



***SWEETWATER CREEK  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Regular Meeting***

***Thursday  
March 5, 2026  
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

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Board of Supervisors  
**Sweetwater Creek Community Development District**

Dear Board Members,

The Regular Meeting of the Board of Supervisors of the Sweetwater Creek Community Development District is scheduled for **Thursday, March 5, 2026, 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](mailto: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, March 5, 2026

Time: 4:00 PM

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

## *Agenda*

- I. Roll Call**
- II. Audience Comments Regarding – MAJMOD Application to St. Johns County for Onda Lane Rezoning – *(limited to 3 minutes per individual)***
- III. Audience Comments Regarding Regular Agenda Items – *(limited to 3 minutes per individual for agenda items)***

**PUBLIC CONDUCT:** The Audience Comments portion of the agenda is where members of the public may make remarks on matters that concern the District. Each member of the public is limited to three (3) minutes. Speakers shall refrain from disorderly conduct, including launching personal attacks on the Board of Supervisors or District staff. Audience Comments is not intended to be a Q&A session and Board members are not obligated to provide an immediate response to questions posed during the public comment period.

- IV. Presentation of Proof of Publication(s)** [Exhibit 1](#)  
[Pg. 6](#)
- V. Consent Agenda**
  - A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on February 5, 2026 [Exhibit 2](#)  
[Pgs. 8-12](#)
  - B. Consideration for Acceptance – The January 2026 Unaudited Financial Statements [Exhibit 3](#)  
[Pgs. 14-44](#)
  - C. Ratification of 2025 True-Up with MCCDD [Exhibit 4](#)  
[Pgs. 46-47](#)
- VI. Staff Reports**
  - A. Landscape Report [Exhibit 5](#)  
[Pgs. 49-82](#)
  - B. District Engineer
    - 1. Consideration of Palencia North PUD LDTA Proposal [Exhibit 6](#)  
[Pgs. 84-91](#)

**VI. Staff Reports – continued**

- 2. Consideration of – 415 Medio Dr. Sanitary Inspection Proposal Options
  - a. Atlantic Pipe Services - \$3,140.00
  - b. FloLine Pipe Solutions, LLC - \$3,850.00

[Exhibit 7](#)  
[Pgs. 93-98](#)

- C. District Counsel
- D. District Manager
- E. General Manager’s Report

[Exhibit 8](#)  
[Pgs. 100-101](#)  
[Exhibit 9](#)  
[Pg. 103](#)

- 1. Fitness Center Manager’s Report

- F. Horticulturalist Audit Report – Louise Leister

**VII. Business Items**

- A. Consideration & Scheduling of Budget Workshop at April 28, 2026, at 10:00AM

**VIII. Discussion Topics**

**IX. Supervisors’ Requests**

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

- XI. Discussion on Off-Duty Sheriff’s Deputies Roving Patrol\*  
*\*In accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District’s security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.*

**XII. Next Meeting Quorum Check: April 2 at 4:00PM**

Kristen Cohen	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
VACANT	<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

**XIII. Adjournment**

# EXHIBIT 1

# Ad Preview

## **NOTICE OF REGULAR MEETING AND CLOSED EXECUTIVE SESSION OF THE SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the Board of Supervisors of the Sweetwater Creek Community Development District will hold their regular monthly meeting and a closed executive session on Thursday, March 5, 2026, at 4:00 p.m., at 1865 North Loop Parkway, St. Augustine, FL 32095, in accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

Other items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities. Anyone wishing to access and participate in the meeting should refer to the District's website <https://sweetwatercreekcdd.com/> or contact the District Manager, Howard McGaffney, at [howard@fcsmanagementgroup.com](mailto:howard@fcsmanagementgroup.com) beginning seven (7) days in advance of the meeting to obtain access information. The meeting is being held for the necessary public purpose of considering matters related to the provision of infrastructure and related district matters. At such time the Board is so authorized and may consider any business that may properly come before it.

A copy of the agenda may be obtained by contacting the District Manager, c/o Vesta District Services, 250 International Pkwy, Ste. 208, Lake Mary, FL 32746 ("District Manager's Office"), (321) 263-0132, X-741, or [howard@fcsmanagementgroup.com](mailto:howard@fcsmanagementgroup.com) or on the District's website <https://sweetwatercreekcdd.com/>. The meeting, including the closed executive session described above, will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

Any person requiring special accommodation in order to access and participate in the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 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.

Howard McGaffney  
District Manager

## EXHIBIT 2

1 **MINUTES OF MEETING**

2 **SWEETWATER CREEK**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Sweetwater Creek Community  
5 Development District was held on Thursday, February 5, 2026 at 4:00 p.m., at the 1865 N. Loop Pkwy, St.  
6 Augustine, FL 32095.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. McGaffney called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Ron Cervelli	Board Supervisor, Chairman
11 Daniel Colin	Board Supervisor, Assistant Secretary
12 Stephen Handler	Board Supervisor, Assistant Secretary
13 Kristen Cohen	Board Supervisor, Assistant Secretary

14 Also, present were:

15 Howard McGaffney	District Manager, FCS Management Group
16 Mary Grace Henley	District Counsel, Kilinski   Van Wyk PLLC
17 Meredith Hammock <i>(via phone)</i>	Kilinski   Van Wyk PLLC
18 Megan Birnholz-Couture <i>(via phone)</i>	Kilinski   Van Wyk PLLC
19 Erin Gunia	General Manager, Sweetwater Creek CDD
20 Cheryl Blythe	Fitness Center Manager, Sweetwater Creek CDD
21 Branden Marcinell <i>(via phone)</i>	District Engineer, Matthews DCCM
22 Mike Woolridge	Duval Landscape Maintenance
23 Kirk Hall	Resident

24 *The following is a summary of the discussions and actions taken at the February 5, 2026 Sweetwater Creek*  
25 *CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records*  
26 *request by emailing [PublicRecords@vestapropertyservices.com](mailto:PublicRecords@vestapropertyservices.com).*

27 **SECOND ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for**  
28 **agenda items)**

29 Kirk Hall commented on and asked questions about the status of the discussions related to the O&M  
30 Assessments levels, specifically requesting a timeline. Supervisor Cervelli addressed Mr. Hall’s  
31 comments and questions and noted that the discussion had been tabled until a public workshop was  
32 held. Discussion ensued.

33 **THIRD ORDER OF BUSINESS – Exhibit 1: Presentation of Proof of Publication(s)**

34 **FOURTH ORDER OF BUSINESS – Public Hearing – Rules of Procedure & Facility Policies & Rates**

35 Ms. Henley provided a brief overview as a refresher of what the two proposed documents were.

36 A. Open the Public Hearing

37 On a MOTION by Dr. Handler, SECONED by Mr. Colin, WITH ALL IN FAVOR, the Board opened the  
38 Rules of Procedure & Facility Policies & Rates public hearing, for the Sweetwater Creek Community  
39 Development District.

40 B. Exhibit 2: Presentation of Rules of Procedure

41 C. Exhibit 3: Presentation of Facility Policies & Rates

42 D. Public Comments

43 Several residents made comments related to the requirement to have non-resident member rates,  
44 and staff provided the legal requirement to have said rates for the general public as the facilities  
45 were paid for with public funds. Discussion ensued.

46 E. Close the Public Hearing

47 On a MOTION by Dr. Handler, SECONDED by Mr. Colin, WITH ALL IN FAVOR, the Board closed the  
48 Rules of Procedure & Facility Policies & Rates public hearing, for the Sweetwater Creek Community  
49 Development District.

50 F. Exhibit 4: Consideration & Adoption of **Resolution 2026-06**, Adopting Amended Rules of  
51 Procedure & Amended Facility Policies & Rates

52 On a MOTION by Mr. Colin, SECONDED by Dr. Handler, WITH ALL IN FAVOR, the Board adopted  
53 **Resolution 2026-02**, Adopting Amended Rules of Procedure & Amended Facility Policies & Rates, for the  
54 Sweetwater Creek Community Development District.

55 **FIFTH ORDER OF BUSINESS – Consent Agenda**

56 A. Exhibit 5: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting  
57 Held on January 8, 2026

58 Supervisor Colin noted his concern regarding the verbiage of the motion accepting the scores of  
59 the landscape RFP.

60 B. Exhibit 6: Consideration for Acceptance – The December 2025 Unaudited Financial Statements

61 Supervisor Colin noted his time spent reviewing the invoices. A request was made by another Board  
62 member for him to provide information through staff on how to navigate strongroom. Discussion  
63 ensued.

64 On a MOTION by Mr. Colin, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board approved  
65 the Consent agenda as presented, for the Sweetwater Creek Community Development District.

66 **SIXTH ORDER OF BUSINESS – Staff Reports**

67 A. Landscape Report

68 Mr. Woolridge presented his report for the month. Discussion ensued.

69 Supervisor Cervelli provided a brief overview of the discussion he had with Duval Landscape  
70 Maintenance which had an emphasis on the importance of the needs of the community and their  
71 commitment to said needs. He also noted that the District would be hiring a horticulturist separate  
72 from the landscape company to provide an audit of the landscape. Discussion ensued.

73 B. Exhibit 7: District Engineer

74 1. Exhibit 8: 415 Medio Inspection

75 Mr. Marcinell provided an update on the inspection. Discussion ensued regarding the next steps  
76 to take to check what was happening below the surface in the pipes.

77 2. Status of Application with the County

78 Mr. Marcinell provided a brief update.

79 3. Exhibit 9: Stormwater Inspection Reports

80 Mr. Marcinell provided a recap on the inspection report.

81 **The meeting moved to Item A. Exhibit 13 under the Seventh Order of Business – Business**  
82 **Items, at this time.**

83 C. District Counsel

84 Ms. Henley had nothing to report.

85 D. District Manager

86 Mr. McGaffney noted that the next budget season was beginning soon and noted that he would like  
87 to work with one Supervisor to begin the process.

88 On a MOTION by Mr. Cervelli, SECONDED by Mr. Colin, WITH ALL IN FAVOR, the Board approved  
89 Supervisor Colin to work with the District Manager to begin drafting the FY 2027 budget, for the  
90 Sweetwater Creek Community Development District.

91 E. Exhibit 10: General Manager’s Report

92 Ms. Gunia presented her report for the month as well as any further updates. Mr. McGaffney  
93 provided further information regarding the effects the hard freeze had on the community, especially  
94 the pipes. He also praised Ms. Gunia for her quick work on the issues cause by the freeze.  
95 Discussion ensued regarding the tennis capacity.

96 1. Exhibit 11: Consideration of Louise Leister – Landscape & Tree Audit Proposal - \$1,000.00

97 Mr. McGaffney provided a brief explanation of the proposal. Discussion ensued.

98 On a MOTION by Mr. Colin, SECONDED by Dr. Handler, WITH ALL IN FAVOR, the Board approved  
99 the Louise Leister, Landscape & Tree Audit proposal, in the amount of \$1,000.00, for the Sweetwater Creek  
100 Community Development District.

101 2. Exhibit 12: Fitness Manager’s Report

102 Ms. Blythe presented her report for the month. Mr. McGaffney praised Ms. Blythe’s hard work  
103 during the time that Ms. Gunia was out of office.

104 **SEVENTH ORDER OF BUSINESS – Business Items**

105 A. Exhibit 13: Consideration of Amendment to Restated Interlocal Agreement with Marshall Creek  
106 CDD

107 Supervisor Cervelli provided a brief update. Discussion ensued.

108 On a MOTION by Mr. Colin, SECONDED by Dr. Handler, WITH ALL IN FAVOR, the Board approved  
109 the Amendment to Restated Interlocal Agreement with Marshall Creek CDD, for the Sweetwater Creek  
110 Community Development District.

111 *The meeting recessed at approximately 5:06 p.m. and reconvened at approximately 5:10 p.m.*

112 *Supervisor Cohen left the meeting during the recess.*

113 **The meeting moved back to Item C. under the Sixth Order of Business – Staff Reports, at this**  
114 **time.**

115

116 B. Presentation of Community Survey

117 This item was tabled until further notice.

118 C. Exhibit 14: Consideration & Adoption of **Resolution 2026-07**, Designating Officers

119 Supervisor Dr. Handler nominated Ron Cervelli to serve as Chairman, and Dan Colin to serve as  
120 Vice Chairman. With the remaining slate of the Board and appointments to remain the same. There  
121 were no further nominations.

122 On a MOTION by Dr. Handler, SECONDED by Mr. Cervelli, WITH ALL IN FAVOR, the Board adopted  
123 **Resolution 2026-07**, Designating Officers, for the Sweetwater Creek Community Development District.

124 **EIGHTH ORDER OF BUSINESS – Discussion Topics**

125 A. Noticing Vacant Seat #2

126 Mr. McGaffney provided a brief overview of the possible procedures previously discussed.  
127 Discussion ensued.

128 On a MOTION by Mr. Colin, SECONDED by Dr. Handler, WITH ALL IN FAVOR, the Board directed  
129 staff to use the e-blast system and the CDD website to notify the residents of the vacancy of seat #2, for the  
130 Sweetwater Creek Community Development District.

131

132 On a MOTION by Mr. Colin, SECONDED by Dr. Handler, WITH ALL IN FAVOR, the Board approved  
133 setting the non-resident member user rate to \$2,500.00, for the Sweetwater Creek Community Development  
134 District.

