970	357	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-1980	345	MEDIO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-1990	321	MEDIO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-2000	305	MEDIO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-2010	291	MEDIO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-2020	279	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2030	267	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2040	255	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2050	245	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2060	233	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2070	221	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2080	209	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2090	197	MEDIO	73'	\$3,033.06	-	\$191.45	\$3,224.51
072151-2100	181	MEDIO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-2110	163	MEDIO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-2120	145	MEDIO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-2130	119	MEDIO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-2140	99	MEDIO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-2150	81	MEDIO	73'	\$3,033.06	\$1,015.15	\$191.45	\$4,239.66
072151-2160	67	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2170	55	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2180	45	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2190	33	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2200	21	MEDIO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2210	20	RINCON	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2220	30	RINCON	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2230	44	RINCON	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2240	52	RINCON	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2250	62	RINCON	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2260	78	RINCON	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2270	88	RINCON	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2280	98	RINCON	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2290	108	RINCON	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2300	118	RINCON	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2310	130	RINCON	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2320	150	RINCON	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2330	168	RINCON	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2340	178	RINCON	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2350	190	RINCON	63'	\$2,614.71	-	\$165.05	\$2,779.76
072151-2360	202	RINCON	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2370	214	RINCON	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2380	228	RINCON	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2390	238	RINCON	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2400	248	RINCON	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2410	258	RINCON	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2420	270	RINCON	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2430	278	RINCON	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2440	290	RINCON	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072151-2450	300	RINCON	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072152-0010	31	OVALO	80'	\$3,660.59	-	-	\$3,660.59
072152-0020	43	OVALO	80'	\$3,660.59	\$1,055.31	\$231.06	\$4,946.96
072152-0030	55	OVALO	80'	\$3,660.59	\$1,055.31	\$231.06	\$4,946.96
072152-0040	63	OVALO	80'	\$3,660.59	\$1,055.31	\$231.06	\$4,946.96

SWEETWATER CREEK CDD
FISCAL YEAR 2025-2026 ASSESSMENT ROLL

PARCEL ID	SITE ST #	SITE STREET	PRODUCT TYPE	FY26 O&M	2019A-1 DS	2019A-2 DS	TOTAL ASMT
072152-0050	71	OVALO	80'	\$3,660.59	\$1,055.31	\$231.06	\$4,946.96
072152-0060	89	OVALO	80'	\$3,660.59	\$1,055.31	\$231.06	\$4,946.96
072152-0070	97	OVALO	80'	\$3,660.59	\$1,055.31	\$231.06	\$4,946.96
072152-0080	34	CODO	80'	\$3,660.59	\$1,055.31	\$231.06	\$4,946.96
072152-0090	44	CODO	80'	\$3,660.59	\$1,055.31	\$231.06	\$4,946.96
072152-0100	52	CODO	80'	\$3,660.59	\$1,055.31	\$231.06	\$4,946.96
072152-0110	68	CODO	80'	\$3,660.59	\$1,055.31	\$231.06	\$4,946.96
072152-0120	82	CODO	80'	\$3,660.59	\$1,055.31	\$231.06	\$4,946.96
072152-0130	98	CODO	80'	\$3,660.59	\$1,055.31	\$231.06	\$4,946.96
072152-0140	114	CODO	80'	\$3,660.59	\$1,055.31	\$231.06	\$4,946.96
072152-0150	128	CODO	80'	\$3,660.59	\$1,055.31	\$231.06	\$4,946.96
072152-0160	136	CODO	80'	\$3,660.59	\$1,055.31	\$231.06	\$4,946.96
072152-0170	150	CODO	80'	\$3,660.59	\$1,055.31	\$231.06	\$4,946.96
072152-0180	153	CODO	80'	\$3,660.59	\$1,055.31	\$231.06	\$4,946.96
072152-0190	143	CODO	80'	\$3,660.59	\$1,055.31	\$231.06	\$4,946.96
072152-0200	135	CODO	80'	\$3,660.59	\$1,055.31	\$231.06	\$4,946.96
072152-0210	117	CODO	80'	\$3,660.59	-	\$231.06	\$3,891.65
072152-0220	79	CODO	80'	\$3,660.59	\$1,055.31	\$231.06	\$4,946.96
072152-0230	65	CODO	80'	\$3,660.59	\$1,055.31	\$231.06	\$4,946.96
072152-0240	45	CODO	80'	\$3,660.59	\$1,055.31	\$231.06	\$4,946.96
072152-0250	27	CODO	80'	\$3,660.59	\$1,055.31	\$231.06	\$4,946.96
072152-0260	73	DOSEL	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072152-0270	87	DOSEL	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072152-0280	95	DOSEL	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072152-0290	101	DOSEL	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072152-0300	109	DOSEL	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072152-0310	121	DOSEL	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072152-0320	129	DOSEL	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072152-0330	141	DOSEL	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072152-0340	153	DOSEL	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072152-0350	161	DOSEL	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072152-0360	177	DOSEL	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072152-0370	187	DOSEL	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072152-0380	195	DOSEL	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072152-0390	207	DOSEL	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072152-0400	215	DOSEL	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072152-0410	223	DOSEL	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072152-0420	231	DOSEL	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072152-0430	241	DOSEL	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072152-0440	251	DOSEL	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072152-0450	261	DOSEL	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072152-0460	277	DOSEL	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072152-0470	289	DOSEL	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072152-0480	297	DOSEL	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072152-0490	305	DOSEL	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072152-0500	311	DOSEL	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072152-0510	25	BARBELLA	80'C	\$3,660.59	\$1,214.28	\$231.06	\$5,105.93
072152-0520	41	BARBELLA	80'C	\$3,660.59	\$1,214.28	\$231.06	\$5,105.93
072152-0530	101	BARBELLA	80'C	\$3,660.59	\$1,214.28	\$231.06	\$5,105.93
072152-0540	111	BARBELLA	80'C	\$3,660.59	\$1,214.28	\$231.06	\$5,105.93
072152-0550	121	BARBELLA	80'C	\$3,660.59	\$1,214.28	\$231.06	\$5,105.93
072152-0560	127	BARBELLA	80'C	\$3,660.59	-	\$231.06	\$3,891.65
072152-0570	143	BARBELLA	80'C	\$3,660.59	\$1,214.28	\$231.06	\$5,105.93
072152-0580	149	BARBELLA	80'C	\$3,660.59	\$1,214.28	\$231.06	\$5,105.93
072152-0590	159	BARBELLA	80'C	\$3,660.59	\$1,214.28	\$231.06	\$5,105.93
072152-0600	171	BARBELLA	80'C	\$3,660.59	-	\$231.06	\$3,891.65
072152-0610	185	BARBELLA	80'C	\$3,660.59	\$1,214.28	\$231.06	\$5,105.93
072152-0620	201	BARBELLA	80'C	\$3,660.59	\$1,214.28	\$231.06	\$5,105.93
072152-0630	207	BARBELLA	80'C	\$3,660.59	\$1,214.28	\$231.06	\$5,105.93
072152-0640	215	BARBELLA	80'C	\$3,660.59	\$1,214.28	\$231.06	\$5,105.93
072152-0650	229	BARBELLA	80'C	\$3,660.59	\$1,214.28	\$231.06	\$5,105.93
072152-0660	239	BARBELLA	80'C	\$3,660.59	\$1,214.28	\$231.06	\$5,105.93
072152-0670	60	BARBELLA	80'C	\$3,660.59	\$1,214.28	\$231.06	\$5,105.93
072152-0680	21	CALLE DE PAZ	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-0690	29	CALLE DE PAZ	53'	\$2,614.71	-	\$138.64	\$2,753.35
072152-0700	35	CALLE DE PAZ	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-0710	43	CALLE DE PAZ	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-0720	49	CALLE DE PAZ	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-0730	59	CALLE DE PAZ	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-0740	67	CALLE DE PAZ	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-0750	73	CALLE DE PAZ	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-0760	13	PANTANO VISTA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-0770	23	PANTANO VISTA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-0780	35	PANTANO VISTA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-0790	45	PANTANO VISTA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-0800	55	PANTANO VISTA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05

**SWEETWATER CREEK CDD
FISCAL YEAR 2025-2026 ASSESSMENT ROLL**

PARCEL ID	SITE ST #	SITE STREET	PRODUCT TYPE	FY26 O&M	2019A-1 DS	2019A-2 DS	TOTAL ASMT
072152-0810	67	PANTANO VISTA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-0820	64	PANTANO VISTA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-0830	38	PANTANO VISTA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-0840	22	PANTANO VISTA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-0850	10	PANTANO VISTA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-0860	2455	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-0870	2465	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-0880	2477	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-0890	2489	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-0900	2501	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-0910	2511	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-0920	2521	LAS CALINAS		\$2,614.71	-	-	\$2,614.71
072152-0930	2531	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-0940	2543	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-0950	2557	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-0960	2571	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-0970	2585	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-0980	2599	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-0990	2617	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1000	2633	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1010	2645	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1020	2648	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1030	2638	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1040	2628	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1050	2618	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1060	67	ONDA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1070	79	ONDA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1080	89	ONDA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1090	100	ONDA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1100	92	ONDA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1110	84	ONDA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1120	80	ONDA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1130	70	ONDA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1140	60	ONDA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1150	50	ONDA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1160	42	ONDA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1170	34	ONDA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1180	24	ONDA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1190	2574	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1200	2566	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1210	2556	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1220	2546	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1230	2538	LAS CALINAS	53'	\$2,614.71	-	-	\$2,614.71
072152-1240	2528	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1250	2518	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1260	2508	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1270	2498	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1280	2486	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1290	2474	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1300	2462	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1310	2446	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1320	2426	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1330	2408	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1340	2391	LAS CALINAS	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1350	25	CEJA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1360	51	CEJA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1370	59	CEJA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1380	69	CEJA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1390	79	CEJA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1400	89	CEJA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1410	99	CEJA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1420	109	CEJA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1430	117	CEJA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1440	120	CEJA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1450	114	CEJA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1460	110	CEJA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1470	100	CEJA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1480	90	CEJA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1490	80	CEJA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1500	70	CEJA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1510	58	CEJA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1520	48	CEJA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1530	40	CEJA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1540	32	CEJA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1550	22	CEJA	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072152-1560	319	DOSEL	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56

SWEETWATER CREEK CDD
FISCAL YEAR 2025-2026 ASSESSMENT ROLL

PARCEL ID	SITE ST #	SITE STREET	PRODUCT TYPE	FY26 O&M	2019A-1 DS	2019A-2 DS	TOTAL ASMT
072152-1570	286	DOSEL	63°C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072152-1580	272	DOSEL	63°C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072152-1590	266	DOSEL	63°C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072152-1600	250	DOSEL	63°C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072152-1610	234	DOSEL	63°C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-1560	27	GLORIETA	53°C	\$2,614.71	-	-	\$2,614.71
072153-1570	39	GLORIETA	53°C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-1580	49	GLORIETA	53°C	\$2,614.71	-	-	\$2,614.71
072153-1590	59	GLORIETA	53°C	\$2,614.71	-	\$138.64	\$2,753.35
072153-1600	69	GLORIETA	53°C	\$2,614.71	-	\$138.64	\$2,753.35
072153-1610	77	GLORIETA	53°C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-1620	87	GLORIETA	53°C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-1630	97	GLORIETA	53°C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-1640	107	GLORIETA	53°C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-1650	117	GLORIETA	53°C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-1660	127	GLORIETA	53°C	\$2,614.71	-	\$138.64	\$2,753.35
072153-1670	137	GLORIETA	53°C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-1680	175	GLORIETA	53°C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-1690	189	GLORIETA	53°C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-1700	199	GLORIETA	53°C	\$2,614.71	-	\$138.64	\$2,753.35
072153-1710	209	GLORIETA	53°C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-1720	221	GLORIETA	53°C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-1730	233	GLORIETA	53°C	\$2,614.71	-	\$138.64	\$2,753.35
072153-1740	245	GLORIETA	53°C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-1750	259	GLORIETA	53°C	\$2,614.71	-	-	\$2,614.71
072153-1760	271	GLORIETA	53°C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-1770	283	GLORIETA	53°C	\$2,614.71	-	\$138.64	\$2,753.35
072153-1780	293	GLORIETA	53°C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-1790	303	GLORIETA	53°C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-1800	315	GLORIETA	63°C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-1810	329	GLORIETA	63°C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-1820	339	GLORIETA	63°C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-1830	351	GLORIETA	63°C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-1840	365	GLORIETA	63°C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-1850	421	GLORIETA	63°C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-1860	435	GLORIETA	63°C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-1870	449	GLORIETA	63°C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-1880	463	GLORIETA	63°C	\$2,614.71	-	-	\$2,614.71
072153-1890	479	GLORIETA	63°C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-1900	493	GLORIETA	63°C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-1910	505	GLORIETA	63°C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-1920	517	GLORIETA	63°C	\$2,614.71	-	\$165.05	\$2,779.76
072153-1930	531	GLORIETA	63°C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-1940	543	GLORIETA	63°C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-1950	559	GLORIETA	63°C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-1960	581	GLORIETA	63°C	\$2,614.71	-	-	\$2,614.71
072153-1970	601	GLORIETA	63°C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-1980	617	GLORIETA	63°C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-1990	33	BRASILLA	73°C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-2000	49	BRASILLA	73°C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-2010	63	BRASILLA	73°C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-2020	81	BRASILLA	73°C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-2030	101	BRASILLA	73°C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-2040	119	BRASILLA	90°C	\$3,739.03	\$1,636.64	\$236.01	\$5,611.68
072153-2050	127	BRASILLA	90°C	\$3,739.03	\$1,636.64	\$236.01	\$5,611.68
072153-2060	126	BRASILLA	90°C	\$3,739.03	\$1,636.64	\$236.01	\$5,611.68
072153-2070	118	BRASILLA	90°C	\$3,739.03	\$1,636.64	\$236.01	\$5,611.68
072153-2080	106	BRASILLA	73°C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-2090	94	BRASILLA	73°C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-2100	78	BRASILLA	73°C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-2110	62	BRASILLA	73°C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-2120	44	BRASILLA	73°C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-2130	782	GLORIETA	73°C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-2140	762	GLORIETA	73°C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-2150	748	GLORIETA	73°C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-2160	732	GLORIETA	73°C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-2170	720	GLORIETA	73°C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-2180	710	GLORIETA	73°C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-2190	652	GLORIETA	63°C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-2200	640	GLORIETA	63°C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-2210	628	GLORIETA	63°C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-2220	612	GLORIETA	63°C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-2230	602	GLORIETA	63°C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-2240	592	GLORIETA	63°C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-2250	582	GLORIETA	63°C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-2260	570	GLORIETA	63°C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56

**SWEETWATER CREEK CDD
FISCAL YEAR 2025-2026 ASSESSMENT ROLL**

PARCEL ID	SITE ST #	SITE STREET	PRODUCT TYPE	FY26 O&M	2019A-1 DS	2019A-2 DS	TOTAL ASMT
072153-2270	560	GLORIETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-2280	550	GLORIETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-2290	538	GLORIETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-2300	524	GLORIETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-2310	510	GLORIETA	63'C	\$2,614.71	-	-	\$2,614.71
072153-2320	494	GLORIETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-2330	484	GLORIETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-2340	472	GLORIETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-2350	462	GLORIETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-2360	450	GLORIETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-2370	438	GLORIETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-2380	426	GLORIETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-2390	414	GLORIETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-2400	398	GLORIETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-2410	386	GLORIETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-2420	374	GLORIETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-2430	364	GLORIETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-2440	346	GLORIETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-2450	328	GLORIETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072153-2460	310	GLORIETA	63'C	\$2,614.71	-	-	\$2,614.71
072153-2470	298	GLORIETA	53'C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-2480	288	GLORIETA	53'C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-2490	278	GLORIETA	53'C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-2500	268	GLORIETA	53'C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-2510	258	GLORIETA	53'C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-2520	248	GLORIETA	53'C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-2530	238	GLORIETA	53'C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-2540	228	GLORIETA	53'C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-2550	218	GLORIETA	53'C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-2560	210	GLORIETA	53'C	\$2,614.71	-	\$138.64	\$2,753.35
072153-2570	198	GLORIETA	53'C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-2580	188	GLORIETA	53'C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-2590	178	GLORIETA	53'C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-2600	166	GLORIETA	53'C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-2610	152	GLORIETA	53'C	\$2,614.71	-	\$138.64	\$2,753.35
072153-2620	140	GLORIETA	53'C	\$2,614.71	-	\$138.64	\$2,753.35
072153-2630	126	GLORIETA	53'C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-2640	112	GLORIETA	53'C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-2650	100	GLORIETA	53'C	\$2,614.71	-	\$138.64	\$2,753.35
072153-2660	86	GLORIETA	53'C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-2670	72	GLORIETA	53'C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-2680	60	GLORIETA	53'C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-2690	46	GLORIETA	53'C	\$2,614.71	-	\$138.64	\$2,753.35
072153-2700	28	GLORIETA	53'C	\$2,614.71	\$910.92	\$138.64	\$3,664.27
072153-2750	2659	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-2760	2671	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-2770	2683	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-2780	2695	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-2790	2707	LAS CALINAS	63'	\$2,614.71	-	\$165.05	\$2,779.76
072153-2800	2719	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-2810	2729	LAS CALINAS	63'	\$2,614.71	-	\$165.05	\$2,779.76
072153-2820	2741	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-2830	2753	LAS CALINAS	63'	\$2,614.71	-	\$165.05	\$2,779.76
072153-2840	2765	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-2850	2775	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-2860	2785	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-2870	25	SAN TELMO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-2880	37	SAN TELMO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-2890	49	SAN TELMO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-2900	59	SAN TELMO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-2910	67	SAN TELMO	63'	\$2,614.71	-	\$165.05	\$2,779.76
072153-2920	77	SAN TELMO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-2930	89	SAN TELMO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-2940	101	SAN TELMO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-2950	113	SAN TELMO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-2960	125	SAN TELMO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-2970	137	SAN TELMO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-2980	149	SAN TELMO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-2990	161	SAN TELMO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3000	173	SAN TELMO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3010	189	SAN TELMO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3020	194	SAN TELMO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3030	188	SAN TELMO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3040	176	SAN TELMO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3050	168	SAN TELMO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3060	156	SAN TELMO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81

SWEETWATER CREEK CDD
FISCAL YEAR 2025-2026 ASSESSMENT ROLL

PARCEL ID	SITE ST #	SITE STREET	PRODUCT TYPE	FY26 O&M	2019A-1 DS	2019A-2 DS	TOTAL ASMT
072153-3070	144	SAN TELMO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3080	132	SAN TELMO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3090	120	SAN TELMO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3100	108	SAN TELMO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3110	96	SAN TELMO	63'	\$2,614.71	-	\$165.05	\$2,779.76
072153-3120	84	SAN TELMO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3130	60	SAN TELMO	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3140	2835	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3150	2851	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3160	2869	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3170	2883	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3180	2895	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3190	2907	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3200	2919	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3210	2931	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3220	2943	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3230	2955	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3240	2967	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3250	2979	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3260	2987	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3270	27	ANTOLIN	73'C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-3280	43	ANTOLIN	73'C	\$3,033.06	-	\$191.45	\$3,224.51
072153-3290	59	ANTOLIN	73'C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-3300	79	ANTOLIN	73'C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-3310	95	ANTOLIN	73'C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-3320	109	ANTOLIN	73'C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-3330	125	ANTOLIN	73'C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-3340	141	ANTOLIN	73'C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-3350	155	ANTOLIN	73'C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-3360	165	ANTOLIN	73'C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-3370	173	ANTOLIN	73'C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-3380	177	ANTOLIN	73'C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-3390	178	ANTOLIN	73'C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-3400	170	ANTOLIN	73'C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-3410	162	ANTOLIN	73'C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-3420	142	ANTOLIN	73'C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-3430	116	ANTOLIN	73'C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-3440	92	ANTOLIN	73'C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-3450	74	ANTOLIN	73'C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-3460	60	ANTOLIN	73'C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-3470	40	ANTOLIN	73'C	\$3,033.06	\$1,168.19	\$191.45	\$4,392.70
072153-3490	3038	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3500	3024	LAS CALINAS	63'	\$2,614.71	-	\$165.05	\$2,779.76
072153-3510	2996	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3520	2972	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3530	2960	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3540	2948	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3550	2936	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3560	2924	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3570	2912	LAS CALINAS	63'	\$2,614.71	-	\$165.05	\$2,779.76
072153-3580	2900	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3590	2888	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3600	2876	LAS CALINAS	63'	\$2,614.71	-	\$165.05	\$2,779.76
072153-3610	2864	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3620	2852	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3630	2840	LAS CALINAS	63'	\$2,614.71	-	\$165.05	\$2,779.76
072153-3640	2828	LAS CALINAS	63'	\$2,614.71	-	\$165.05	\$2,779.76
072153-3650	2814	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3660	2802	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3670	2790	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3680	2774	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3690	2754	LAS CALINAS	63'	\$2,614.71	-	\$165.05	\$2,779.76
072153-3700	2734	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3710	2714	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3720	2702	LAS CALINAS	63'	\$2,614.71	\$954.05	\$165.05	\$3,733.81
072153-3730	45	OTERO	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072153-3740	51	OTERO	53'	\$2,614.71	-	\$138.64	\$2,753.35
072153-3750	63	OTERO	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072153-3760	73	OTERO	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072153-3770	103	OTERO	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072153-3780	113	OTERO	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072153-3790	121	OTERO	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072153-3800	137	OTERO	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072153-3810	147	OTERO	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072153-3820	157	OTERO	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072153-3830	167	OTERO	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05

SWEETWATER CREEK CDD
FISCAL YEAR 2025-2026 ASSESSMENT ROLL

PARCEL ID	SITE ST #	SITE STREET	PRODUCT TYPE	FY26 O&M	2019A-1 DS	2019A-2 DS	TOTAL ASMT
072153-3840	177	OTERO	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072153-3850	189	OTERO	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072153-3860	197	OTERO	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072153-3870	207	OTERO	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072153-3880	215	OTERO	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072153-3890	225	OTERO	53'	\$2,614.71	-	\$138.64	\$2,753.35
072153-3900	237	OTERO	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072153-3910	249	OTERO	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072153-3920	252	OTERO	53'	\$2,614.71	-	\$138.64	\$2,753.35
072153-3930	246	OTERO	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072153-3940	234	OTERO	53'	\$2,614.71	-	\$138.64	\$2,753.35
072153-3950	222	OTERO	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072153-3960	210	OTERO	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072153-3970	200	OTERO	53'	\$2,614.71	-	\$138.64	\$2,753.35
072153-3980	188	OTERO	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072153-3990	178	OTERO	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072153-4000	170	OTERO	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072153-4010	160	OTERO	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072153-4020	150	OTERO	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072153-4030	140	OTERO	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072153-4040	130	OTERO	53'	\$2,614.71	-	\$138.64	\$2,753.35
072153-4050	124	OTERO	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072153-4060	112	OTERO	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072153-4070	70	OTERO	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072153-4080	58	OTERO	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072153-4090	36	OTERO	53'	\$2,614.71	\$791.70	\$138.64	\$3,545.05
072154-2710	43	OLETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072154-2720	55	OLETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072154-2730	65	OLETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072154-2740	75	OLETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072154-2750	85	OLETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072154-2760	101	OLETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072154-2770	119	OLETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072154-2780	131	OLETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072154-2790	143	OLETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072154-2800	157	OLETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072154-2810	169	OLETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072154-2820	181	OLETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072154-2830	195	OLETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072154-2840	205	OLETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072154-2850	213	OLETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072154-2860	219	OLETA	63'C	\$2,614.71	-	-	\$2,614.71
072154-2870	221	OLETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072154-2880	192	OLETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072154-2890	180	OLETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072154-2900	166	OLETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072154-2910	152	OLETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072154-2920	138	OLETA	63'C	\$2,614.71	-	-	\$2,614.71
072154-2930	126	OLETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072154-2940	114	OLETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072154-2950	102	OLETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56
072154-2960	90	OLETA	63'C	\$2,614.71	\$1,097.80	\$165.05	\$3,877.56

EXHIBIT 5

**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, July 10, 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
Rob Lisotta	Supervisor
Dan Colin	Supervisor
Stephen Handler	Supervisor

Also present were:

Jim Oliver	District Manager, GMS
Mike Silverstein <i>by Zoom</i>	District Engineer, Matthews DCCM
Mary Grace Henley	District Counsel, KVV
Meredith Hammock <i>by Zoom</i>	District Counsel, KVV
Erin Gunia	Director of Amenities, RMS
Rich Gray	Director of Operations, RMS
Howard McGaffney	FCS Management Group
Michael Woolridge	Duval Landscape

The following is a summary of the discussions and actions taken at the July 10, 2025 Sweetwater Creek Community Development District's Regular Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

A. Minutes

1. May 1, 2025 Meeting

2. June 5, 2025 Meeting

Copies of the minutes were included in the agenda package for the Board's review.

Mr. Smith provided two corrections, which will be included in the final version.

B. Financial Statements

Copies of the financial statements were provided to the Board for their review.

C. Check Registers

1. May

2. June

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

D. Ratification of Requisition Nos. 161-167

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

FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape Team – Maintenance Report

Mr. Woolridge reported that there is an issue with the pump at the back entrance of the neighborhood that he is investigating.

B. District Engineer

- 1. Consideration of Proposal for an As-Built Survey of the Rincon Property Line Swales**
- 2. Consideration of Proposal for a Partial Drainage Assessment Regarding Pond Perimeters, Control Structures, and Outfalls**
- 3. Consideration of Proposal for a Full Drainage Assessment and Report for Rincon Drive**

Mr. Silverstein provided an overview of the three proposals. The first proposal is to create a topographic survey of 202 Rincon Drive due to ongoing issues to either prove or disprove that the property is graded properly and whether the modifications to the nearby backyard have caused the drainage issues. Mr. Smith stated he believes the homeowner has incurred this problem and he does not want to spend any more money at this time unless the homeowner wants to get a survey done to prove that he is in compliance with the original swale on the original survey.

The Board's consensus was that all three proposals are unnecessary at this point. This matter was tabled.

C. District Counsel

Ms. Henley reported that her office has had individual conversations with each board member regarding a resident's monetary demand and assessment challenge. It was her understanding that each of the supervisors were not interested in accepting that demand and confirmed her office will not respond to or accept the demand

Next, she reported that the District Engineer has advised the PUD modification will be filed with the county this week and the project is still within budget.

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, the District Manager will verify their numbers.

2. Financial Update

Mr. Oliver reported that the capital reserve balance is at \$513,000. There is \$1,112,000 in the unassigned fund, which are the assessments that have been received from the tax collector. A minimum of \$149,000 could be transferred to capital reserves.

E. Field Manager – Report

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

F. Director of Amenities

1. Report

A copy of the amenities report was included in the agenda package for the Board's review. Ms. Gunia also reported that due to the depth of the footers for the shade structures at La Palma, some of the mulch needs to be replaced. Next, Ms. Gunia presented an estimate for lighting at the roundabout totaling \$7,735.

On MOTION by Mr. Lisotta, seconded by Mr. Smith, with all in favor, installing lighting at the roundabout for a total of \$7,735 was approved 5-0.

Lastly, Ms. Gunia informed the Board that an Antolin Way resident has requested access use of a CDD easement to construct a pool. Ms. Henley noted an agreement could be drafted for use of the District's property to complete the project. There were no objections from the Board.

Mr. Lisotta asked the Board to consider approving a quote from Duval Landscape in which the cost of sod would be split between Duval and the District for a total of \$4,350.

On MOTION by Mr. Lisotta, seconded by Mr. Smith, with all in favor, the proposal from Duval Landscape totaling \$4,350 to replace dead sod was approved 5-0.

Estimates for adding turf to the pool area, Ensenada dog park, round-a-bout, and Privado Park were provided to the board. Mr. Lisotta recommending adding turf to Privado Park and the Ensenada dog park using money from the remaining bond funds.

On MOTION by Mr. Lisotta, seconded by Mr. Smith, with all in favor, adding turf to Privado Park to be installed by SportzTurf at an amount not to exceed \$60,000 was approved 5-0.

2. Roof Quotes

No discussion was had on this item.

3. Proposal for Golf Cart Parking

No discussion was had on this item.

FIFTH ORDER OF BUSINESS

Ratification of the Engagement Letter with McDermitt Davis for the Fiscal Year 2024 Audit

A copy of the engagement letter was included in the agenda package for the Board's review. Mr. Oliver noted the audit fee for fiscal year 2024 was \$3,800 as budgeted.

On MOTION by Mr. Cervelli, seconded by Mr. Smith, with all in favor, the engagement letter with McDirmit Davis for fiscal year 2024 audit services was ratified 5-0.

SIXTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2024 Audit

Mr. Oliver presented the audit report, noting there were no deficiencies in internal control or material weaknesses to report.

On MOTION by Mr. Smith, seconded by Mr. Cervelli, with all in favor, the fiscal year 2024 audit report was accepted 5-0.

SEVENTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2026 Budget

Mr. Oliver noted the budget included in the agenda package does not reflect the results of the recent request for proposals for management services. He also stated that the mailed notices to the homeowners were sent on Friday. There being no further changes to the budget requested, the next item followed.

EIGHTH ORDER OF BUSINESS

Discussion and Decision Regarding a District Operational Vehicle / UTV / Trailer / Pressure Washer

Mr. Cervelli stated that only one vehicle is needed as the janitorial and field staff work different shifts. Ms. Gunia recommended a truck instead of a golf cart.

On MOTION by Mr. Colin, seconded by Mr. Smith, with all in favor, purchasing a Ford F-150 was approved 5-0.

Next, the Board discussed purchasing a pressure washer and trailer for a total of \$9,000.

On MOTION by Mr. Colin, seconded by Mr. Handler, with four in favor and Mr. Lisotta opposed, purchasing a pressure washer and trailer was approved 4-1.