135 **NINTH ORDER OF BUSINESS – Supervisors’ Requests**

136 Supervisor Dr. Handler read into the record verbiage for public conduct that was previously  
137 included on every agenda before the management change. He requested that the same or similar  
138 language be re-added to the agenda going forward. He requested clarification on agenda items  
139 deadline and that modifications and revisions follow the Board’s policy. He also requested that the  
140 Chairman provide the Board with updates each meeting. He also noted that all Board members  
141 have the ability to add items to the agenda. Discussion ensued regarding agenda policies as well as  
142 Chairman monthly updates.

143 Supervisor Colin asked if having the meetings at a later date in the month would benefit the staff  
144 regarding their reports. Discussion ensued and it was agreed that having the meetings later in the  
145 month would not have a more positive impact on the staff’s ability to complete their reports. He  
146 requested that District Counsel provide an update at the April meeting regarding the research  
147 needed to privatize the roads within the District. He also requested that the Board agree to provide  
148 plaques to previous Bord members. Discussion ensued. Although the consensus was to provide  
149 plaques to Supervisors who had fulfilled their terms, there would be more discussion on the matter  
150 later.

151 **TENTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda** *(limited to 3*  
152 *minutes per individual)*

153 There being no audience comments, the next item followed.

154

155

156

157 **ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: March 5 at 4:00PM**

158 All three Board members present stated that they would be attending the next Board meeting on  
159 March 5 at 4:00 p.m. Supervisor Cohen was not present to respond.

160 **TWELFTH ORDER OF BUSINESS – Adjournment**

161 Mr. McGaffney asked for final questions, comments, or corrections before requesting a motion to  
162 adjourn the meeting. There being none, Mr. Cervelli made a motion to adjourn the meeting.

163 On a MOTION by Mr. Cervelli, SECONDED by Mr. Colin, WITH ALL IN FAVOR, the Board adjourned  
164 the meeting at 6:11 p.m. for the Sweetwater Creek Community Development District.

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

168 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
169 **meeting held on March 5, 2026.**

170  
171  
172  
173

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

174 **Title:**    **Secretary**    **Assistant Secretary**

**Title:**    **Chairman**    **Vice Chairman**

# EXHIBIT 3

**Sweetwater Creek**

**Community Development District**

**Financial Statements (unaudited)**

**January 31, 2026**



# Sweetwater Creek CDD

## Balance Sheet

January 31, 2026

	General Fund	Capital Reserves Fund	Series 2019 Debt Service Fund	Capital Project Fund	Total
<b>ASSETS:</b>					
Cash:					
Operating Account	\$ 151,652	\$ 95,832	\$ -	\$ -	\$ 247,484
Operating Account - Amenity Account	\$ 32,508	-	-	-	32,508
POS Account - Amenity	\$ 2,990	-	-	-	2,990
Investments:					
State Board of Administration	\$ 7,408	390,497	-	-	397,905
U.S. Bank Custody Account	\$ 1,663,551	-	-	-	1,663,551
Debt Service Trust Accounts:		-	-	-	-
Series 2019:					
Revenue	\$ -	-	777,308	-	777,308
Reserve A1	\$ -	-	133,070	-	133,070
Reserve A2	\$ -	-	107,600	-	107,600
Prepayment	\$ -	-	100	-	100
Excess Revenue	\$ -	-	0	-	0
Construction	\$ -	-	-	41,286	41,286
Rebate	\$ -	-	56	-	56
Accounts Receivable	\$ -	-	-	-	-
Assessments Receivable	\$ -	-	-	-	-
Due from General Fund	\$ -	100,000	-	-	100,000
Due from Amenity Fund	\$ -	-	-	-	-
Due from Capital Reserve Fund	\$ 49,396	-	-	-	49,396
Due from Debt Service Fund	\$ 5,760	-	-	-	5,760
Due from Construction Fund	\$ 4,309	-	-	-	4,309
Due from Others	\$ 161	-	-	-	161
Prepaid	\$ 26,876	-	-	-	26,876
Deposits	\$ 36,002	-	-	-	36,002
<b>TOTAL ASSETS:</b>	<b>1,980,612</b>	<b>586,329</b>	<b>1,018,133</b>	<b>41,286</b>	<b>3,626,361</b>
<b>LIABILITIES:</b>					
Accounts Payable	50,457	-	-	-	50,457
Accrued Expenses Payable	-	-	-	-	-
Deferred Revenue from Assessments	-	-	-	-	-
Contracts Payable	-	-	-	-	-
Due to General Fund	-	49,396	5,760	4,309	59,465
Due to Amenity Fund	-	-	-	-	-
Due to Capital Reserve Fund	100,000	-	-	-	100,000
Due to Debt Service Fund	-	-	-	-	-
Due to Construction Fund	-	-	-	-	-
<b>TOTAL LIABILITIES:</b>	<b>150,457</b>	<b>49,396</b>	<b>5,760</b>	<b>4,309</b>	<b>209,922</b>
<b>FUND BALANCES:</b>					
Nonspendable:					
Prepaid	62,878	-	-	-	62,878
Restricted for:					
Debt Service	-	-	1,018,133	-	1,018,133
Assigned to:					
Reserves	-	-	-	-	-
Unassigned:	1,767,277	536,933	(5,760)	36,977	2,335,427
<b>TOTAL FUND BALANCE:</b>	<b>1,830,155</b>	<b>536,933</b>	<b>1,012,373</b>	<b>36,977</b>	<b>3,416,438</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCE:</b>	<b>\$ 1,980,612</b>	<b>\$ 586,329</b>	<b>\$ 1,018,133</b>	<b>\$ 41,286</b>	<b>\$ 3,626,361</b>

# Sweetwater Creek CDD

## General Fund

### Statement of Revenues, Expenditures and Changes in Fund Balance For the period of October 1, 2025 through January 31, 2026

	<u>Adopted Budget</u>	<u>Monthly Actual</u>	<u>Year-to-Date Actual</u>	<u>Year-to-Date Variance</u>	<u>Percentage Variance</u>
<b>REVENUES:</b>					
Special Assessments (net)	\$ 1,981,623	\$ 1,336,523	\$ 1,814,371	\$ (167,252)	91.56%
Fitness Center Revenue	4,500	155	\$ 2,740	\$ (1,760)	60.89%
Interest/Miscellaneous	30,000	1,549	\$ 6,440	\$ (23,560)	21.47%
Cost Share : Marshall Creek	-	-	\$ -	\$ -	
Insurance Proceeds	-	-	\$ -	\$ -	
<b>TOTAL REVENUES:</b>	<b>2,016,123</b>	<b>1,338,227</b>	<b>1,823,552</b>	<b>(192,571)</b>	<b>90.45%</b>
<b>EXPENDITURES:</b>					
<b>General &amp; Administrative:</b>					
Supervisors Fees	14,000	1,000	5,000	(9,000)	35.71%
Engineering Services	20,000	2,583	12,163	(7,837)	60.81%
Legal Services	65,000	12,429	34,509	(30,491)	53.09%
Auditing Services	3,800	-	-	(3,800)	0.00%
Assessment Administration	5,460	417	7,167	1,707	131.26%
Arbitrage Services	500	-	450	(50)	90.00%
Dissemination Agent	5,788	-	5,000	(788)	86.39%
Trustee Fees	4,139	-	3,143	(996)	75.93%
District Management	46,410	3,894	16,574	(29,836)	35.71%
Information Technology	1,556	-	-	(1,556)	0.00%
Website Maintenance	1,092	-	-	(1,092)	0.00%
Telephone	742	-	-	(742)	0.00%
Postage & Delivery	3,300	-	189	(3,111)	5.71%
Insurance - Public Officials	5,400	-	5,486	86	101.59%
Copies	4,200	392	585	(3,615)	13.93%
Legal Advertising	2,000	314	1,201	(799)	60.03%
Miscellaneous	1,500	-	737	(763)	49.15%
Dues, Licenses & Subscriptions	175	-	175	-	100.00%
Cost Share Expense - Marshall Creek	100,000	-	-	(100,000)	0.00%
<b>Total General &amp; Administrative:</b>	<b>285,062</b>	<b>21,027</b>	<b>92,378</b>	<b>(192,684)</b>	<b>32.41%</b>
<b>Operations &amp; Maintenance:</b>					
Electric	82,500	7,211	25,760	(56,740)	31.22%
Insurance - General Liability	6,629	-	6,246	(383)	94.22%
Landscape Maintenance	300,014	24,273	101,136	(198,878)	33.71%
Landscape Improvements	50,000	-	8,080	(41,920)	16.16%
Mulch	50,000	-	2,862	(47,138)	5.72%
Lake Maintenance	25,469	2,122	8,490	(16,979)	33.33%
Fountain Maintenance	1,500	-	7,373	5,873	491.55%
Irrigations - R & M	50,000	190	4,396	(45,604)	8.79%
Storm Clean-up	10,000	-	-	(10,000)	0.00%
Field - R & M	36,000	21	2,075	(33,925)	5.76%
Tree Removals	14,000	-	2,500	(11,500)	17.86%
Tree Replacements	2,000	-	-	(2,000)	0.00%
Tree Pruning	17,000	-	10,145	(6,855)	59.68%
Streetlight Repair	2,250	-	-	(2,250)	0.00%

# Sweetwater Creek CDD

## General Fund

### Statement of Revenues, Expenditures and Changes in Fund Balance For the period of October 1, 2025 through January 31, 2026

	Adopted Budget	Monthly Actual	Year-to-Date Actual	Year-to-Date Variance	Percentage Variance
Signage Repair	1,000	-	398	(603)	39.75%
Holiday Decorations	5,000	-	3,446	(1,554)	68.93%
Miscellaneous Field Supplies	3,500	-	80	(3,420)	2.28%
<b>Total Operations &amp; Maintenance:</b>	<b>656,862</b>	<b>33,817</b>	<b>182,984</b>	<b>(473,878)</b>	<b>27.86%</b>
<b>Amenities</b>					
<b>Administrative:</b>					
Property & Casualty Insurance	43,933	-	41,902	(2,031)	95.38%
Automobile Insurance	-	-	1,662	1,662	
Facility Management - Cost Share	20,000	-	-	(20,000)	0.00%
Performance Incentive	10,000	-	10,000	-	100.00%
Information Technology	1,000	-	-	(1,000)	0.00%
Licenses & Permits	770	-	-	(770)	0.00%
Subscriptions & Memberships	2,040	176	914	(1,126)	44.83%
Training	500	-	-	(500)	0.00%
Office Supplies	2,500	402	702	(1,798)	28.09%
Office Equipment	2,500	206	966	(1,534)	38.66%
Telephone/Internet/TV	9,600	910	3,321	(6,279)	34.59%
Guardhouse - Internet/Telephone	2,000	150	599	(1,401)	29.96%
<b>Field:</b>					
Field Management	97,232	7,085	25,789	(71,443)	26.52%
Facility Management	291,523	24,795	99,621	(191,902)	34.17%
General Utilities	90,585	8,609	26,465	(64,120)	29.22%
Refuse Removal	9,600	974	3,813	(5,787)	39.72%
Security	41,857	3,452	13,834	(28,023)	33.05%
Janitorial Services	45,640	5,291	19,381	(26,259)	42.47%
Operating Supplies - Spa & Paper	4,000	-	1,073	(2,927)	26.83%
Operating Supplies - Uniforms	500	-	55	(445)	11.10%
Cleaning Supplies	10,000	258	949	(9,051)	9.49%
Landscape Maintenance & Improvements	50,000	2,022	9,441	(40,559)	18.88%
Gate - R & M	5,000	87	332	(4,668)	6.65%
Dog Park - R & M	6,000	-	326	(5,674)	5.43%
Park Mulch	5,000	-	3,600	(1,400)	72.00%
Miscellaneous Field Supplies	2,000	195	1,214	(786)	60.69%
Buildings - R & M	36,000	584	5,616	(30,384)	15.60%
Pest Control	1,800	499	750	(1,050)	41.68%
Pool Maintenance - Contract	20,442	-	-	(20,442)	0.00%
Pool - R & M	3,000	538	780	(2,220)	26.00%
Pool Chemicals	30,000	2,132	8,604	(21,396)	28.68%
Signage & Amenity Repairs	300	-	-	(300)	0.00%
Special Events	2,000	358	1,713	(287)	85.66%
Park - R & M	10,000	-	94	(9,906)	0.94%
Pickleball R & M	3,000	17	349	(2,651)	11.64%
Guardhouse Maintenance	2,500	-	-	(2,500)	0.00%
Playground - R & M	5,000	-	-	(5,000)	0.00%
<b>Fitness:</b>					
Outside Fitness	60,000	3,300	14,953	(45,048)	24.92%
Fitness Equipment - R & M	5,000	343	1,742	(3,258)	34.84%

# Sweetwater Creek CDD

## General Fund

### Statement of Revenues, Expenditures and Changes in Fund Balance For the period of October 1, 2025 through January 31, 2026

	<b>Adopted Budget</b>	<b>Monthly Actual</b>	<b>Year-to-Date Actual</b>	<b>Year-to-Date Variance</b>	<b>Percentage Variance</b>
Fitness Equipment Rental	30,477	2,887	11,304	(19,173)	37.09%
Miniature Golf Course Maintenance	500	70	70	(430)	13.93%
Miscellaneous Fitness Supplies	4,000	437	5,947	1,947	148.67%
Capital Outlay - Machinery & Equipment	6,400	-	-	(6,400)	0.00%
Capital Outlay	-	582	582	582	
<b>Total Amenities:</b>	<b>974,199</b>	<b>66,361</b>	<b>318,466</b>	<b>(655,733)</b>	<b>32.69%</b>
<b>Total Operations &amp; Maintenance and Amenities</b>	<b>1,916,123</b>	<b>121,205</b>	<b>593,828</b>	<b>(1,322,295)</b>	<b>30.99%</b>
<b>Reserves</b>					
Capital Reserve Transfer	100,000	-	100,000	-	100.00%
<b>Total Reserves</b>	<b>100,000</b>	<b>-</b>	<b>100,000</b>	<b>-</b>	<b>100.00%</b>
<b>TOTAL EXPENDITURES &amp; RESERVES:</b>	<b>2,016,123</b>	<b>121,205</b>	<b>693,828</b>	<b>(1,322,295)</b>	<b>34.41%</b>
<b>Revenues Over/(Under) Expenditures</b>			<b>1,129,724</b>		
<b>FUND BALANCE BEGINNING</b>			<b>700,432</b>		
<b>FUND BALANCE, ENDING</b>			<b>\$ 1,830,155</b>		

## Sweetwater Creek CDD

### Capital Reserve Fund

#### Statement of Revenues, Expenditures and Changes in Fund Balance

For the period of October 1, 2025 through January 31, 2026

	Adopted Budget	Year-to-Date Actual	Year-to-Date Variance	Percentage Variance
<b>REVENUES:</b>				
Capital Reserve - Transfer In	\$ 100,000	\$ 100,000	\$ -	100.00%
Interest	10,000	5,319	\$ (4,681)	53.19%
<b>TOTAL REVENUES:</b>	<b>110,000</b>	<b>105,319</b>	<b>(4,681)</b>	<b>95.74%</b>
<b>EXPENDITURES:</b>				
Repair & Maintenance	93,210	22,537	(70,673)	24.18%
Other Current Charges	600	-	(600)	0.00%
Reserve Contribution	16,190	-	(16,190)	0.00%
<b>TOTAL EXPENDITURES:</b>	<b>110,000</b>	<b>22,537</b>	<b>(87,463)</b>	<b>20.49%</b>
 <b>Revenues Over/(Under) Expenditures</b>	 -	 82,782	 82,782	
 <b>FUND BALANCE BEGINNING</b>		 454,150		
<b>Net Changes in fund balance</b>		 82,782		
<b>FUND BALANCE, ENDING</b>		 <b>\$ 536,933</b>		

#### Capital Reserve Study

Description	FY 2026-Study
Reserve Beginning of Year	\$ 720,131
Contributions	315,000
Interest Income	16,621
Expenditures	93,210
<b>Anticipated Balance</b>	<b>\$ 958,542</b>

#### Capital Reserve - Actuals

Description	
Reserve Beginning of Year	\$ 454,150
Contributions	100,000
Interest Income	5,319
Expenditures	22,537
<b>Anticipated Balance</b>	<b>\$ 536,933</b>
<b>Variance Reserve Study vs Actaul</b>	<b>\$ (421,609)</b>

**Sweetwater Creek CDD**  
**Series 2019 Debt Service Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the period of October 1, 2025 through January 31, 2026**

	Adopted Budget	Year-to-Date Actual	Variance	Percentage Variance
<b>REVENUES:</b>				
Special Assessments- Tax Roll	\$ 734,966	\$ 672,934	\$ (62,032)	91.56%
Special Assessments- Prepayments	-	-	-	
Interest	-	5,511	5,511	
<b>TOTAL REVENUES:</b>	<b>734,966</b>	<b>678,444</b>	<b>(56,521)</b>	<b>92.31%</b>
<b>EXPENDITURES:</b>				
<b>Series 2019-A1</b>				
Principal Payments:				
05/01	365,000	-	(365,000)	0.00%
Interest Expense:				
11/01	77,766	77,766	(0)	100.00%
05/01	73,888	-	(73,888)	0.00%
<b>Series 2019-A2</b>				
Principal Payments:				
05/01	130,000	-	(130,000)	0.00%
Interest Expense:				
11/01	41,825	41,825	-	100.00%
05/01	39,550	-	(39,550)	0.00%
<b>Total Debt Service:</b>	<b>728,029</b>	<b>119,591</b>	<b>(608,438)</b>	<b>16.43%</b>
<b>TOTAL EXPENDITURES:</b>	<b>728,029</b>	<b>119,591</b>	<b>(608,438)</b>	<b>16.43%</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>6,937</b>	<b>558,854</b>	<b>551,917</b>	<b>8056.56%</b>
<b>FUND BALANCE BEGINNING</b>		<b>453,519</b>		
<b>Net Changes in fund balance</b>		<b>558,854</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,012,373</b>		

**Sweetwater Creek CDD**  
**Capital Projects Fund - Series 2019**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the period of October 1, 2025 through January 31, 2026**

	<u>Adopted Budget</u>	<u>Year-to-Date Actual</u>	<u>Year-to-Date Variance</u>	<u>Percentage Variance</u>
<b>REVENUES:</b>				
Interest	\$ -	\$ 1,073	\$ 1,073	
<b>TOTAL REVENUES:</b>	<u>-</u>	<u>1,073</u>	<u>1,073</u>	
<b>EXPENDITURES:</b>				
Capital Outlay	-	61,082	61,082	
<b>TOTAL EXPENDITURES:</b>	<u>-</u>	<u>61,082</u>	<u>61,082</u>	
Revenues Over/(Under) Expenditures	-	(60,010)	(60,010)	
<b>FUND BALANCE BEGINNING</b>		96,987		
Net Changes in fund balance		(60,010)		
<b>FUND BALANCE, ENDING</b>		<u>\$ 36,977</u>		







**Sweetwater CDD**  
**Cash and Investment Report**  
**January 31, 2026**

**GENERAL FUND**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating (GF)	Valley Bank	Checking Account - 1122	n/a	3.06%	\$ 165,277
Checking Account - Operating (AF)	Valley Bank	Checking Account - 4681	n/a	3.08%	32,578
Checking Account - POS (AF)	Valley Bank	Checking Account - 1819	n/a	3.07%	2,990
				<b>Subtotal</b>	<b>\$ 200,845</b>
SBA Trust Fund	Florida Prime	Agency Account - 3520	n/a	3.88%	\$ 7,408
US Bank Custody	US Bank	Custody Account - 9000	n/a	3.50%	1,663,551
				<b>Subtotal</b>	<b>\$ 1,670,959</b>
				<b>Total GF</b>	<b>\$ 1,864,396</b>

**CAPITAL RESERVE FUND**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating (CRF)	Truist	Checking Account - 7076	n/a	0.01%	\$ 95,832
SBA Trust Fund	Florida Prime	Agency Account - 3521	n/a	3.88%	\$ 390,497
				<b>Total CRF</b>	<b>\$ 486,329</b>

**DEBT SERVICE FUND**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2019a Revenue Account	US Bank		n/a	3.50%	\$ 777,308
Series 2019a-1 Reserve Account	US Bank		n/a	3.50%	133,070
Series 2019a-2 Reserve Account	US Bank		n/a	3.50%	107,600
Series 2019a Prepayment Account	US Bank		n/a	1.29%	100
Series 2019 Rebate Account	US Bank		n/a	3.50%	56
				<b>Total DS</b>	<b>\$ 1,018,133</b>

**CONSTRUCTION FUND**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2019 A&C Account	US Bank		n/a	3.50%	\$ 41,286
				<b>Total CP</b>	<b>\$ 41,286</b>
				<b>Total All Funds</b>	<b>\$ 3,410,144</b>

## Sweetwater Creek CDD 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)
<b>Current Bond Outstanding</b>		<b>\$5,600,000</b>

### 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:	\$107,600	
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)
<b>Current Bond Outstanding</b>		<b>\$2,160,000</b>

**Non-Ad Valorem Special Assessments - St Johns County Tax Collector**

Monthly Assessment Distributions

For the Fiscal Year Ending September 30, 2026

<b>On Roll Assessments</b>	Gross Assessments	\$ 2,108,109.57	\$ 784,639.45	\$ 2,892,749.02
	Net Assessments	\$ 1,981,623.00	\$ 734,965.63	\$ 2,716,588.63
	<i>Allocation %</i>	72.95%	27.05%	100.00%

<u>Date</u>	<u>Distribution</u>	<u>GF</u>	<u>2019 DS</u>	<u>Net Received</u>
11/3/2025	Dist #1	\$ 25,908.51	\$ 9,609.22	\$ 35,517.73
11/18/2025	Dist #2	60,569.95	22,464.83	83,034.78
11/24/2025	Dist #3	89,624.82	33,241.01	122,865.83
12/16/2025	Dist #4	139,296.11	51,663.64	190,959.75
12/24/2025	Dist #5	162,448.87	60,250.78	222,699.65
1/14/2026	Dist #6	1,332,208.61	494,103.84	\$1,826,312.45
1/26/2026	Interest	4,314.47	1,600.20	5,914.67
	Dist #7	-	-	-
	Dist #8	-	-	-
	Interest	-	-	-
	Dist #9	-	-	-
	Dist #10	-	-	-
	<b>Total Assessments Collected</b>	<u>1,814,371.33</u>	<u>672,933.53</u>	<u>2,487,304.86</u>
	<b>Balance of Receivable</b>	<u>167,251.67</u>	<u>62,032.10</u>	<u>229,283.77</u>
	<b>Percent Collected</b>	91.56%	91.56%	91.56%

Sweetwater CDD  
Notes to Financial Statements  
January 31, 2026

**General Fund**

**Assets**

**Cash and Investments** - District's funds are held at Valley Bank & US Bank (Operating accounts), SBA (Operating & CRF accounts), Truist (CRF account).

**Due From Other Funds** - Due from Erin for personal use of district card

**Prepays** - Envera - prepaid service, Poolsure - Prepaid pool chemical contract (Jan-Dec)

**Deposits** - Vesta Amenity Deposit (will offset last month's fee).

**Liabilities**

**Accounts Payable** - Invoices posted but not paid in current month.

**Due To Other Funds** - Assessments received and allocated to/from other funds. Also, an allocation of CFR & Capital expenses.

**Financial Overview / Highlights**

- > Total Non-Ad valorem special assessments are at 91.56% collected and total revenue is 90.45% of adopted budget.
- > Total expenditures are 34.41% of adopted budget.
- > Significant variances explained below.

**Variance Analysis**

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<b>Expenditures</b>				
<b><u>Administrative</u></b>				
Supervisors Fees	14,000	5,000	35.71%	2 meeting in Oct
Engineering Services	20,000	12,163	60.81%	Mathews Design Group
Legal Services	65,000	34,509	53.09%	Killinski services
Assessment Administration	5,460	7,167	131.26%	\$5.5k for assessment methodology consultation
Arbitrage Services	500	450	90.00%	Annual service
Dissemination Agent	5,788	5,000	86.39%	Billed annually in October
Trustee Fees	4,139	3,143	75.93%	US Bank Trustee Fees for FY
District Management	46,410	16,574	35.71%	\$1k for assessment methodology consultation
Information Technology	1,556	-	0.00%	budgeted & previously by GMS - no expense currently
Website Maintenance	1,092	-	0.00%	budgeted & previously by GMS - no expense currently
Telephone	742	-	0.00%	budgeted & previously by GMS - no expense currently
Insurance - Public Officials	5,400	5,486	101.59%	Billed annually in October
Legal Advertising	2,000	1,201	60.03%	Gannett IQ - Advertising for meetings
Miscellaneous	1,500	737	49.15%	True Footage - Property evaluation
Dues, Licenses & Subscriptions	175	175	100.00%	Billed annually in October
Cost Share Expense - Marshall Creek	100,000	-	0.00%	Dissolving cost-share agreement FY26
<b><u>Operations &amp; Maintenance:</u></b>				
Insurance - General Liability	6,629	6,246	94.22%	Billed annually in October
Fountain Maintenance	1,500	7,373	491.55%	Electrical work on Fountain Pool & Pond Pumps
Tree Pruning	17,000	10,145	59.68%	Palm Pruning
Holiday Decorations	5,000	3,446	68.93%	Christmas décor
<b><u>Amenities Administrative</u></b>				
Administrative:				
Property & Casualty Insurance	43,933	41,902	95.38%	Billed annually in October
Automobile Insurance	-	1,662		Billed annually in October; Auto insurance not budgeted
Facility Management - Cost Share	20,000	-	0.00%	Dissolving cost-share agreement FY26
Performance Incentive	10,000	10,000	100.00%	Employee incentives per board discretion
Information Technology	1,000	-	0.00%	budgeted & previously by GMS - no expense currently
Subscriptions & Memberships	2,040	914	44.83%	Safesave, Court Reserve & Swish
Facility Management	291,523	99,621	34.17%	Vesta Property Services - Billed based on actual payroll costs
Refuse Removal	9,600	3,813	39.72%	Republic Services - \$973/mo
Janitorial Services	45,640	19,381	42.47%	Vesta Property Services - Billed based on actual payroll costs
Park Mulch	5,000	3,600	72.00%	Mulch installation - playground
Miscellaneous Field Supplies	2,000	1,214	60.69%	Misc tools & fuel
Pest Control	1,800	750	41.68%	Includes annual termite renewal \$450
Pool Maintenance - Contract	20,442	-	0.00%	Included in services provided by Vesta
Special Events	2,000	1,713	85.66%	Employee holiday luncheon
Fitness Equipment - R & M	5,000	1,742	34.84%	Equipment repairs
Fitness Equipment Rental	30,477	11,304	37.09%	Geneva & Chairman's equip rental contracts
Miscellaneous Fitness Supplies	4,000	5,947	148.67%	Exercise Equipment wipes
Capital Outlay	-	582	0.00%	Kitchen shelving & industrial trash cans