Next, the Board discussed what to use the remaining bond funds for, including a bocce ball court with artificial turf, and adding artificial turf to the Ensenada dog park.

On MOTION by Mr. Lisotta, seconded by Mr. Smith, with all in favor, artificial turf for the Ensenada dog park at amount not to exceed \$50,000 to be installed by SportzTurf was approved 5-0.

On MOTION by Mr. Smith, seconded by Mr. Colin, with all in favor, artificial turf and other elements for the bocce ball court for a total of \$32,000 was approved 5-0.

The board took a brief recess at this time. Upon reconvening, the following discussions and actions were taken.

NINTH ORDER OF BUSINESS

Discussion of Gate Security and Response; Consideration of Form Letters to Residents and Nonresidents for Property Damage

Ms. Henley stated that this item came up because there was a discussion about how to handle when people strike the gates specifically, but also when people damage any District property. The letters enclosed in the agenda package are warning letters for first offenses. Repeated offenses would be brought to the Board for any further actions needed. Mr. Colin stated that the form letter as presented is fine for accidental damage, but if for intentional damage, there should be an automatic \$250 fine, plus cost of damages. Ms. Henley stated that CDDs do not have the authority to fine, however the offender can be charged for administrative reimbursement and property damage reimbursement in the amount of any repairs needed. Ms. Hammock added that CDDs are not authorized to issue fines under Chapter 190, *Florida Statutes*.

On MOTION by Mr. Smith, seconded by Mr. Colin, with all in favor, the form letters to residents and nonresidents for property damage were approved in substantial form 5-0.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Classifying Surplus Tangible Property and Authorizing Disposition

Ms. Henley stated that the purpose of this resolution is to declare the old stair climber as surplus property, as required by Florida Statutes.

On MOTION by Mr. Smith, seconded by Mr. Lisotta, with all in favor, Resolution 2025-05, classifying the old stair climber as

surplus tangible property with a value less than \$5,000 and authorizing its disposal was approved 5-0.

ELEVENTH ORDER OF BUSINESS**Consideration of Amenity Policy Changes,
Resolution 2025-06**

The redline policies showing the changes being proposed to the current policies were included in the agenda package for the Board's review.

Mr. Lisotta questioned the prohibition of swim lessons and the requirement to coordinate the lessons with the Director of Amenities as it puts the staff member in a precarious position. He suggested prohibiting swim lessons altogether.

Ms. Henley stated that she would make that change. Mr. Lisotta asked Ms. Gunia to communicate the change in policy to the residents.

On MOTION by Mr. Smith, seconded by Mr. Colin, with all in favor, Resolution 2025-06, amending the amenity policies, was approved as revised 5-0.

TWELFTH ORDER OF BUSINESS**Discussion of Swim Lessons**

This topic was covered under item XI.

THIRTEENTH ORDER OF BUSINESS**Consideration of Swim Team License
Agreement**

Ms. Henley informed the Board that the swim team does not currently have a license agreement in place. The agreement does not change how the swim team is operating, it just memorializes the use of the facility in writing and allows the Board to review and approve the terms on the record. She noted the team pays the District \$150 per non-resident team member and they are not allowed to have more than 25% of the roster be non-residents.

On MOTION by Mr. Colin, seconded by Mr. Handler, with all in favor, the license agreement with the swim team was approved 5-0.

FOURTEENTH ORDER OF BUSINESS**Consideration of Resolution 2025-07,
Designating Officers**

Ms. Henley stated that the purpose of this resolution is to re-designate the officers with Supervisor Smith having stepped down as the Vice Chair at the last meeting.

Mr. Smith indicated he was in favor of keeping his position as Vice Chair.

On MOTION by Mr. Colin, seconded by Mr. Handler, with all in favor, Resolution 2025-07, designating officers with the slate to remain the same was approved 5-0.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Resolutions Relating to
Transition of District Management Firm**

A. Resolution 2025-08, Appointing and Removing Officers as of July 29th

Ms. Henley stated that the purpose of this resolution is to add Vesta and FCS staff as Secretary and Treasurer to allow them to sign resolutions and other documents, and issue payment to vendors.

B. Resolution 2025-09, Designating Signatories of the Bank Accounts as of July 29th

Ms. Henley stated that the employees being designated as officers, are also being designated as bank account signatories to enable them to issue payments.

C. Resolution 2025-10, Designating the Primary Administrative Office and Principal Headquarters of the District; Designating the Local District Records Office

Ms. Henley stated by law, the District has to have all of these things on file. Typically, the administrative office and principal headquarters is the management office and the local records office will be the fitness center.

D. Resolution 2025-11, Designating the Dissemination Agent

Ms. Henley stated that the dissemination agent is a requirement of the bond documents.

On MOTION by Mr. Smith, seconded by Mr. Colin, with all in favor, Resolutions 2025-08 through 2025-11 were approved as presented 5-0.

SIXTEENTH ORDER OF BUSIENSS

**Discussion of Full-Time vs. Part-Time
Maintenance Technician / CPO**

Mr. Cervelli stated that the Board needs to determine whether they would like to go from three days per week of maintenance to 40 hours per week of maintenance. He asked if the Board

wanted to change to 32 hours for some weeks if that would be allowable under the contract. Mr. McGaffney stated that the District will only be billed for the hours the staff member works.

On MOTION by Mr. Colin, seconded by Mr. Handler, with all in favor, increasing the maintenance technician / CPO's hours to 40 per week was approved 5-0.

SEVENTEENTH ORDER OF BUSINESS Discussion of Scheduling a Workshop in July

Mr. Cervelli stated that there are still some financial matters that need to be discussed, which would be the purpose of the workshop. If there is a consensus at the workshop, a motion to approve the matters can be taken at the August meeting.

The workshop was scheduled for July 24, 2025 at 4:00 p.m.

**EIGHTEENTH ORDER OF BUSINESS Acceptance of the Audit Committee's
Recommendation**

Mr. Oliver reminded the Board that the audit committee met earlier and selected McDirmit Davis as the auditor.

On MOTION by Mr. Lisotta, seconded by Mr. Smith, with all in favor, accepting the audit committee's recommendation to select McDirmit Davis as the audit firm was approved 5-0.

**NINETEENTH ORDER OF BUSINESS Discussion of AT&T Contract and Conversion
from Comcast for Palencia**

Mr. Smith informed the Board that he has been working with Marshall Creek to transfer all services currently under contract with Comcast, to AT&T under a three-year contract for \$2,500 per month. Ms. Henley added that currently Marshall Creek will hold the contract with AT&T and Sweetwater will not be a party under the contract. She recommended authorizing District Counsel and Supervisor Smith to work with Marshall Creek's counsel on a cost share agreement or memorandum of understanding, something in writing that will protect the District in the event the AT&T agreement with Marshall Creek is terminated.

On MOTION by Mr. Smith, seconded by Mr. Lisotta, with all in favor, authorizing District Counsel and Supervisor Smith to work

with Marshall Creek's counsel on the transition to AT&T was approved 5-0.

TWENTIETH ORDER OF BUSINESS**Other Business**

Mr. Lisotta asked what the status is on the PUD modification for Tract K.

Ms. Henley responded that the District Engineer has all of the paperwork prepared to submit to the county and they are planning on doing that this week. She also clarified that in February the District Engineer submitted a proposal for walking the District through the PUD modification process and there was a motion with four in favor to proceed with the proposal.

Mr. Cervelli stated that he will not be making a decision until he has information to look at. He recommended waiting until the county makes their decision before the Board reviews further information and decides how to proceed with the PUD modification.

TWENTY-FIRST ORDER OF BUSINESS**Supervisor Requests / Public Comment**

There being none, the next item followed.

TWENTY-SECOND ORDER OF BUSINESS

**Next Scheduled Meetings – Thursday,
August 7, 2025 at 4:00 p.m. at the Fitness
Center, 1865 N. Loop Parkway, St.
Augustine, Florida 32095**

TWENTY-THIRD ORDER OF BUSINESS**Adjournment**

The meeting was adjourned at approximately 5:50 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

EXHIBIT 6

Sweetwater Creek
Community Development District

Unaudited Financial Reporting
June 30, 2025



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund Income Statement</u>
4	<u>Debt Service Fund Series 2019 Income Statement</u>
5	<u>Capital Reserve Fund Income Statement</u>
6	<u>Capital Projects Income Statement</u>
7-9	<u>Month to Month</u>
10	<u>Long Term Debt Summary</u>
11	<u>Assessment Receipt Schedule</u>
12-14	<u>Construction Schedule</u>

Sweetwater Creek
Community Development District
Combined Balance Sheet
June 30, 2025

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account General Fund	\$ 225,797	\$ -	\$ 133,986	-	\$ 359,783
Operating Account Amenity Account	19,794	-	-	-	19,794
Debit Card Account	1,650	-	-	-	1,650
Accounts Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	-	-	-	-
Due from Others	5,316	-	-	-	5,316
Due from Amenity	-	-	-	-	-
Due from Debt Service	-	-	-	-	-
Due from Capital Reserve	-	-	-	-	-
Due from Capital Projects	1,082	-	-	-	1,082
	-	-	-	-	-
Investments:					
State Board of Administration (SBA)	550,757	-	379,514	-	930,272
US Bank Custody Account	257,146	-	-	-	257,146
	-	-	-	-	-
Series 2019					
Reserve - A-1	-	133,070	-	-	133,070
Reserve - A-2	-	107,700	-	-	107,700
Revenue	-	191,335	-	-	191,335
Prepayment	-	-	-	-	-
Excess Revenue	-	0	-	-	0
Construction	-	-	-	153,121	153,121
Prepaid Expenses	-	-	-	-	-
Deposits	-	-	-	-	-
Total Assets	\$ 1,061,543	\$ 432,104	\$ 513,501	\$ 153,121	\$ 2,160,269
Liabilities:					
Accounts Payable	\$ 18,016	\$ -	\$ -	\$ -	\$ 18,016
Accrued Expenses	-	-	-	-	-
Contracts Payable	-	-	-	-	-
Due to Debt Service	-	-	-	-	-
Due to Amenity Fund	3,000	-	-	-	3,000
Due to Capital Reserve	-	-	-	-	-
Due to General Fund	-	-	-	-	-
Total Liabilities	\$ 21,016	\$ -	\$ -	\$ -	\$ 21,016
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted for:					
Debt Service	-	432,104	-	-	432,104
Capital Project	-	-	-	153,121	153,121
Assigned for:					
Capital Reserve Fund	-	-	513,501	-	513,501
Unassigned	1,040,527	-	-	-	1,040,527
Total Fund Balances	\$ 1,040,527	\$ 432,104	\$ 513,501	\$ 153,121	\$ 2,139,253
Total Liabilities & Fund Balance	\$ 1,061,543	\$ 432,104	\$ 513,501	\$ 153,121	\$ 2,160,269

Sweetwater Creek
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
Revenues:				
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	18,750	30,005	11,255
Insurance Proceeds	-	-	1,820	1,820
Total Revenues	\$ 1,884,822	\$ 1,878,572	\$ 1,883,254	\$ 4,682
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 11,200	\$ 11,200	-
Engineering	20,000	15,000	18,149	(3,149)
District Counsel	63,599	47,699	55,151	(7,451)
Annual Audit	3,800	3,800	3,800	-
Assessment Administration	5,200	5,200	5,200	-
Arbitrage Rebate	500	-	-	-
Dissemination Agent	5,512	4,134	4,134	-
Trustee Fees	3,800	3,800	3,143	657
Management Fees	44,200	33,150	33,150	-
Information Technology	1,482	1,112	1,112	-
Website Maintenance	1,040	780	780	-
Telephone	742	557	349	208
Postage & Delivery	3,000	2,250	2,852	(602)
Public Official Insurance	5,172	5,172	5,224	(52)
Copies	2,500	1,875	2,918	(1,043)
Legal Advertising	2,000	1,500	655	845
Miscellaneous	1,500	627	627	-
Dues, Licenses & Subscriptions	175	175	175	-
Cost Share Expense - Marshall Creek	100,000	-	-	-
Total General & Administrative	\$ 276,222	\$ 138,031	\$ 148,617	\$ (10,587)
<u>Operations & Maintenance</u>				
Electric	\$ 78,000	\$ 58,500	\$ 51,320	7,180
General Insurance	6,884	6,884	5,892	992
Landscape Maintenance	291,276	218,457	194,184	24,273
Landscape Improvements	50,000	21,848	21,848	-
Mulch	50,000	20,000	20,000	-
Lake Maintenance	22,000	16,500	16,980	(480)
Fountain Maintenance	1,500	1,125	-	1,125
Irrigation Repairs & Maintenance	39,000	29,150	29,150	-
Storm Clean-Up	10,000	-	-	-
Field Repairs & Maintenance	36,000	28,751	28,751	-
Tree Removals	14,000	10,500	6,650	3,850
Tree Replacements	-	-	1,820	(1,820)
Tree Pruning	15,000	11,250	5,480	5,770
Streetlight Repairs	2,250	1,688	-	1,688
Signage Repairs	1,000	1,000	1,456	(456)
Holiday Decoration	5,000	3,616	3,616	-
Miscellaneous Field Supplies	3,500	2,625	68	2,557
Subtotal Operations & Maintenance	\$ 625,410	\$ 431,893	\$ 387,214	\$ 44,679

Sweetwater Creek
Community Development District

General Fund

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

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
<u>Amenities</u>				
Administrative				
Property & Casualty Insurance	\$ 43,218	\$ 43,218	\$ 40,216	3,002
Facility Management	266,340	199,755	212,158	(12,403)
Performance Incentive	10,000	10,000	8,492	1,508
Info Technology	-	-	795	(795)
Travel and Per Diem	-	1	114	(113)
Licenses & Permits	770	350	350	-
Subscriptions & Memberships	2,040	1,530	1,460	70
Training	-	-	706	(706)
Office Supplies	3,000	2,250	1,900	350
Office Equipment	2,500	1,875	987	888
Communication - Telephone/Internet/TV	12,000	9,000	6,611	2,389
Internet/Telephone - Guard House	4,500	3,375	2,251	1,124
<u>Field</u>				
Field Management Fees	92,602	69,451	69,451	-
Facility Maintenance - Cost Share	-	-	5,532	(5,532)
General Utilities	78,000	58,500	57,783	717
Refuse Removal	6,725	5,044	6,841	(1,797)
Security	41,137	30,853	26,129	4,724
Janitorial Services	43,467	30,789	30,789	-
Operating Supplies - Spa & Paper	4,000	3,000	2,182	818
Operating Supplies - Uniforms	500	500	535	(35)
Cleaning Supplies	12,500	9,375	7,508	1,867
Amenity Landscape Maintenance & Improvements	22,872	22,872	35,070	(12,198)
Gate Repairs & Maintenance	2,500	1,875	868	1,007
Dog Park Repairs & Maintenance	6,000	4,500	1,167	3,333
Park Mulch	5,000	-	-	-
Miscellaneous Field Supplies	4,100	790	790	-
Buildings Repairs & Maintenance	30,000	30,000	35,190	(5,190)
Pest Control	1,800	1,350	1,145	205
Pool Maintenance - Contract	19,469	14,904	14,904	-
Pool Repairs & Maintenance	3,000	1,403	1,403	-
Pool Chemicals	30,000	22,500	20,795	1,705
Signage & Amenity Repairs	300	225	122	103
Special Events	2,000	1,500	1,557	(57)
Park Repair & Maintenance	10,000	8,585	8,585	-
Pickleball Repair & Maintenance	3,000	3,000	9,039	(6,039)
Guardhouse Maintenance	2,500	-	-	-
Playground Repairs & Maintenance	5,000	5,000	7,139	(2,139)
<u>Fitness</u>				
Professional Services - Outside Fitness	55,515	41,636	33,230	8,406
Fitness Equipment Repairs & Maintenance	7,000	5,250	2,925	2,325
Fitness Equipment Rental	36,635	27,477	26,142	1,335
Miniature Golf Course Maintenance	500	355	355	-
Miscellaneous Fitness Supplies	6,300	4,725	650	4,075
Capital Outlay - Machinery & Equipment	6,400	1,177	1,177	-
Capital Outlay	-	-	23,702	(23,702)
Subtotal Amenities	\$ 883,190	\$ 677,990	\$ 708,748	\$ (30,758)
Total Operations & Maintenance and Amenities	\$ 1,508,600	\$ 1,109,883	\$ 1,095,962	\$ 13,921
<u>Reserves</u>				
Capital Reserve Transfer	\$ 100,000	\$ 100,000	100,000	\$ -
Subtotal Reserves	\$ 100,000	\$ 100,000	\$ 100,000	\$ -
Total Expenditures	\$ 1,884,822	\$ 1,247,914	\$ 1,344,579	\$ 3,334
Excess (Deficiency) of Revenues over Expenditures	\$ (0)		\$ 538,674	
Fund Balance - Beginning	\$ -		\$ 501,852	
Fund Balance - Ending	\$ (0)		\$ 1,040,527	

Sweetwater Creek
Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 741,440	\$ 741,440	\$ 734,210	\$ (7,230)
Special Assessments - Prepayments	-	-	10,926	10,926
Interest Income	30,000	22,500	21,362	(1,138)
Total Revenues	\$ 771,440	\$ 763,940	\$ 766,498	\$ 2,558
Expenditures:				
Series 2019 - A1				
Interest - 11/01	\$ 81,650	\$ 81,650	\$ 81,650	\$ -
Special Call -11/1	-	-	10,000	
Interest - 5/1	81,650	81,650	81,503	147
Principal - 5/1	360,000	360,000	360,000	-
Special Call - 5/1	-	-	10,000	(10,000)
Series 2019 - A2				
Interest - 11/01	44,200	44,200	44,200	-
Special Call -11/1	-	-	5,000	
Interest - 05/01	44,200	44,200	44,113	88
Principal - 05/01	130,000	130,000	125,000	5,000
Special Call - 5/1	-	-	5,000	(5,000)
Total Expenditures	\$ 741,700	\$ 741,700	\$ 766,466	\$ (9,766)
Excess (Deficiency) of Revenues over Expenditures	\$ 29,740	\$ 22,240	\$ 32	\$ (7,208)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 29,740	\$ 22,240	\$ 32	\$ (7,208)
Fund Balance - Beginning	\$ 187,616		\$ 432,072	
Fund Balance - Ending	\$ 217,356		\$ 432,104	

Sweetwater Creek
Community Development District

Capital Reserve Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues				
Capital Reserve - Transfer In	\$ 100,000	\$ 100,000	\$ 100,000	\$ -
Interest	5,000	5,000	8,539	3,539
Miscellaneous Income	-	-	-	-
Insurance Proceeds	-	-	-	-
Total Revenues	\$ 105,000	\$ 105,000	\$ 108,539	\$ 3,539
Expenditures:				
Capital Outlay	\$ 30,000	\$ 22,500	\$ -	\$ 22,500
Repair & Maintenance	21,317	15,988	-	15,988
Other Current Charges	600	450	375	75
Reserve Study	-	-	-	-
Total Expenditures	\$ 51,917	\$ 38,938	\$ 375	\$ 38,563
Excess (Deficiency) of Revenues over Expenditures	\$ 53,083		\$ 108,164	
Other Financing Sources/(Uses)				
Transfer In and (Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 53,083		\$ 108,164	
Fund Balance - Beginning	\$ 444,309		\$ 405,337	
Fund Balance - Ending	\$ 497,392		\$ 513,501	

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	\$ 100,000
Interest Income/Misc Income/Insurance Proceeds	\$ 8,539
Expenditures	\$ (375)
Actual Balance	\$513,501

Variance Reserve Study Vs Actual	(\$299,478)
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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 June 30, 2025

	Actual
	Thru 06/30/25
Revenues	
Interest Income	\$ 9,887
Total Revenues	\$ 9,887
Expenditures:	
Capital Outlay	\$ 198,947
Total Expenditures	\$ 198,947
Excess (Deficiency) of Revenues over Expenditures	\$ (189,060)
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ -
Total Other Financing Sources (Uses)	\$ -
Net Change in Fund Balance	\$ (189,060)
Fund Balance - Beginning	\$ 342,181
Fund Balance - Ending	\$ 153,121.14

Sweetwater Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 182,784	\$ 338,977	\$ 1,117,699	\$ 168,407	\$ -	\$ 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	4,781	1,545	-	-	-	30,005
Insurance Proceeds	-	-	-	-	-	-	1,820	-	-	-	-	-	1,820
Total Revenues	\$ 3,052	\$ 184,021	\$ 339,963	\$ 1,119,835	\$ 175,559	\$ 7,624	\$ 46,874	\$ 4,781	\$ 1,545	\$ -	\$ -	\$ -	\$ 1,883,254
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 1,000	\$ 800	\$ 1,000	\$ 1,000	\$ 2,000	\$ 1,800	\$ 1,800	\$ 1,000	\$ -	\$ -	\$ -	11,200
Engineering	3,636	2,082	1,668	1,133	934	1,368	2,603	2,798	1,929	-	-	-	18,149
District Counsel	3,814	3,896	2,202	6,150	5,487	7,936	13,952	11,715	-	-	-	-	55,151
Annual Audit	-	-	-	-	-	-	-	-	3,800	-	-	-	3,800
Assessment Administration	5,200	-	-	-	-	-	-	-	-	-	-	-	5,200
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	459	459	459	459	459	459	459	459	459	-	-	-	4,134
Trustee Fees	3,143	-	-	-	-	-	-	-	-	-	-	-	3,143
Management Fees	3,683	3,683	3,683	3,683	3,683	3,683	3,683	3,683	3,683	-	-	-	33,150
Information Technology	124	124	124	124	124	124	124	124	124	-	-	-	1,112
Website Maintenance	87	87	87	87	87	87	87	87	87	-	-	-	780
Telephone	36	9	27	41	36	11	39	82	69	-	-	-	349
Postage & Delivery	122	431	252	284	113	189	171	601	690	-	-	-	2,852
Public Official Insurance	5,224	-	-	-	-	-	-	-	-	-	-	-	5,224
Copies	153	204	183	7	321	18	449	379	1,203	-	-	-	2,918
Legal Advertising	-	-	-	-	182	96	92	189	96	-	-	-	655
Miscellaneous	419	45	23	85	26	(174)	201	1	1	-	-	-	627
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Cost Share Expense - Marshall Creek	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	\$ 27,075	\$ 12,019	\$ 9,507	\$ 13,052	\$ 12,451	\$ 15,797	\$ 23,658	\$ 21,917	\$ 13,140	\$ -	\$ -	\$ -	\$ 148,617

Sweetwater Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Electric	\$ 6,062	\$ 6,204	\$ 6,114	\$ 6,358	\$ 6,124	\$ 6,211	\$ 6,240	\$ 6,518	\$ 1,490	\$ -	\$ -	\$ -	51,320
General Insurance	5,892	-	-	-	-	-	-	-	-	-	-	-	5,892
Landscape Maintenance	24,273	24,273	24,273	24,273	24,273	24,273	24,273	24,273	-	-	-	-	194,184
Landscape Improvements	-	1,202	-	-	2,055	4,975	5,910	7,706	-	-	-	-	21,848
Mulch	-	20,000	-	-	-	-	-	-	-	-	-	-	20,000
Lake Maintenance	2,122	2,122	2,122	2,122	2,122	2,122	2,122	2,122	-	-	-	-	16,980
Fountain Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs & Maintenance	11,995	5,280	2,405	-	3,970	1,720	1,765	2,015	-	-	-	-	29,150
Storm Clean-Up	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Repairs & Maintenance	8,854	3,975	8,365	895	45	4,252	1,285	1,080	-	-	-	-	28,751
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
Subtotal Operations & Maintenance	\$ 61,642	\$ 67,873	\$ 44,028	\$ 40,035	\$ 40,429	\$ 43,553	\$ 44,452	\$ 43,715	\$ 1,490	\$ -	\$ -	\$ -	387,214
Amenities													
Administrative													
Property & Casualty Insurance	\$ 40,216	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	40,216
Facility Management	23,634	23,699	23,642	23,502	23,675	23,244	23,773	23,262	23,727	-	-	-	212,158
Performance Incentive	-	8,492	-	-	-	-	-	-	-	-	-	-	8,492
Info Technology	795	-	-	-	-	-	-	-	-	-	-	-	795
Travel and Per Diem	-	-	-	-	-	-	-	-	114	-	-	-	114
Licenses & Permits	-	-	-	-	-	-	-	350	-	-	-	-	350
Subscriptions & Memberships	125	125	125	125	125	125	125	460	125	-	-	-	1,460
Training	-	-	-	-	-	219	-	487	-	-	-	-	706
Office Supplies	188	138	616	59	146	144	23	523	62	-	-	-	1,900
Office Equipment	107	139	240	25	-	52	193	60	172	-	-	-	987
Communication - Telephone/Internet/TV	663	664	664	709	756	756	886	756	756	-	-	-	6,611
Internet/Telephone - Guard House	653	343	357	150	150	150	150	150	150	-	-	-	2,251

Sweetwater Creek
Community Development District
Month to Month

Field	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Field Management Fees	7,717	7,717	7,717	7,717	7,717	7,717	7,717	7,717	7,717	-	-	-	69,451
Facility Maintenance - Cost Share	-	-	-	-	-	897	1,862	1,692	1,080	-	-	-	5,532
General Utilities	6,163	6,720	5,422	8,154	7,042	8,509	6,288	5,045	4,439	-	-	-	57,783
Refuse Removal	635	780	780	799	654	654	145	1,308	1,087	-	-	-	6,841
Security	3,488	3,428	3,428	3,488	3,428	3,631	1,810	3,428	-	-	-	-	26,129
Janitorial Services	3,622	3,622	3,622	3,622	1,811	3,622	3,622	3,622	3,622	-	-	-	30,789
Operating Supplies - Spa & Paper	475	222	-	264	170	63	722	-	264	-	-	-	2,182
Operating Supplies - Uniforms	-	-	27	508	-	-	-	-	-	-	-	-	535
Cleaning Supplies	244	1,472	342	1,464	80	1,320	1,941	243	402	-	-	-	7,508
Amenity Landscape Maintenance & Improvements	17,938	1,963	1,963	1,963	1,963	2,417	2,819	2,022	2,022	-	-	-	35,070
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	515	111	11	-	-	-	790
Buildings Repairs & Maintenance	28,243	75	4,111	718	34	1,030	258	475	247	-	-	-	35,190
Pest Control	81	81	81	84	484	84	167	-	84	-	-	-	1,145
Pool Maintenance - Contract	1,622	1,622	1,622	1,622	1,622	1,622	1,622	1,925	1,622	-	-	-	14,904
Pool Repairs & Maintenance	-	-	-	-	-	358	165	-	880	-	-	-	1,403
Pool Chemicals	2,055	2,160	2,498	2,397	2,432	2,158	2,311	2,306	2,477	-	-	-	20,795
Signage & Amenity Repairs	61	-	-	40	-	-	-	-	22	-	-	-	122
Special Events	-	164	595	124	29	17	100	530	-	-	-	-	1,557
Park Repair & Maintenance	8,585	-	-	-	-	-	-	-	-	-	-	-	8,585
Pickleball Repair & Maintenance	1,800	-	908	-	76	10	6,215	29	-	-	-	-	9,039
Guardhouse Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Playground Repairs & Maintenance	17	5,589	1,391	142	-	-	-	-	-	-	-	-	7,139
Fitness													
Professional Services - Outside Fitness	4,115	3,570	2,595	4,910	3,485	3,450	3,625	4,015	3,465	-	-	-	33,230
Fitness Equipment Repairs & Maintenance	1,469	13	-	-	-	-	476	-	967	-	-	-	2,925
Fitness Equipment Rental	3,053	3,053	3,053	2,540	3,053	3,258	2,540	3,053	2,540	-	-	-	26,142
Miniature Golf Course Maintenance	-	-	355	-	-	-	-	-	-	-	-	-	355
Miscellaneous Fitness Supplies	117	76	-	215	18	21	67	74	61	-	-	-	650
Capital Outlay - Machinery & Equipment	-	-	795	-	167	125	90	-	-	-	-	-	1,177
Capital Outlay	-	19,610	-	-	4,092	-	-	-	-	-	-	-	23,702
Subtotal Amenities	\$ 158,166	\$ 95,572	\$ 67,093	\$ 65,528	\$ 64,214	\$ 65,886	\$ 70,530	\$ 63,644	\$ 58,116	\$ -	\$ -	\$ -	708,748
Total Operations & Maintenance and Amenities	\$ 219,808	\$ 163,444	\$ 111,120	\$ 105,563	\$ 104,643	\$ 109,439	\$ 114,982	\$ 107,358	\$ 59,606	\$ -	\$ -	\$ -	1,095,962
Reserves													
Capital Reserve Transfer	-	-	-	-	-	-	-	100,000	-	-	-	-	100,000
Subtotal Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	100,000
Total Expenditures	\$ 246,883	\$ 175,463	\$ 120,628	\$ 118,615	\$ 117,094	\$ 125,236	\$ 138,640	\$ 229,275	\$ 72,746	\$ -	\$ -	\$ -	1,344,579
Excess (Deficiency) of Revenues over Expenditures	\$ (243,831)	\$ 8,558	\$ 219,335	\$ 1,001,220	\$ 58,465	\$ (117,612)	\$ (91,766)	\$ (224,495)	\$ (71,201)	\$ -	\$ -	\$ -	538,674

Sweetwater Creek
Community Development District
Long Term Debt Report

SERIES 2019A-1, SPECIAL ASSESSMENT REVENUE BONDS		
Interest Rate:	2.000%, 2.125%, 2.250%, 2.375%, 2.500%, 2.950%, 3.170%	
Maturity Date:	5/1/2038	
Reserve Fund Definition	MAXIMUM ANNUAL DEBT SERVICE	
Reserve Fund Requirement	\$133,070	
Reserve Fund Balance	133,070	
Bonds Outstanding - 7/30/19		\$7,825,000
Less: Principal Payment - 5/1/20		(\$330,000)
Less: Principal Payment - 5/1/20 (Special Call)		(\$15,000)
Less: Principal Payment - 11/1/20 (Special Call)		(\$40,000)
Less: Principal Payment - 5/1/21		(\$340,000)
Less: Principal Payment - 5/1/21 (Special Call)		(\$40,000)
Less: Principal Payment - 11/1/21 (Special Call)		(\$15,000)
Less: Principal Payment - 5/1/22		(\$340,000)
Less: Principal Payment - 11/1/22 (Special Call)		(\$15,000)
Less: Principal Payment - 5/1/23		(\$345,000)
Less: Principal Payment - 5/1/24		(\$355,000)
Less: Principal Payment - 5/1/24 (Special Call)		(\$10,000)
Less: Principal Payment - 11/1/24 (Special Call)		(\$10,000)
Less: Principal Payment - 5/1/25		(\$360,000)
Less: Principal Payment - 5/1/25 (Special Call)		(\$10,000)
Current Bonds Outstanding		\$5,600,000

SERIES 2019A-2, SPECIAL ASSESSMENT REVENUE BONDS		
Interest Rate:	3.560%, 4.020%	
Maturity Date:	5/1/2038	
Reserve Fund Definition	50% MAXIMUM ANNUAL DEBT SERVICE	
Reserve Fund Requirement	\$107,600	
Reserve Fund Balance	107,700	
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)
Less: Principal Payment - 5/1/25		(\$125,000)
Less: Principal Payment - 5/1/25 (Special Call)		(\$5,000)
Current Bonds Outstanding		\$2,160,000

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

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

ON ROLL ASSESSMENTS

allocation in %	71.55%	28.45%	100.00%
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<i>Date</i>	<i>Distribution</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2019- Service</i>	<i>Debt</i>	<i>Total</i>
11/05/24	1	\$ 28,463.12	\$ 20,366.16	\$ 8,096.96	\$	28,463.12
11/15/24	2	81,592.39	58,381.65	23,210.74		81,592.39
11/19/24	3	145,398.42	104,036.66	41,361.76		145,398.42
12/06/24	4	217,599.54	155,698.59	61,900.95		217,599.54
12/18/24	5	256,144.50	183,278.27	72,865.78		256,144.05
01/10/25	6	1,556,464.73	1,113,694.27	442,770.46		1,556,464.73
01/14/25	INTEREST 1	5,597.31	4,005.03	1,592.28		5,597.31
02/21/25	7	235,360.47	168,407.03	66,953.44		235,360.47
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
		-	-	-		-
		-	-	-		-
		-	-	-		-
		-	-	-		-
TOTAL		\$ 2,580,959.40	\$ 1,846,748.69	\$ 734,210.26	\$	2,580,958.95

99.40%	Percent Collected
\$ 15,476.54	Balance Remaining to Collect

Sweetwater Creek
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Revenue Bonds, Series 2019

Date	Requisition #	Contractor	Description	Requisition
11/15/19	1	England Thims & Miller	Invoices: 191327, 191598, 191935 - Traffic Study & Certification Package	\$ 8,032.00
11/15/19	2	East Coast Wells & Pump Service	Invoice: 34301 - Replaced Irrigation Pump	\$ 4,293.70
1/3/20	3	Performance Painting Contractors, Inc.	Invoice: 9579 - Mobilization	\$ 8,090.00
1/3/20	4	AC Concrete Enterprise, Inc.	Invoice: AB - Sidewalk Addition	\$ 6,250.00
1/3/20	5	Reflections	Invoice: 191036 - Roof Clean	\$ 4,495.00
1/6/20	6	Rick Arsenault Certified Pool Consultant, Inc.	Invoice: SWCrefC120 - 40% Deposit to start services	\$ 46,000.00
1/6/20	7	Rick Arsenault Certified Pool Consultant, Inc.	Invoice: SWCrefD120 - 10% upon execution of the Agreement	\$ 11,500.00
2/6/20	8	East Coast Wells & Pump Service	Invoices: 34271 & 34167 - Fixed Pump Motor & Replaced Bad Motor	\$ 2,137.00
2/6/20	9	Rick Arsenault Certified Pool Consultant, Inc.	Invoice: SWCrffnl220 - 10% Balance Upon Final Sign Off	\$ 11,500.00
2/24/20	10	JLC Construction Inc.	Invoice: 1/20/2020 - Deposit for Perogola Replacement	\$ 6,790.80
2/26/20	11	Performance Painting Contractors, Inc.	Invoice: 9578 - Power Wash and Paint	\$ 35,240.00
2/24/20	12	Rick Arsenault Certified Pool Consultant, Inc.	Invoice: SWCrefF220 - 40% Commencement of Filling	\$ 46,000.00
2/26/20	13	Rick Arsenault Certified Pool Consultant, Inc.	Invoice: SWCgtr220 - Gutter Grating Supports repaired	\$ 500.00
3/17/20	14	Walter Carucci AE	Invoice: 1 - Services for Palencia Fitness Center from 11/11/19 thru 3/2/19	\$ 5,034.68
3/17/20	15	Bob's Backflow & Plumbing Services, Inc.	Invoice: 65745 - Back Flow Testing	\$ 265.00
3/23/20	16	JLC Construction Inc.	Invoice: 3/20/2020 - Final payment for Perogola Replacement	\$ 6,790.80
4/8/20	17	England Thims & Miller	Invoice: 0193131 Traffic Study & Certification Package	\$ 3,000.02
4/16/20	18	England Thims & Miller	Invoice: 0193703 Traffic Study & Certification Package	\$ 1,062.00
5/20/20	19	Fitness International Associates Corp	Invoice: 2904 Flooring	\$ 4,000.44
6/9/20	20	Beacon Electrical Contractors Inc	Invoice: 200503 - Electrical work	\$ 16,357.00
6/15/20	21	Sundancer Sign Graphics	Invoice: 2564 - Street Sign	\$ 12,310.00
6/22/20	22	Yellowstone Landscape	Invoice: JAX120765 & JAX 120768 - Onda Field Full Irrigation & Sod	\$ 25,583.33
7/14/20	23	Hopping Green & Sams	Invoice: 113207, 113803, 114427, 115066 - Project Construction	\$ 1,053.50
7/31/20	24	Duval Asphalt	Invoice: 21750 - Stripping - Layout Stripe Crosswalks	\$ 1,458.00
8/7/20	25	Yellowstone Landscape	Invoice: AJAX120768 - Onda Field Irrigation & Sod	\$ 24,722.16
9/10/20	26	Radarsign	Invoice: 10761 - Solar Powered	\$ 7,888.00
9/10/20	27	Hopping Green & Sams	Invoice: 116998 - Legal Services	\$ 559.00
9/14/20	28	Sweetwater Creek CDD	Invoice: 2940 & 2904 Deposit paid via credit card for flooring	\$ 2,644.28
10/21/20	29	Hopping Green & Sams	Invoice: 114427 - Legal services	\$ 258.00
10/29/20	30	Hopping Green & Sams	Invoice #117953 - Project Construction Legal Services	\$ 1,075.00
11/16/20	31	Clark Advisory Services, LLC	Services Rendered June 2020-October 2020	\$ 5,034.00
2/17/21	32	Yellowstone Landscape	Invoice #173437 - Irrigation Repairs	\$ 58,703.67
2/17/21	33	Armstrong Fence Company	Invoice #20210221 - Deposit for Vinyl Coated chain-link Ensenda Park	\$ 2,570.79
5/13/21	34	Armstrong Fence Company	Invoice #20210547 Remaining balance for Vinyl Coated chain-link	\$ 2,570.78
5/13/21	35	Riverside Management Services	Invoice #13 Soccer Goals & Lacrosse Equipment	\$ 3,444.73
5/13/21	36	Hopping Green & Sams	Invoice: 121275 - Legal Services	\$ 210.00
3/8/22	37	England Thims & Miller	Invoice 0201371 - Engineer's Report	\$ 2,500.00
4/20/22	38	Invision Construction	Invoice #0001 Fitness Center Expansion Process	\$ 2,000.00
4/20/22	39	Basham & Lucas Desing Group Inc	Invoice #8851 Palencia Amenity & CDs	\$ 5,200.00
7/11/22	40	Basham & Lucas Desing Group Inc	Invoice #8929 Palencia Amenity & CDs	\$ 3,889.78
6/22/22	41	England Thims & Miller	Invoice #203006 Palencia Fitness Center Addition & Modification	\$ 3,750.00
6/22/22	42	KE Law Group PLLC	Invoice #2879 2019 Project Construction	\$ 217.00
7/11/22	43	Basham & Lucas Desing Group Inc	Invoice #8963 Palencia Amenity & CDs	\$ 13,600.00
8/8/22	44	KE Law Group PLLC	Invoice #2993 2019 Project Construction	\$ 344.50
8/8/22	45	England Thims & Miller	Invoice #203518 Palencia Fitness Center Addition & Modification	\$ 6,250.00
8/8/22	46	Basham & Lucas Desing Group Inc	Invoice #9014 Palencia Amenity & CDs	\$ 13,025.00
9/19/22	47	ECS Florida LLC	Palencia Fitness Center Addition Invoice #995173	\$ 3,500.00
9/19/22	48	England Thims & Miller	Invoice #204046 Palencia Fitness Center Addition & Modification	\$ 7,392.55
9/19/22	49	Basham & Lucas Desing Group Inc	Invoice #9028 Palencia Amenity & CDs	\$ 8,046.25
9/19/22	50	KE Law Group PLLC	Invoice #3599 2019 Project Construction	\$ 992.00
9/19/22	51	England Thims & Miller	Invoice #204510 Palencia Fitness Center Addition & Modification	\$ 7,375.00
9/19/22	52	KE Law Group PLLC	Invoice #3955 2019 Project Construction	\$ 726.00
11/8/22	53	Bartram Trail Surveying	Invoice # 5394 Palencia Fitness Center Topographic Survey	\$ 2,900.00
11/8/22	54	England Thims & Miller	Invoice #204943 Palencia Fitness Center Addition & Modification	\$ 15,013.75
11/8/22	55	KE Law Group PLLC	Invoice #3955 2019 Project Construction	\$ 248.00
11/8/22	56	Heartline Fitness Systems	Deposit Invoice #151945 50% deposit on Fitness Equipment	\$ 7,498.94
11/8/22	57	Heartline Fitness Systems	Deposit Invoice #151948 50% deposit on Flooring Material	\$ 3,535.61
12/5/22	58	England Thims & Miller	Invoice #205415 Palencia Fitness Center Addition & Modification	\$ 1,486.25
12/5/22	59	Sweetwater Creek CDD-Capital Reserve	Studio 1+ Professional Design Services Inv #21.069 Palencia Fitness Club	\$ 10,375.00
12/13/22	60	KE Law Group PLLC	Invoice #4873 2019 Project Construction	\$ 168.00
12/13/22	61	Invision Construction	Invoice #PAL_001 Initial deposit per agreement	\$ 42,531.00
12/13/22	62	England Thims & Miller	Invoice #204510 Palencia Fitness Center Addition & Modification	\$ 10,120.00
1/11/23	63	Sweetwater Creek CDD	Palencia Interior Renovation Change Order Id #PAL_002 Invision Construction Inc	\$ 13,315.00
1/11/23	64	England Thims & Miller	Invoice #205795 Palencia Fitness Center Addition & Modification	\$ 983.75
1/11/23	65	KE Law Group PLLC	Invoice #5089 2019 Project Construction	\$ 31.00
1/11/23	66	IT Systems of Jacksonville LLC	Invoice #1312 Deposit for New Audio System for Amenity Center	\$ 2,100.00
1/17/23	68	Bartram Trail Surveying Inc	Invoice #5651 Palencia Fitness Cneter Topographic Survey 1/4/23	\$ 3,080.00
2/14/23	67	Sweetwater Creek CDD	Invoice #1226 Mirrors for Fitness Room - Nassau Windows & Glass	\$ 5,300.00
2/14/23	69	England Thims & Miller	Invoice# 206344 Pickleball Courts Addition & Modifications	\$ 367.50
2/14/23	70	Sweetwater Creek CDD-Capital Reserve	Invoice# 01.10.2023 Anastasia Pool & Spa Inc Gas Heater Replacement for Pool and Invoice#	
2/14/23	71	Sweetwater Creek CDD	PAL_004 Invision Construction Inc for Fitness Interior Renovation	\$ 16,218.00
2/28/23	73	Invision Construction	Invoice #1231 Nassau Windows & Glass Inc. Rain Glass installation for gym	\$ 850.00
3/14/23	72	Bartram Trail Surveying Inc	Final Payment per agreement for Palencia Interior Renovation	\$ 42,531.00
4/4/23	74	England Thims & Miller	Invoice #5789 Palencia Fitness Cneter Topographic Survey 2/7/23	\$ 770.00
4/24/23	75	Design 2 Wellness	Invoice# 207105 Pickleball Courts Addition & Modifications	\$ 6,275.00
4/24/23	76	England Thims & Miller	Invoice #41744 - Strength Equipment for remodel	\$ 21,441.00
4/24/23	77	IT Systems of Jacksonville LLC	Invoice# 207521 Pickleball Courts Addition & Modifications	\$ 9,617.50
4/24/23	78	Heartline Fitness Systems	Invoice #1319 Wire work for coax for cameras	\$ 3,055.00
4/24/23	79	Sweetwater Creek CDD	Deposit Invoice #154186-F Final payment on Flooring Materials	\$ 3,827.85
4/24/23	80	Motley Electric	Deposit Invoice #151945-F Final payment for Fitness Equipment	\$ 7,498.93
4/24/23	81	Feather & Bloom	Invoice #266805595 Install Add'l wiring/reconfigure circuits for Treadmill	\$ 1,020.00
5/9/23	82	Kilinski/Van Wyk PLLC	Invoice #000714 Moss Wall & Painting for Zen Room	\$ 2,775.00
5/9/23	83	Sweetwater Creek CDD	Invoice# 6480 2019 Project Construction	\$ 1,485.50
			Invoice #1312 IT Systems Install amplifier and speakers.	\$ 2,100.00
5/9/23	84	Sweetwater Creek CDD	Invoice # PAL_003 Invision Construction Additional Electrical items, HV AC pipe dryer vent, door, hall storage, trimming, painting, flooring, and plumbing washer.	\$ 15,000.00

**Sweetwater Creek
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Revenue Bonds, Series 2019

Date	Requisition #	Contractor	Description	Requisition
5/9/23	85	Invision Construction	Progress billing per agreement for Palencia Interior Renovation Change Order Id #PAL_004	\$ 5,190.00
5/15/23	86	England Thims & Miller	Invoice# 208098 Pickle ball Courts Addition & Modifications.	\$ 3,023.75
			Remaining Balance Invoice# 154021-F Final payment for Resistance Wall Gym & Cable Caddy	
5/15/23	87	Heartline Fitness Systems	Complete Kit and Training Ropes.	\$ 1,290.90
5/15/23	88	Heartline Fitness Systems	Remaining Balance Invoice# 151948-F Final payment for Flooring Materials.	\$ 2,624.08
6/5/23	89	Kilinski/Van Wyk PLLC	Invoice# 6585 2019 Project Construction	\$ 1,179.00
6/5/23	90	Invision Construction	Change Order 4 Emergency Light Invoice #PAL_006	\$ 600.00
6/5/23	91	Feather & Bloom	Invoice #000725 Lighting install and custom hanging wood paneling for Zen Room	\$ 3,300.00
6/13/23	92	England Thims & Miller	Invoice# 208489 Pickle ball Courts Addition & Modifications.	\$ 5,855.00
6/13/23	93	Kilinski/Van Wyk PLLC	Invoice# 6846 2019 Project Construction	\$ 2,661.50
7/7/23	94	England Thims & Miller	Invoice# 23159 Topography Survey for Onda Park	\$ 5,240.00
7/7/23	95	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-1	\$ 16,412.00
7/7/23	96	England Thims & Miller	Invoice# 208897 Pickle ball Courts Addition & Modifications.	\$ 2,076.25
7/24/23	97	Kilinski/Van Wyk PLLC	Invoice# 7090 2019 Project Construction	\$ 2,719.50
7/24/23	98	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-2	\$ 97,369.00
8/14/23	99	England Thims & Miller	Invoice # 209405 Pickleball Courts Addition & Modifications.	\$ 563.75
8/14/23	100	Kilinski/Van Wyk PLLC	Invoice # 7262 2019 Project Construction	\$ 482.00
8/16/23	101	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-3	\$ 111,695.00
9/15/23	102	England Thims & Miller	Invoice # 209910 Pickleball Courts Addition & Modifications.	\$ 820.00
9/15/23	103	Kilinski/Van Wyk PLLC	Invoice # 7481 2019 Project Construction	\$ 673.08
9/28/23	104	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-4	\$ 119,712.00
10/19/23	105	Poly-Wood LLC	Invoice # 873994 Vineyard Dining Arm chairs and 48" Round Dining Tables	\$ 7,420.00
10/17/23	106	Kilinski/Van Wyk PLLC	Invoice # 7759 2019 Project Construction	\$ 375.00
10/30/23	107	American Electrical Contracting Inc	Palencia Pickleball Courts Electrical Lighting Install Invoice #W61855	\$ 24,485.00
10/30/23	108	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-5	\$ 72,718.00
11/28/23	109	Kilinski/Van Wyk PLLC	Invoice # 7975 2019 Project Construction	\$ 106.00
11/28/23	110	Hoffman Commercial Construction LLC	Palencia Pickleball Courts Pay App 2304-6	\$ 22,208.00
11/29/23	111	England Thims & Miller	Invoice # 210296 Pickleball Courts Addition & Modifications.	\$ 256.25
12/7/23	112	England Thims & Miller	Invoice # 210807 Pickleball Courts Addition & Modifications.	\$ 367.45
			Pickleball fees, sound system upgrade aerobics room, and Washer Dryer/Warranty for Amenity 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	\$ 307.50
3/12/24	127	England Thims & Miller	Invoice # 2313106. Furnished & installed 296' of 48" high 2-rail ascot style black aluminum fence with (3) 4' gate	\$ 8,174.00
3/12/24	128	Best Fence and Rail fo FL LLC		\$ 1,437.50
3/20/24	129	Kilinski/Van Wyk PLLC	Invoice # 8974 2019 Project Construction	\$ 2,168.75
4/30/24	130	Matthews/DCCM	Invoice # 190784 - Due Diligence and Site Planning	\$ 2,037.50
5/20/24	131	Matthews/DCCM	Invoice # 190937 - Due Diligence and Site Planning	\$ 5,884.37
5/31/24	132	Atlantic Security	Invoice # 331612Final Invoice for Security System	\$ 393.50
6/11/24	133	Kilinski/Van Wyk PLLC	Invoice # 9385 2019 Project Construction	\$ 465.00
6/27/24	134	Kilinski/Van Wyk PLLC	Invoice # 9385 2019 Project Construction	\$ 93.00
7/26/24	135	Kilinski/Van Wyk PLLC	Invoice # 9861 2019 Project Construction	\$ 2,475.00
8/5/24	136	Matthews/DCCM	Invoice # 191118 - Due Diligence and Site Planning	\$ 9,489.26
8/5/24	137	Matthews/DCCM	Invoice # 191467 - Onda Park Survey and Construction Plans	\$ 5,100.00
8/21/24	138	Matthews/DCCM	Invoice # 191636 - Onda Park Construction Plans/Landscape/Meetings	\$ 583.00
8/28/24	139	Kilinski/Van Wyk PLLC	Invoice # 10065 2019 Project Construction	\$ 3,403.50
9/13/24	140	Kilinski/Van Wyk PLLC	Invoice # 10430 2019 Project Construction	\$ 1,186.88
11/5/24	141	Matthews/DCCM	Invoice #191859 Onda Park	\$ 332.00
10/18/24	142	Kilinski/Van Wyk PLLC	Invoice # 10546 2019 Project Construction	\$ 15,810.12
11/5/24	143	Sweetwater Creek CDD-Capital Reserve	Envera System upgrade deposit and install balance	\$ 553.75
12/9/24	144	Kilinski/Van Wyk PLLC	Invoice # 10810 2019 Project Construction	\$ 124.00
12/23/24	145	Kilinski/Van Wyk PLLC	Invoice # 10975 2019 Project Construction	\$ 43,663.00
12/24/24	146	Design 2 Wellness	Invoice #49881 Strenght Equipment Replacement-50% deposit	\$ 1,130.43
2/17/25	147	Lee and Cates	Quote #193688 Polished Mirror Wall Install Deposit	\$ 11,750.00
2/17/25	148	C Buss Entreprses Inc	Invoice #3019 Pool Parts and Labor	\$ 26,689.40
2/21/25	149	BYO Recreation	Invoice #115817 Two Shades and Materials	\$ 19,515.00
2/21/25	150	National Playground Construction	Invoice #115858 Down Payment for Installation & Permitting	\$ 1,476.50
2/24/25	151	Kilinski/Van Wyk PLLC	Invoice # 10975 2019 Project Construction	\$ 8,753.00
3/5/25	152	Invision Construction	Invoice #PALF-001- Storage Room Final/Invoice #PKNE-001-Knee Wall in Fitness Ctr	\$ 3,979.00
3/5/25	153	Matthews/DCCM	Invoice #PKNE-001-Knee Wall in Fitness Ctr	\$ 3,920.00
3/18/25	154	Kilinski/Van Wyk PLLC	Invoice #192893 - Onda Residential - Planning, Mod App & Meetings	\$ 744.00
4/2/25	155	Sweetwater Creek CDD	Invoice # 11682 2019 Project Construction	\$ 2,323.33
4/2/25	156	JD Goals Inc	Invoice #164342 and #64340 Polish mirror wall install Workout Room	\$ 5,667.50
4/29/25	157	Design 2 Wellness	Invoice #112528 50% Deposit for Mini Golf Resurfacing	\$ 3,508.00
5/19/25	158	Matthews/DCCM	Invoice #50458, 50492, 50926 Additional Equipment for Fitness Center	\$ 1,881.86
5/30/25	159	Matthews/DCCM	Invoice #193071 and Invoice #193217 Onda Residential - Planning, Mod App & Meetings	\$ 105.00
5/27/25	160	Design 2 Wellness	Invoice #192481 Onda Park Meetings and Coordination	\$ 43,193.00
5/30/25	161	Sweetwater Creek CDD	Invoice #49881 Strength Equipment Replacement-Final Payment	\$ 2,364.02
6/1/25	162	C Buss Entreprses Inc	TreeTop Products for Park Benches Order #TP200077866	\$ 11,750.00
6/13/25	163	All Weather Contractors	Invoice #3020 for Pool Parts and Labor	\$ 4,270.00
7/7/25	164	Best Fence and Rail fo FL LLC	Invoice #195650 - Plumbing for approved ice machine	\$ 1,029.00
6/20/25	165	Kilinski/Van Wyk PLLC	Invoice #2504118 Deposit for fence expansion at Dog Park	\$ 1,586.00
7/2/25	166	Design 2 Wellness	Invoice #12430 and #12184 2019 Project Construction	\$ 6,700.00
7/2/25	167	Sweetwater Creek CDD	Invoice #51828-Intenza e2 Series Escalate Stepmill w/19" Touchscreen & Warranty	\$ 1,082.00
7/7/25	168	JD Goals Inc	R-33485 sign for Mini Golf Renovation	\$ 5,667.50
			Invoice #112528 Remaining Balance for Mini Golf Resurfacing	\$
TOTAL				\$ 1,556,329.21

Sweetwater Creek
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Revenue Bonds, Series 2019

Date	Requisition #	Contractor	Description	Requisition
			Project (Construction) Fund at 08/30/19	\$ 1,540,777.96
			Interest Earned and Transfers thru 06/30/25	\$ 154,193.89
			Outstanding Requisitions	\$ 14,478.50
			Requisitions Paid thru 06/30/25	\$ (1,556,329.21)
			Remaining Project (Construction) Fund	\$ 153,121.14
FUTURE CAPITAL PROJECTS (CONSTRUCTION)				
	Hoffman Construction		Pickleball Court Construction-Balance to Finish including Retainage	\$0.00
			Pickleball-Water Fountain/Cooler (Projection, not actual)	\$4,000.00
			Fitness Center New Equipment	\$1,750.24
			Boccee Ball Court And Shade	\$40,000.00
			Shade Srutures Playgrounds, Pickleball	\$93,795.60
			Parking Lot for Golf Carts	\$12,000.00
			Dog Park - Las Calinas/Glorietta	\$21,606.98
	District Engineer Costs related to Projects		District Engineer Costs (Projection, not actual)	\$0.00
	District Counsel Costs related to Projects		District Counsel Costs (Projection, not actual)	\$0.00
			TOTAL PROJECTED PROJECTS	\$173,152.82
			PROJECTED REMAINING PROJECTS (CONSTRUCTION) FUNDS	(\$20,032)

Sweetwater Creek

COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025

Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
General Fund		
6/1/25 - 6/27/25	4310-4325	35,357.08
7/1/25 - 7/28/25	4326-4339	42,547.72
SUBTOTAL		\$77,904.80
<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
Amenity Fund		
6/1/25 - 6/27/25	2979-3001	47,922.90
7/1/25 - 7/28/25	3002-3041	68,448.15
SUBTOTAL		\$116,371.05
<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
Capital Reserve		
07/02/25	39	\$38,072.00
SUBTOTAL		\$38,072.00
TOTAL		\$232,347.85

EXHIBIT 7

June 2025 Operations & Maintenance Expenditures

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/06/25	00086	5/28/25 31433	202505 320-53800-46400	BAHIA GRASS SEED ISLANDS	*	2,785.81	
				DUVAL LANDSCAPE MAINTENANCE			2,785.81 004310
6/06/25	00063	5/30/25 89859	202505 320-53800-47000	MAY LAKE MAINTENANCE	*	2,122.44	
				FUTURE HORIZONS			2,122.44 004311
6/06/25	00029	6/01/25 171	202506 310-51300-34000	JUN MANAGEMENT FEES	*	3,683.33	
		6/01/25 171	202506 310-51300-35200	JUN WEBSITE ADMIN	*	86.67	
		6/01/25 171	202506 310-51300-35100	JUN INFO TECH	*	123.50	
		6/01/25 171	202506 310-51300-31300	JUN DISSEM AGENT SRVCS	*	459.33	
		6/01/25 171	202506 310-51300-49000	OFFICE SUPPLIES	*	.93	
		6/01/25 171	202506 310-51300-42000	POSTAGE	*	152.64	
		6/01/25 171	202506 310-51300-42500	COPIES	*	526.80	
		6/01/25 171	202506 310-51300-41000	TELEPHONE	*	69.15	
				GOVERNMENTAL MANAGEMENT SERVICES			5,102.35 004312
6/06/25	00090	4/16/25 7091906	202504 310-51300-48000	4/23 BOS WS #11225104	*	91.76	
				GANNETT FL LOCALIQ			91.76 004313
6/09/25	00109	6/05/25 06052025	202506 310-51300-11000	6/5/25 CDD WORKSHOP	*	200.00	
				DANIEL L COLIN			200.00 004314
6/09/25	00089	6/05/25 06052025	202506 310-51300-11000	6/5/25 CDD WORKSHOP	*	200.00	
				JOHN T SMITH			200.00 004315
6/09/25	00051	6/05/25 06052025	202506 310-51300-11000	6/5/25 CDD WORKSHOP	*	200.00	
				ROBERT LISOTTA			200.00 004316
6/09/25	00108	6/05/25 06052025	202506 310-51300-11000	6/5/25 CDD WORKSHOP	*	200.00	
				RONALD J CERVELLI			200.00 004317
				SWCC SWEETWATER CRK BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/09/25	00040	6/05/25 06052025	202506 310-51300-11000	6/5/25 CDD WORKSHOP	*	200.00	
				STEPHEN J HANDLER			200.00 004318
6/13/25	00105	5/28/25 195479	202505 320-53800-47301	CONCRETE GRIND/RMVL RPR	*	1,080.00	
				ALL WEATHER CONTRACTORS, INC			1,080.00 004319
6/13/25	00086	4/30/25 31349	202504 320-53800-46400	OVERSEED BERMUDA TURF	*	5,910.00	
				DUVAL LANDSCAPE MAINTENANCE			5,910.00 004320
6/13/25	00103	6/10/25 193397	202505 310-51300-31100	MAY ENGINEERING SERVICES	*	2,798.25	
				MATTHEWS DESIGN GROUP LLC			2,798.25 004321
6/25/25	00081	6/24/25 144764	202506 310-51300-42500	ASSESSMENT MAILED NOTICES	*	675.73	
		6/24/25 144764	202506 310-51300-42000	POSTAGE MAILED NOTICES	*	537.28	
				ADVANCED DIRECT MARKETING SERVICES			1,213.01 004322
6/25/25	00086	5/30/25 31444	202505 320-53800-47300	MAY CYCLE STOP INSTALL	*	1,350.00	
				DUVAL LANDSCAPE MAINTENANCE			1,350.00 004323
6/25/25	00090	5/31/25 7145342	202505 310-51300-48000	5/14 MTG #11270025	*	89.04	
		5/31/25 7145342	202505 310-51300-48000	SWC AUDIT RFP #11212945	*	99.92	
				GANNETT FL LOCALIQ			188.96 004324
6/25/25	00094	6/17/25 12429	202505 310-51300-31500	MAY GENERAL COUNSEL	*	11,714.50	
				KILINSKI VAN WYK PLLC			11,714.50 004325
TOTAL FOR BANK A						35,357.08	
TOTAL FOR REGISTER						35,357.08	



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

INVOICE

Date	Invoice No.
05/28/25	31433
Terms	Due Date
Net 40	07/07/25

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
\$2,785.81	

Please detach top portion and return with your payment.