**Sweetwater CDD**  
**General Ledger Detail**  
**January 2026**

1101000 - Operating Account (Valley)							<b>85,693.48</b>
Bill Pmt -Check	01/05/2026	010526ACH1	Comcast	1865 N. Loop Parkway Dec 15, 2025 - Jan 14, 2026		898.06	84,795.42
Bill Pmt -Check	01/06/2026	100049	Gannett FL LocalIQ	Invoice: 0007504693 ( )		348.08	84,447.34
Bill Pmt -Check	01/06/2026	100050	Kilinski Van Wyk PLLC	Invoice: 13885 (Reference: O&M Assessment Methodology Project. ) Invoice: 13845 (Reference: Le...		8,860.50	75,586.84
Bill Pmt -Check	01/06/2026	100051	Future Horizons, Inc.	Invoice: 92941 (Reference: Weed Control Services Dec 25. )		2,122.44	73,464.40
Bill Pmt -Check	01/06/2026	100052	Downey's Janitorial Supplies	Invoice: 41-29826 (Reference: Janitorial Supplies. )		410.28	73,054.12
Bill Pmt -Check	01/06/2026	100053	Duval Landscape Maintenance	Invoice: 33779 (Reference: Irrigation Repairs. ) Invoice: 33778 (Reference: Torcido Pump Repai...		2,450.00	70,604.12
Bill Pmt -Check	01/06/2026	100054	Lloyds Exercise Equipment LLC	Invoice: H480-108 (Reference: Fitness Center Wipes. )		1,950.00	68,654.12
Bill Pmt -Check	01/06/2026	010626ACH1	Florida Natural Gas	1865 NORTH LOOP PARKWAY 11/6/25 - 12/8/25		20.64	68,633.48
Bill Pmt -Check	01/07/2026	4538	Angella Bascom	2 Classes @ \$35.00		70.00	68,563.48
Bill Pmt -Check	01/07/2026	4539	Diane Stoever	9 Classes @ \$40.00		360.00	68,203.48
Bill Pmt -Check	01/07/2026	4540	Eliana Roque	4 Classes @ \$40.00		160.00	68,043.48
Bill Pmt -Check	01/07/2026	4541	Lina Hermez	8 Classes @ \$40.00 & 2 Classes @ \$25.00		370.00	67,673.48
Bill Pmt -Check	01/07/2026	4542	Miranda Bulger	6 Classes @ \$35.00 & 2 half hour classes @ \$17.50		245.00	67,428.48
Bill Pmt -Check	01/07/2026	4543	Patricia Scott	3 Classes @ \$35.00		105.00	67,323.48
Bill Pmt -Check	01/07/2026	4544	Ronald C. Cullum	2 Classes @ \$35.00		70.00	67,253.48
Bill Pmt -Check	01/07/2026	4545	Tiffany Cunningham	2 Classes @ \$35.00		70.00	67,183.48
Bill Pmt -Check	01/07/2026	100055	Envera	Invoice: IN00004939 (Reference: RFID Replacement. )		1,438.56	65,744.92
Bill Pmt -Check	01/07/2026	100056	Taylor Tree Services Inc.	Invoice: 21034 (Reference: Landscape Enhancement. )		1,700.00	64,044.92
Bill Pmt -Check	01/08/2026	4546	Daniel L Colin	BOS Workshop 1/8/26		200.00	63,844.92
Bill Pmt -Check	01/08/2026	4547	John T Smith	BOS Workshop 1/8/26		200.00	63,644.92
Bill Pmt -Check	01/08/2026	4548	Kristen Cohen	BOS Workshop 1/8/26		200.00	63,444.92
Bill Pmt -Check	01/08/2026	4549	Ronald J Cervelli	BOS Workshop 1/8/26		200.00	63,244.92
Bill Pmt -Check	01/08/2026	4550	Stephen J Handler	BOS Workshop 1/8/26		200.00	63,044.92
Bill Pmt -Check	01/09/2026	100057	Duval Landscape Maintenance	Invoice: 33780 (Reference: Irrigation Repairs. )		300.00	62,744.92
Bill Pmt -Check	01/14/2026	100058	Vesta District Services	Invoice: 430334 (Reference: Management Fees Dec 25. )		4,310.17	58,434.75
Bill Pmt -Check	01/14/2026	100059	Envera	Invoice: 763966 (Reference: Security 2/1/26 - 2/28/26. )		3,452.41	54,982.34
Bill Pmt -Check	01/14/2026	100060	Vesta Property Services	Invoice: 430417 (Reference: Billable Expenses - Dec 2025. )		1,649.01	53,333.33
Bill Pmt -Check	01/14/2026	100061	Integrated Access Solutions	Invoice: 4217 (Reference: Service Call Pickleball Gate. )		250.00	53,083.33
Transfer	01/16/2026			Funds Transfer	200,000.00		253,083.33
Bill Pmt -Check	01/20/2026	100062	Kilinski Van Wyk PLLC	Invoice: 14059 (Reference: Legal Services Dec 25. ) Invoice: 14060 (Reference: Legal Services ...		12,428.70	240,654.63
Bill Pmt -Check	01/20/2026	100063	Vesta Property Services	Invoice: 430464 (Reference: Amenity Management Dec 25. )		39,051.94	201,602.69
Bill Pmt -Check	01/20/2026	100064	Matthews Design Group LLC	Invoice: 194478 (Reference: Engineering Services Dec 25. ) Invoice: 194532 (Reference: Enginee...		4,357.69	197,245.00
Bill Pmt -Check	01/20/2026	100065	Duval Landscape Maintenance	Invoice: 33830 (Reference: Landscaping Jan 26. )		26,295.00	170,950.00
Bill Pmt -Check	01/20/2026	012026ACH1	St. Johns County Utility Department	491 ENSENADA DR 11/18/25 - 12/16/25		16.07	170,933.93
Bill Pmt -Check	01/20/2026	012026ACH3	St. Johns County Utility Department	1865 N LOOP PKWY 11/18/25 - 12/17/25		1,937.60	168,996.33
Bill Pmt -Check	01/20/2026	012026ACH2	St. Johns County Utility Department	1187 LAS CALINAS BLVD GUARDHOUSE 11/18/25 - 12/17/25		34.72	168,961.61
Bill Pmt -Check	01/21/2026	4551	Angella Bascom	1 Class @ \$35.00		35.00	168,926.61
Bill Pmt -Check	01/21/2026	4552	Aristides Beaton	2 Classes @ \$35.00		70.00	168,856.61
Bill Pmt -Check	01/21/2026	4553	Diane Stoever	6 Classes @ \$40.00		240.00	168,616.61
Bill Pmt -Check	01/21/2026	4554	Eliana Roque	8 Classes @ \$40.00		320.00	168,296.61
Bill Pmt -Check	01/21/2026	4555	Erin Heaton	2 Classes @ \$35.00		70.00	168,226.61
Bill Pmt -Check	01/21/2026	4556	Josie Carleton	1 Class @ \$35.00		35.00	168,191.61
Bill Pmt -Check	01/21/2026	4557	Katherine Roy	1 Class @ \$35.00		35.00	168,156.61
Bill Pmt -Check	01/21/2026	4558	Lina Hermez	10 Classes @ \$40.00 & 2 Classes @ \$25.00		450.00	167,706.61
Bill Pmt -Check	01/21/2026	4559	Madeline Rivera	2 Classes @ \$35.00		70.00	167,636.61
Bill Pmt -Check	01/21/2026	4560	Miranda Bulger	2 Classes @ \$52.50 & 4 Classes @ \$35.00		245.00	167,391.61
Bill Pmt -Check	01/21/2026	4561	Patricia Scott	2 Classes @ \$35.00		70.00	167,321.61

**Sweetwater CDD**  
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Bill Pmt -Check	01/21/2026	4562	Ronald C. Cullum	2 Classes @ \$35.00	70.00	167,251.61	
Bill Pmt -Check	01/21/2026	4563	Tiffany Cunningham	4 Classes @ \$35.00	140.00	167,111.61	
Bill Pmt -Check	01/21/2026	012126ACH1	FPL	1802 N Loop PKWY #LGT Dec 4, 2025 to Jan 6, 2026	30.80	167,080.81	
Bill Pmt -Check	01/21/2026	012126ACH2	FPL	499 Ensenada Dr #IRR Dec 4, 2025 to Jan 6, 2026	30.80	167,050.01	
Bill Pmt -Check	01/21/2026	012126ACH4	FPL	633 Glorieta Dr #IRR Dec 4, 2025 to Jan 6, 2026	34.32	167,015.69	
Bill Pmt -Check	01/21/2026	012126ACH5	FPL	2064 Las Calinas Blvd #IRR Dec 4, 2025 to Jan 6, 2026	34.32	166,981.37	
Bill Pmt -Check	01/21/2026	012126ACH6	FPL	491 Ensenada Dr #Park Dec 4, 2025 to Jan 6, 2026	42.65	166,938.72	
Bill Pmt -Check	01/21/2026	012126ACH7	FPL	43 Privado Ct #LITE Dec 4, 2025 to Jan 6, 2026	43.05	166,895.67	
Bill Pmt -Check	01/21/2026	012126ACH8	FPL	336 Rio Del Norte Road #IRR Dec 4, 2025 to Jan 6, 2026	46.93	166,848.74	
Bill Pmt -Check	01/21/2026	012126ACH9	FPL	537 Ensenada Dr. #IRR Dec 4, 2025 to Jan 6, 2026	51.99	166,796.75	
Bill Pmt -Check	01/21/2026	012126ACH10	FPL	661 Ensenada Dr. #IRR Dec 4, 2025 to Jan 6, 2026	71.24	166,725.51	
Bill Pmt -Check	01/21/2026	012126ACH12	FPL	711 Enrede LN Dec 4, 2025 to Jan 6, 2026	95.56	166,629.95	
Bill Pmt -Check	01/21/2026	012126ACH14	FPL	1329 Las Calinas Blvd #IRR Dec 8, 2025 to Jan 8, 2026	145.71	166,484.24	
Bill Pmt -Check	01/21/2026	012126ACH15	FPL	166 Torcido Blvd #IRR Dec 4, 2025 to Jan 6, 2026	186.67	166,297.57	
Bill Pmt -Check	01/21/2026	012126ACH16	FPL	166 Pantano Vista Way # Fountain Dec 4, 2025 to Jan 6, 2026	195.01	166,102.56	
Bill Pmt -Check	01/21/2026	012126ACH17	FPL	1187 Las Calinas Blvd #LITE Dec 4, 2025 to Jan 6, 2026	220.86	165,881.70	
Bill Pmt -Check	01/21/2026	012126ACH18	FPL	1865 N Loop Pkwy Dec 8, 2025 to Jan 8, 2026	4,789.57	161,092.13	
Bill Pmt -Check	01/21/2026	012126ACH19	FPL	Streetlights # Palencia N PH Dec 8, 2025 to Jan 8, 2026	6,022.89	155,069.24	
Bill Pmt -Check	01/21/2026	012126ACH11	FPL	1504 Las Calinas Blvd #IRR Dec 4, 2025 to Jan 6, 2026	88.52	154,980.72	
Bill Pmt -Check	01/21/2026	012126ACH13	FPL	2036 Las Calinas Blvd #IRR Dec 4, 2025 to Jan 6, 2026	101.93	154,878.79	
Bill Pmt -Check	01/21/2026	012126ACH3	FPL	97 Onda LN #IRR Dec 4, 2025 to Jan 6, 2026	30.80	154,847.99	
Bill Pmt -Check	01/26/2026	100066	Chairman's Enterprises, LLC	Invoice: 1286 (Reference: Fitness Equipment Lease. )	102.64	154,745.35	
Bill Pmt -Check	01/26/2026	100067	Vesta District Services	Invoice: 430418 (Reference: Billable Expenses - Dec 2025. )	46.12	154,699.23	
Bill Pmt -Check	01/26/2026	100068	Turner Pest Control	Invoice: 011826-6013 (Reference: Termite Renewal. )	413.00	154,286.23	
Bill Pmt -Check	01/26/2026	100069	Matthews Design Group LLC	Invoice: 194334 (Reference: Engineering Services Nov 25. )	487.50	153,798.73	
Bill Pmt -Check	01/26/2026	012626ACH1	Geneva Capital LLC	Fitness Equipment 1/26	2,539.71	151,259.02	
General Journal	01/31/2026	56		Payment due from CRF	1,438.56	152,697.58	
General Journal	01/31/2026	56		Payment due from CRF	1,438.56	151,259.02	
Deposit	01/31/2026			Interest	393.17	151,652.19	
Total 1101000 - Operating Account (Valley)					201,831.73	135,873.02	151,652.19
<b>1101005 - Amenity OP Account</b>							<b>43,515.38</b>
Bill Pmt -Check	01/06/2026	010626ACH1	Republic Services #687	1865 N Loop Pkwy 1/1/26 - 1/31/26	973.62	42,541.76	
Bill Pmt -Check	01/15/2026	011526ACH1	Turner Pest Control	Reference: Pest Control.	86.35	42,455.41	
Bill Pmt -Check	01/26/2026	012626ACH1	AT&T	Guardhouse Telephone Jan 02 - Feb 01	149.80	42,305.61	
Bill Pmt -Check	01/27/2026	012726CC1	Valley Bank Credit Card	Various Purchases	9,904.35	32,401.26	
Deposit	01/31/2026			Interest	106.58	32,507.84	
Total 1101005 - Amenity OP Account					106.58	11,114.12	32,507.84
<b>1101010 - Debit Card Account</b>							<b>0.00</b>
Total 1101010 - Debit Card Account							0.00
<b>1101015 - SBA (GF)</b>							<b>7,383.35</b>
Deposit	01/31/2026			Interest	24.36	7,407.71	
Total 1101015 - SBA (GF)					24.36	0.00	7,407.71
<b>1101020 - U.S. Bank Custody Account</b>							<b>526,011.09</b>
Deposit	01/15/2026			Deposit	1,332,208.61	1,858,219.70	
Transfer	01/16/2026			Funds Transfer		200,000.00	
Deposit	01/27/2026			Deposit	4,314.47	1,662,534.17	
Deposit	01/31/2026			Interest	1,017.16	1,663,551.33	
Total 1101020 - U.S. Bank Custody Account					1,337,540.24	200,000.00	1,663,551.33