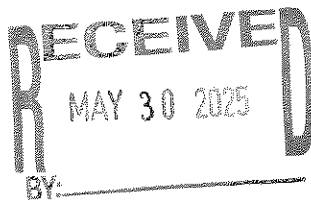
DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
-------------	-----	-----	------------	-----------	-------

#37435 - Bahia grass seed on islands
on Rio Del Norte

Install bahia grass seed to two islands
on Rio Del Norte. One island at the mail
kiosk. One island at the back end of Rio
Del Norte. We will need to increase
watering times on both islands to make
sure the grass seed germinates.

Enhancement/Extra Services

\$2,785.81



Landscape improvements
1.320.53800.46400
DW
5/3/25

Total	\$2,785.81
Payments/Credits	(\$0.00)
Balance Due	\$2,785.81

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: 89859
Invoice Date: May 30, 2025
Page: 1

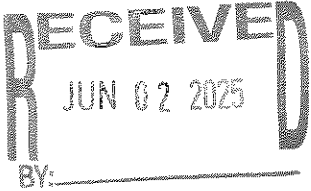
Bill To:

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

Ship to:

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

Customer ID	Customer PO	Payment Terms	
Palencia01	Per Contract	Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		7/14/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed May 5 & 23, 2025 Lake Maintenance 1.320.53800.47000 DW 6/2/25 	2,122.44	2,122.44
Subtotal				2,122.44
Sales Tax				
Freight				
Total Invoice Amount				2,122.44
Payment/Credit Applied				
TOTAL				2,122.44

Check/Credit Memo No:

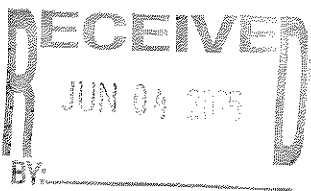
Overdue invoices are subject to finance charges.

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

Invoice

Invoice #: 171
Invoice Date: 6/1/25
Due Date: 6/1/25
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 - June 2025		3,683.33	3,683.33
Website Administration - June 2025		86.67	86.67
Information Technology - June 2025		123.50	123.50
Dissemination Agent Services - June 2025		459.33	459.33
Office Supplies		0.93	0.93
Postage		152.64	152.64
Copies		526.80	526.80
Telephone		69.15	69.15
			

Total \$5,102.35

Payments/Credits \$0.00

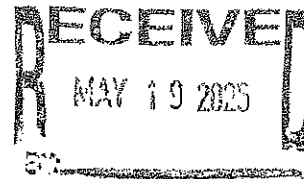
Balance Due \$5,102.35



ACCOUNT NAME		ACCOUNT #	INV DATE
Sweetwater Creek Cdd/Gms		764151	04/30/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007091906	Apr 1- Apr 30, 2025	\$91.76	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$187.60	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: MAY 31, 2025
Sweetwater Creek Cdd/Gms 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 	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			
4/1/25	Balance Forward	\$95.84			
Package Advertising:					
Start-End Date	Order Number	Product	Description	PO Number	Package Cost
4/16/25	11225104	SAG St Augustine Record	April 23rd meeting		\$91.76



30 days past due amount for \$95.84 was processed and mailed out on 4/25/25 with check #4289.
TP 6/3/25

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 \$187.60 Service Fee 3.99% \$7.49 *Cash/Check/ACH Discount -\$7.49 *Payment Amount by Cash/Check/ACH \$187.60 Payment Amount by Credit Card \$195.09
--	--

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Sweetwater Creek Cdd/Gms		764151		0007091906		\$91.76
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$91.76	\$95.84	\$0.00	\$0.00	\$0.00	\$0.00	\$187.60
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$195.09
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00007641510000000000000070919060001876067178

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:

04/16/2025

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 04/16/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$91.76

Tax Amount: \$0.00

Payment Cost: \$91.76

Order No: 11225104

Customer No: 764151

PO #:

of Copies:

1

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 WORKSHOP

Notice is hereby given that a Workshop of one or more members of the Board of Supervisors ("Board") of the Sweetwater Creek Community Development District ("District") will be held on Wednesday, April 23, 2025 at 4:00 p.m., at 1865 N. Loop Parkway, St. Augustine, Florida 32095. This Workshop is being held to discuss matters related to the District's operations and maintenance staff and resident communication.

An electronic copy of the agenda for the Workshop 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 at least seven days prior to the workshop.

The Workshop is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Workshop may be continued to a date, time, and place to be specified on the record of such Workshop. 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 Workshop because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to each respective meeting. 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.

No Board decisions will be made at the Workshop. However, each person who decides to appeal any decision made by the Board with respect to any matter considered at the Workshop 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

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

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Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$91.76

Tax Amount: \$0.00

Payment Cost: \$91.76

Order No: 11225104

Customer No: 764151

PO #:

of Copies:

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Jim Oliver
District Manager

Attendance Confirmation
for
BOARD OF SUPERVISORS

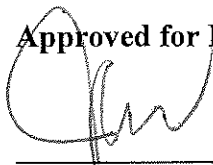
District Name: Sweetwater Creek CDD

Board Meeting Date: June 5, 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 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

6/5/2025

Date

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



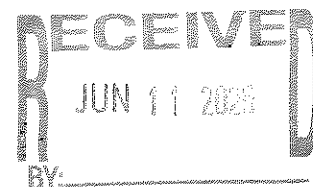
Invoice

Date:	Invoice #:
5/28/2025	195479

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

Bill To		Work Performed At		
Sweetwater Creek CDD 475 West Town Place Suite 114 Riverside Management Services St. Augustine, FL 32092-3649		Sweetwater Creek CDD-concrete Privado Court Riverside Management Services St. Augustine, FL 32095 Dan Wright		
Email	Terms	Purchase Order	Rep	Work Order
bperegrino@gmsnf.com	Due Upon Receipt	-	PM SCOTT HAINES	257854
Item	Description			Amount
	Final Billing Attn: Dan Wright -RMSNF 5 12 25 Re:concrete grinding/removal repairs >bring in the crew/materials and equipment to do the following scope listed below of work >grind 3 lin ft of concrete trip hazard at 161 Rio Del Norte per management >includes grinding 10 lin ft of concrete at sweetwater creek CDD Las Calinas Drive and saw cut and remove/replace 15 sq ft of 4" thick concrete with a broom finish >clean up job and haul away debris Total Price \$1,080.00			\$1,080.00

Field repairs and maint
1.320.53800.47301
DW
6/11/25



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

Subtotal:	\$1,080.00
Sales Tax:	\$0.00
Invoice Total:	\$1,080.00
Payments and Credits:	\$0.00
Total Due:	\$1,080.00



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

INVOICE

Date	Invoice No.
04/30/25	31349
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
\$5,910.00	

Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
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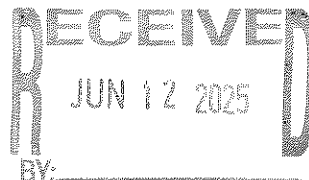
#35926 - Aerate and overseed Privado
Park

Aerate, overseed and top dress stressed bermuda turf area at Privado Park. We will need to figure out a way to block off the area while the seed germinates. We will need to run the irrigation multiple times a day to make sure the seed does not dry out so it can germinate properly.

Enhancement/Extra Services	\$5,910.00
Irrigation Service/Repairs	\$0.00

Total	\$5,910.00
Payments/Credits	(\$0.00)
Balance Due	\$5,910.00

1.320.53800.46400
Landscape Improvements
DW
6/12/25



Project Manager Alex Acree

Matthews | DCCM

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

Engineering - Architecture - Planning - Surveying

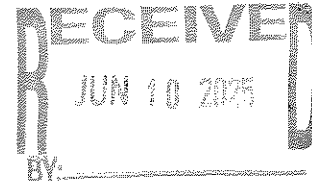
June 10, 2025

Invoice # 193397

Project 0000021856.0000 Sweetwater Creek CDD

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

- Coordination with District Manager
- Prepare Requisitions
- May 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 May 31, 2025

Phase 0001 Engineering Services

	Hours	Rate	Amount
Sr. Construction Inspector	5.50	210.00	1,155.00
Inspector 2	4.00	180.00	720.00
CAD Designer III	3.50	150.00	525.00
Project Coordinator 3	1.75	115.00	201.25
Project Administrator	1.25	120.00	150.00
Total Labor			2,751.25

Phase 0999 Reimbursable Expenses

Reimbursable Expenses

Mileage/Parking/Tolls	47.00
Total Reimbursables	47.00

Total Due: 2,798.25

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	2,751.25	27,942.50	30,693.75
Expense	47.00	117.88	164.88
Unit	0.00	83.71	83.71
Interest	0.00	41.32	41.32
Totals	2,798.25	28,185.41	30,983.66

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

LICENSE #26535, LB8590, LA6666877

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.

Advanced Direct Marketing Services

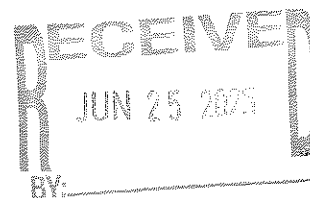
3733 Adirold Rd.
Jacksonville, FL 32207-4719
(V) 904.396.3028 (F) 396.6328

Invoice

DATE	INVOICE #
6/24/2025	144764

BILL TO

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



	P.O. NO.	TERMS	PROJECT
		With Order	
SERVICE DESCRIPTION	QTY	RATE	AMOUNT
Sweetwater Creek CDD			
Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for inkjet addressing	736	0.1019	75.00
Form layout and preparation	1	37.50	37.50
Laser one sheet front & back	736	0.35	257.60
Fold customer materials	736	0.06443	47.42
Insert one piece into #10 envelope, seal, sort and mail, Standard Rate	736	0.09021	66.39
#10 Window Envelopes printed one color black ink	746	0.25713	191.82
Postage	736	0.73	537.28
		Subtotal	\$1,213.01
		Sales Tax (7.5%)	\$0.00
		Total	\$1,213.01



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

INVOICE

Date	Invoice No.
05/30/25	31444
Terms	Due Date
Net 40	07/09/25

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
\$1,350.00	

Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
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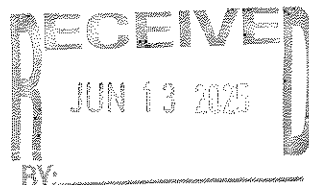
#37556 - Cycle stop installation May 25

Cycle stop installation May 25

Irrigation Service/Repairs					\$1,350.00
Cycle stop	2"	1.00	\$1,250.00	\$1,250.00	
Irrigation Labor	Hr	1.00	\$100.00	\$100.00	

Total	\$1,350.00
Payments/Credits	(\$0.00)
Balance Due	\$1,350.00

Irrigation repair and maint
1.320.53800.47300
DW
6/13/25





Florida
GANNETT

ACCOUNT NAME		ACCOUNT #	INV DATE
Sweetwater Creek Cdd/Gms		764151	05/31/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007145342	May 1- May 31, 2025	\$188.96	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$280.72	

BILLING ACCOUNT NAME AND ADDRESS

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

**PAYMENT DUE DATE: JUNE 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

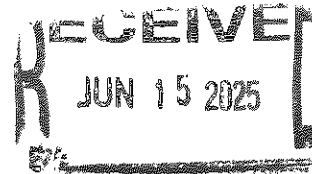
FEDERAL ID 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by reaching out to abgspecial@gannett.com.

Date	Description	Amount
5/1/25	Balance Forward	\$187.60
5/5/25	PAYMENT - THANK YOU	-\$95.84

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
5/5/25	11270025	SAG St Augustine Record	May 14th meeting		\$89.04
5/12/25	11212945	SAG St Augustine Record	Sweetwater Creek Audit RFP	Audit RFP	\$99.92



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	\$280.72
Service Fee 3.99%	\$11.20
*Cash/Check/ACH Discount	-\$11.20
*Payment Amount by Cash/Check/ACH	\$280.72
Payment Amount by Credit Card	\$291.92

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Sweetwater Creek Cdd/Gms		764151		0007145342		\$188.96
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$188.96	\$91.76	\$0.00	\$0.00	\$0.00	\$0.00	\$280.72
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$291.92
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00007641510000000000000071453420002807267176

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:

05/05/2025

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 05/05/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$89.04

Tax Amount: \$0.00

Payment Cost: \$89.04

Order No: 11270025

Customer No: 764151

PO #:

of Copies:

1

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 WORKSHOP

Notice is hereby given that a Workshop of one or more members of the Board of Supervisors ("Board") of the Sweetwater Creek Community Development District ("District") will be held on Wednesday, May 14, 2025 at 4:00 p.m., at 1865 N. Loop Parkway, St. Augustine, Florida 32095. This Workshop is being held to discuss the fiscal year 2026 budget.

An electronic copy of the agenda for the Workshop 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 at least seven days prior to the workshop.

The Workshop is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Workshop may be continued to a date, time, and place to be specified on the record at such Workshop. 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 Workshop because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to each respective meeting. 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.

No Board decisions will be made at the Workshop. However, each person who decides to appeal any decision made by the Board with respect to any matter considered at the Workshop 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

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 Govt Bids & Proposals, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

05/12/2025

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 05/12/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$99.92	
Tax Amount:	\$0.00	
Payment Cost:	\$99.92	
Order No:	11212945	# of Copies:
Customer No:	764151	1
PO #:	Audit RFP	

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 REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Sweetwater Creek Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four (4) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in St. Johns County, Florida. The District currently has an operating budget of approximately \$1,884,822, not including debt service payments. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 1, 2026.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below. Proposers must provide eight (8) copies of their proposal to Governmental Management Services - North Florida, LLC, Attn: Jim Oliver, District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, in an envelope marked on the outside "Auditing Services - Sweetwater Creek Community Development District." Proposals must be received by 5:00 p.m. on Monday, June 2, 2025, at the office address listed above. Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Notice to the District Manager who can be reached at (904) 940-5850. Jim Oliver, District Manager
Governmental Management Services - North Florida, LLC
Run date: May 12, 2025 #11212945



KILINSKI | VAN WYK

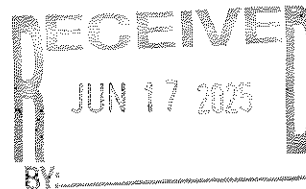
Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

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

INVOICE

Invoice # 12429
Date: 06/17/2025
Due On: 07/17/2025



SWEETWATER CREEK CDD – GENERAL COUNSEL/MONTHLY MEETING

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	MGH	05/01/2025	Further analyze and advise regarding response to resident public records request; advise regarding additional revision to amenity policies to add inclement weather provision; prepare form of agreement and additional proposal forms for RFP.	0.90	\$265.00	-	\$238.50
Service	MGH	05/01/2025	Prepare for and remotely attend Board meeting.	2.30	\$265.00	100.0%	\$0.00
Service	JK	05/01/2025	Prepare for and attend Board meeting; post meeting call with Supervisor; update RFP documents for distribution in May; additional individual call with additional Board meeting	2.90	\$310.00	-	\$899.00
Service	MGH	05/02/2025	Call with Supervisor Handler to discuss ongoing District matters; analyze strategy for RFP issuance and management; analyze strategy for PUD modification communication and	1.90	\$265.00	-	\$503.50

			planning; confer with District staff regarding benefits information; analyze correspondence from prospective bidders.				
Service	JK	05/02/2025	Confer re: survey and distribution strategy and timelines for same; confer re: RFP documents and generate interested party list; coordinate meeting calendars for same; field call on same	1.10	\$310.00	-	\$341.00
Service	MGH	05/05/2025	Further prepare and finalize Request for Proposals Project Manual, proposer forms, and form of agreement.	0.70	\$265.00	-	\$185.50
Service	JK	05/05/2025	Review/edit RFP documents, proposal forms, bid forms, agreement and final distribution; transmit to proposer list and field inquiries on same	1.50	\$310.00	-	\$465.00
Service	JK	05/06/2025	Field call on RFP documents and PEO's with scope of service requests.	0.30	\$310.00	-	\$93.00
Service	MGH	05/06/2025	Review responses to RFP package from prospective bidders and employee benefits information.	0.20	\$265.00	-	\$53.00
Service	SH	05/07/2025	Monitor legislation affecting District and provide newsletter summary of same.	0.20	\$265.00	-	\$53.00
Service	MGH	05/08/2025	Call with Supervisor Smith to discuss progress with commercial appraisers for PUD modification project analysis and procedure for handling gate strikes; coordination with prospective bidders and District staff regarding RFP meetings.	0.60	\$265.00	-	\$159.00
Service	JK	05/08/2025	Conference call with Board member on	1.00	\$310.00	-	\$310.00

			security options; respond to RFP requests and transmit updates to same; review status of survey and Tract K information.				
Service	MGH	05/09/2025	Review correspondence from prospective bidders regarding RFP response and informational meetings; review Board workshop meeting minutes.	0.30	\$265.00	-	\$79.50
Service	JK	05/10/2025	Field call from proposer and respond to questions on same	0.20	\$310.00	-	\$62.00
Service	MGH	05/12/2025	Analyze strategy and prepare for meeting with potential RFP respondents; prepare draft agenda for introductory RFP meeting.	0.40	\$265.00	-	\$106.00
Service	JK	05/13/2025	Prepare outline script for RFP meeting and summary of agenda to Chairman; attend same	1.40	\$310.00	-	\$434.00
Service	MGH	05/13/2025	Prepare for and attend RFP introductory and question-and-answer meeting with District Chair and Vesta/FCS; review updated proposal from East Coast Wells.	1.30	\$265.00	-	\$344.50
Service	JK	05/14/2025	Attend budget workshop	1.20	\$310.00	-	\$372.00
Service	MGH	05/14/2025	Prepare for and remotely attend budget workshop meeting; call with Supervisor Handler to discuss assessment methodology and procedure for damage to District property and prepare written summary of same; investigate and compile records responsive to RFP bidder request for employee compensation information; update and provide revised Amenity Policies for District	2.90	\$265.00	-	\$768.50

			website; review Board meeting minutes.				
Service	MGH	05/15/2025	Prepare for and attend RFP informational meeting with Inframark and Supervisor Cervelli; analyze strategy for and prepare supplemental information for prospective bidders; review public records request for additional budget documents; analyze status of resident survey regarding PUD modification project.	2.10	\$265.00	-	\$556.50
Service	JK	05/15/2025	Field call with Supervisor Smith; Field call with Supervisor Handler; call on survey status; call with proposers	1.80	\$310.00	-	\$558.00
Service	JK	05/17/2025	Review survey correspondence and coordinate on chain of custody with onsite staff; review budget status; field inquiries for onsite tours	0.30	\$310.00	-	\$93.00
Service	JK	05/19/2025	Confer with staff on RFP response; update first addendum and transmit same to bidders	0.40	\$310.00	-	\$124.00
Service	MGH	05/19/2025	Review Board workshop meeting minutes.	0.20	\$265.00	-	\$53.00
Service	CD	05/21/2025	Research emails from District manager and district staff; Prepare Agreement for Well Installation and Related Services; Transmit to District Staff.	0.80	\$165.00	-	\$132.00
Service	MGH	05/21/2025	Review and revise draft agreement with East Coast Wells.	0.30	\$265.00	-	\$79.50
Service	JK	05/22/2025	Field call from PEO; confer re: RFI for supporting documentation	0.30	\$310.00	-	\$93.00
Service	MGH	05/22/2025	Prepare correspondence and backup	0.40	\$265.00	-	\$106.00

documentation for solicitation of PEO proposals for District staffing; review draft agenda for upcoming Board meeting.

Service	JK	05/23/2025	Call on RFP with potential bidder; review survey updates and status; review gate strike information and follow up with Envera attorney	0.60	\$310.00	-	\$186.00
Service	MGH	05/27/2025	Confer with District staff regarding agreement with East Coast Wells and additional information needed to finalize exhibits and further prepare same; analyze draft agenda and status of legal agenda items, including RFP responses, PUD survey results, and budget approval items; prepare budget approval resolution and mailed/ published budget and assessment notices; analyze documents and correspondence related to swim team in furtherance of establishing license agreement for use of District pool; analyze issues and correspondence related to gate strikes.	2.50	\$265.00	-	\$662.50
Service	JK	05/27/2025	Review Smith correspondence on gate strike and security items; review well agreement and correspondence; confer with staff on same	0.30	\$310.00	-	\$93.00
Service	MGH	05/28/2025	Prepare form letters re District property damage to residents and nonresidents for Board consideration; review additional correspondence regarding recent gate strikes; preliminary review of RFP responses received and	1.60	\$265.00	-	\$424.00

			transmission of same to Board supervisors and District Manager for agenda package; review and respond to public records request for other RFP responses.				
Service	SD	05/28/2025	Confer with district staff and download RFP response documents	0.40	\$165.00	-	\$66.00
Service	JK	05/29/2025	Field call on RFP's from Supervisor; field call from proposers; respond to records requests; review draft agenda; review letters; review gate strike information; begin review of proposals; follow up on PEO	1.30	\$310.00	-	\$403.00
Service	MGH	05/29/2025	Review and advise regarding RFP responses and status of same as public records; further prepare and submit agenda items to District Manager; correspondence with bidders and Board Supervisors regarding RFP responses; review Certificate of Insurance and Sunbiz registration status of swim team for license agreement; confer with District staff regarding timing of RFP response review and meeting dates; review additional agenda items submitted by Supervisor Smith related to gate strikes and property damage concerns.	1.10	\$265.00	-	\$291.50
Service	JK	05/30/2025	Field multiple calls from supervisors (separately) on GMS resignation and review same; field call from Oliver on same; begin reviewing proposals and agenda materials; field call on survey results	4.00	\$310.00	-	\$1,240.00
Service	MGH	05/30/2025	Review GMS resignation letter and field numerous	4.10	\$265.00	-	\$1,086.50

calls from Supervisors regarding same; further review and analyze RFP responses; strategize regarding upcoming Board meetings and voluminous agenda items; analyze overall status of ongoing District projects; analyze District documents and prior agenda to confirm staff communication and board direction policy; follow up regarding PEO proposals.

Line Item Discount Subtotal -\$609.50

Total \$11,714.50

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
12429	07/17/2025	\$11,714.50	\$0.00	\$11,714.50
Outstanding Balance				\$11,714.50
Total Amount Outstanding				\$11,714.50

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

Please pay within 30 days.

CHECK DATE	VEND#	.....INVOICE..... DATE	....EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
6/06/25	00168	5/28/25	195479 CONCRETE GRIND/RMVL	202505	320	53800-47301			ALL WEATHER CONTRACTORS INC	*	1,080.00	1,080.00	002979
6/06/25	00170	5/12/25	05122025 4/26 SUB	202504	340	53800-34500			ANGELLA BASCOM	*	35.00	35.00	002980
6/06/25	00170	5/12/25	05122025 5/3 SUB	202505	340	53800-34500			ANGELLA BASCOM	*	35.00	35.00	002981
6/06/25	00170	5/30/25	05302025 5/24 SUB	202505	340	53800-34500			ANGELLA BASCOM	*	35.00	35.00	002982
6/06/25	00170	5/30/25	05302025 5/17 SUB	202505	340	53800-34500			ANGELLA BASCOM	*	35.00	35.00	002983
6/06/25	00131	5/30/25	05302025 5/19-5/30	202505	340	53800-34500			DIANE LAURA STOEVEER	*	200.00	200.00	002984
6/06/25	00128	5/15/25	05152025 5/13-5/29	202505	340	53800-34500			ELIANA N ROQUE	*	480.00	480.00	002985
6/06/25	00127	5/25/25	05252025 5/12-5/25	202505	340	53800-34500			LINA HERMEZ	*	450.00	450.00	002986
6/06/25	00135	5/21/25	05212025 5/12-5/21	202505	340	53800-34500			MIRANDA BULGER	*	245.00	245.00	002987
6/06/25	00135	5/30/25	05302025 5/26-6/4	202505	340	53800-34500			MIRANDA BULGER	*	245.00	245.00	002988
6/06/25	00135	5/30/25	05302025 6/9-6/18	202506	340	53800-34500			MIRANDA BULGER	*	245.00	245.00	002989
6/06/25	00141	5/30/25	05302025 5/19	202505	340	53800-34500			PATRICIA SCOTT	*	35.00	35.00	002990

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/06/25	00104	5/16/25 302	202504 320-53800-12200		*	1,862.00	
			APR FACILITY MAINTENANCE				
		5/16/25 302	202504 330-53800-49000		*	480.15	
			APR MISCELLANEOUS				
				RIVERSIDE MANAGEMENT SERVICES INC			2,342.15 002991
6/06/25	00138	5/29/25 05292025	202505 340-53800-34500		*	280.00	
			5/1-5/29 FITNESS CLASSES				
				RONALD C CULLUM			280.00 002992
6/06/25	00136	5/15/25 05152025	202505 340-53800-34500		*	140.00	
			5/6-5/15 FITNESS CLASSES				
				TIFFANY ROSE CUNNIGHAM			140.00 002993
6/06/25	00136	5/27/25 05272025	202505 340-53800-34500		*	140.00	
			5/20-5/29 FITNESS CLASSES				
				TIFFANY ROSE CUNNIGHAM			140.00 002994
6/06/25	00041	4/10/25 62052206	202504 340-53800-34400		*	167.26	
			APR PEST CONTROL				
				TURNER PEST CONTROL LLC			167.26 002995
6/13/25	00170	6/11/25 06112025	202505 340-53800-34500		*	140.00	
			4/19-6/7 FITNESS CLASSES				
				ANGELLA BASCOM			140.00 002996
6/13/25	00019	6/01/25 13129562	202506 330-53800-52002		*	2,157.54	
			JUN POOL CHEMICALS				
				POOLSURE			2,157.54 002997
6/13/25	00041	6/05/25 62076414	202506 340-53800-34400		*	250.89	
			JUN PEST CONTROL				
		6/05/25 62076414	202506 340-53800-34400		V	250.89-	
			JUN PEST CONTROL				
				TURNER PEST CONTROL LLC			.00 002998
6/13/25	00041	6/05/25 62076414	202506 340-53800-34400		*	83.63	
			JUN PEST CONTROL				
				TURNER PEST CONTROL LLC			83.63 002999
6/25/25	00104	6/18/25 304	202505 320-53800-12200		*	1,352.40	
			MAY FACILITY MAINTENANCE				
		6/18/25 304	202505 330-53800-49000		*	111.48	
			MAY MISCELLANEOUS				
				RIVERSIDE MANAGEMENT SERVICES INC			1,463.88 003000

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/25/25	00104	6/01/25 303	202506 330-53800-10000	JUN FITNESS CNTR MANAGER	*	10,319.83	
		6/01/25 303	202506 330-53800-10000	JUN ASSISTANT MANAGER	*	6,868.07	
		6/01/25 303	202506 330-53800-10000	JUN FRONT DESK ATTENDANTS	*	5,007.08	
		6/01/25 303	202506 330-53800-10000	MAY FRONT DESK ATTENDANTS	*	1,532.02	
		6/01/25 303	202506 330-53800-46500	JUN JANITORIAL SERVICES	*	3,622.25	
		6/01/25 303	202506 330-53800-52000	JUN POOL MAINTENANCE	*	1,622.42	
		6/01/25 303	202506 320-53800-12100	JUN FIELD MANAGEMENT	*	7,716.83	
		6/01/25 303	202506 330-53800-52000	POOL RPR-PATCH & PLASTER	*	880.00	
		6/01/25 303	202506 330-53800-52002	POOL CHEM-TRICHLOR	*	113.69	
		6/01/25 303	202506 330-53800-52002	POOL CHEM-BICARB	*	206.25	
RIVERSIDE MANAGEMENT SERVICES INC						37,888.44	003001
-----						-----	
TOTAL FOR BANK B						47,922.90	
TOTAL FOR REGISTER						47,922.90	



Invoice

Date:	Invoice #:
5/28/2025	195479

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

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

Work Performed At		
Sweetwater Creek CDD-concrete Privado Court Riverside Management Services St. Augustine, FL 32095 Dan Wright		
Purchase Order	Rep	Work Order
-	PM SCOTT HAINES	257854

Item	Description	Amount
	<p>Final Billing Attn: Dan Wright -RMSNF 5 12 25 Re;concrete grinding/removal repairs</p> <p>>bring in the crew/materials and equipment to do the following scope listed below of work >grind 3 lin ft of concrete trip hazard at 161 Rio Del Norte per management</p> <p>>includes grinding 10 lin ft of concrete at sweetwater creek CDD Las Calinas Drive and saw cut and remove/replace 15 sq ft of 4" thick concrete with a broom finish >clean up job and haul away debris</p> <p>Total Price \$1,080.00</p> <p>Maint and repairs -field 2.330.53800.47301 DW 5/29/25</p> <p>RECEIVED MAY 29 2025 BY: _____</p>	\$1,080.00

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

Subtotal:	\$1,080.00
Sales Tax:	\$0.00
Invoice Total:	\$1,080.00
Payments and Credits:	\$0.00
Total Due:	\$1,080.00

Sweetwater Creek CDD

1865 North Loop Parkway,

Saint Augustine, Fl, 32095

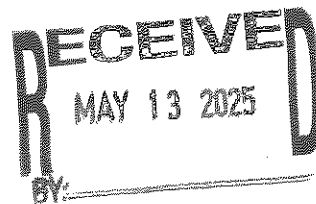
Vendor Name: *Angie Bascom - Zumba sub.*

Vendor Address: *415 Jasmine Road
St. Augustine, FL 32086*

Substitute Date: *April 26, 2025 Saturday*

Code: 2-340-53800-34500

Cost: *\$ 35. -*



Approved:

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

Date: *5/12/25*

Sweetwater Creek CDD

1865 North Loop Parkway,

Saint Augustine, FL, 32095

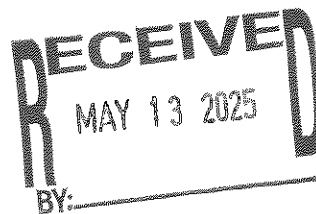
Vendor Name: *Angie Bascom Zumba Sub.*

Vendor Address: *415 Jasmine Road
St. Augustine, FL
32086*

Substitute Date : *5/3/25*

Code: 2-340-53800-34500

Cost: *\$ 35. —*



Approved:

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

Date:

5/12/25

Sweetwater Creek CDD

1865 North Loop Parkway,

Saint Augustine, FL 32095

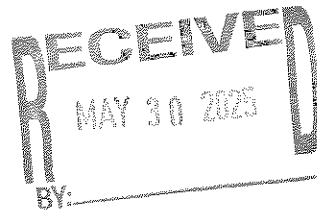
Vendor Name: *Angie Bascom* *Zumba (sub)*

Vendor Address: *415 Jasmine Road*
Saint Augustine, FL
32086

Substitute Date: *May 24, 2025, Saturday*

Code: 2-340-53800-34500

Cost: *\$ 35.-*



Approved:

[Signature]

Date:

5/30/25

Sweetwater Creek CDD

1865 North Loop Parkway,

Saint Augustine, FL 32095

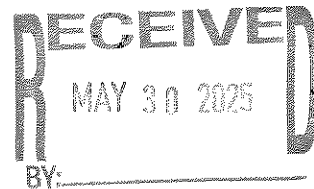
Vendor Name: *Angie Bascom Zumba (sub)*

Vendor Address: *415 Jasmine Road
St. Augustine FL 32086*

Substitute Date: *May 17, 2025 Saturday*

Code: 2-340-53800-34500

Cost: *\$ 35.00*



Approved:

E. L. J.

Date:

5/30/25

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:

5/19 - 6/1

Pilates Dates:

Kids Fitness Dates:

5/21

Stretch Dates:

5/19 5/23, 5/30

Barre Dates:

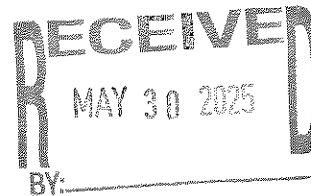
5/19

Substitute Dates:

Code: 2-340-53800-34500

Cost:

\$ 200



Approved:

A handwritten signature in black ink, appearing to be "Diane Stoeber".

Date:

5/30/25

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: 5/13 5/20 5/27

Senior Mat Pilates Dates: 5/13 5/15 5/20 5/22 5/27

Senior Strength Dates: 5/15 5/22 5/29 5/29

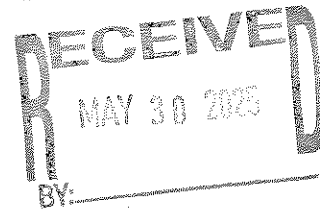
Substitute Dates:

(12 classes)

Code: 2-340-53800-34500

Cost:

~~123000~~ \$480



Approved:

Eliana Roque

Date: 5/15/23

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

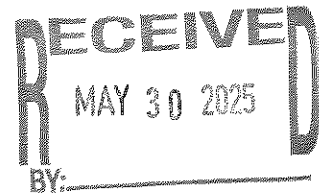
Vendor: Lina Hermez

248 Glorietta Dr, St. Augustine, FL 32095

5
2025 Classes Taught in TWO week period: 12th May ~ 25th May
Meditation Dates: 14th, 21st May
Yogalates Dates: 13th, 20th May
Power Pump Dates: 13th, 20th May
Yoga Dates: 14th, 18th, 21st, 25 May
Pilates Dates: 12th, 19th May

Code: 2-340-53800-34500

Cost: \$ 450⁰⁰ *Alina*



Approved: *WDA*

Date: May 25th, 2025

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: 5/12 5/14 5/19 5/21

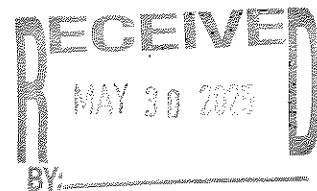
HIIT Dates: 5/14 5/21

Substitute Dates:

Code: 2-340-53800-34500

Cost:

245.00



Approved:

Miranda Bulger

Date:

5/21

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

Vendor: Miranda Bulger

2112 Pons Springs Way, Fleming Island, FL 32003

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

Spin Dates: 5/26 5/28 ~~5/29~~ ~~5/30~~

HIIT Dates: 5/28

Substitute Dates: 5/26 spin

Code: 2-340-53800-34500

Cost:

245.00

RECEIVED
MAY 30 2025
BY: _____

Approved: 

Date: 5/30/25

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:

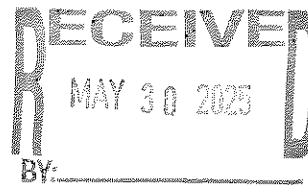
Spin Dates: 6/9 6/11 6/16 6/18

HIIT Dates: 6/11 6/18

Substitute Dates:

Code: 2-340-53800-34500

Cost: 245⁰⁰



Approved:

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

Date: 5/30/25

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

Vendor: Patty Scott

256 Front Door Lane, St. Augustine, FL 32095

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

Meditation Dates:

Spin 5/19 10:25-11am

Yogalates Dates:

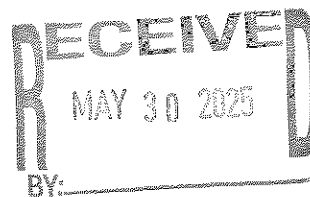
Power Pump Dates:

Yoga Dates:

Pilates Dates:

Code: 2-340-53800-34500

Cost: 35⁰⁰



Approved:

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

Date:

5/30/25

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

Invoice

Invoice #: 302
Invoice Date: 5/16/2025
Due Date: 5/16/2025
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 April 1 - April 30, 2025	46.55	40.00	1,862.00
Maintenance Supplies		480.15	480.15
APPROVED			
FACILITY MAINTENANCE- 1,862\$ 2.330.53800.12200			
MISCELLANEOUS- 480.15 2.330.53800.49000			
DAN WRIGHT 5/19/25			
RECEIVED MAY 23 2025 BY: _____			
Alison Mossing 5-23-25			
Total			\$2,342.15
Payments/Credits			\$0.00
Balance Due			\$2,342.15

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/7/25	4.03	P.S.	Installed storage shelving, inspected fountain, re-secured trim around window in fitness center, removed debris from roadways
4/11/25	6.32	P.S.	Cleaned fountain at fitness center entrance, installed two outdoor motion lights, replaced battery in emergency light, cut down and removed dead trees
4/14/25	7.73	P.S.	Repair and spray paint pickleball paddle holders, installed two shelved in air handlers room, repaired closet door lock, painted bollards on Las Calinas Blvd, removed pads from bench and put in storage, emptied trash receptacles in fitness center
4/18/25	8.47	P.S.	Replaced four playground platforms, diagnosed light ballast, reinstalled toilet paper holder in women's room, inspected the property
4/21/25	6	P.S.	Replaced platform on playground, secured exercise equipment to floor
4/21/25	2	J.S.	Assisted with putting playground back together
4/25/25	6	P.S.	Installed drain barriers, reassembled and installed speed, radar sign, removed debris around community
4/28/25	6	P.S.	Patched rubber playground flooring, patched all areas that needed coal patch, secured gym equipment to the floor

TOTAL	<u>46.55</u>
--------------	--------------

MILES	<u>0</u>
--------------	----------

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 5/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
SWEETWATER CREEK				
	3/20/25	Gas for Golf Cart and Blower	17.11	D.W.
	4/1/25	2 Keys	9.18	D.W.
	4/1/25	Halogen Bulb 75W (2)	16.08	D.W.
	4/2/25	Paint Primer PNT	9.19	D.W.
	4/2/25	Scrub Brush	9.88	D.W.
	4/2/25	Paint Primer Spray	9.19	D.W.
	4/9/25	Fastners Misc (18)	13.25	D.W.
	4/9/25	Concrete Mix	9.19	D.W.
	4/11/25	Bleach Sprayer	31.02	P.S.
	4/11/25	Wall Hooks	16.02	P.S.
	4/11/25	30 Sec Bleach	34.48	P.S.
	4/18/25	Sakrete Blacktop (2)	52.83	P.S.
	4/18/25	4" Rollers 6pk	12.58	P.S.
	4/18/25	Paint Liners 3pk (2)	10.97	P.S.
	4/18/25	1/2x 4-1/2 Bolts (2)	3.86	P.S.
	4/18/25	3/8 Lock Washer (2)	0.62	P.S.
	4/18/25	5/16 Flat Washers (2)	0.37	P.S.
	4/18/25	5/16 Nuts (2)	0.32	P.S.
	4/18/25	3/8 x 4-1/2 Bolts (2)	1.89	P.S.
	4/18/25	5/16 Flat Washers (2)	0.37	P.S.
	4/18/25	3/8 Nuts (2)	0.37	P.S.
	4/21/25	3/8 Tapcon 10ct (2)	51.68	P.S.
	4/21/25	Concrete Bits	40.22	P.S.
	4/21/25	3.0 Flat Brush (2)	11.45	P.S.
	4/21/25	2.0 Flat Brush (2)	9.15	P.S.
	4/21/25	1/2" Washer (12)	3.73	P.S.
	4/25/25	Fence Posts (2)	66.17	P.S.
	4/25/25	Pole Straps 2pk (6)	12.14	P.S.
	4/25/25	Tap Cons	26.85	P.S.
		TOTAL	<u>\$480.15</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:

MAY 1, 8, 13, 15, 20, 22, 27, 29

Tai Chi Dates:

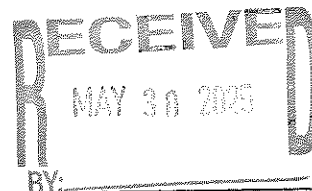
8 x 35 = 280

Substitute Dates:

Code: 2-340-53800-34500

Cost:

280,



Approved:

[Signature]

Date:

29 May

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

Vendor: Tiffany Cunningham

153 Esmerelda Rd, St. Augustine, FL 32095

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

4

Cardio X Dates:

5-6 5-8
5-13 5-15

Substitute Dates:

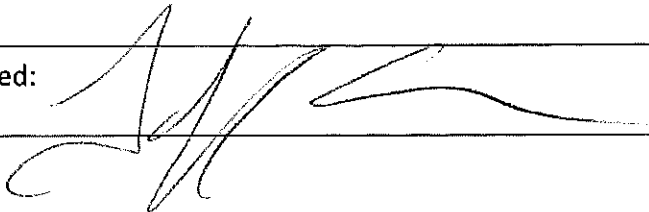
Code: 2-340-53800-34500

Cost:

1410⁰⁰

RECEIVED
MAY 30 2025
BY: _____

Approved:



Date:

5/5/25

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

Vendor: Tiffany Cunningham

153 Esmerelda Rd, St. Augustine, FL 32095

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

4

Cardio X Dates:

5/20 - 5/22

Substitute Dates:

5/27 - 5/29

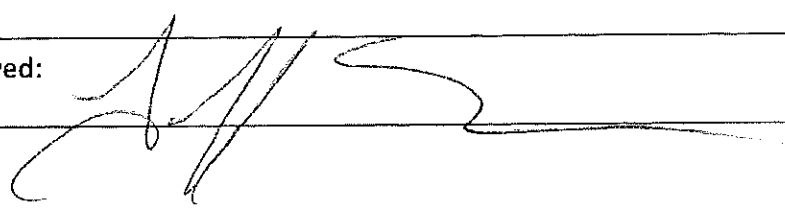
Code: 2-340-53800-34500

Cost:

140⁰⁰

RECEIVED
MAY 30 2025
BY: _____

Approved:



Date:

5-27-25

2-340-53800-34400
Pest Control
Approved-EG-5/30/25



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
904-355-6380 • Toll Free: 800-225-5305 • turnerpest.com

Service Slip/Invoice

INVOICE: 620522068
DATE: 04/10/2025
ORDER: 620522068

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
04/10/2025	11:36 AM			11:36 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	05/14/2025		11:55 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$83.63
		SUBTOTAL \$83.63
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$83.63
		PRIOR BAL \$83.63
		AMOUNT DUE \$167.26

RECEIVED
MAY 30 2025
BY: _____

[Signature]
TECHNICIAN SIGNATURE

[Signature]
CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

CHECK REQUEST FORM

Project: Sweetwater Creek C.D.D.

Vendor:

Angie Bascom
415 Jasmine Rd, St. Augustine, FL 32086

Check Amount: 140⁰⁰

Check Needed: ASAP

Cost Code:

Requestor: Erin Gunia

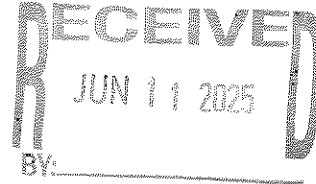
Description:

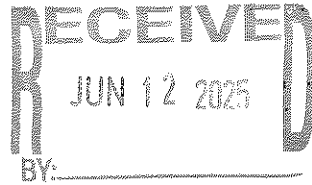
classes for
4/19, 5/18, 5/31, 6/7

Approved By: Erin Gunia

Date:

ELD





2-330-53800-52100
Pool Chemicals
Approved-EG
Invoice Date

Invoice# 6/1/2025
131295628995

858-POOL (7665) www.poolsure.com
Terms Net 30 Due Date 7/1/2025 PO #

1707 Townhurst Dr. Houston TX 77043 (800)

Bill To Ship To

Attn: Berenadette Pegrino Sweetwater Creek CDD 1879 N Loop Pkwy
CDD c/o GMS 475 West Town Place STE 114 Saint Augustine FL 32095
Saint Augustine FL 32092

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	Water Management Flat Billing Rate
WM-CHEM-FLAT				1 ea \$2,157.54

Subtotal \$2,157.54

Tax \$0.00

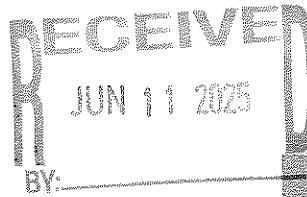
Total \$2,157.54

Amount Paid/Credit Applied \$0.00

Balance Due \$2,157.54

[Click Here to Pay Now](#)

2-340-53800-34400
Pest Control
#83.63 Approved - EG



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32269-0323
904-355-5300 • Toll Free: 800-226-5206 • turnerpest.com

Turner Pest Control LLC
PO Box 600323
Jacksonville, FL 32260-0323
904-355-5300

Service Slip/Invoice

INVOICE: 620764144
DATE: 06/05/2025
ORDER: 620764144

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
06/05/2025	11:32 AM			11:32 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	06/05/2025		11:48 AM

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

CPCM

Commercial Pest Control - Monthly Service

\$83.63

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

PRIOR BAL \$167.26
AMOUNT DUE \$250.89

TECHNICIAN SIGNATURE

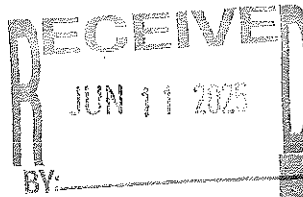
C
CUSTOMER SIGNATURE

Balance outstanding over 90 days from the date of service may be subject to a late fee
of the lesser of 5% per month or 18% per year or the maximum allowed by law.
Customer agrees to pay service charges in the event of collection.

Turner Pest Control LLC is an Equal Opportunity Employer. Minorities and women are encouraged to apply.

PLEASE PAY FROM THIS INVOICE.

2-340-53800-34400
Pest Control
#8363 Approved - EG



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32250-0323
904-355-5350 • Toll Free: 800-235-5305 • turnerpest.com

Turner Pest Control LLC
PO Box 600323
Jacksonville, FL 32260-0323
904-355-5300

Service Slip/Invoice

INVOICE: 620764144
DATE: 06/05/2025
ORDER: 620764144

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

Work Location: [216013] 904-940-5350
Sweetwater Creek CDD
1865 N Loop Pkwy
Saint Augustine, FL 32095-6842

Work Date	Time	Target Pest	Technician	Time In
06/05/2025	11:32 AM			11:32 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	06/05/2025		11:48 AM

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

CPCM

Commercial Pest Control - Monthly Service

\$93.63

SUBTOTAL	\$93.63
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$93.63

PRIOR BAL	\$167.28
AMOUNT DUE	\$250.89

TECHNICIAN SIGNATURE

C
CUSTOMER SIGNATURE

Deliveries scheduled every 30 days on the date of service may be subject to late fee.
An additional 15% per month late fee per year on the amount owed by the
Customer after the 30-day grace period expires on the date of bill.com

PLEASE PAY FROM THIS INVOICE

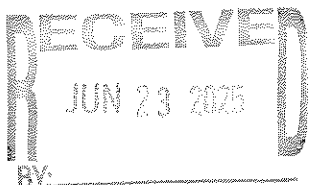
Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 304
Invoice Date: 6/18/2025
Due Date: 6/18/2025
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 May 1 - May 31, 2025	33.81	40.00	1,352.40
Maintenance Supplies		111.48	111.48
APPROVED			
Facility Maintenance- 1,352.40\$ 2.330.53800.12200			
Miscellaneous- 111.48\$ 2.330.53800.49000			
Dan Wright 6/20/25			
			
<i>Alison Mossing</i> 6-23-25			
Total			\$1,463.88
Payments/Credits			\$0.00
Balance Due			\$1,463.88

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/2/25	4	P.S.	Bolted exercise equipment to the floor, filled in holes with coal patch, poured Drano down fountain
5/5/25	2.05	P.S.	Adjusted front door to amenity center, pressure washed storage shed, gathered amenity center trash
5/9/25	6.58	P.S.	Moved diving block on pool deck, repaired two exercise bikes, shocked fountain, patched trip hazard, removed debris around property
5/12/25	4	P.S.	Replaced two wall sconces in men's bathroom at fitness center, repaired treadmill
5/19/25	6.18	P.S.	Diagnosed lighting issues on pool deck, replaced receptacles on pool deck, attempted to log into Trane system to adjust building temperature
5/23/25	6	P.S.	Replaced bulbs around pool deck, diagnosed electrical issues, removed and replace grip on stairs at fitness center
5/30/25	5	P.S.	Repaired broken chair, moved exercise bike to shed, tightened exercise equipment, replaces PVC cover on pickleball court, cleaned entrance monument
TOTAL	<u>33.81</u>		
MILES	<u>0</u>		

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 6/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
SWEETWATER CREEK				
	5/9/25	Gas for Golf Cart	8.18	D.W.
	5/29/25	Vigor Marble Chips - White Stones (5)	45.83	D.W.
	5/29/25	Blue Bungee Cord	4.00	D.W.
	5/30/25	30 Second Cleaner	34.48	P.S.
	5/30/25	Junction Box	19.00	P.S.
		TOTAL	<u>\$111.48</u>	

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

Invoice

Invoice #: 303
Invoice Date: 6/1/2025
Due Date: 6/1/2025
Case:
P.O. Number:

Bill To:

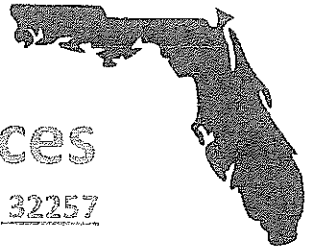
Sweetwater Creek
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
2.330.53800.10000- Fitness Center Manager - June 2025		10,319.83	10,319.83
2.330.53800.10000- Assistant Manager - June 2025		6,868.07	6,868.07
2.330.53800.10000- Front Desk Attendants- June 2025		5,007.08	5,007.08
2.330.53800.10000- Front Desk Attendants (RMS) - May 2025 - Additional Amount Owed (Per 6/1/25 Adjustment memo for May 2025 Hourly Services)		1,532.02	1,532.02
2.330.53800.46500- Janitorial Services - June 2025		3,622.25	3,622.25
2.330.53800.52000 Pool Maintenance Services - June 2025		1,622.42	1,622.42
2.320.53800.12100- Field Management - June 2025		7,716.83	7,716.83
Pool Repair- Patch small popout of plaster on the bottom of the deep end pool surface with a blend of hydraulic cement and quartz finish to match existing finish. Certified Diver Required		880.00	880.00
Pool Chemicals - Trichlor		113.69	113.69
Pool Chemicals - Bicarb		206.25	206.25
<div><div>RECEIVED</div><div>JUN 12 2025</div><div>BY: <u>Alison Moring</u></div><div>6-12-25</div></div>			

Total	\$37,888.44
Payments/Credits	\$0.00
Balance Due	\$37,888.44

Riverside Management Services

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



Sweetwater Creek CDD
Monthly Credit Memorandum

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

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

	<u>Hours</u>	<u>Hourly Rate</u>	<u>Total</u>	<u>Billed</u>	<u>Due Amount</u>
• Front Desk Attendants	314.38	\$20.80	\$6,539.10	\$5,007.08	\$1,532.02 Owed

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/1/25	3.98	A.F.	Amenity Center/Fitness Center Attendant
5/1/25	5.38	AB.F.	Amenity Center/Fitness Center Attendant
5/2/25	4.07	A.F.	Amenity Center/Fitness Center Attendant
5/2/25	4.42	Z.S.	Amenity Center/Fitness Center Attendant
5/3/25	5.08	AB.F.	Amenity Center/Fitness Center Attendant
5/3/25	6.2	M.N.	Amenity Center/Fitness Center Attendant
5/4/25	5.32	Z.S.	Amenity Center/Fitness Center Attendant
5/4/25	5.97	T.N.	Amenity Center/Fitness Center Attendant
5/5/25	3.63	AB.F.	Amenity Center/Fitness Center Attendant
5/5/25	5.4	Z.S.	Amenity Center/Fitness Center Attendant
5/6/25	3.97	A.F.	Amenity Center/Fitness Center Attendant
5/6/25	5.32	AB.F.	Amenity Center/Fitness Center Attendant
5/7/25	3.78	AB.F.	Amenity Center/Fitness Center Attendant
5/7/25	5.55	Z.S.	Amenity Center/Fitness Center Attendant
5/8/25	5.48	Z.S.	Amenity Center/Fitness Center Attendant
5/9/25	4.43	T.N.	Amenity Center/Fitness Center Attendant
5/9/25	4.67	Z.S.	Amenity Center/Fitness Center Attendant
5/10/25	5.15	M.N.	Amenity Center/Fitness Center Attendant
5/10/25	6.1	T.N.	Amenity Center/Fitness Center Attendant
5/11/25	5.25	M.K.	Amenity Center/Fitness Center Attendant
5/11/25	6.05	T.N.	Amenity Center/Fitness Center Attendant
5/12/25	4	M.K.	Amenity Center/Fitness Center Attendant
5/12/25	5.4	Z.S.	Amenity Center/Fitness Center Attendant
5/13/25	4.05	M.K.	Amenity Center/Fitness Center Attendant
5/13/25	5.25	E.K.	Amenity Center/Fitness Center Attendant
5/14/25	4.03	M.K.	Amenity Center/Fitness Center Attendant
5/14/25	5.47	Z.S.	Amenity Center/Fitness Center Attendant
5/15/25	4	E.K.	Amenity Center/Fitness Center Attendant
5/15/25	5.25	E.K.	Amenity Center/Fitness Center Attendant
5/16/25	4	E.K.	Amenity Center/Fitness Center Attendant
5/16/25	4.48	Z.S.	Amenity Center/Fitness Center Attendant
5/17/25	5.25	E.K.	Amenity Center/Fitness Center Attendant
5/17/25	6.15	M.N.	Amenity Center/Fitness Center Attendant
5/18/25	5.28	M.K.	Amenity Center/Fitness Center Attendant
5/18/25	6.23	Z.S.	Amenity Center/Fitness Center Attendant
5/19/25	4	E.K.	Amenity Center/Fitness Center Attendant
5/19/25	5.42	Z.S.	Amenity Center/Fitness Center Attendant
5/20/25	4	E.K.	Amenity Center/Fitness Center Attendant
5/20/25	5.58	M.K.	Amenity Center/Fitness Center Attendant
5/21/25	4	E.K.	Amenity Center/Fitness Center Attendant
5/21/25	5.3	Z.S.	Amenity Center/Fitness Center Attendant
5/22/25	4	E.K.	Amenity Center/Fitness Center Attendant
5/22/25	5.3	M.K.	Amenity Center/Fitness Center Attendant
5/23/25	4	E.K.	Amenity Center/Fitness Center Attendant
5/23/25	4.33	T.N.	Amenity Center/Fitness Center Attendant
5/24/25	5.32	M.K.	Amenity Center/Fitness Center Attendant
5/24/25	6.07	M.N.	Amenity Center/Fitness Center Attendant
5/25/25	5.25	M.K.	Amenity Center/Fitness Center Attendant
5/25/25	6.22	Z.S.	Amenity Center/Fitness Center Attendant
5/26/25	4	E.K.	Amenity Center/Fitness Center Attendant
5/26/25	5.43	Z.S.	Amenity Center/Fitness Center Attendant
5/27/25	4	E.K.	Amenity Center/Fitness Center Attendant
5/27/25	7.02	M.K.	Amenity Center/Fitness Center Attendant
5/27/25	5.32	AB.F.	Amenity Center/Fitness Center Attendant
5/28/25	4	E.K.	Amenity Center/Fitness Center Attendant
5/28/25	7.03	M.K.	Amenity Center/Fitness Center Attendant
5/28/25	5.43	Z.S.	Amenity Center/Fitness Center Attendant
5/29/25	4	E.K.	Amenity Center/Fitness Center Attendant
5/29/25	5.27	AB.F.	Amenity Center/Fitness Center Attendant
5/30/25	4	E.K.	Amenity Center/Fitness Center Attendant
5/30/25	4.38	Z.S.	Amenity Center/Fitness Center Attendant
5/31/25	5.25	E.K.	Amenity Center/Fitness Center Attendant
5/31/25	6.22	AB.F.	Amenity Center/Fitness Center Attendant

314.38

July 2025 Operations & Maintenance Expenditures

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/02/25	00086	1/31/25 30003	202506 300-13100-10200	JAN FERREIRA CONSTR RPRS	*	130.00	
				DUVAL LANDSCAPE MAINTENANCE			130.00 004326
7/02/25	00086	2/17/25 30226	202506 300-13100-10200	FEB FERREIRA CONSTR RPRS	*	1,945.00	
				DUVAL LANDSCAPE MAINTENANCE			1,945.00 004327
7/02/25	00086	3/26/25 30701	202506 300-13100-10200	MAR FERREIRA CONSTR RPRS	*	1,565.00	
				DUVAL LANDSCAPE MAINTENANCE			1,565.00 004328
7/10/25	00086	7/01/25 31850	202507 320-53800-46200	JUL PALENCIA RENEWAL	*	24,273.00	
				DUVAL LANDSCAPE MAINTENANCE			24,273.00 004329
7/10/25	00029	7/01/25 172	202507 310-51300-34000	JUL MANAGEMENT FEES	*	3,683.33	
		7/01/25 172	202507 310-51300-35200	JUL WEBSITE ADMIN	*	86.67	
		7/01/25 172	202507 310-51300-35100	JUL INFO TECH	*	123.50	
		7/01/25 172	202507 310-51300-31300	JUL DISSEM AGENT SRVCS	*	459.33	
		7/01/25 172	202507 310-51300-49000	OFFICE SUPPLIES	*	.96	
		7/01/25 172	202507 310-51300-42000	POSTAGE	*	257.01	
		7/01/25 172	202507 310-51300-42500	COPIES	*	11.25	
		7/01/25 172	202507 310-51300-41000	TELEPHONE	*	78.88	
		7/01/25 172	202507 310-51300-34000		*	.00	
				GOVERNMENTAL MANAGEMENT SERVICES			4,700.93 004330
7/10/25	00082	6/30/25 61286	202506 310-51300-32200	FY24 AUDITED FINANCIALS	*	3,800.00	
				MCDIRMIT DAVIS LLC			3,800.00 004331
7/15/25	00109	7/10/25 07102025	202507 310-51300-11000	7/10/25 CDD BOARD MEETING	*	200.00	
				DANIEL L COLIN			200.00 004332
7/15/25	00089	7/10/25 07102025	202507 310-51300-11000	7/10/25 CDD BOARD MEETING	*	200.00	
				JOHN T SMITH			200.00 004333
				SWCC SWEETWATER CRK BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/15/25	00051	7/10/25 07102025	202507 310-51300-11000		*	200.00	
		7/10/25 CDD BOARD MEETING		ROBERT LISOTTA			200.00 004334
7/15/25	00108	7/10/25 07102025	202507 310-51300-11000		*	200.00	
		7/10/25 CDD BOARD MEETING		RONALD J CERVELLI			200.00 004335
7/15/25	00040	7/10/25 07102025	202507 310-51300-11000		*	200.00	
		7/10/25 CDD BOARD MEETING		STEPHEN J HANDLER			200.00 004336
7/17/25	00112	7/10/25 2025358	202507 320-53800-43000		*	3,109.20	
		UPLIGHT ROUND A BOUT-DEP		BRIAN BURCHFIELD			3,109.20 004337
7/17/25	00103	7/11/25 193578	202506 310-51300-31100		*	1,928.75	
		JUN ENGINEERING SERVICES		MATTHEWS DESIGN GROUP LLC			1,928.75 004338
7/24/25	00090	6/26/25 7197629	202506 310-51300-48000		*	95.84	
		7/10 MTG #11413831		GANNETT FL LOCALIQ			95.84 004339
TOTAL FOR BANK A						42,547.72	
TOTAL FOR REGISTER						42,547.72	



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

INVOICE

Date	Invoice No.
01/31/25	30003
Terms	Due Date
Net 40	03/12/25

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

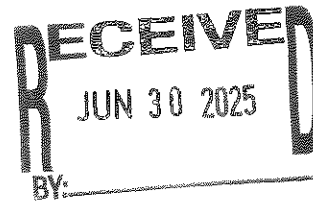
Amount Due	PO Number
\$130.00	

Please detach top portion and return with your payment.