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<b>1101025 · POS Account</b>				<b>2,827.04</b>
Deposit	01/06/2026	Deposit	140.00	2,967.04
Deposit	01/09/2026	Deposit	15.00	2,982.04
Deposit	01/31/2026	Interest	7.61	2,989.65
Total 1101025 · POS Account			162.61	2,989.65
<b>2101000 · Operating Account (Trust)</b>				<b>95,831.98</b>
Total 2101000 · Operating Account (Trust)				95,831.98
<b>2101015 · SBA (CRF)</b>				<b>389,213.12</b>
Deposit	01/31/2026	Interest	1,283.81	390,496.93
Total 2101015 · SBA (CRF)			1,283.81	390,496.93
<b>3101000 · DS 2019 A-1 Reserve</b>				<b>133,069.53</b>
Transfer	01/05/2026	Funds Transfer		132,665.26
Deposit	01/31/2026	Interest	404.27	133,069.53
Total 3101000 · DS 2019 A-1 Reserve			404.27	133,069.53
<b>3101001 · DS 2019 A-2 Reserve</b>				<b>107,600.00</b>
Transfer	01/05/2026	Funds Transfer		107,273.11
Deposit	01/31/2026	Interest	326.89	107,600.00
Total 3101001 · DS 2019 A-2 Reserve			326.89	107,600.00
<b>3101002 · DS 2019 Revenue</b>				<b>280,251.83</b>
Transfer	01/05/2026	Funds Transfer	0.11	280,251.94
Transfer	01/05/2026	Funds Transfer	326.89	280,578.83
Transfer	01/05/2026	Funds Transfer	404.27	280,983.10
Deposit	01/15/2026	Deposit	494,103.84	775,086.94
Deposit	01/27/2026	Deposit	1,600.20	776,687.14
Deposit	01/31/2026	Interest	620.37	777,307.51
Total 3101002 · DS 2019 Revenue			497,055.68	777,307.51
<b>3101003 · DS 2019 Prepayment</b>				<b>100.00</b>
Transfer	01/05/2026	Funds Transfer		99.89
Deposit	01/31/2026	Interest	0.11	100.00
Total 3101003 · DS 2019 Prepayment			0.11	100.00
<b>3101004 · DS 2019 Excess Revenue</b>				<b>0.04</b>
Total 3101004 · DS 2019 Excess Revenue				0.04
<b>3101005 · DS 2019 Sinking Fund A-2</b>				<b>0.00</b>
Total 3101005 · DS 2019 Sinking Fund A-2				0.00
<b>3101006 · DS 2019 Interest A-1</b>				<b>0.00</b>
Total 3101006 · DS 2019 Interest A-1				0.00
<b>3101007 · DS 2019 Interest A-2</b>				<b>0.00</b>
Total 3101007 · DS 2019 Interest A-2				0.00
<b>3101008 · DS 2019 Principal A-1</b>				<b>0.00</b>
Total 3101008 · DS 2019 Principal A-1				0.00
<b>3101009 · DS 2019 Rebate</b>				<b>55.63</b>
Deposit	01/31/2026	Interest	0.17	55.80
Total 3101009 · DS 2019 Rebate			0.17	55.80
<b>4101000 · DS 2019 A&amp;C</b>				<b>41,161.37</b>
Bill Pmt -Check	01/01/2026	Valley Bank Credit Card	QuickBooks generated zero amount transaction for bill payment stub	41,161.37
Bill Pmt -Check	01/01/2026	Valley Bank Credit Card	QuickBooks generated zero amount transaction for bill payment stub	41,161.37
Deposit	01/31/2026	Interest	125.04	41,286.41
Total 4101000 · DS 2019 A&C			125.04	41,286.41

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<b>1115000 · Accounts Receivable</b>					<b>0.00</b>
Total 1115000 · Accounts Receivable					0.00
<b>1120001 · Assessments Receivable</b>					<b>0.00</b>
Total 1120001 · Assessments Receivable					0.00
<b>1120002 · Assessments Receivable - Excess</b>					<b>0.00</b>
Total 1120002 · Assessments Receivable - Excess					0.00
<b>1131000 · Due From General Fund</b>					<b>151,801.74</b>
General Journal	01/01/2026	60		Dissolve Amenity Fund	51,801.74
Total 1131000 · Due From General Fund					<u>100,000.00</u>
					0.00
<b>1131001 · Due from Amenity</b>					<b>51,481.81</b>
General Journal	01/01/2026	59	Valley Bank Credit Card	Valley National Bank - General Fund	319.93
General Journal	01/01/2026	60		Dissolve Amenity Fund	51,801.74
Total 1131001 · Due from Amenity					<u>0.00</u>
					319.93
<b>1131002 · Due from Capital Reserve</b>					<b>47,924.18</b>
General Journal	01/01/2026	58	Valley Bank Credit Card	Valley National Bank - General Fund	33.42
General Journal	01/31/2026	56		Payment due from CRF	1,438.56
Total 1131002 · Due from Capital Reserve					<u>49,396.16</u>
					1,471.98
<b>1131003 · Due from Debt Service</b>					<b>5,760.05</b>
Total 1131003 · Due from Debt Service					5,760.05
<b>1131004 · Due from Capital Projects</b>					<b>4,308.97</b>
Total 1131004 · Due from Capital Projects					4,308.97
<b>1131010 · Due from Others</b>					<b>146.64</b>
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Over limit Fee Refund	100.00
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Mind Body Green	114.00
Total 1131010 · Due from Others					<u>160.64</u>
					114.00
<b>12100 · Inventory Asset</b>					<b>0.00</b>
Total 12100 · Inventory Asset					0.00
<b>1550000 · Prepaid Expenses</b>					<b>29,007.83</b>
General Journal	01/01/2026	61		Poolsure - Pool Chemicals - Annual Contract Amortization	2,131.65
Total 1550000 · Prepaid Expenses					<u>26,876.18</u>
					0.00
<b>1560000 · Deposits</b>					<b>36,001.67</b>
Total 1560000 · Deposits					36,001.67
<b>1202000 · Accounts Payable</b>					<b>-76,917.88</b>
Bill	01/01/2026	86541 1.26	Geneva Capital LLC	Fitness Equipment 1/26	2,539.71
Bill	01/01/2026	430334	Vesta District Services	Reference: Management Fees Dec 25.	4,310.17
Bill	01/01/2026	33830	Duval Landscape Maintenance	Reference: Landscaping Jan 26.	26,295.00
Bill	01/01/2026	335341682 1/26	AT&T	Guardhouse Telephone Jan 02 - Feb 01	149.80
Bill	01/01/2026	1286	Chairman's Enterprises, LLC	Reference: Fitness Equipment Lease.	102.64
General Journal	01/01/2026	57	Valley Bank Credit Card	Valley National Bank - General Fund	33.42
General Journal	01/01/2026	58	Valley Bank Credit Card	Valley National Bank - General Fund	33.42
Bill Pmt -Check	01/01/2026		Valley Bank Credit Card	QuickBooks generated zero amount transaction for bill payment stub	0.00
General Journal	01/01/2026	60	Valley Bank Credit Card	Valley National Bank - General Fund	319.93
General Journal	01/01/2026	59	Valley Bank Credit Card	Valley National Bank - General Fund	319.93
Bill Pmt -Check	01/01/2026		Valley Bank Credit Card	QuickBooks generated zero amount transaction for bill payment stub	0.00
Bill	01/02/2026	763966	Envera	Reference: Security 2/1/26 - 2/28/26.	3,452.41
Bill	01/05/2026	010526	Angella Bascom	2 Classes @ \$35.00	70.00
Bill	01/05/2026	010526	Miranda Bulger	6 Classes @ \$35.00 & 2 half hour classes @ \$17.50	245.00
Bill	01/05/2026	010526	Ronald C. Cullum	2 Classes @ \$35.00	70.00

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Bill	01/05/2026	010526	Tiffany Cunningham	2 Classes @ \$35.00		70.00	-114,222.61
Bill	01/05/2026	010526	Lina Hermez	8 Classes @ \$40.00 & 2 Classes @ \$25.00		370.00	-114,592.61
Bill	01/05/2026	010526	Eliana Roque	4 Classes @ \$40.00		160.00	-114,752.61
Bill	01/05/2026	010526	Patricia Scott	3 Classes @ \$35.00		105.00	-114,857.61
Bill	01/05/2026	010526	Diane Stoever	9 Classes @ \$40.00		360.00	-115,217.61
Bill Pmt -Check	01/05/2026	010526ACH1	Comcast	1865 N. Loop Parkway Dec 15, 2025 - Jan 14, 2026		898.06	-114,319.55
Bill Pmt -Check	01/06/2026	100049	Gannett FL LocalIQ	Invoice: 0007504693 ( )		348.08	-113,971.47
Bill Pmt -Check	01/06/2026	100050	Kilinski Van Wyk PLLC	Invoice: 13885 (Reference: O&M Assessment Methodology Project. ) Invoice: 13845 (R	8,860.50		-105,110.97
Bill Pmt -Check	01/06/2026	100051	Future Horizons, Inc.	Invoice: 92941 (Reference: Weed Control Services Dec 25. )	2,122.44		-102,988.53
Bill Pmt -Check	01/06/2026	100052	Downey's Janitorial Supplies	Invoice: 41-29826 (Reference: Janitorial Supplies. )	410.28		-102,578.25
Bill Pmt -Check	01/06/2026	100053	Duval Landscape Maintenance	Invoice: 33779 (Reference: Irrigation Repairs. ) Invoice: 33778 (Reference: Torcido Purr	2,450.00		-100,128.25
Bill Pmt -Check	01/06/2026	100054	Lloyds Exercise Equipment LLC	Invoice: H480-108 (Reference: Fitness Center Wipes. )	1,950.00		-98,178.25
Bill Pmt -Check	01/06/2026	010626ACH1	Florida Natural Gas	1865 NORTH LOOP PARKWAY 11/6/25 - 12/8/25		20.64	-98,157.61
Bill Pmt -Check	01/06/2026	010626ACH1	Republic Services #687	1865 N Loop Pkwy 1/1/26 - 1/31/26		973.62	-97,183.99
Bill	01/06/2026	37392 1.26	FPL	661 Ensenada Dr. #IRR Dec 4, 2025 to Jan 6, 2026		71.24	-97,255.23
Bill	01/06/2026	44154 1.26	FPL	499 Ensenada Dr #IRR Dec 4, 2025 to Jan 6, 2026		30.80	-97,286.03
Bill	01/06/2026	47285 1.26	FPL	336 Rio Del Norte Road #IRR Dec 4, 2025 to Jan 6, 2026		46.93	-97,332.96
Bill	01/06/2026	71537 1.26	FPL	43 Privado Ct #LITE Dec 4, 2025 to Jan 6, 2026		43.05	-97,376.01
Bill	01/06/2026	52165 1.26	FPL	166 Pantano Vista Way # Fountain Dec 4, 2025 to Jan 6, 2026		195.01	-97,571.02
Bill	01/06/2026	56253 1.26	FPL	2064 Las Calinas Blvd #IRR Dec 4, 2025 to Jan 6, 2026		34.32	-97,605.34
Bill	01/06/2026	58332 1.26	FPL	1802 N Loop PKWY #LGT Dec 4, 2025 to Jan 6, 2026		30.80	-97,636.14
Bill	01/06/2026	61314 1.26	FPL	537 Ensenada Dr. #IRR Dec 4, 2025 to Jan 6, 2026		51.99	-97,688.13
Bill	01/06/2026	69248 1.26	FPL	166 Torcido Blvd #IRR Dec 4, 2025 to Jan 6, 2026		186.67	-97,874.80
Bill	01/06/2026	70401 1.26	FPL	633 Glorieta Dr #IRR Dec 4, 2025 to Jan 6, 2026		34.32	-97,909.12
Bill	01/06/2026	97256 1.26	FPL	2036 Las Calinas Blvd #IRR Dec 4, 2025 to Jan 6, 2026		101.93	-98,011.05
Bill	01/06/2026	79354 1.26	FPL	97 Onda LN #IRR Dec 4, 2025 to Jan 6, 2026		30.80	-98,041.85
Bill	01/06/2026	73535 1.26	FPL	1187 Las Calinas Blvd #LITE Dec 4, 2025 to Jan 6, 2026		220.86	-98,262.71
Bill	01/06/2026	83257 1.26	FPL	711 Enrede LN Dec 4, 2025 to Jan 6, 2026		95.56	-98,358.27
Bill	01/06/2026	88413 1.26	FPL	491 Ensenada Dr #Park Dec 4, 2025 to Jan 6, 2026		42.65	-98,400.92
Bill	01/06/2026	20281 1.26	FPL	1504 Las Calinas Blvd #IRR Dec 4, 2025 to Jan 6, 2026		88.52	-98,489.44
Bill Pmt -Check	01/07/2026	4538	Angella Bascom	2 Classes @ \$35.00		70.00	-98,419.44
Bill Pmt -Check	01/07/2026	4539	Diane Stoever	9 Classes @ \$40.00		360.00	-98,059.44
Bill Pmt -Check	01/07/2026	4540	Eliana Roque	4 Classes @ \$40.00		160.00	-97,899.44
Bill Pmt -Check	01/07/2026	4541	Lina Hermez	8 Classes @ \$40.00 & 2 Classes @ \$25.00		370.00	-97,529.44
Bill Pmt -Check	01/07/2026	4542	Miranda Bulger	6 Classes @ \$35.00 & 2 half hour classes @ \$17.50		245.00	-97,284.44
Bill Pmt -Check	01/07/2026	4543	Patricia Scott	3 Classes @ \$35.00		105.00	-97,179.44
Bill Pmt -Check	01/07/2026	4544	Ronald C. Cullum	2 Classes @ \$35.00		70.00	-97,109.44
Bill Pmt -Check	01/07/2026	4545	Tiffany Cunningham	2 Classes @ \$35.00		70.00	-97,039.44
Bill Pmt -Check	01/07/2026	100055	Envera	Invoice: IN00004939 (Reference: RFID Replacement. )	1,438.56		-95,600.88
Bill Pmt -Check	01/07/2026	100056	Taylor Tree Services Inc.	Invoice: 21034 (Reference: Landscape Enhancement. )	1,700.00		-93,900.88
Bill Pmt -Check	01/08/2026	4546	Daniel L Colin	BOS Workshop 1/8/26		200.00	-93,700.88
Bill Pmt -Check	01/08/2026	4547	John T Smith	BOS Workshop 1/8/26		200.00	-93,500.88
Bill Pmt -Check	01/08/2026	4548	Kristen Cohen	BOS Workshop 1/8/26		200.00	-93,300.88
Bill Pmt -Check	01/08/2026	4549	Ronald J Cervelli	BOS Workshop 1/8/26		200.00	-93,100.88
Bill Pmt -Check	01/08/2026	4550	Stephen J Handler	BOS Workshop 1/8/26		200.00	-92,900.88
Bill	01/08/2026	07163 1.26	FPL	Streelitghts # Palencia N PH Dec 8, 2025 to Jan 8, 2026		6,022.89	-98,923.77
Bill	01/08/2026	47441 1.26	FPL	1865 N Loop Pkwy Dec 8, 2025 to Jan 8, 2026		4,789.57	-103,713.34
Bill	01/08/2026	10583 1.26	FPL	1329 Las Calinas Blvd #IRR Dec 8, 2025 to Jan 8, 2026		145.71	-103,859.05