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

#35430 - sweetwater construction
repairs jan25

sweetwater construction repairs jan2



Irrigation Service/Repairs

\$130.00

Irrigation Labor	Hr	1.00	\$100.00	\$100.00	
Misc Irrigation Supplies		1.00	\$30.00	\$30.00	

Total	\$130.00
Payments/Credits	(\$0.00)
Balance Due	\$130.00



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

INVOICE

Date	Invoice No.
02/17/25	30226
Terms	Due Date
Net 40	03/29/25

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

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

Amount Due	PO Number
\$1,945.00	

Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
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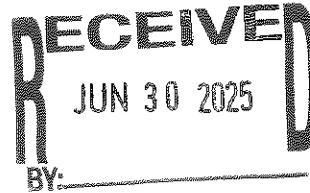
#35659 - sweetwater construction
repairs feb25

sweetwater construction repairs feb25

**FERREIRA CONSTRUCTION is
responsible for paying for these
repairs**

Contact: Josh Newman

Email:
jnewman@ferreiraconstruction.com



Irrigation Service/Repairs

\$1,945.00

Irrigation Labor	Hr	5.00	\$100.00	\$500.00
Lateral Line Break	each	12.00	\$40.00	\$480.00
Misc Irrigation Supplies		1.00	\$50.00	\$50.00
Rainbird 1806 Spray Head	1	14.00	\$30.00	\$420.00
Slip fix	2"	5.00	\$85.00	\$425.00
Spray Nozzle	1	14.00	\$5.00	\$70.00

Total	\$1,945.00
Payments/Credits	(\$0.00)
Balance Due	\$1,945.00



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

INVOICE

Date	Invoice No.
03/26/25	30701
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

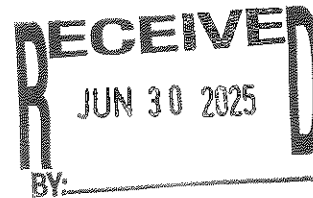
Amount Due	PO Number
\$1,565.00	

Please detach top portion and return with your payment.

DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
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#36458 - sweetwater construction
repairs mar25

sweetwater construction repairs mar25



Bill to Construction company on site

Irrigation Service/Repairs					\$1,565.00
Dbry Splice Kit		4.00	\$15.00	\$60.00	
Irrigation Labor	Hr	8.00	\$150.00	\$1,200.00	
Misc Irrigation Supplies		1.00	\$50.00	\$50.00	
Pipe	3/4"	1.00	\$60.00	\$60.00	
Rainbird 1806 Spray Head	1	5.00	\$25.00	\$125.00	
Rainbird 5004 Rotor	1	2.00	\$30.00	\$60.00	
Two wire Red/Blue Jacketed	ft	2.00	\$5.00	\$10.00	

Total	\$1,565.00
Payments/Credits	(\$0.00)
Balance Due	\$1,565.00



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

INVOICE

Date	Invoice No.
07/01/25	31850
Terms	Due Date
Net 40	08/10/25

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

Monthly Breakdown

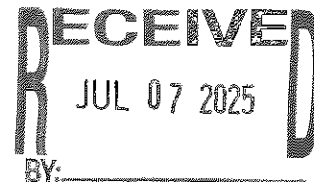
- Monthly Landscape- Mowing, edging, blowing, trimming /detail- \$20,091.48
- Fertilization- \$1,630.00
- Bedding Plants (ANNUALS)- \$1,915.50
- Irrigation check- \$636.00
-

Landscape Maint and Material: 1-320-53800-46200
Approved EG 7/1/2025

Bed Dressing / Pinestraw

(billed at time of service)

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



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

Governmental Management Services, LLC

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

Invoice**Invoice #:** 172**Invoice Date:** 7/1/25**Due Date:** 7/1/25**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 - July 2025		3,683.33	3,683.33
Website Administration - July 2025		86.67	86.67
Information Technology - July 2025		123.50	123.50
Dissemination Agent Services - July 2025		459.33	459.33
Office Supplies		0.96	0.96
Postage		257.01	257.01
Copies		11.25	11.25
Telephone		78.88	78.88
<div><div>RECEIVED</div><div>JUL 02 2025</div><div>BY: _____</div></div>			

Total	\$4,700.93
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Payments/Credits	\$0.00
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Balance Due	\$4,700.93
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1800 Pembroke Drive
Suite 170
Orlando, FL 32810

(407) 843-5406
www.mcdimitdavis.com

SWEETWATER CREEK CDD
6200 LEE VISTA BLVD
SUITE 300
ORLANDO, FL 32822

Date: 6/30/2025
Invoice Number: 61286
Client: 27480.0

Accounting services rendered in connection with the preparation and issuance of audited financial statements for SWEETWATER CREEK CDD for the year ended September 30, 2024.

Total Due This Invoice **\$3,800.00**

***We have moved. Our new address:
1800 Pembroke Drive
Suite 170
Orlando, FL 32810***

Thank you for your business.

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

Name: Burchfield Electric Inc

Address: 2800 N 6th Street, Unit 1, Saint Augustine, FL 32084

Job:

Uplighting for Round a Bout-Deposit

Code: 1-320-53800-43000

Total: \$3,109.20

Approved:

Erin Gunia

Date: 7/11/2025

Burchfield Electric, Inc.

2800 N 6th Street, Unit 1

PMB# 307

St. Augustine, FL 32084

Invoice

Date	Invoice #
7/10/2025	2025358

Bill To
Sweetwater Creek CDD Attn: Erin 1865 N. Loop Pkwy St. Augustine, FL 32095

RECEIVED
JUL 11 2025
BY: _____

P.O. No.
DEPOSIT

Item	Description	Amount
Bid	<p>This DEPOSIT invoice is given for exterior lighting at the round about on Las Calinas Blvd:</p> <ul style="list-style-type: none">- supply and install six 120volt dedicated circuits in existing conduit to panel, located at the round about on Las Calinas Blvd.- supply and install six garden posts with a GFI receptacle, located in the middle of the round about, inside the hedges around palm trees.- supply and install one LED PAR38 flood light on each garden post for uplight on palm trees.- price is based on existing conduit being in good condition from panel to round about to feed in new circuits. <p>Bid price</p>	3,109.20

We appreciate your prompt payment.		Total	\$3,109.20
		Payments/Credits	\$0.00
904-829-5735	jana@burchfieldelectric.com	Balance Due	\$3,109.20

Project Manager Alex Acree

Matthews | **DCCM**

Engineering - Architecture - Planning - Surveying

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

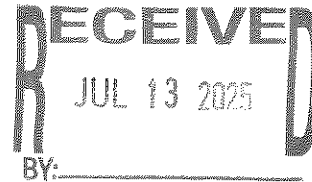
July 11, 2025

Invoice # 193578

Project 0000021856.0000 Sweetwater Creek CDD

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

- Coordination with District Manager
- Prepare Requisitions
- June 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 June 30, 2025

Phase 0001 Engineering Services

	Hours	Rate	Amount	
Sr. Construction Inspector	4.25	210.00	892.50	
Inspector 2	4.00	180.00	720.00	
Project Coordinator 3	1.75	115.00	201.25	
Project Coordinator 2	.25	100.00	25.00	
Project Administrator	.75	120.00	90.00	
Total Labor				1,928.75
			Total Due:	1,928.75

Billed to Date

	Current Due	Prior Billed	Billed to Date
Labor	1,928.75	30,693.75	32,622.50
Expense	0.00	164.88	164.88
Unit	0.00	83.71	83.71
Interest	0.00	41.32	41.32
Totals	1,928.75	30,983.66	32,912.41

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

LICENSE #26535, LB89590, LA6668877

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.

LocaliQ

Florida
GANNETT

ACCOUNT NAME Sweetwater Creek Cdd/Gms		ACCOUNT # 764151	INV DATE 06/30/25
INVOICE # 0007197629	INVOICE PERIOD Jun 1- Jun 30, 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: JULY 31, 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

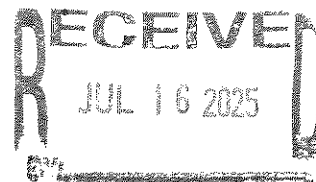
FEDERAL ID 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by reaching out to abgspecial@gannett.com.

Date	Description	Amount
6/1/25	Balance Forward	\$280.72
6/16/25	PAYMENT - THANK YOU	-\$91.76
6/30/25	PAYMENT - THANK YOU	-\$188.96

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
6/26/25	11413831	SAG St Augustine Record	July 10th 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 0007197629		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		

00007641510000000000000071976290000958467172

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

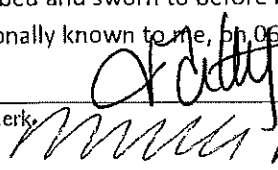
STATE OF WISCONSIN, COUNTY OF BROWN

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:

06/26/2025

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 06/26/2025

Legal Clerk, 

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$95.84	
Tax Amount:	\$0.00	
Payment Cost:	\$95.84	
Order No:	11413831	# 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, July 10, 2025 at 4:00 p.m., at 1865 N. Loop Parkway, St. Augustine, Florida 32095 review and rank proposals for audit services. 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 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 of 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

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	7/28/25	PAGE	1
*** CHECK DATES 07/01/2025 - 07/28/2025 ***		SWEETWATER CREEK - AMENITY													
		BANK B AMENITY													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/02/25	00131	6/27/25 06272025	202506 340-53800-34500 6/16-6/23 FITNESS CLASSES	DIANE LAURA STOEVER	*	240.00	240.00 003002
7/02/25	00119	5/01/25 31121	202505 330-53800-46200 MAY FIT CNTR & DOG PARK	DUVAL LANDSCAPING MAINTENANCE	*	2,022.00	2,022.00 003003
7/02/25	00128	6/06/25 06062025	202506 340-53800-34500 6/3-6/6 FITNESS CLASSES	ELIANA N ROQUE	*	280.00	280.00 003004
7/02/25	00011	6/26/25 06262025	202506 330-53800-40000 2 MEALS-FIT CONFERENCE	ERIN GUNIA	*	113.90	113.90 003005
7/02/25	00127	6/22/25 06222025	202506 340-53800-34500 6/9-6/22 FITNESS CLASSES	LINA HERMEZ	*	450.00	450.00 003006
7/02/25	00152	6/27/25 06272025	202506 340-53800-34500 6/24 FITNESS CLASS	MARILYN J COSTANZO	*	35.00	35.00 003007
7/02/25	00135	6/18/25 06182025	202506 340-53800-34500 6/9-6/19 FITNESS CLASSES	MIRANDA BULGER	*	245.00	245.00 003008
7/02/25	00141	6/27/25 06272025	202506 340-53800-34500 6/15-6/27 FITNESS CLASSES	PATRICIA SCOTT	*	175.00	175.00 003009
7/02/25	00020	6/07/25 18123796	202505 340-53800-49400 NAPKINS & DIXIE PLATES	PUBLIX SUPER MARKETS INC	*	82.95	82.95 003010
7/02/25	00138	6/27/25 06272025	202506 340-53800-34500 6/17-6/26 FITNESS CLASSES	RONALD C CULLUM	*	105.00	105.00 003011
7/02/25	00136	6/19/25 06192025	202506 340-53800-34500 6/5-6/12 FITNESS CLASSES	TIFFANY ROSE CUNNIGHAM	*	105.00	105.00 003012
7/02/25	00136	6/19/25 06192025	202506 340-53800-34500 6/17-6/26 FITNESS CLASSES	TIFFANY ROSE CUNNIGHAM	*	140.00	140.00 003013

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/02/25	00042	7/01/25 356136	202507 330-53800-48400		*	75.00	
		7/1-9/30	BURGLAR MONITOR				
				VILLAGE KEY & ALARM INC			75.00 003014
7/10/25	00119	7/01/25 31851	202507 330-53800-46200		*	2,022.00	
			JUL FIT CNTR & DOG PARK				
				DUVAL LANDSCAPING MAINTENANCE			2,022.00 003015
7/10/25	00019	7/01/25 13129562	202507 330-53800-52002		*	2,157.54	
			JUL POOL CHEMICALS				
				POOLSURE			2,157.54 003016
7/10/25	00104	7/01/25 305	202507 330-53800-10000		*	10,319.83	
			JUL FITNESS CNTR MANAGER				
		7/01/25 305	202507 330-53800-10000		*	6,868.07	
			JUL ASSISTANT MANAGER				
		7/01/25 305	202507 330-53800-10000		*	5,007.08	
			JUL FRONT DESK ATTENDANTS				
		7/01/25 305	202507 330-53800-10000		*	1,468.79	
			JUN FRONT DESK ATTENDANTS				
		7/01/25 305	202507 330-53800-46500		*	3,622.25	
			JUL JANITORIAL SERVICES				
		7/01/25 305	202507 330-53800-52000		*	1,622.42	
			JUL POOL MAINTENANCE SRVC				
		7/01/25 305	202507 320-53800-12100		*	7,716.83	
			JUL FIELD MANAGEMENT				
		7/01/25 305	202507 330-53800-52002		*	69.96	
			POOL CHEM-TRICHLOR				
		7/01/25 305	202507 330-53800-52002		*	9.57	
			POOL CHEM-SULFURIC ACID				
		7/01/25 305	202507 330-53800-52002		*	84.32	
			POOL CHEM-TILE SOAP				
				RIVERSIDE MANAGEMENT SERVICES INC			36,789.12 003017
7/17/25	00170	6/27/25 06272025	202506 340-53800-34500		*	70.00	
			6/14-6/21 FITNESS CLASSES				
				ANGELLA BASCOM			70.00 003018
7/17/25	00170	7/09/25 07092025	202507 340-53800-34500		*	70.00	
			6/28-7/5 FITNESS CLASSES				
				ANGELLA BASCOM			70.00 003019
7/17/25	00131	7/09/25 07092025	202507 340-53800-34500		*	80.00	
			7/7 FITNESS CLASSES				
				DIANE LAURA STOEVEER			80.00 003020
				SWCC SWEETWATER CRK BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/17/25	00128	7/03/25 07032025	202507 340-53800-34500 7/1-7/3 FITNESS CLASSES	ELIANA N ROQUE	*	160.00	160.00 003021
7/17/25	00166	7/09/25 07092025	202507 340-53800-34500 6/20-7/9 FITNESS CLASSES	KATHY ROY	*	140.00	140.00 003022
7/17/25	00127	7/09/25 07092025	202506 340-53800-34500 6/23-7/6 FITNESS CLASSES	LINA HERMEZ	*	490.00	490.00 003023
7/17/25	00152	7/09/25 07092025	202506 340-53800-34500 6/24 FITNESS CLASS	MARILYN J COSTANZO	*	35.00	35.00 003024
7/17/25	00135	7/02/25 07022025	202506 340-53800-34500 6/23-7/2 FITNESS CLASSES	MIRANDA BULGER	*	245.00	245.00 003025
7/17/25	00141	7/09/25 07092025	202506 340-53800-34500 6/7-6/30 FITNESS CLASSES	PATRICIA SCOTT	*	105.00	105.00 003026
7/17/25	00136	7/03/25 07032025	202507 340-53800-34500 7/1-7/10 FITNESS CLASSES	TIFFANY ROSE CUNNINGHAM	*	140.00	140.00 003027
7/24/25	00170	7/18/25 07182025	202507 340-53800-34500 7/12 FITNESS CLASS	ANGELLA BASCOM	*	35.00	35.00 003028
7/24/25	00131	7/18/25 07182025	202507 340-53800-34500 7/14-7/27 FITNESS CLASSES	DIANE LAURA STOEVEER	*	120.00	120.00 003029
7/24/25	00128	7/11/25 07112025	202507 340-53800-34500 7/11-7/17 FITNESS CLASSES	ELIANA N ROQUE	*	200.00	200.00 003030
7/24/25	00128	7/14/25 07142025	202506 340-53800-34500 5/6-6/17 FITNESS CLASSES	ELIANA N ROQUE	*	290.00	290.00 003031
7/24/25	00166	7/18/25 07182025	202507 340-53800-34500 7/11-7/16 FITNESS CLASSES	KATHY ROY	*	70.00	70.00 003032

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/24/25	00135	7/16/25 07162025	202507 340-53800-34500 7/7-7/16 FITNESS CLASSES	MIRANDA BULGER	*	245.00	245.00 003033
7/24/25	00141	7/18/25 07182025	202506 340-53800-34500 6/10-6/14 FITNESS CLASSES	PATRICIA SCOTT	*	105.00	105.00 003034
7/24/25	00104	7/18/25 306	202506 320-53800-12200 JUN FACILITY MAINTENANCE		*	1,080.00	
		7/18/25 306	202506 330-53800-49000 JUN MISCELLANEOUS		*	10.74	
				RIVERSIDE MANAGEMENT SERVICES INC			1,090.74 003035
7/24/25	00104	7/23/25 307	202507 330-53800-52001 POOL RPR-LED POOL LIGHT		*	2,010.50	
		7/23/25 307	202507 330-53800-52001 POOL RPR-DEPTH DECK TILES		*	1,154.52	
		7/23/25 307	202507 330-53800-52001 POOL RPR-DECK VINYL STICK		*	191.88	
		7/23/25 307	202507 330-53800-52001 POOL RPR-EXIST DEPTH DECK		*	302.50	
		7/23/25 307	202507 330-53800-52001 POOL RPR-PLATE COVERS		*	230.74	
		7/23/25 307	202507 330-53800-52001 POOL RPR-TAPCON SCREWS		*	137.50	
		7/23/25 307	202507 330-53800-52001 POOL RPR-DIVE PLATFORM		*	935.00	
		7/23/25 307	202507 330-53800-52002 POOL CHEM-TRICHLOR		*	87.45	
		7/23/25 307	202507 330-53800-52002 POOL CHEM-SULFURIC ACID		*	76.56	
		7/23/25 307	202507 330-53800-52002 POOL CHEM-CAL HYPO		*	29.70	
		7/23/25 307	202507 330-53800-52002 POOL CHEM-NATURAL ENZYMES		*	74.65	
		7/23/25 307	202507 330-53800-52001 POOL RPR-PATCH SM POPOUT		*	880.00	
		7/23/25 307	202507 330-53800-52001 POOL RPR-LED POOL LIGHT		*	1,855.98	
				RIVERSIDE MANAGEMENT SERVICES INC			7,966.98 003036
7/24/25	00138	7/23/25 07232025	202506 340-53800-34500 6/17-7/26 FITNESS CLASSES	RONALD C CULLUM	*	105.00	105.00 003037

SWCC SWEETWATER CRK BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/24/25	00138	7/23/25 07232025	202507 340-53800-34500 7/1-7/10 FITNESS CLASSES	RONALD C CULLUM	*	140.00	140.00 003038
7/28/25	00104	7/25/25 308	202507 320-53800-47301 JUL MAINT & REPAIRS		*	293.20	
		7/25/25 308	202507 330-53800-47800 JUL RPR & MAINT BUILDING		*	120.00	
			RIVERSIDE MANAGEMENT SERVICES INC				413.20 003039
7/28/25	00104	8/01/25 309	202507 300-15500-10000 AUG AMENITY CENTER		*	9,072.72	
			RIVERSIDE MANAGEMENT SERVICES INC				9,072.72 003040
7/28/25	00119	6/01/25 31472	202506 330-53800-46200 JUN FIT CNTR & DOG PARK		*	2,022.00	
			DUVAL LANDSCAPING MAINTENANCE				2,022.00 003041
TOTAL FOR BANK B						68,448.15	
TOTAL FOR REGISTER						68,448.15	

SWCC SWEETWATER CRK BPEREGRINO

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

Vendor: Diane Stoever

153 Oak Common Ave. St. Augustine, FL 32095

2025 Classes Taught in TWO week period: 6/14 - 6/29

Pilates Dates:

Kids Fitness Dates:

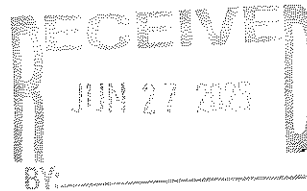
Stretch Dates: 6/14, 6/23, 6/20

Barre Dates: 6/14

Substitute Dates: 6/19 Pilates
6/19 Strength

Code: 2-340-53800-34500

Cost: \$240.00



Approved:

A handwritten signature in black ink, appearing to be "A 27" or similar, written over a horizontal line.

Date:

6/27



FL 32256

7011
Business Park
Blvd N
Jacksonville,

INVOICE Duval Landscape Maintenance
www.duvallandscape.com

Date Invoice No.

05/01/25 31121 Terms Due

Date Net 40 06/10/25

Sweetwater Community Development District 475 West St. Augustine, FL 32095
Town Place, Suite 114
St. Augustine, FL 32095
Sweetwater Creek CDD
605 Palencia Club Dr

Amount Due PO Number \$2,022.00

Please detach top portion and return with your payment.

#37048 - Sweetwater Fitness Center and
Dog Park-2025 May 2025

\$2,022.00

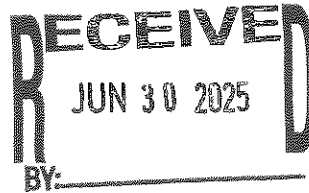
Monthly Break Down

- Monthly Maintenance -Mowing, edging,
blowing, trimming /detail \$1,518.34
- Fertilization- \$130.66
- Bedding Plants (ANNUALS) - \$373.00

Phone: (904) 885-3616 | Email: accounting@duvallandscape.com

Total \$2,022.00
Payments/Credits (\$0.00)
Balance Due \$2,022.00

Landscape Maint and Improvements: 2-330-53800-46200
Approved-EG-6/30/2025



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

Vendor: Eliana Roque

138 Pickett Dr, St. Augustine, FL 32084

2025 Classes Taught in TWO week period:

Cardio Core Dates: 6/3 6/17

Senior Mat Pilates Dates: 6/3 6/5

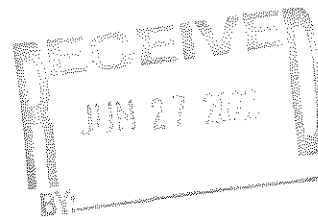
Senior Strength Dates: 6/5

Substitute Dates: 6/4 - Gentle Yoga 6/6 - Senior Stretch

Code: 2-340-53800-34500

W/L classes

Cost: 200



Approved:

Eliana Roque

Date:

6/6/25

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

Name: Erin Gunia

Address: 924 Lew Blvd, Saint Augustine, Florida 32080

CODE: 2-330-53800-40000

Description: Two meals from Fitness Conference -Per Diem

Cost: \$113.90

RECEIVED
JUN 26 2025

Approved: Erin Gunia

Date: 6/65/25

05/02/2025 17:21

Stadium Club
Check: 1141951 Table: A20
Server: Alysa
Terminal: 114

CR Stadium Club
DIN 1 SUBIMP UNION HIP 16.00
DIN 1 CLUBS SALAD 16.00
Subtotal 34.00
Service Charge 6.12
Tax 2.21

TOTAL 42.33

Payments 42.33

Master Card
XXXXXXXXXX0134
GURIA/ERTH
MASTECARD

CVN: Signature
Entry Mode: Chip
Auth Mode: Issuer
ATD: A0000000041010
IVR: 0000000000
IAD: 19106676032200001/A000000000
TST: E300
ARC: 00

Total Payments 42.33
Remaining Balance 0.00
Check Fully Authorized

5.18 47.43
Tip Amount Total

Room # Print Name

Signature

This tip guide is provided for
your convenience.

15% - 6.10
18% - 6.12
20% - 6.80

05/03/2025 18:33

Stadium Club
Check: 1131820 Table: A17
Server: Brooke
Terminal: 113

CR Stadium Club
DIN 1 WING 21.00
DIN 12 PC 16.00
DIN 1 BUNA 1 CIGARS 9.00
DIN 1 BRUSSEL SPRIGS 9.00
Subtotal 46.00
Service Charge 6.28
Tax 2.99

TOTAL 55.27

Payments 55.27

Visa
XXXXXXXXXX1454
VISA CREDIT

CVN: Signature
Entry Mode: Contactless
Auth Mode: Issuer
ATD: A0000000031010
IVR: 0000000000
IAD: 1F420131A000000000000002/300
ARC: 00

Total Payments 57.27
Remaining Balance 6.00
Check Fully Authorized

9.20 66.47
Tip Amount Total

Room # Print Name

Signature

This tip guide is provided for
your convenience.

15% - 6.90
18% - 8.28
20% - 9.20

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

Vendor: Lina Hermez

248 Glorietta Dr, St. Augustine, FL 32095

5
2025 Classes Taught in TWO week period:

Meditation Dates: 11th, 18th Jun

Yogalates Dates: 10th, 17th Jun

Power Pump Dates: 10th, 17th Jun

Yoga Dates: 11th, 15th, 18th, 22nd Jun

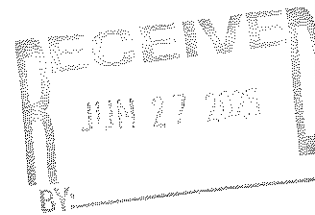
Pilates Dates: 9th, 16th Jun

Code: 2-340-53800-34500

Cost:

\$450⁰⁰

done



Approved:

[Signature]

Date: 22nd Jun, 2025

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

Name: Marilyn Costaza

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

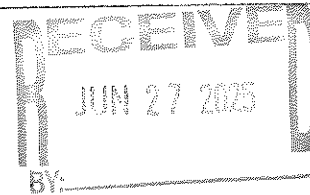
2025 Classes Taught:

Tai Chi: *June 24, 2025*

Requested by: Erin Gunia

Total=\$ *35.00*

Code: 2-330-53800-34500



Approved:

MJ Costaza

Date:

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

Vendor: Miranda Bulger

2112 Pons Springs Way, Fleming Island, FL 32003

2025 Classes Taught in TWO week period:

Spin Dates: 6/11 6/18

HIIT Dates: 6/9 6/11 6/16 6/18

Substitute Dates:

Code: 2-340-53800-34500

Cost:

245⁰⁰

RECEIVED
JUN 27 2025
BY: _____

Approved:

Miranda Bulger

Date:

6/18/25

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:

6/15 Spin 10:15 - 11

Yogalates Dates:

6/23 Spin 10:15 - 11:00

Power Pump Dates:

6/26 Strength 10 - 11

6/24 Pilates 11:10 - 12:00

Yoga Dates:

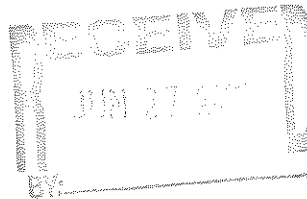
6/27 Stretch 12:00 - 1 PM

Pilates Dates:

Code: 2-340-53800-34500

Cost:

175⁰⁰



Approved:

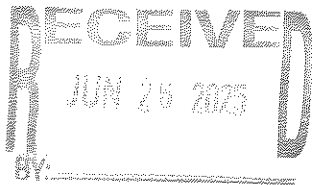
CS

Date:

6/27/23

Publix.

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



Publix Business Account Invoice

Date 06/07/2025
Customer Number 2007348
Terms Due Upon Receipt

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

Remit your payment to:

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

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

Open item list as of 06/07/2025

Document #	Charge Date	Store #	Reference #	Cardholder #/Name	Amount
1812379622	05/06/2025	1617	1142483579	00/ERIN GUNIA	82.95
Balance Due:					82.95

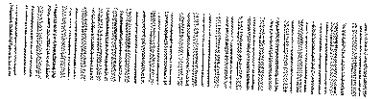
Special Events Supplies

2-340-53800 49400

Publix

The Shoppers at Palencia Commons
7402 US Highway 1 North
Saint Augustine, FL 32093
Store Manager: Casey Nooten Smith
904-826-3537

RECEIVED
JUN 27 2025
BY: _____



1617 560 511 168

PUBLIX SPRNG 24PK		
3 FOR	11.00	11.00
You Saved	2.46	
SHLEPER KIT		21.99
WHITE NAPKINS		3.59
HVY PLS HANGER		3.49
NET MOP REFILL		6.29
DISHWARE COMBO		13.99
CUP CLEAR		4.49
Y QUART BAGS		
2 FOR	4.00	2.00
You Saved	0.99	
WHITE ED PLATES		4.11
WHITE ED PLATES		
2 FOR	12.00	6.00
You Saved	1.59	
WHITE ED PLATES		
2 FOR	12.00	6.00
You Saved	1.59	
TAX EXEMPT		
Order Total		82.95
Grand Total		82.95
CASH Payment		82.95
CASH FORGIVEN		4.63
Change		0.00

Price Summary
Special Price Savings 6.63

+ Your Savings at Publix
+ 6.63

Receipt ID: 1617 560 511 166

PRESTO!

Trace #: 511650

Reference #: 1142487579

Acct #: XXXXXXXXXXXX0000

Purchase Business: Account

Amount: \$52.32

Auth #: 394277

Sweetwater Creek CDD

1865 North Loop Parkway,

Saint Augustine, Fl, 32095

Vendor Name: Ron Cullum

416 Heather Park Lane Saint Augustine, Fl.32095

2025 Classes Taught in a TWO week Period:

Tai Chi

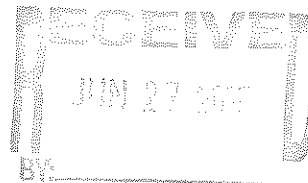
June 17, 19, 26
 $3 \times 35 = 105$

Substitute Date :

Code: 2-340-53800-34500

Cost:

\$105



Approved:

[Signature] 26 June

Date:

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

Vendor: Tiffany Cunningham

153 Esmerelda Rd, St. Augustine, FL 32095

2023 Classes Taught in TWO week period:



(3)

Cardio X Dates:

~~6/1/23~~ 6/5

Substitute Dates:

6/10 6/12

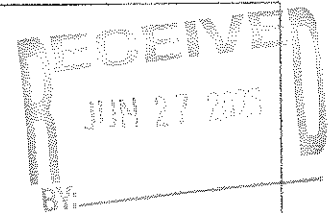
Code: 2-340-53800-34500

Cost:

~~100~~

~~1400~~

\$105.00



Approved:

Date:

6-19-23

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

Vendor: Tiffany Cunningham

153 Esmerelda Rd, St. Augustine, FL 32095

2023 Classes Taught in TWO week period:

4

Cardio X Dates:

6/17

6/19

Substitute Dates:

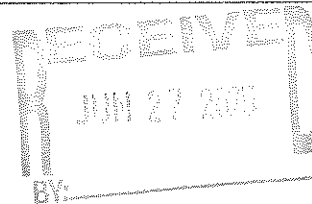
6/24

6/26

Code: 2-340-53800-34500

Cost:

14000



Approved:

A large, stylized handwritten signature in black ink, written over a horizontal line.