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Bill Pmt -Check	01/09/2026	100057	Duval Landscape Maintenance	Invoice: 33780 (Reference: Irrigation Repairs. )	300.00		-103,559.05
Bill	01/11/2026	1274272 1.26	Comcast	1865 N. Loop Parkway Jan 15, 2026 to Feb 14, 2026		909.73	-104,468.78
Bill	01/12/2026	10826	Ronald J Cervelli	BOS Workshop 1/8/26		200.00	-104,668.78
Bill	01/12/2026	10826	John T Smith	BOS Workshop 1/8/26		200.00	-104,868.78
Bill	01/12/2026	10826	Daniel L Colin	BOS Workshop 1/8/26		200.00	-105,068.78
Bill	01/12/2026	10826	Stephen J Handler	BOS Workshop 1/8/26		200.00	-105,268.78
Bill	01/12/2026	10826	Kristen Cohen	BOS Workshop 1/8/26		200.00	-105,468.78
Bill	01/12/2026	621713471	Turner Pest Control	Reference: Pest Control.		86.35	-105,555.13
Bill	01/12/2026	64589 1/26	TECO	1865 N LOOP PKWY Dec 08, 2025 - Jan 07, 2026		528.40	-106,083.53
Bill	01/12/2026	194478	Matthews Design Group LLC	Reference: Engineering Services Dec 25.		359.13	-106,442.66
Bill	01/13/2026	194532	Matthews Design Group LLC	Reference: Engineering Services Dec 25.		548.56	-106,991.22
Bill	01/13/2026	194531	Matthews Design Group LLC	Reference: Engineering Services Dec 25.		1,675.00	-108,666.22
Bill Pmt -Check	01/14/2026	100058	Vesta District Services	Invoice: 430334 (Reference: Management Fees Dec 25. )	4,310.17		-104,356.05
Bill Pmt -Check	01/14/2026	100059	Envera	Invoice: 763966 (Reference: Security 2/1/26 - 2/28/26. )	3,452.41		-100,903.64
Bill Pmt -Check	01/14/2026	100060	Vesta Property Services	Invoice: 430417 (Reference: Billable Expenses - Dec 2025. )	1,649.01		-99,254.63
Bill Pmt -Check	01/14/2026	100061	Integrated Access Solutions	Invoice: 4217 (Reference: Service Call Pickleball Gate. )	250.00		-99,004.63
Bill	01/14/2026	110427 1.26	Florida Natural Gas	1865 NORTH LOOP PARKWAY 12/8/25 - 1/7/26		650.83	-99,655.46
Bill Pmt -Check	01/15/2026	011526ACH1	Turner Pest Control	Reference: Pest Control.	86.35		-99,569.11
Bill	01/15/2026	3618397 1.26	Republic Services #687	1865 N Loop Pkwy 2/1/26 - 2/28/26		973.62	-100,542.73
Bill	01/16/2026	14059	Kilinski Van Wyk PLLC	Reference: Legal Services Dec 25.		9,406.70	-109,949.43
Bill	01/16/2026	14060	Kilinski Van Wyk PLLC	Reference: Legal Services Dec 25.		3,022.00	-112,971.43
Bill	01/18/2026	011826-6013	Turner Pest Control	Reference: Termite Renewal.		413.00	-113,384.43
Bill	01/19/2026	127508 1.26	St. Johns County Utility Department	1865 N LOOP PKWY 12/17/25 - 1/19/26		2,326.00	-115,710.43
Bill	01/19/2026	125768 1.26	St. Johns County Utility Department	491 ENSENADA DR 12/17/25 - 1/19/26		16.15	-115,726.58
Bill	01/19/2026	131201 1.26	St. Johns County Utility Department	1187 LAS CALINAS BLVD GUARDHOUSE 12/17/25 - 1/19/26		34.83	-115,761.41
Bill	01/20/2026	011926	Aristides Beaton	2 Classes @ \$35.00		70.00	-115,831.41
Bill	01/20/2026	011926	Angella Bascom	1 Class @ \$35.00		35.00	-115,866.41
Bill Pmt -Check	01/20/2026	100062	Kilinski Van Wyk PLLC	Invoice: 14059 (Reference: Legal Services Dec 25. ) Invoice: 14060 (Reference: Legal S	12,428.70		-103,437.71
Bill Pmt -Check	01/20/2026	100063	Vesta Property Services	Invoice: 430464 (Reference: Amenity Management Dec 25. )	39,051.94		-64,385.77
Bill Pmt -Check	01/20/2026	100064	Matthews Design Group LLC	Invoice: 194478 (Reference: Engineering Services Dec 25. ) Invoice: 194532 (Referenc	4,357.69		-60,028.08
Bill Pmt -Check	01/20/2026	100065	Duval Landscape Maintenance	Invoice: 33830 (Reference: Landscaping Jan 26. )	26,295.00		-33,733.08
Bill Pmt -Check	01/20/2026	012026ACH1	St. Johns County Utility Department	491 ENSENADA DR 11/18/25 - 12/16/25	16.07		-33,717.01
Bill Pmt -Check	01/20/2026	012026ACH3	St. Johns County Utility Department	1865 N LOOP PKWY 11/18/25 - 12/17/25	1,937.60		-31,779.41
Bill Pmt -Check	01/20/2026	012026ACH2	St. Johns County Utility Department	1187 LAS CALINAS BLVD GUARDHOUSE 11/18/25 - 12/17/25	34.72		-31,744.69
Bill	01/21/2026	011925	Miranda Bulger	2 Classes @ \$52.50 & 4 Classes @ \$35.00		245.00	-31,989.69
Bill	01/21/2026	011926	Josie Carleton	1 Class @ \$35.00		35.00	-32,024.69
Bill	01/21/2026	011926	Ronald C. Cullum	2 Classes @ \$35.00		70.00	-32,094.69
Bill	01/21/2026	011926	Tiffany Cunningham	4 Classes @ \$35.00		140.00	-32,234.69
Bill	01/21/2026	011926	Erin Heaton	2 Classes @ \$35.00		70.00	-32,304.69
Bill	01/21/2026	011926	Lina Hermez	10 Classes @ \$40.00 & 2 Classes @ \$25.00		450.00	-32,754.69
Bill	01/21/2026	011926	Katherine Roy	1 Class @ \$35.00		35.00	-32,789.69
Bill	01/21/2026	011926	Madeline Rivera	2 Classes @ \$35.00		70.00	-32,859.69
Bill	01/21/2026	011926	Eliana Roque	8 Classes @ \$40.00		320.00	-33,179.69
Bill	01/21/2026	011926	Patricia Scott	2 Classes @ \$35.00		70.00	-33,249.69
Bill	01/21/2026	011926	Diane Stoever	6 Classes @ \$40.00		240.00	-33,489.69
Bill Pmt -Check	01/21/2026	4551	Angella Bascom	1 Class @ \$35.00	35.00		-33,454.69
Bill Pmt -Check	01/21/2026	4552	Aristides Beaton	2 Classes @ \$35.00	70.00		-33,384.69
Bill Pmt -Check	01/21/2026	4553	Diane Stoever	6 Classes @ \$40.00	240.00		-33,144.69

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Bill Pmt -Check	01/21/2026	4554	Eliana Roque	8 Classes @ \$40.00	320.00		-32,824.69
Bill Pmt -Check	01/21/2026	4555	Erin Heaton	2 Classes @ \$35.00	70.00		-32,754.69
Bill Pmt -Check	01/21/2026	4556	Josie Carleton	1 Class @ \$35.00	35.00		-32,719.69
Bill Pmt -Check	01/21/2026	4557	Katherine Roy	1 Class @ \$35.00	35.00		-32,684.69
Bill Pmt -Check	01/21/2026	4558	Lina Hermez	10 Classes @ \$40.00 & 2 Classes @ \$25.00	450.00		-32,234.69
Bill Pmt -Check	01/21/2026	4559	Madeline Rivera	2 Classes @ \$35.00	70.00		-32,164.69
Bill Pmt -Check	01/21/2026	4560	Miranda Bulger	2 Classes @ \$52.50 & 4 Classes @ \$35.00	245.00		-31,919.69
Bill Pmt -Check	01/21/2026	4561	Patricia Scott	2 Classes @ \$35.00	70.00		-31,849.69
Bill Pmt -Check	01/21/2026	4562	Ronald C. Cullum	2 Classes @ \$35.00	70.00		-31,779.69
Bill Pmt -Check	01/21/2026	4563	Tiffany Cunningham	4 Classes @ \$35.00	140.00		-31,639.69
Bill Pmt -Check	01/21/2026	012126ACH1	FPL	1802 N Loop PKWY #LGT Dec 4, 2025 to Jan 6, 2026	30.80		-31,608.89
Bill Pmt -Check	01/21/2026	012126ACH2	FPL	499 Ensenada Dr #IRR Dec 4, 2025 to Jan 6, 2026	30.80		-31,578.09
Bill Pmt -Check	01/21/2026	012126ACH4	FPL	633 Glorieta Dr #IRR Dec 4, 2025 to Jan 6, 2026	34.32		-31,543.77
Bill Pmt -Check	01/21/2026	012126ACH5	FPL	2064 Las Calinas Blvd #IRR Dec 4, 2025 to Jan 6, 2026	34.32		-31,509.45
Bill Pmt -Check	01/21/2026	012126ACH6	FPL	491 Ensenada Dr #Park Dec 4, 2025 to Jan 6, 2026	42.65		-31,466.80
Bill Pmt -Check	01/21/2026	012126ACH7	FPL	43 Privado Ct #LITE Dec 4, 2025 to Jan 6, 2026	43.05		-31,423.75
Bill Pmt -Check	01/21/2026	012126ACH8	FPL	336 Rio Del Norte Road #IRR Dec 4, 2025 to Jan 6, 2026	46.93		-31,376.82
Bill Pmt -Check	01/21/2026	012126ACH9	FPL	537 Ensenada Dr. #IRR Dec 4, 2025 to Jan 6, 2026	51.99		-31,324.83
Bill Pmt -Check	01/21/2026	012126ACH10	FPL	661 Ensenada Dr. #IRR Dec 4, 2025 to Jan 6, 2026	71.24		-31,253.59
Bill Pmt -Check	01/21/2026	012126ACH12	FPL	711 Enrede LN Dec 4, 2025 to Jan 6, 2026	95.56		-31,158.03
Bill Pmt -Check	01/21/2026	012126ACH14	FPL	1329 Las Calinas Blvd #IRR Dec 8, 2025 to Jan 8, 2026	145.71		-31,012.32
Bill Pmt -Check	01/21/2026	012126ACH15	FPL	166 Torcido Blvd #IRR Dec 4, 2025 to Jan 6, 2026	186.67		-30,825.65
Bill Pmt -Check	01/21/2026	012126ACH16	FPL	166 Pantano Vista Way # Fountain Dec 4, 2025 to Jan 6, 2026	195.01		-30,630.64
Bill Pmt -Check	01/21/2026	012126ACH17	FPL	1187 Las Calinas Blvd #LITE Dec 4, 2025 to Jan 6, 2026	220.86		-30,409.78
Bill Pmt -Check	01/21/2026	012126ACH18	FPL	1865 N Loop Pkwy Dec 8, 2025 to Jan 8, 2026	4,789.57		-25,620.21
Bill Pmt -Check	01/21/2026	012126ACH19	FPL	Streetlights # Palencia N PH Dec 8, 2025 to Jan 8, 2026	6,022.89		-19,597.32
Bill Pmt -Check	01/21/2026	012126ACH11	FPL	1504 Las Calinas Blvd #IRR Dec 4, 2025 to Jan 6, 2026	88.52		-19,508.80
Bill Pmt -Check	01/21/2026	012126ACH13	FPL	2036 Las Calinas Blvd #IRR Dec 4, 2025 to Jan 6, 2026	101.93		-19,406.87
Bill Pmt -Check	01/21/2026	012126ACH3	FPL	97 Onda LN #IRR Dec 4, 2025 to Jan 6, 2026	30.80		-19,376.07
Bill Pmt -Check	01/26/2026	100066	Chairman's Enterprises, LLC	Invoice: 1286 (Reference: Fitness Equipment Lease. )	102.64		-19,273.43
Bill Pmt -Check	01/26/2026	100067	Vesta District Services	Invoice: 430418 (Reference: Billable Expenses - Dec 2025. )	46.12		-19,227.31
Bill Pmt -Check	01/26/2026	100068	Turner Pest Control	Invoice: 011826-6013 (Reference: Termite Renewal. )	413.00		-18,814.31
Bill Pmt -Check	01/26/2026	100069	Matthews Design Group LLC	Invoice: 194334 (Reference: Engineering Services Nov 25. )	487.50		-18,326.81
Bill Pmt -Check	01/26/2026	012626ACH1	Geneva Capital LLC	Fitness Equipment 1/26	2,539.71		-15,787.10
Bill Pmt -Check	01/26/2026	012626ACH1	AT&T	Guardhouse Telephone Jan 02 - Feb 01	149.80		-15,637.30
Bill	01/27/2026	54138	East Coast Wells & Pump Service	Reference: Service call on Pump.		190.00	-15,827.30
Bill Pmt -Check	01/27/2026	012726CC1	Valley Bank Credit Card	Various Purchases	9,904.35		-5,922.95
Bill	01/31/2026	93418	Future Horizons, Inc.	Reference: Aquatic Weed Control.		2,122.44	-8,045.39
Bill	01/31/2026	0007551514	Gannett FL LocalQ	Reference: Legal Advertising.		314.08	-8,359.47
Bill	01/31/2026	430874	Vesta Property Services	Reference: Management Fees Jan 26.		37,171.52	-45,530.99
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Various Purchases		4,926.32	-50,457.31
Total 1202000 · Accounts Payable					145,901.93	119,441.36	-50,457.31
<b>1202010 · Accrued Expenses</b>							<b>0.00</b>
Total 1202010 · Accrued Expenses							0.00
<b>1207000 · Due to General Fund</b>							<b>-109,475.01</b>
General Journal	01/01/2026	57	Valley Bank Credit Card	Valley National Bank - General Fund		33.42	-109,508.43
General Journal	01/01/2026	60	Valley Bank Credit Card	Valley National Bank - General Fund		319.93	-109,828.36
General Journal	01/01/2026	60		Dissolve Amenify Fund	51,801.74		-58,026.62