Date:

6/19/25

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

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

INVOICE		Date 07/01/2025	Number 356136
TERMS	Due on Date of Invoice		
ACCOUNT #	SLD801374		
Service Address			
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 07/01/2025 to 09/30/2025	\$25.00		\$75.00	
<div>RECEIVED JUN 11 2025 BY: _____</div>						
Current		30 Days	60 Days	90 Days	SUB-TOTAL	\$75.00
\$0.00		\$0.00	\$0.00	\$0.00	SALES TAX	\$0.00
					INVOICE TOTAL	\$75.00
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.					TOTAL DUE	\$75.00

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

Account Number	SLD801374
Invoice Number	356136
Amount Due	\$75.00
Amount Paid	
Reminder: To ensure reliable system operation test your alarm frequently and keep your emergency call list updated. Visit our website, https://villagekeyalarm.com/ , for step-by-step instructions or e-mail us at %0c%0cInvoice>	

2-330-53300-48400-Security

07/01/2025

Number 356136

Approved-EG

INVOICE

Date

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

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

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

Service Address

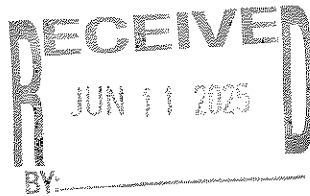
SWEETWATER CREEK FITNESS CENTER
SWEETWATER CREEK CDD
1865 NORTH LOOP PARKWAY
SAINT AUGUSTINE, FL 32095

TERMS	Due on Date of Invoice

Quan Item Description Price Tax % Amount

3 600 RESIDENTIAL BURGLAR PHONE LINE MONITORING
07/01/2025 to 09/30/2025

contact our office for an appointment or instructions on how to
test your system. Thank you for
\$25.00 \$75.00



Current 30 Days 60 Days 90 Days \$0.00 \$0.00 \$0.00 \$0.00

SUB-TOTAL \$75.00 SALES TAX \$0.00 INVOICE TOTAL \$75.00

It is important to test your alarm system regularly. Feel free to

choosing Village Key & Alarm.

\$75.00 TOTAL DUE

Detach Here

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

Account Number	SLD801374
Invoice Number	356136
Amount Due	\$75.00
Amount Paid	

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

Reminder: To ensure reliable system operation test
your alarm frequently and keep your emergency call



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

INVOICE

Date	Invoice No.
07/01/25	31851
Terms	Due Date
Net 40	08/10/25

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
\$2,022.00	

Please detach top portion and return with your payment.

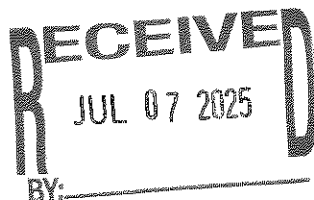
DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
#37048 - Sweetwater Fitness Center and Dog Park-2025 July 2025					\$2,022.00

Monthly Break Down

- Monthly Maintenance -Mowing, edging, blowing, trimming /detail \$1,518.34
- Fertilization- \$130.66
- Bedding Plants (ANNUALS) - \$373.00

Landscape Maint and Improvements: 2-330-54800-46200
Approved EG 7/1/2025

Total	\$2,022.00
Payments/Credits	(\$0.00)
Balance Due	\$2,022.00





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

Invoice

Date
Invoice#

7/1/2025
131295629703

Terms	Net 30
Due Date	7/31/2025
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

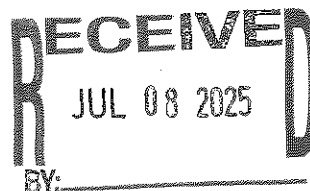
Amount Paid/Credit Applied \$0.00

Balance Due \$2,157.54

[Click Here to Pay Now](#)



Pool Chemicals: 2-330-53800-52002
Approved-EG-7/8/2028



131295629703

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

Invoice

Invoice #: 305
Invoice Date: 7/1/2025
Due Date: 7/1/2025
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 - July 2025		10,319.83	10,319.83
2.330.53800.10000- Assistant Manager - July 2025		6,868.07	6,868.07
2.330.53800.10000- Front Desk Attendants- July 2025		5,007.08	5,007.08
2.330.53800.10000- Front Desk Attendants (RMS) - June 2025 - Additional Amount Owed (Per 7/1/25 Adjustment memo for June 2025 Hourly Services)		1,468.79	1,468.79
2.330.53800.46500- Janitorial Services - July 2025		3,622.25	3,622.25
2.330.53800.52000 Pool Maintenance Services - July 2025		1,622.42	1,622.42
2.320.53800.12100- Field Management - July 2025		7,716.83	7,716.83
Pool Chemicals - Trichlor		69.96	69.96
Pool Chemicals - Sulfuric Acid		9.57	9.57
Pool Chemicals - Tile Soap		84.32	84.32
<div><div>RECEIVED</div><div>JUL 08 2025</div><div>BY: _____</div><div>Alison Mossing</div><div>7-7-25</div></div>			

Total \$36,789.12

Payments/Credits \$0.00

Balance Due \$36,789.12

Riverside Management Services

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



Sweetwater Creek CDD
Monthly Credit Memorandum

DATE: July 1, 2025
FROM: Alison Mossing
TO: RMS Billing Department
SUBJECT: June Adjustment -- Monthly Invoice Adjustment for June 2025 Hourly Services

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

	<u>Hours</u>	<u>Hourly Rate</u>	<u>Total</u>	<u>Billed</u>	<u>Due Amount</u>
• Front Desk Attendants	311.34	\$20.80	\$6,475.87	\$5,007.08	\$1,468.79 Owed

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/1/25	2.25	E.K.	Amenity Center/Fitness Center Attendant
6/1/25	9.12	M.K.	Amenity Center/Fitness Center Attendant
6/2/25	11.1	M.K.	Amenity Center/Fitness Center Attendant
6/2/25	5.5	Z.S.	Amenity Center/Fitness Center Attendant
6/3/25	4	M.K.	Amenity Center/Fitness Center Attendant
6/3/25	5.25	AB.F.	Amenity Center/Fitness Center Attendant
6/4/25	3.42	M.K.	Amenity Center/Fitness Center Attendant
6/4/25	6.57	Z.S.	Amenity Center/Fitness Center Attendant
6/5/25	3.95	M.K.	Amenity Center/Fitness Center Attendant
6/5/25	5.35	A.F.	Amenity Center/Fitness Center Attendant
6/6/25	4	E.K.	Amenity Center/Fitness Center Attendant
6/6/25	4.43	Z.S.	Amenity Center/Fitness Center Attendant
6/7/25	5.25	E.K.	Amenity Center/Fitness Center Attendant
6/7/25	6.13	A.F.	Amenity Center/Fitness Center Attendant
6/8/25	5.4	M.K.	Amenity Center/Fitness Center Attendant
6/8/25	6.22	Z.S.	Amenity Center/Fitness Center Attendant
6/9/25	4	E.K.	Amenity Center/Fitness Center Attendant
6/9/25	5.33	Z.S.	Amenity Center/Fitness Center Attendant
6/10/25	4	E.K.	Amenity Center/Fitness Center Attendant
6/10/25	5.4	M.K.	Amenity Center/Fitness Center Attendant
6/11/25	6	E.K.	Amenity Center/Fitness Center Attendant
6/11/25	5.33	Z.S.	Amenity Center/Fitness Center Attendant
6/12/25	4.02	E.K.	Amenity Center/Fitness Center Attendant
6/12/25	5.57	M.K.	Amenity Center/Fitness Center Attendant
6/13/25	4.05	M.K.	Amenity Center/Fitness Center Attendant
6/13/25	4.42	Z.S.	Amenity Center/Fitness Center Attendant
6/14/25	4.6	E.K.	Amenity Center/Fitness Center Attendant
6/14/25	6.73	M.K.	Amenity Center/Fitness Center Attendant
6/15/25	5.28	M.K.	Amenity Center/Fitness Center Attendant
6/15/25	6.27	Z.S.	Amenity Center/Fitness Center Attendant
6/16/25	3.93	M.K.	Amenity Center/Fitness Center Attendant
6/16/25	5.52	Z.S.	Amenity Center/Fitness Center Attendant
6/17/25	3.63	M.K.	Amenity Center/Fitness Center Attendant
6/17/25	5.45	AB.F.	Amenity Center/Fitness Center Attendant
6/18/25	4	E.K.	Amenity Center/Fitness Center Attendant
6/18/25	5.35	Z.S.	Amenity Center/Fitness Center Attendant
6/19/25	4	E.K.	Amenity Center/Fitness Center Attendant
6/19/25	5.25	AB.F.	Amenity Center/Fitness Center Attendant
6/20/25	4	E.K.	Amenity Center/Fitness Center Attendant
6/20/25	4.47	Z.S.	Amenity Center/Fitness Center Attendant
6/21/25	5.27	E.K.	Amenity Center/Fitness Center Attendant
6/21/25	5.8	AB.F.	Amenity Center/Fitness Center Attendant
6/22/25	4.25	E.K.	Amenity Center/Fitness Center Attendant
6/22/25	7.37	Z.S.	Amenity Center/Fitness Center Attendant
6/23/25	4	E.K.	Amenity Center/Fitness Center Attendant
6/23/25	5.38	Z.S.	Amenity Center/Fitness Center Attendant
6/24/25	4	E.K.	Amenity Center/Fitness Center Attendant
6/24/25	5.58	Z.S.	Amenity Center/Fitness Center Attendant
6/25/25	4.02	E.K.	Amenity Center/Fitness Center Attendant
6/25/25	5.17	AB.F.	Amenity Center/Fitness Center Attendant
6/26/25	4.02	M.K.	Amenity Center/Fitness Center Attendant
6/26/25	5.27	AB.F.	Amenity Center/Fitness Center Attendant
6/27/25	4.23	M.K.	Amenity Center/Fitness Center Attendant
6/27/25	5.05	A.F.	Amenity Center/Fitness Center Attendant
6/27/25	5.25	Z.S.	Amenity Center/Fitness Center Attendant
6/28/25	4.25	M.K.	Amenity Center/Fitness Center Attendant
6/28/25	6.07	AB.F.	Amenity Center/Fitness Center Attendant
6/29/25	5.18	M.K.	Amenity Center/Fitness Center Attendant
6/29/25	6.17	Z.S.	Amenity Center/Fitness Center Attendant
6/30/25	4	M.K.	Amenity Center/Fitness Center Attendant
6/30/25	5.47	Z.S.	Amenity Center/Fitness Center Attendant

311.34

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

Vendor: Angie Bascom
415 Jasmine Road, St. Augustine, FL 32086

2025 Classes Taught in Two-week period:


Zumba:

Substitute Dates: 6/14/25 12 members
6/21/25 8 members

Code: 2-340-53800-34500

Cost: \$35.00 70⁰⁰

RECEIVED
JUL 09 2025
BY: _____

Approved: 

Date:

6/27/25

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

Vendor: Angie Bascom

415 Jasmine Road, St. Augustine, FL 32086

2025 Classes Taught in Two-week period:

Zumba:

Substitute Dates: 6/28/25 12 members
7/5/25 8 members

Code: 2-340-53800-34500

Cost: ~~\$35.00~~ 70⁰⁰

RECEIVED
JUL 09 2025
BY: _____

Approved: *R 27*

Date: 7/9/25

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

Vendor: Diane Stoevers

153 Oak Common Ave. St. Augustine, FL 32095

2025 Classes Taught in TWO week period:

6/30 - 7/13

Pilates Dates:

7/7

Kids Fitness Dates:

Stretch Dates:

7/7

Barre Dates:

7/7

Substitute Dates:

Code: 2-340-53800-34500

Cost:

\$ 80.00

RECEIVED
JUL 09 2025
BY: _____

Approved:

C2J

Date:

7/9/25

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

Vendor: Eliana Roque

138 Pickett Dr, St. Augustine, Fl 32084

2025 Classes Taught in TWO week period:

Cardio Core Dates:

7/1

Senior Mat Pilates Dates:

7/1 7/3

Senior Strength Dates:

7/3

Substitute Dates:

Code: 2-340-53800-34500

Cost:

160

RECEIVED
JUL 09 2025
BY: _____

Approved:

Eliana Roque

Date:

7/3/25

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: 7/2, 7/9

Gentle Yoga: 6/20, 6/27

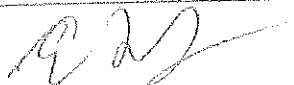
Sub:

Requested by: Erin Gunia

Code: 2-330-53800-34500

Cost: 140⁰⁰

RECEIVED
JUL 09 2025
BY: _____

Approved: 

Date:

7/9/25

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

Vendor: Lina Hernez

248 Glorietta Dr, St. Augustine, FL 32095

2023 Classes Taught in TWO week period: 23rd Jun ~ July 6th
Meditation Dates: 25th Jun, 2nd July

Yogalates Dates: 26th Jun, 3rd July

Power Pump Dates: 26th Jun, 3rd July

Yoga Dates: 25th, 29th Jun, 2nd, 6th July

Pilates Dates: 23rd Jun, 30th Jun

Sub: 30th Jun Barre @ 6pm (Dance class)

Code: 2-340-53800-34500

Cost: \$490⁰⁰ (my classes + 1 Sub for Diane)
Diane

Approved: [Signature] Date: 7/9/25

RECEIVED
JUL 09 2025
BY: _____

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:

Tai Chi:

June 24, 2025

Requested by: Erin Gunia

Total=\$

35.00

Code: 2-330-53800-34500

RECEIVED
JUL 09 2025
BY: _____

Approved:

MJ Costaza

Date:

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

Vendor: Miranda Bulger

2112 Pons Springs Way, Fleming Island, ,Fl 32003

2025 Classes Taught in TWO week period:

Spin Dates: 6/25 7/2

HIIT Dates: 6/23 6/25 6/30 7/2

Substitute Dates:

Code: 2-340-53800-34500

Cost:

245⁰⁰

RECEIVED
JUL 09 2025
BY: _____

Approved:

Miranda Bulger

Date:

7/2

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 6/30 10:15 - 11:00

Stretch 6/30 11:10 - 12:00/10

Yogalates Dates:

Spin 6/7 11:10 - Noon

Power Pump Dates:

Yoga Dates:

Pilates Dates:

Code: 2-340-53800-34500

Cost:

105⁰⁰

RECEIVED
JUL 09 2025

BY:

Approved:

CNJ

Date:

7/9/25

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

Vendor: Tiffany Cunningham

153 Esmerelda Rd, St. Augustine, FL 32095

2025 Classes Taught in TWO week period:

(4)

Cardio X Dates:

7/1 7/3

Substitute Dates:

7/8 7/10

Code: 2-340-53800-34500

Cost:

140⁰⁰

RECEIVED
JUL 09 2025
BY: _____

Approved: _____

Date:

7/3/25

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

Vendor: Angie Bascom

415 Jasmine Road, St. Augustine, FL 32086

2025 Classes Taught in Two-week period:

Zumba:

Substitute Dates: 7/12/25 15 members

RECEIVED
JUL 23 2025
BY: _____

Code: 2-340-53800-34500

Cost: \$35.00

Approved: *adg*

Date: 7/15/25

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

Vendor: Diane Stoeber

153 Oak Common Ave. St. Augustine, FL 32095

2025 Classes Taught in TWO week period:

7/14 - 7/27

Pilates Dates:

Kids Fitness Dates:

Stretch Dates:

7/14, 7/18

Barre Dates:

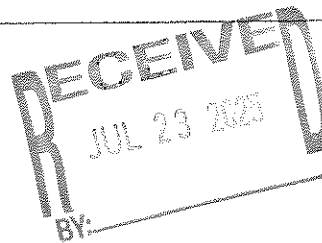
7/14

Substitute Dates:

Code: 2-340-53800-34500

Cost:

120⁰⁰



Approved:

[Signature]

Date:

7/18/25

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

Vendor: Eliana Roque

138 Pickett Dr, St. Augustine, FL 32084

2025 Classes Taught in TWO week period:

Cardio Core Dates:

7/15 ~~7/16~~

Senior Mat Pilates Dates:

7/15 7/17

Senior Strength Dates:

7/17

Substitute Dates:

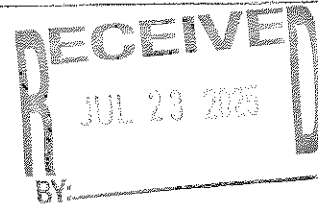
(7/11) - Senior Stretch

Code: 2-340-53800-34500

Cost:



200 ⁵⁰



Approved:

[Signature]

Date:

7/11

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

Vendor: Eljana Roque

138 Pickett Dr, St. Augustine, FL 32084

2023 Classes Taught in TWO week period:

Cardio Core Dates: May 6 / June 10

Senior Mat Pilates Dates: May 6 / June 10 / June 12 / June 17

Senior Strength Dates: June 12

Substitute Dates:

Code: 2-340-53800-34500

Cost: \$280 + \$10 (May 8 wrong print
class amount)
Total: \$290⁰⁰

RECEIVED
JUL 23 2025
BY: _____

Approved:

Eljana Roque

Date: 7/14/25

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: 7/11

Gentle Yoga: 7/11

Sub:

Requested by: Erin Gunia

RECEIVED
JUL 23 2025
BY: _____

Code: 2-330-53800-34500

7000

Approved:

[Signature]

Date:

7/15/20

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

Vendor: Miranda Bulger

2112 Pons Springs Way, Fleming Island, FL 32003

2025 Classes Taught in TWO week period:

Spin Dates: 7/7 7/9 7/14 7/16

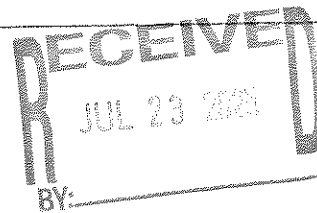
HIIT Dates: 7/9 7/16

Substitute Dates:

Code: 2-340-53800-34500

Cost:

245⁰⁰



Approved:

Miranda Bulger

Date:

7/16

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:

Yogalates Dates:

"Strength" 6/10/25 10-11
All Over"

Power Pump Dates:

Spin 6/14 10:15-11

Yoga Dates:

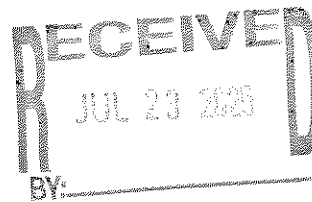
Pilates Dates:

6/10/25 11-12

Code: 2-340-53800-34500

Cost:

105⁰⁰



Approved:

[Signature]

Date:

7/18/25

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

Invoice

Invoice #: 306
Invoice Date: 7/18/2025
Due Date: 7/18/2025
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 June 1 - June 30, 2025	27	40.00	1,080.00
Maintenance Supplies		10.74	10.74

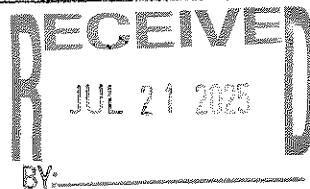
APPROVED

FACILITY MAINTENANCE- 1,080.00\$
2.330.53800.12200

MISCELLANEOUS- 10.74\$
2.330.53800.49000

DAN WRIGHT
7/18/25

Alison Moring
7-21-25



Total	\$1,090.74
Payments/Credits	\$0.00
Balance Due	\$1,090.74

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/2/25	6	P.S.	Replaced mini golf course signs, checked air handler filters, drove property and removed debris
6/10/25	3	P.S.	Dug out speed sign that was crooked, straightened it out and poured concrete around it
6/16/25	3	P.S.	Disposed of two diving blocks, removed debris around roadways, emptied and restocked dog waste receptacles
6/18/25	4	P.S.	Filled in pavers with sand, replaced water filter on drinking fountain, diagnosed issue with fountain at amenity center
6/19/25	2	P.S.	Unclogged fountain in front of fitness center, checked and changed trash receptacles, emptied and restocked dog waste receptacles
6/24/25	2	P.S.	Removed old stair climber, replaced with new one, replaced gym wipes container
6/25/25	3	P.S.	Adjusted door closer in break room, installed new ceiling fan, picked up supplies
6/26/25	2	A.A.	Install flow of traffic sign in the island Infront of the amenity center
6/26/25	2	J.S.	Assisted install flow of traffic sign in the island Infront of the amenity center
TOTAL	<u>27</u>		
MILES	<u>0</u>		

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 7/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
SWEETWATER CREEK	6/9/25	Concrete Mix	10.74	P.S.
TOTAL			<u>\$10.74</u>	

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

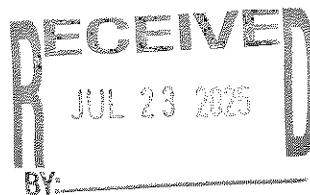
Invoice

Invoice #: 307
Invoice Date: 7/23/2025
Due Date: 7/23/2025
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Pool Repair - Replace White Commercial LED Underwater Pool Light		2,010.50	2,010.50
Pool Repair - Install Swimming Pool Depth Markers on Stainless Steel		1,154.52	1,154.52
Pool Gutter Under Water at all Depth Marker Deck Tiles			
Pool Repair - Installation Kit Swimming Pool Deck Vinyl Stick on		191.88	191.88
Pool Repair - Removal of Existing Depth Marker Tile Adhesive		302.50	302.50
Pool Repair - Stainless Steel Plate Covers for Abandoned Platform		230.74	230.74
Anchors on Pool Deck			
Pool Repair - Installation w/ Tapcon Concrete Screws		137.50	137.50
Pool Repair - Reset Dive Platform Anchor, Reused existing anchor cup		935.00	935.00
and poured a new concrete footer			
Pool Chemicals - Trichlor		87.45	87.45
Pool Chemicals - Sulfuric Acid		76.56	76.56
Pool Chemicals - Cal Hypo		29.70	29.70
Pool Chemicals - Natural Pool Enzymes		74.65	74.65
Pool Repair - Patch Small Popout of Plaster in the pool with a blend of		880.00	880.00
hydraulic cement and quartz with certified diver			
Pool Repair - Install 50' White Commercial LED Underwater Pool Light		1,855.98	1,855.98



Alison Moring
7-23-25

Total	\$7,966.98
Payments/Credits	\$0.00
Balance Due	\$7,966.98

Sweetwater Creek CDD

1865 North Loop Parkway,

Saint Augustine, Fl, 32095

Vendor Name: Ron Cullum

416 Heather Park Lane Saint Augustine, Fl.32095

2025 Classes Taught in a TWO week Period:

Tai Chi

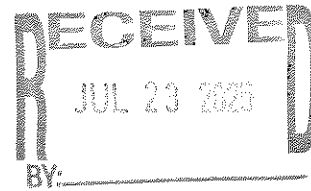
June 17, 19, 26
 $3 \times 35 = 105$

Substitute Date :

Code: 2-340-53800-34500

Cost:

\$105



Approved:

R 26 June

Date:

Sweetwater Creek CDD

1865 North Loop Parkway,

Saint Augustine, FL 32095

Vendor Name: Ron Cullum

416 Heather Park Lane Saint Augustine, FL 32095

2025 Classes Taught in a TWO week Period:

Tai Chi

July 1, 3, 8, 10

$4 \times 35 = 140$

Substitute Date :

Code: 2-340-53800-34500

Cost:

\$140

RECEIVED
JUL 23 2025
BY: _____

Approved:

10 July

Date:

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

Invoice

Invoice #: 308
Invoice Date: 7/25/2025
Due Date: 7/25/2025
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 July 1 - July 31, 2025	10.33	40.00	413.20
APPROVED			
MAINT & REPAIRS - 293.2\$ 2.320.53800.47301			
REPAIR & MAINT - BUILDING - 120\$ 2.330.53800.47800			
DAN WRIGHT 7/25/25			
Alison Moxing 7-25-25			

RECEIVED
JUL 25 2025
BY: _____

Total	\$413.20
Payments/Credits	\$0.00
Balance Due	\$413.20

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/2/25	3.33	P.S.	Cut down and disposed of dead tree
7/10/25	3	P.S.	Silicone behind sink in women's room, tightened exercise machine, cut up dead tree at 248 Rincon Drive, removed debris on roadways
7/18/25	4	P.S.	Removed several sections of sod as directed from Amenity Director, repaired dog pot station lock, removed debris around community, disposed of yard waste
TOTAL	<u>10.33</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

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

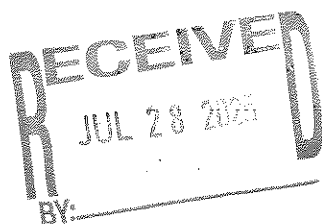
Invoice

Invoice #: 309
Invoice Date: 8/1/2025
Due Date: 8/1/2025
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
2.330.53800.10000- Fitness Center Manager - 8/1/25-8/8/25		2,663.20	2,663.20
2.330.53800.10000- Assistant Manager - 8/1/25-8/8/25		1,772.40	1,772.40
2.330.53800.10000- Front Desk Attendants - 8/1/25-8/8/25		1,292.16	1,292.16
2.330.53800.46500- Janitorial Prorated - 8/1/25-8/8/25		934.80	934.80
2.330.53800.52000 Pool Maintenance Prorated - 8/1/25-8/8/25		418.72	418.72
2.320.53800.12100- Field Management Prorated - 8/1/25-8/8/25		1,991.44	1,991.44



Alison Mossing
7-28-25

Total \$9,072.72

Payments/Credits \$0.00

Balance Due \$9,072.72



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

INVOICE

Date	Invoice No.
06/01/25	31472
Terms	Due Date
Net 40	07/11/25

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
\$2,022.00	

Please detach top portion and return with your payment.

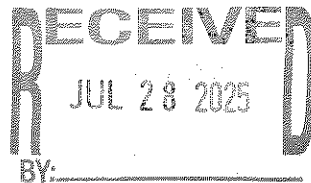
DESCRIPTION	UOM	QTY	UNIT PRICE	EXT PRICE	TOTAL
#37048 - Sweetwater Fitness Center and Dog Park-2025 June 2025					\$2,022.00

Monthly Break Down

- Monthly Maintenance -Mowing, edging, blowing, trimming /detail \$1,518.34
- Fertilization- \$130.66
- Bedding Plants (ANNUALS) - \$373.00

Total	\$2,022.00
Payments/Credits	(\$0.00)
Balance Due	\$2,022.00

Landscape Maint & improvements
2.330.53800.46200
DW
7/28/25



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/22/25	00021	7/21/25 289793	202507 600-58400-60000	FORD F150 TRUCK	*	38,072.00	
BOZARD FORD COMPANY							38,072.00 000039
TOTAL FOR BANK A						38,072.00	
TOTAL FOR REGISTER						38,072.00	

SWEETWATER CREEK-CAPITAL RSRVE

7/22/2025

VENDOR NUMBER/NAME: 21 BOZARD FORD COMPANY

CHECK #: 000039

INV DATE INV# AMOUNT DISCOUNT NET

20250721 289793 38,072.00 38,072.00 FORD F150 TRUCK

TOTAL \$38,072.00

SWEETWATER CREEK-CAPITAL RSRVE

7/22/2025

VENDOR NUMBER/NAME: 21 BOZARD FORD COMPANY

CHECK #: 000039

INV DATE INV# AMOUNT DISCOUNT NET

20250721 289793 38,072.00 38,072.00 FORD F150 TRUCK

TOTAL \$38,072.00

TO VERIFY AUTHENTICITY, SEE REVERSE SIDE FOR DESCRIPTION OF THE 11 SECURITY FEATURES

000039

SWEETWATER CREEK CDD

SUNTRUST
ORLANDO, FL

475 WEST TOWN PLACE

63-215/631

SUITE 114

SAINT CLOUD, FL 32092

DATE

AMOUNT

CAPITAL OUTLAY ACCOUNT

7/22/2025

\$38,072.00*

THIRTY-EIGHT THOUSAND SEVENTY-TWO DOLLARS & 00 CENTS *****

PAY

TO THE
ORDER

OF:

BOZARD FORD COMPANY

540 OUTLET MALL BLVD

ST AUGUSTINE FL 32084

AUTHORIZED SIGNATURE

000039

BOZARD



LINCOLN

SALES INVOICE

SOLD TO SWEETWATER CREEK COMMUNITY DEVELOPM

475 W TOWN PLACE
SUITE 114

DATE 07/21/2025

ST AUGUSTINE FL 32092

289793

INVOICE NO.

PURCHASE ORDER NO.

QUANTITY	MODEL NO.	VIN NO.	TOTAL
	F1K	1FTMF1KP9SKD77031	38072.00

PLEASE REMIT PAYMENT TO

BOZARD FORD LINCOLN
ATTN: Accounts Receivable
540 OUTLET MALL BLVD
ST. AUGUSTINE, FL 32084

EXHIBIT 8

**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: 168

(B) Name and address of Payee: JD Goals Inc
296 Gladiola Road
Palm Bay, FL 32907

(C) Amount Payable: \$5,667.50

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Invoice # 112528, Remaining Balance.

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

The undersigned hereby certifies that:

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

OR

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


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

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

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


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

**SWEETWATER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Authorized Officer

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

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


Consulting Engineer

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

Name: JD Goals Inc

Address: 296 Gladiola Rd NE, Palm Bay, FL, 32907

CODE: Bond/Requisition money

Description: Remaining sum owed for Mini Golf refurbishment

Cost: \$5667.50

Approved: Erin Gunia

Date: 6/30/25

JD Goals inc

296 Gladiola RD NE.
Palm Bay,FL. 32907

Invoice

Date	Invoice #
3/20/2025	112528

Bill To
La Palma Park Mitad circle St Augustine FL Erin Gunia Sweetwater Creek CDD

P.O. No.	Terms	Project
	50% Deposit Balance ...	