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General Journal	01/31/2026	56	Payment due from CRF		1,438.56	-59,465.18
Total 1207000 · Due to General Fund				51,801.74	1,791.91	-59,465.18
<b>1207001 · Due to Amenity Funds</b>						<b>-51,801.74</b>
General Journal	01/01/2026	60	Dissolve Amenity Fund	51,801.74		0.00
Total 1207001 · Due to Amenity Funds				51,801.74	0.00	0.00
<b>1207002 · Due to Capital Reserve</b>						<b>-100,000.00</b>
Total 1207002 · Due to Capital Reserve						-100,000.00
<b>1207003 · Due to Debt Service</b>						<b>0.00</b>
Total 1207003 · Due to Debt Service						0.00
<b>1299999 · Outstanding Checks</b>						<b>0.00</b>
Total 1299999 · Outstanding Checks						0.00
<b>24000 · Payroll Liabilities</b>						<b>0.00</b>
Total 24000 · Payroll Liabilities						0.00
<b>4202000 · Contracts Payable</b>						<b>0.00</b>
Total 4202000 · Contracts Payable						0.00
<b>1271000 · FB - Unassigned</b>						<b>-501,852.39</b>
Total 1271000 · FB - Unassigned						-501,852.39
<b>1271100 · FB - Nonspendable</b>						<b>0.00</b>
Total 1271100 · FB - Nonspendable						0.00
<b>1271200 · FB - Assigned</b>						<b>-405,337.02</b>
Total 1271200 · FB - Assigned						-405,337.02
<b>1271300 · FB - Reserved</b>						<b>-774,253.45</b>
Total 1271300 · FB - Reserved						-774,253.45
<b>30000 · Opening Balance Equity</b>						<b>0.00</b>
Total 30000 · Opening Balance Equity						0.00
<b>32000 · Retained Earnings</b>						<b>-23,645.65</b>
Total 32000 · Retained Earnings						-23,645.65
<b>1300000 · Temporary Revenue</b>						<b>0.00</b>
Total 1300000 · Temporary Revenue						0.00
<b>1325000 · Special Assessments</b>						<b>-477,848.26</b>
Deposit	01/15/2026		St Johns Tax Distribution #6		1,332,208.61	-1,810,056.87
Deposit	01/27/2026		St Johns County Tax Distribution - Interest	4,314.47		-1,814,371.34
Total 1325000 · Special Assessments				0.00	1,336,523.08	-1,814,371.34
<b>1325100 · Excess Revenue</b>						<b>0.00</b>
Total 1325100 · Excess Revenue						0.00
<b>1361000 · Interest Revenue</b>						<b>-4,891.39</b>
Deposit	01/31/2026		Interest		24.36	-4,915.75
Deposit	01/31/2026		Interest		7.61	-4,923.36
Deposit	01/31/2026		Interest		393.17	-5,316.53
Deposit	01/31/2026		Interest		106.58	-5,423.11
Deposit	01/31/2026		Interest	1,017.16		-6,440.27
Total 1361000 · Interest Revenue				0.00	1,548.88	-6,440.27
<b>1369000 · Miscellaneous Revenue</b>						<b>0.00</b>
Total 1369000 · Miscellaneous Revenue						0.00
<b>1369010 · Fitness Center Revenue</b>						<b>-2,585.00</b>
Deposit	01/06/2026		January 2026 Fitness Revenue		140.00	-2,725.00
Deposit	01/09/2026		January Fitness Revenue	15.00		-2,740.00
Total 1369010 · Fitness Center Revenue				0.00	155.00	-2,740.00

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<b>1369100 · Insurance Proceeds</b>					<b>0.00</b>
Total 1369100 · Insurance Proceeds					0.00
<b>1369200 · Cost Share Rev - Marshall Creek</b>					<b>0.00</b>
Total 1369200 · Cost Share Rev - Marshall Creek					0.00
<b>2361000 · Interest CRF</b>					<b>-4,035.66</b>
Deposit	01/31/2026		Interest	1,283.81	-5,319.47
Total 2361000 · Interest CRF					0.00
<b>2369000 · Miscellaneous Rev</b>					<b>0.00</b>
Total 2369000 · Miscellaneous Rev					0.00
<b>3325000 · Spec Assessments - On Roll</b>					<b>-177,229.48</b>
Deposit	01/15/2026		St. Johns County Distribution #6	494,103.84	-671,333.32
Deposit	01/27/2026		St Johns County Tax Distribution - Interest	1,600.20	-672,933.52
Total 3325000 · Spec Assessments - On Roll					0.00
<b>3325010 · Spec Assessments - Prepayments</b>					<b>0.00</b>
Total 3325010 · Spec Assessments - Prepayments					0.00
<b>3325100 · Excess DS Revenue</b>					<b>0.00</b>
Total 3325100 · Excess DS Revenue					0.00
<b>3361000 · Interest - DS 2019</b>					<b>-4,158.83</b>
Deposit	01/31/2026		Interest	0.17	-4,159.00
Deposit	01/31/2026		Interest	620.37	-4,779.37
Deposit	01/31/2026		Interest	404.27	-5,183.64
Deposit	01/31/2026		Interest	326.89	-5,510.53
Deposit	01/31/2026		Interest	0.11	-5,510.64
Total 3361000 · Interest - DS 2019					0.00
<b>4361000 · Interest</b>					<b>-947.89</b>
Deposit	01/31/2026		Interest	125.04	-1,072.93
Total 4361000 · Interest					0.00
<b>50000 · Cost of Goods Sold</b>					<b>0.00</b>
Total 50000 · Cost of Goods Sold					0.00
<b>1110000 · General &amp; Administrative</b>					<b>71,350.21</b>
<b>1510000 · Supervisor Fees</b>					<b>4,000.00</b>
Bill	01/12/2026	10826	Ronald J Cervelli	BOS Workshop 1/8/26	200.00
Bill	01/12/2026	10826	John T Smith	BOS Workshop 1/8/26	200.00
Bill	01/12/2026	10826	Daniel L Colin	BOS Workshop 1/8/26	200.00
Bill	01/12/2026	10826	Stephen J Handler	BOS Workshop 1/8/26	200.00
Bill	01/12/2026	10826	Kristen Cohen	BOS Workshop 1/8/26	200.00
Total 1510000 · Supervisor Fees					1,000.00
<b>1510010 · Engineering Services</b>					<b>9,580.00</b>
Bill	01/12/2026	194478	Matthews Design Group LLC	Reference: Engineering Services Dec 25.	359.13
Bill	01/13/2026	194532	Matthews Design Group LLC	Reference: Engineering Services Dec 25.	548.56
Bill	01/13/2026	194531	Matthews Design Group LLC	Reference: Engineering Services Dec 25.	1,675.00
Total 1510010 · Engineering Services					2,582.69
<b>1510020 · District Counsel</b>					<b>22,080.45</b>
Bill	01/16/2026	14059	Kilinski Van Wyk PLLC	Reference: Legal Services Dec 25.	9,406.70
Bill	01/16/2026	14060	Kilinski Van Wyk PLLC	Reference: Legal Services Dec 25.	3,022.00
Total 1510020 · District Counsel					12,428.70
<b>1510030 · Audit Fees</b>					<b>0.00</b>
Total 1510030 · Audit Fees					0.00

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<b>1510040 - Assessment Administration</b>						<b>6,750.01</b>	
Bill	01/01/2026	430334	Vesta District Services	Reference: Management Fees Dec 25.	416.67	7,166.68	
Total 1510040 - Assessment Administration						416.67	7,166.68
<b>1510050 - Arbitrage Rebate</b>						<b>450.00</b>	
Total 1510050 - Arbitrage Rebate						450.00	
<b>1510060 - Dissemination Agent</b>						<b>5,000.00</b>	
Total 1510060 - Dissemination Agent						5,000.00	
<b>1510070 - Trustee Fees</b>						<b>3,142.71</b>	
Total 1510070 - Trustee Fees						3,142.71	
<b>1510080 - Management Fees</b>						<b>12,680.50</b>	
Bill	01/01/2026	430334	Vesta District Services	Reference: Management Fees Dec 25.	3,893.50	16,574.00	
Total 1510080 - Management Fees						3,893.50	16,574.00
<b>1510090 - Information Technology</b>						<b>0.00</b>	
Total 1510090 - Information Technology						0.00	
<b>1510100 - Website Maintenance</b>						<b>0.00</b>	
Total 1510100 - Website Maintenance						0.00	
<b>1510110 - Telephone</b>						<b>0.00</b>	
Total 1510110 - Telephone						0.00	
<b>1510120 - Postage &amp; Delivery</b>						<b>188.57</b>	
Total 1510120 - Postage & Delivery						188.57	
<b>1510130 - Public Official Insurance</b>						<b>5,486.00</b>	
Total 1510130 - Public Official Insurance						5,486.00	
<b>1510140 - Copies</b>						<b>193.30</b>	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	The UPS Store	93.24	286.54	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	The UPS Store	298.50	585.04	
Total 1510140 - Copies						391.74	585.04
<b>1510150 - Legal Advertising</b>						<b>886.48</b>	
Bill	01/31/2026	0007551514	Gannett FL LocalIQ	Reference: Legal Advertising.	314.08	1,200.56	
Total 1510150 - Legal Advertising						314.08	1,200.56
<b>1510160 - Miscellaneous</b>						<b>737.19</b>	
Total 1510160 - Miscellaneous						737.19	
<b>1510170 - Dues, Licenses &amp; Subscriptions</b>						<b>175.00</b>	
Total 1510170 - Dues, Licenses & Subscriptions						175.00	
<b>1510180 - Cost Share - Marshall Creek CDD</b>						<b>0.00</b>	
Total 1510180 - Cost Share - Marshall Creek CDD						0.00	
<b>1510190 - Workers' Comp Insurance</b>						<b>0.00</b>	
Total 1510190 - Workers' Comp Insurance						0.00	
<b>1110000 - General &amp; Administrative - Other</b>						<b>0.00</b>	
Total 1110000 - General & Administrative - Other						0.00	
Total 1110000 - General & Administrative						21,027.38	92,377.59
<b>1120000 - Operations &amp; Maintenance</b>						<b>146,688.47</b>	
<b>1520000 - Electric</b>						<b>18,549.09</b>	
Bill	01/06/2026	37392 1.26	FPL	661 Ensenada Dr. #IRR Dec 4, 2025 to Jan 6, 2026	71.24	18,620.33	
Bill	01/06/2026	44154 1.26	FPL	499 Ensenada Dr #IRR Dec 4, 2025 to Jan 6, 2026	30.80	18,651.13	
Bill	01/06/2026	47285 1.26	FPL	336 Rio Del Norte Road #IRR Dec 4, 2025 to Jan 6, 2026	46.93	18,698.06	
Bill	01/06/2026	71537 1.26	FPL	43 Privado Ct #LITE Dec 4, 2025 to Jan 6, 2026	43.05	18,741.11	
Bill	01/06/2026	52165 1.26	FPL	166 Pantano Vista Way # Fountain Dec 4, 2025 to Jan 6, 2026	195.01	18,936.12	
Bill	01/06/2026	56253 1.26	FPL	2064 Las Calinas Blvd #IRR Dec 4, 2025 to Jan 6, 2026	34.32	18,970.44	