Quantity	Description	Rate	Amount
	Repair loose pavers		0.00
	Remove existing carpet and dispose of in owner supplied dumpster.	11,335.00	11,335.00
	Machine scrape concrete to remove loose excessive adhesive and		
	Prepare substrate for installation of new carpet		
	Supply and Install new carpet adhering to the latest specifications and following		
	manufacturer recommendations.		
	50% Materials Deposit		-5,667.50
Thank You, We look forward to working with you.		Total	\$5,667.50

EXHIBIT 9

EXHIBIT 10

July Operations Report

Building:

AC fixed again by Wilson Heating and Air

Ice Machine installed on the pool deck-Drinking fountain with water bottle filler will be purchased soon

Electricians came to diagnose and solve the problem with the treadmills shutting down

Parks:

Shade structures complete at Ensenada Park and La Palma Park

Ensenada Dog Park fence expanded

Round A Bout has uplighting and outlets for Holiday decorations. Further minimal improvements are being pursued for its presentation

Requisition requests for Bocce Ball at the Fitness Center and Artificial Turf at three locations-Contracts pending

Resident Requests and Tasks:

Removal of resident sod

Removal of dead tree on Rio del Norte Pond

Temporary access agreement granted for use of CDD property on Antolin Way

Pride complaint addressed with St. Johns County Water Management

Two separate viewings of gate videos

Equipment:

Equipment repaired: Cardio-Two treadmills

Squat Machine repaired

Tools purchased for District use

Pool:

Swim Team license agreement signed by team and legal

Their summer competitive season concluded and the year-round program will return in August.

Depth Markers were replaced but some are already peeling off. The company has been notified.

Repair of two Aquasol heater/chillers. They were under warranty.

Pickleball:

Summer Social League concluded with party for league participants and then any residents wanting to join for Open Play.

Memberships: 776

Staff:

Onboarding with Vesta

New hire for Group Fitness Instruction

All Group Fitness Instructors are resubmitting w9s for transfer on payroll

Training for the new Maintenance work order app

Envera meeting with Marshall Creek and Supervisor Smith.

EXHIBIT 11



904.355.1831
245 Riverside Avenue, Suite 300
Jacksonville, FL 32202

VestaPropertyServices.com

Dear Sweetwater CDD Board Supervisors,

Please find the following attached to your meeting agenda packet for your review and discussion during your 8/7 CDD Meeting:

1. Vesta Fee Summary Comparison: This table shows (1) our RFP response relative to your draft budget and the original RFP scope, then (2) approved changes to your maintenance scope and finally proposed changes (3) to your manager's responsibilities and compensation for your review and approval. Note that even with these changes per the bottom of the table your associated costs vs your draft 2026 budget still decreases in 2026 by 1.6%.
2. Cost Plus Overview: Please find a summary of the Cost Plus Fee model we reviewed with you verbally during our RFP presentation and provided pricing for in our response, however the specific language was not mentioned in the RFP response. This proposal clarifies that Vesta is proposing a cost plus model as outlined in the supporting documentation included in your agenda packet. I wanted to provide it for your review and answer any questions you might have and reaffirm this is the model you would like to pursue. We believe the monthly updates and third party payroll documentation from Paycom will provide the necessary transparency you desire. We have found this to be very well received by the CDD Boards that have adopted this format.

I will be in attendance at your 8/7 CDD meeting to field any questions you may have, however please feel free to reach out to me in advance as well if you prefer. -Jay



**CELEBRATING 30 YEARS OF SERVICE
TO OUR COMMUNITIES
1995 - 2025**

**Your Community.
Our Commitment.**

Jay King
President, North Florida
C. 619.708.5164

Vesta Property Services
245 Riverside Ave, Suite 300,
Jacksonville, FL 32202
www.VestaPropertyServices.com



PRICING EXPLANATION

Pricing Explanation

A. Fixed Rate Pricing Model: With traditional Fixed Rate pricing, Vesta projects what we believe our expenses will be specific to each contract for the coming year(s). Expenses include gross wages, workers comp, benefits, associated corporate burden and more. We price our services to remain competitive, provide the highest level of service while earning some level of profit. That said, with the uncertainty of the labor market and inflation, Vesta must create additional margin to buffer against the unknown and still attain some level of profitability.

Pros:

- Set scope of services provided at a set fee regardless of actual costs to provide services

Cons:

- More Expensive
- Not Flexible

B. Cost Plus Model: An alternative pricing model is considered as Cost Plus. Vesta invoices the District based on actual wages and benefits (the "Cost"). We then add a flat rate multiplier (the "Plus") to cover non-billable expenses such as laptops, uniforms, insurances, corporate support, etc. and profit. The District pays only for what it receives.

Pros:

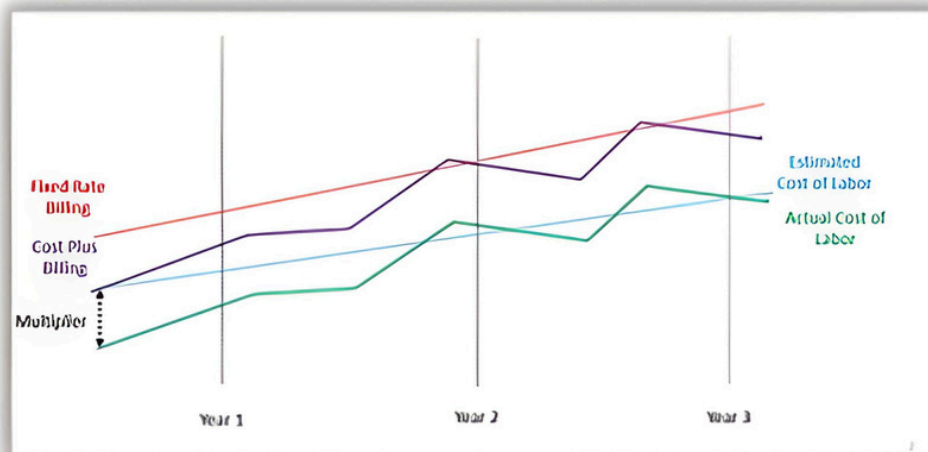
- Creates transparency. The District knows what compensation flows directly to the onsite personnel without incurring the financial or operational hardship of being an employer. Detailed payroll reports are provided with each invoice.
- The District only pays for what it actually gets. If a position is vacant or operating hours are reduced, savings is realized directly to the District. To date every CDD that has chosen the "Cost Plus" option has realized savings.
- Vesta is still accountable to keeping the District on budget and will estimate annual expenses for our services during the annual budget process.
- Hours, levels of services and scope can be easily adjusted by the Board without any need for renegotiating the contract to accommodate preferences, staffing levels or in response to economic pressures. This arrangement provides flexibility to tweak costs throughout the year to hit a desired budget target.
- Compensation rates are variable. In the case of a management vacancy, multiple candidates with differing compensation levels may be considered. Someone with less experience could save the District money whereas a more experienced candidate might cost more but provide greater overall value. There is no incentive for Vesta to choose a less expensive option.
- Less expensive than fixed rate. Since there is a shared risk Vesta does not need to charge more as a hedge against rising costs.

PRICING EXPLANATION

Fixed vs Cost Plus Pricing

With traditional Fixed Rate pricing the service provider agrees on the scope of services and provides pricing for several years. The provider starts with what they think their costs will be and then they add in additional margin as uncertainty grows with subsequent years to ensure if their estimates are off (under estimate costs) that do not lose money since the provider has to render the services regardless of their actual costs. Predicting the future can be hard, especially in an inflationary labor market. The CDD can also be overcharged for the services provided.

With Cost Plus pricing the service provider again estimates costs and the CDD budgets accordingly. However the service provider only bills for what costs are incurred. If cost are less than anticipated (under budget) then the savings goes to the CDD. If the cost are greater than budgeted then the CDD can choose to reduce services to come in on budget or provide funds from other sources to maintain or even increases services as they see fit. Cost Plus is more of a shared, flexible and transparent partnership between the CDD and the service provider as detailed in the following sections.



Thus far, every CDD that has been offered a “Cost Plus” option has chosen it and has realized savings vs. their budget (what we estimated our expenses would be).

PRICING INFORMATION

Cost-Plus Pricing Model

We are proposing to bill based on actual cost of wages and benefits (The **Cost**) using reporting from our third party payroll processor (Paycom) and then apply a multiplier (the **Plus**) to cover non-payroll expenses such as onsite non-billable items (smart phones, training, materials, uniforms, etc.), insurance, regional and corporate support and a profit. The multiplier is set at fixed 1.15. So, for every \$1.00 in employee wages and benefits incurred, Vesta charges \$1.15. 87% of every dollar paid to Vesta goes directly to onsite employee compensation and benefits.

Advantages

1. **Creates transparency.** The District knows what compensation flows directly to onsite personnel.
2. This **eliminates the inefficiencies** created by a multi-year fixed rate contract where uncertainty increases over time and vendor's need to increase their margins to offset it resulting in an inevitably winner and loser. If the vendor does not accurately project future labor costs, they can lose money and conversely if the vendor overestimates costs, then they will profit at the expense of the District. Neither scenario is necessarily good for long-term trust and partnership.
3. The **District only pays for what it actually gets.** If a position is gapped, then there are no wages to bill. There is no need to negotiate refunds or adjustments.
4. **Vesta is still accountable to keep the District's on budget** and will estimate annual expenses for our services during the annual budget process.
5. **Hours, levels of services, and/or scope can be easily adjusted** by the Board without any need for reworking the contract to accommodate preferences or in response to economic pressures. This arrangement provides flexibility to tweak costs throughout the year to hit a desired target.
6. When there is a vacancy, **multiple candidates** for a position at different compensation levels can be considered with the District only being billed for costs actually incurred. Someone with less experience could save the District money whereas a more experienced candidate might cost more but provide greater overall value. There is no incentive for the vendor to choose a less expensive option to save against a fixed reimbursement rate.

Wages

- Regular
- Onboarding
- Holiday
- Incentive
- Back Pay
- Overtime
- Vacation
- Retro Pay
- Fitness Club
- Miscellaneous
- Sick
- Floating Holiday
- Swim Class
- Holiday Work

The image shows a screenshot of a Paycom Labor Allocation Detail Report (LADR). It is a complex table with multiple columns and rows. Three specific areas are highlighted with colored boxes and lines pointing to them from the surrounding text:

- A red box highlights the 'Wages' section, which includes columns for 'Regular', 'Overtime', 'Holiday', 'Incentive', 'Back Pay', 'Vacation', 'Retro Pay', 'Fitness Club', 'Miscellaneous', 'Sick', 'Floating Holiday', 'Swim Class', and 'Holiday Work'.
- A blue box highlights the 'Benefits' section, which includes columns for 'Basic ADD', 'Basic Life', and 'Medical Me'.
- A green box highlights the 'Taxes & WC' section, which includes columns for 'FUTA', 'Medicare', 'Social Sec.', 'FL SUI', and 'Worker's Comp'.

Non-Wage Benefits

- Basic ADD
- Basic Life
- Medical Me

Taxes & WC

- FUTA
- Medicare
- Social Sec.
- FL SUI
- Worker's Comp

What is the "Plus"?

The "plus" is a multiplier we use to factor in all other costs not on the Labor Allocation Detail Report (LADR) to ensure we cover all other expenses (noted below) and make a profit. The multiplier will be tailored to each account and vary from contract to contract depending on our costs, size of the account (volume discount), other sources of revenue (programming, café, etc.), etc. The plus multiplier covers everything the contract and or operations require Vesta to pay for that is not billable to the District such as:

- Smart phones
- Training materials
- Vesta logo uniforms
- Computers/tablets/IT not billable
- Offsite employee travel that is not billable
- Liability Insurance
- All costs associated with Regional Support
- All costs associated with Corporate Support
- Our Profit

PRICING INFORMATION

Process for Cost-Plus Monthly Billing

We will provide Monthly Reporting to compare our actual billing to your budget. • If our onsite, billable labor is less expensive then we estimated as part of your annual budget process, then these realized savings would go to the District (not Vesta.) • If our onsite, billable labor is trending to be more expensive then estimated, we can partner with you regarding ways to reduce staffing costs proactively, to come in on-budget (or as directed by the Board.)

Below is an example of the Monthly Reporting we provide as part of our manager's report for Heritage Landing CDD:

Heritage Landing Actual vs Forecast (Budget) Summary						
FY 2023	Estimated (Budgeted) Fee	Actual Fee	Variance MTD	Cumulative Variance YTD	Comments	% by Month
October	\$31,762	\$29,032	-\$2,730	-\$2,730	Additional maint tech hours not yet staffed. Partial FA Wednesday vacancy. No management increases until 11/1.	7.10%
November	\$31,762	\$28,784	-\$2,978	-\$5,709	Additional maint tech and FA vacancy not filled until mid November.	7.10%
December	\$31,762	\$29,645	-\$2,117	-\$7,826	Wages and Benefits were less than expected.	7.10%
January	\$31,762	\$30,608	-\$1,154	-\$8,980	Wages and Benefits were less than expected.	7.10%
February	\$31,762	\$30,418	-\$1,344	-\$10,325	Wages and Benefits were less than expected.	7.10%
March	\$37,794	\$39,755	\$1,960	-\$8,364	Onboarding 25+ Staff. Lifeguard Training. Added unbudgeted weekend maintenance hours for rest of year.	8.34%
April	\$38,013	\$42,372	\$4,359	-\$4,006	Continued Lifeguard Training. Additional Maintenance Hours added to insource work.	8.39%
May	\$39,646	\$38,491	-\$1,156	-\$5,161	Wages and Benefits were less than expected.	8.75%
June	\$50,679	\$51,065	\$386	-\$4,775	Wages and Benefits were on target. Includes 5/31.	11.22%
July	\$49,758	\$50,294	\$535	-\$4,239	Wages and Benefits were on target.	11.02%
August	\$41,732	\$46,759	\$5,027	\$788	Wages and Benefits were on target.	9.22%
September	\$34,254	\$37,048	\$2,794	\$3,582	Over budget for the FY due to Board decision to add unbudgeted weekend maintenance hours (\$3,483) and insourcing of work (\$2,746) to save money over vending.	7.55%
	\$450,689	\$454,270				100.00%

Vesta Fee Summary Comparison for Sweetwater CDD 7.30.2025

Original Pricing in the RFP						Board Modification #1: w/ 40 hrs a week Maintenance Tech			Proposed Modification #2 per Chair with increased responsibilities for General Manager and Fitness Center Director Positions			
Scope of Services Per RFP		FY 2026 Draft Budget	Year 1 FY26	Year 2 FY27	Year 3 FY28	Year 1 FY26	Year 2 FY27	Year 3 FY28	8/9/2025	Year 1 FY26	Year 2 FY27	Year 3 FY28
Management Services	Including conducting Board meetings, administration, policy implementation, statutory compliance, filings and notices, contract management, proposal coordination, Board advisement, public inquiry responses	\$58,718	\$18,000	\$18,540	\$18,910	\$18,000	\$18,540	\$18,910	\$18,000	\$18,000	\$18,540	\$18,910
Administrative Services	Including meeting minutes preparation, records retention per Chapter 119 F.S., public records requests handling, agenda preparation and delivery		\$12,000	\$12,360	\$12,607	\$12,000	\$12,360	\$12,607	\$12,000	\$12,000	\$12,360	\$12,607
Accounting Services	Including financial statements preparation, accounts payable/receivable, asset and investment tracking, annual budgeting, purchasing/risk management, capital administration, state and bond-related filings, trust account monitoring		\$16,722	\$17,223	\$17,568	\$16,722	\$17,223	\$17,568	\$16,722	\$16,722	\$17,223	\$17,568
Financial/Assessment Services and Revenue Collection	Including assessment billing and collection, assessment roll certification, direct billing, true-up analysis, property owner inquiries		\$5,000	\$5,150	\$5,253	\$5,000	\$5,150	\$5,253	\$5,000	\$5,000	\$5,150	\$5,253
Dissemination Agent Services	Performing Continuing Disclosure Agreement obligations and acting as Dissemination Agent		\$5,000	\$5,150	\$5,253	\$5,000	\$5,150	\$5,253	\$5,000	\$5,000	\$5,150	\$5,253
Field Management Services	Including oversight of landscape/service contractors, Board meeting attendance, deficiency notifications, RFP development, annual budgeting assistance, facility maintenance oversight	\$434,395	\$10,000	\$10,500	\$11,025	\$10,000	\$10,500	\$11,025	\$10,000	\$10,000	\$10,500	\$11,025
Amenity Management Services	Including recreation facilities oversight, access card issuance, facility usage and condition monitoring, rules enforcement and violation resolution		\$371,420	\$384,391	\$396,233	\$416,352	\$431,222	\$444,780	\$426,500	\$438,609	\$454,146	\$468,392
Sub Total Annual Fee (per RFP)		\$493,113	\$438,142	\$453,314	\$466,849	\$483,074	\$500,145	\$515,396	\$493,222	\$505,331	\$523,069	\$539,008
Pool Servicing	Pool Chemicals & Pool Maintenance Contract (Currently same scope for the \$50,442 in draft FY26 CDD Budget)	\$50,442	\$37,200	\$38,316	\$39,465							
Pool Chemicals	Estimate for pool chemicals to be paid directly by the CDD. Pool servicing to be provided by 40 hr Maintenance Tech.					\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Total Annual Fee (per Alternate Approach)		\$543,555	\$475,342	\$491,630	\$506,314	\$513,074	\$530,145	\$545,396	\$523,222	\$535,331	\$553,069	\$569,008
\$ (Savings) or Increase vs FY26 Draft Budget on 5/7/25 of \$543,555 for Same Scope+			(68,213)	(51,925)	(37,241)	(30,481)	(13,410)	1,841	(20,333)	(8,224)	9,514	25,453
% (Savings) or Increase vs FY26 Draft Budget on 5/7/25 of \$543,555 for Same Scope+			-12.5%	-10.9%	-7.6%	-6.0%	-2.6%	0.3%	-3.7%	-1.6%	1.8%	4.6%

EXHIBIT 12

July 29, 2025

Board of Supervisors
Sweetwater Creek Community Development District
219 East Livingston Street
Orlando, FL 32801

The following represents our understanding of the services we will provide *Sweetwater Creek Community Development District* (the "District").

You have requested that we audit the governmental activities, each major fund, and the aggregate remaining fund information of the District, as of September 30, 2025, and for the year then ended and the related notes, which collectively comprise the District's basic financial statements as listed in the table of contents. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) and in accordance with Government Auditing Standards, will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

Accounting principles generally accepted in the United States of America, (U.S. GAAP,) as promulgated by the Governmental Accounting Standards Board (GASB) require that certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the GASB, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America, (U.S. GAAS). These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by U.S. GAAP. This RSI will be subjected to certain limited procedures but will not be audited:

1. Management's Discussion and Analysis

Auditor Responsibilities

We will conduct our audit in accordance with GAAS and in accordance with *Government Auditing Standards*, and Chapter 10.550, *Rules of the Auditor General*. As part of an audit in accordance with GAAS, Government Auditing Standards, and Chapter 10.550, *Rules of the Auditor General*, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and Government Auditing Standards.

Our responsibility as auditors is limited to the period covered by our audit and does not extend to any other periods.

Compliance with Laws and Regulations

As previously discussed, as part of obtaining reasonable assurance about whether the basic financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Management Responsibilities

Our audit will be conducted on the basis that management acknowledge and understand that they have responsibility:

- a. For the preparation and fair presentation of the basic financial statements in accordance with accounting principles generally accepted in the United States of America;
- b. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of basic financial statements that are free from material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements;
- c. To provide us with:
 - i. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the basic financial statements such as records, documentation, and other matters;
 - ii. Additional information that we may request from management for the purpose of the audit;
 - iii. Unrestricted access to persons within the entity and others from whom we determine it necessary to obtain audit evidence.
- d. For including the auditor's report in any document containing basic financial statements that indicates that such basic financial statements have been audited by us;
- e. For identifying and ensuring that the entity complies with the laws and regulations applicable to its activities;
- f. For adjusting the basic financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period(s) under audit are immaterial, both individually and in the aggregate, to the basic financial statements as a whole; and
- g. For acceptance of nonattest services, including identifying the proper party to oversee nonattest work;
- h. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;
- i. For informing us of any known or suspected fraud affecting the entity involving management, employees with significant role in internal control and others where fraud could have a material effect on the financials; and
- j. For the accuracy and completeness of all information provided.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility: (a) for the preparation of the supplementary information in accordance with the applicable criteria; (b) to provide us with the appropriate written representations regarding supplementary information; (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information; and (d) to present the supplementary information with the audited basic financial statements, or if the supplementary information will not be presented with the audited basic financial statements, to make the audited basic financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon. The accompanying supplementary information will be presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information, which is the responsibility of management, will be subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. Our auditor's report will provide an opinion on the supplementary information in relation to the basic financial statements as a whole.

As part of our audit process, we will request from management, written confirmation concerning representations made to us in connection with the audit.

As part of the audit, we will assist preparation of your financial statements and related notes. You will be required to acknowledge in the written representation letter our assistance with the preparation of the financial statements and that you have accepted responsibility for them.

Nonattest Services

With respect to any nonattest services we perform, such as drafting the financial statements, and proposing adjusting or correcting journal entries to be reviewed and approved by management, we will not assume management responsibilities on behalf of the District. However, we will provide advice and recommendations to assist management of the District in performing its responsibilities.

The District's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

Our responsibilities and limitations of the nonattest services are as follows:

- We will perform the services in accordance with applicable professional standards, including Government Auditing Standards.
- The nonattest services are limited to the services previously outlined. Our firm, in its sole professional judgment, reserves the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account coding and approving journal entries.

Government Auditing Standards require that we document an assessment of the skills, knowledge, and experience of management, should we participate in any form of the preparation of the basic financial statements and related schedules or disclosures as these actions are deemed a non-audit service.

Reporting

We will issue a written report upon completion of our audit of the District's basic financial statements. Our report will be addressed to the governing body of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s) to our auditor's report, or if necessary, withdraw from the engagement. If our opinions on the basic financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance will not be an objective of the audit and, therefore, no such opinion will be expressed.

We also will issue a written report on the District's compliance with the requirements of Section 218.415, Florida Statutes upon completion of our audit.

Other

We understand that your employees will prepare all confirmations we request and will locate any documents or support for any other transactions we select for testing.

If you intend to publish or otherwise reproduce the basic financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

Regarding the electronic dissemination of audited financial statements, including financial statements published electronically on your Internet website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Professional standards prohibit us from being the sole host and/or the sole storage for your financial and non-financial data. As such, it is your responsibility to maintain your original data and records and we cannot be responsible to maintain such original information. By signing this engagement letter, you affirm that you have all the data and records required to make your books and records complete.

Provisions of Engagement Administration, Timing and Fees

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

We expect to begin our audit in April 2026 and the audit reports and all corresponding reports will be issued no later than June 30, 2026.

Tamara Campbell is the engagement partner for the audit services specified in this letter. Her responsibilities include supervising McDirmit Davis, LLC's services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fee for these services described in this letter will be \$4,000 for the year ended September 30, 2025, inclusive of all costs and out-of-pocket expenses, unless the scope of the engagement is changed; the assistance that the District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding.

Fees for fiscal years 2026-2029 are as follows:

<u>Year Ended</u>	<u>Audit Fee</u>
September 30, 2026	\$4,000
September 30, 2027	\$4,300
September 30, 2028	\$4,300
September 30, 2029	\$4,600

Our invoices for fees shall be rendered upon completion of the work, shall provide sufficient detail to demonstrate that fees charged are solely for the specified services as actually rendered and shall demonstrate compliance with the terms of this agreement.

This Agreement provides for the agreement period of one (1) year, unless terminated earlier in accordance with this Agreement. This agreement may be renewed for four additional years subject to the mutual agreement by both parties to the terms and fees for such renewal. The District agrees that Auditor may terminate this Agreement with or without cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Auditor agrees that the District may terminate this Agreement immediately of any circumstances we encounter that could significantly affect this initial fee estimate. with cause. Auditor further agrees that the District may terminate this Agreement by providing thirty (30) days' written notice of termination to Auditor. Upon any termination of this Agreement, Auditor shall be entitled to payment for all work and/or services rendered up until the effective termination date, subject to whatever claims or off-sets the District may have against Auditor.

Whenever possible, we will attempt to use the District's personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce our time requirements and facilitate the timely conclusion of the audit. Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

You agree to inform us of facts that may affect the basic financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

Public Records

Auditor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and. Accordingly, Auditor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Auditor acknowledges that the designated public records custodian for the District is Government Management Services ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Auditor shall 1) Keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Auditor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Auditor, Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District, in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT 407-841-5524, RECORDREQUEST@GMSCFL.COM, OR AT 219 EAST LIVINGSTON ST., ORLANDO, FL 32801.

At the conclusion of our audit engagement, we will communicate to the Board of Supervisors the following significant findings from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

The audit documentation for this engagement is the property of McDirmit Davis, LLC and constitutes confidential information. However, we may be requested to make certain audit documentation available to a federal or state agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities, pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of McDirmit Davis, LLC's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

In accordance with the requirements of *Government Auditing Standards*, we have attached a copy of our latest external peer review report of our firm for your consideration and files.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the basic financial statements including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,

McDermitt Davis

McDermitt Davis, LLC
Orlando, FL

RESPONSE:

This letter correctly sets forth our understanding.

Sweetwater Creek Community Development District

Acknowledged and agreed on behalf of Sweetwater Creek Community Development District by:

Title: _____

EXHIBIT 13

RESOLUTION 2025-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025-2026 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Sweetwater Creek Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2025-2026 meeting schedule attached as **Exhibit A**.

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

1. **ADOPTING ANNUAL MEETING SCHEDULE.** The Fiscal Year 2025-2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 7th day of August, 2025.

ATTEST:

SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Comp. Exhibit A: Fiscal Year 2025-2026 Annual Meeting Schedule

EXHIBIT "A"

BOARD OF SUPERVISORS MEETING DATES SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025-2026

The Board of Supervisors of the Sweetwater Creek Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at 1865 North Loop Parkway, St. Augustine, FL 32095, at 4:00 p.m. unless otherwise indicated as follows:

Thursday, October 2nd, 2025
Thursday, November 6, 2025
Thursday, December 4, 2025
Thursday, January 8, 2026 (New Year is Thursday, January 1)
Thursday, February 5, 2026
Thursday, March 5, 2026 (Preliminary Budget Discussion)
Thursday, April 2, 2026 (Final Budget Discussion)
Thursday, May 7, 2026 (Proposed Budget Approval)
Thursday, June 4, 2026
Thursday, July 2, 2026
Thursday, August 6, 2026 (Public Hearing-Budget Adoption)
Thursday, September 3, 2026

The meetings are open to the public and will be conducted in accordance with the provision 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 the meeting. A copy of the agenda for these meetings may be obtained from 250 International Parkway, Suite 208, Lake Mary, Florida 32746 or by calling (321) 263-0132.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (321) 263-0132 at least 48 hours prior to the meeting. 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 Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the 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.

District Manager

EXHIBIT 14

RESOLUTION 2025-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A PUBLIC DEPOSITORY FOR FUNDS OF THE DISTRICT; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO EXECUTE AND DELIVER ANY AND ALL FINANCIAL REPORTS REQUIRED BY RULE, STATUTE, LAW, ORDINANCE OR REGULATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sweetwater Creek Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to select a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280, *Florida Statutes*, and has been designated by the State Chief Financial Officer as a qualified public depository; and

WHEREAS, the District has had no District revenues and has therefore made no public deposits nor has the District heretofore delegated to a Treasurer, or to any other person, responsibility for handling public deposits; and

WHEREAS, the District, prior to making any public deposit, is required to furnish to the Chief Financial Officer its official name, address, federal employer identification number, and the name of the person or persons responsible for establishing accounts; and

WHEREAS, the Board, having organized by appointing a Treasurer and other officers, is now in a position to select a public depository and to comply with the requirements for public depositories; and

WHEREAS, the Board wishes to designate a public depository for District funds.

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

SECTION 1. Bank United is hereby designated as the public depository for funds of the District.

SECTION 2. In accordance with Section 280.17(2), *Florida Statutes*, the District’s Secretary is hereby directed to take the following steps:

- A.** Ensure that the name of the District is on the account or certificate or other form provided to the District by the qualified public depository in a manner sufficient to identify that the account is a Florida public deposit.
- B.** Execute the form prescribed by the Chief Financial Officer for identification of each public deposit account and obtain acknowledgement of receipt on the form from the qualified public depository at the time of opening the account.

- C. Maintain the current public deposit identification and acknowledgement form as a valuable record.

SECTION 3. The District's Treasurer, upon assuming responsibility for handling the funds of the District, is directed to furnish the Chief Financial Officer annually, not later than November 30 of each year, the information required in accordance with Section 280.17(6), *Florida Statutes*, and otherwise take the necessary steps to ensure that all other requirements of Section 280.17, *Florida Statutes*, have been met.

SECTION 4. The District Manager, Treasurer, and/or Assistant Treasurer are hereby authorized on behalf of the District to execute and deliver any and all other financial reports required by any other rule, statute, law, ordinance or regulation.

SECTION 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 7th day of August 2025.

ATTEST:

**SWEETWATER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT 15

Sweetwater Creek
**Residential & Commercial Community Development
Districts**

NEW SUPERVISOR INFORMATION SHEET

Please return completed forms to
Vesta District Services
Records Management
250 International Parkway, Suite 208
Lake Mary, FL 32746
District Manager: Howard McGaffney

1) Name: _____

2) Address: _____

3) County of Residence _____

4) Phone or Cell _____

5) Email Address _____

6) Waive OR Accept Compensation of Statutorily Allowed \$200 per Meeting
_____. If you have elected to receive compensation
then please forward the attached payroll forms along with the New Supervisor
Information Sheet.

Payroll Information

1) Date of Birth: _____

2) Drivers License Number: _____