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Bill	01/06/2026	58332 1.26	FPL	1802 N Loop PKWY #LGT Dec 4, 2025 to Jan 6, 2026	30.80		19,001.24
Bill	01/06/2026	61314 1.26	FPL	537 Ensenada Dr. #IRR Dec 4, 2025 to Jan 6, 2026	51.99		19,053.23
Bill	01/06/2026	69248 1.26	FPL	166 Torcido Blvd #IRR Dec 4, 2025 to Jan 6, 2026	186.67		19,239.90
Bill	01/06/2026	70401 1.26	FPL	633 Glorieta Dr #IRR Dec 4, 2025 to Jan 6, 2026	34.32		19,274.22
Bill	01/06/2026	97256 1.26	FPL	2036 Las Calinas Blvd #IRR Dec 4, 2025 to Jan 6, 2026	101.93		19,376.15
Bill	01/06/2026	79354 1.26	FPL	97 Onda LN #IRR Dec 4, 2025 to Jan 6, 2026	30.80		19,406.95
Bill	01/06/2026	83257 1.26	FPL	711 Enrede LN Dec 4, 2025 to Jan 6, 2026	95.56		19,502.51
Bill	01/06/2026	20281 1.26	FPL	1504 Las Calinas Blvd #IRR Dec 4, 2025 to Jan 6, 2026	88.52		19,591.03
Bill	01/08/2026	07163 1.26	FPL	Streelights # Palencia N PH Dec 8, 2025 to Jan 8, 2026	6,022.89		25,613.92
Bill	01/08/2026	10583 1.26	FPL	1329 Las Calinas Blvd #IRR Dec 8, 2025 to Jan 8, 2026	145.71		25,759.63
Total 1520000 - Electric					7,210.54	0.00	25,759.63
<b>1520010 - General Insurance</b>							<b>6,246.00</b>
Total 1520010 - General Insurance							6,246.00
<b>1520020 - Landscape Maintenance</b>							<b>76,863.00</b>
Bill	01/01/2026	33830	Duval Landscape Maintenance	Reference: Landscaping Jan 26.	24,273.00		101,136.00
Total 1520020 - Landscape Maintenance					24,273.00	0.00	101,136.00
<b>1520030 - Landscape Improvements</b>							<b>8,079.70</b>
Total 1520030 - Landscape Improvements							8,079.70
<b>1520040 - Mulch</b>							<b>2,861.59</b>
Total 1520040 - Mulch							2,861.59
<b>1520050 - Lake Maintenance</b>							<b>6,367.32</b>
Bill	01/31/2026	93418	Future Horizons, Inc.	Reference: Aquatic Weed Control.	2,122.44		8,489.76
Total 1520050 - Lake Maintenance					2,122.44	0.00	8,489.76
<b>1520060 - Fountain Maintenance</b>							<b>7,373.26</b>
Total 1520060 - Fountain Maintenance							7,373.26
<b>1520070 - Irrigation Repairs &amp; Maintenance</b>							<b>4,205.53</b>
Bill	01/27/2026	54138	East Coast Wells & Pump Service	Reference: Service call on Pump.	190.00		4,395.53
Total 1520070 - Irrigation Repairs & Maintenance					190.00	0.00	4,395.53
<b>1520080 - Storm Clean-up</b>							<b>0.00</b>
Total 1520080 - Storm Clean-up							0.00
<b>1520090 - Field Repairs &amp; Maintenance</b>							<b>2,053.62</b>
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Amazon	20.94		2,074.56
Total 1520090 - Field Repairs & Maintenance					20.94	0.00	2,074.56
<b>1520100 - Tree Removals</b>							<b>2,500.00</b>
Total 1520100 - Tree Removals							2,500.00
<b>1520110 - Tree Replacements</b>							<b>0.00</b>
Total 1520110 - Tree Replacements							0.00
<b>1520120 - Tree Pruning</b>							<b>10,145.00</b>
Total 1520120 - Tree Pruning							10,145.00
<b>1520130 - Streetlight Repairs</b>							<b>0.00</b>
Total 1520130 - Streetlight Repairs							0.00
<b>1520140 - Signage Repairs</b>							<b>397.50</b>
Total 1520140 - Signage Repairs							397.50
<b>1520150 - Holiday Decorations</b>							<b>967.21</b>
Total 1520150 - Holiday Decorations							967.21
<b>1520160 - Miscellaneous Field Supplies</b>							<b>79.65</b>
Total 1520160 - Miscellaneous Field Supplies							79.65
<b>1520170 - Playground - R &amp; M</b>							<b>0.00</b>

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Total 1520170 - Playground - R & M					0.00			
<b>1120000 - Operations &amp; Maintenance - Other</b>					<b>0.00</b>			
Total 1120000 - Operations & Maintenance - Other					0.00			
Total 1120000 - Operations & Maintenance					33,816.92	0.00	180,505.39	
<b>1130000 - Amenities - Administrative</b>							<b>58,223.49</b>	
<b>1530000 - Property &amp; Casualty Insurance</b>							<b>41,902.00</b>	
Total 1530000 - Property & Casualty Insurance							41,902.00	
<b>1530005 - Automobile Insurance</b>							<b>1,662.00</b>	
Total 1530005 - Automobile Insurance							1,662.00	
<b>1530010 - Facility Management</b>							<b>0.00</b>	
Total 1530010 - Facility Management							0.00	
<b>1530020 - Performance Incentive</b>							<b>10,000.00</b>	
Total 1530020 - Performance Incentive							10,000.00	
<b>1530030 - Information Technology</b>							<b>0.00</b>	
Total 1530030 - Information Technology							0.00	
<b>1530040 - Licenses &amp; Permits</b>							<b>0.00</b>	
Total 1530040 - Licenses & Permits							0.00	
<b>1530050 - Subscriptions &amp; Memberships</b>							<b>738.58</b>	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Safesave	16.97		755.55	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Court reserve	125.00		880.55	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Home Depot	33.90		914.45	
Total 1530050 - Subscriptions & Memberships					175.87	0.00	914.45	
<b>1530060 - Training</b>							<b>0.00</b>	
Total 1530060 - Training							0.00	
<b>1530065 - Travel &amp; Per Diem</b>							<b>0.00</b>	
Total 1530065 - Travel & Per Diem							0.00	
<b>1530070 - Office Supplies</b>							<b>299.78</b>	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Amazon	9.59		309.37	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Amazon	129.99		439.36	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Amazon	4.99		444.35	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Home Depot	220.85		665.20	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Amazon	17.08		682.28	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Amazon	19.97		702.25	
Total 1530070 - Office Supplies					402.47	0.00	702.25	
<b>1530080 - Office Equipment</b>							<b>760.39</b>	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Amazon		28.99	731.40	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Aqua Cal	235.00		966.40	
Total 1530080 - Office Equipment					235.00	28.99	966.40	
<b>1530090 - Telephone, Internet &amp; TV</b>							<b>2,411.34</b>	
Bill	01/11/2026	1274272 1.26	Comcast	1865 N. Loop Parkway Jan 15, 2026 to Feb 14, 2026	909.73		3,321.07	
Total 1530090 - Telephone, Internet & TV					909.73	0.00	3,321.07	
<b>1530100 - Guard House- Internet &amp; Phone</b>							<b>449.40</b>	
Bill	01/01/2026	335341682 1/26	AT&T	Guardhouse Telephone Jan 02 - Feb 01	149.80		599.20	
Total 1530100 - Guard House- Internet & Phone					149.80	0.00	599.20	
<b>1130000 - Amenities - Administrative - Other</b>							<b>0.00</b>	
Total 1130000 - Amenities - Administrative - Other							0.00	
Total 1130000 - Amenities - Administrative					1,872.87	28.99	60,067.37	
<b>1130001 - Amenities - Field</b>							<b>169,382.60</b>	

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<b>1530110 - Field Management</b>						<b>18,704.16</b>	
Bill	01/31/2026	430874	Vesta Property Services	Reference: Management Fees Jan 26.	6,251.55	24,955.71	
Bill	01/31/2026	430874	Vesta Property Services	Reference: Management Fees Jan 26.	833.33	25,789.04	
Total 1530110 - Field Management						7,084.88	25,789.04
<b>1530115 - Facility Management</b>						<b>74,825.64</b>	
Bill	01/31/2026	430874	Vesta Property Services	Reference: Management Fees Jan 26.	24,795.48	99,621.12	
Total 1530115 - Facility Management						24,795.48	99,621.12
<b>1530120 - Facility Maint - Cost Share</b>						<b>0.00</b>	
Total 1530120 - Facility Maint - Cost Share						0.00	
<b>1530125 - Maint &amp; Repair - Field</b>						<b>0.00</b>	
Total 1530125 - Maint & Repair - Field						0.00	
<b>1530130 - General Utilities</b>						<b>17,855.78</b>	
Bill	01/06/2026	73535 1.26	FPL	1187 Las Calinas Blvd #LITE Dec 4, 2025 to Jan 6, 2026	220.86	18,076.64	
Bill	01/06/2026	88413 1.26	FPL	491 Ensenada Dr #Park Dec 4, 2025 to Jan 6, 2026	42.65	18,119.29	
Bill	01/08/2026	47441 1.26	FPL	1865 N Loop Pkwy Dec 8, 2025 to Jan 8, 2026	4,789.57	22,908.86	
Bill	01/12/2026	64589 1/26	TECO	1865 N LOOP PKWY Dec 08, 2025 - Jan 07, 2026	528.40	23,437.26	
Bill	01/14/2026	110427 1.26	Florida Natural Gas	1865 NORTH LOOP PARKWAY 12/8/25 - 1/7/26	650.83	24,088.09	
Bill	01/19/2026	127508 1.26	St. Johns County Utility Department	1865 N LOOP PKWY 12/17/25 - 1/19/26	2,326.00	26,414.09	
Bill	01/19/2026	125768 1.26	St. Johns County Utility Department	491 ENSENADA DR 12/17/25 - 1/19/26	16.15	26,430.24	
Bill	01/19/2026	131201 1.26	St. Johns County Utility Department	1187 LAS CALINAS BLVD GUARDHOUSE 12/17/25 - 1/19/26	34.83	26,465.07	
Total 1530130 - General Utilities						8,609.29	26,465.07
<b>1530140 - Refuse Removal</b>						<b>2,839.22</b>	
Bill	01/15/2026	3618397 1.26	Republic Services #687	1865 N Loop Pkwy 2/1/26 - 2/28/26	973.62	3,812.84	
Total 1530140 - Refuse Removal						973.62	3,812.84
<b>1530150 - Security</b>						<b>10,381.61</b>	
Bill	01/02/2026	763966	Envera	Reference: Security 2/1/26 - 2/28/26.	3,452.41	13,834.02	
Total 1530150 - Security						3,452.41	13,834.02
<b>1530160 - Janitorial Services</b>						<b>14,090.12</b>	
Bill	01/31/2026	430874	Vesta Property Services	Reference: Management Fees Jan 26.	5,291.16	19,381.28	
Total 1530160 - Janitorial Services						5,291.16	19,381.28
<b>1530170 - Operating Supplies- Spa &amp; Paper</b>						<b>1,073.21</b>	
Total 1530170 - Operating Supplies- Spa & Paper						1,073.21	
<b>1530180 - Operating Supplies - Uniforms</b>						<b>55.49</b>	
Total 1530180 - Operating Supplies - Uniforms						55.49	
<b>1530190 - Cleaning Supplies</b>						<b>691.22</b>	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Amazon	89.95	781.17	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Amazon	168.14	949.31	
Total 1530190 - Cleaning Supplies						258.09	949.31
<b>1530200 - Landscape- Maint &amp; Improv</b>						<b>7,418.77</b>	
Bill	01/01/2026	33830	Duval Landscape Maintenance	Reference: Landscaping Jan 26.	2,022.00	9,440.77	
Total 1530200 - Landscape- Maint & Improv						2,022.00	9,440.77
<b>1530210 - Gate - R &amp; M</b>						<b>245.00</b>	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Home Depot	87.46	332.46	
Total 1530210 - Gate - R & M						87.46	332.46
<b>1530220 - Dog Park - R &amp; M</b>						<b>325.87</b>	
Total 1530220 - Dog Park - R & M						325.87	
<b>1530230 - Park Mulch</b>						<b>3,600.00</b>	
Total 1530230 - Park Mulch						3,600.00	

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<b>1530240 - Misc Field Supplies</b>						<b>1,018.55</b>	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Circle K	80.00	1,098.55	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Circle K	0.80	1,097.75	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Amazon	25.99	1,123.74	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Circle K	90.00	1,213.74	
Total 1530240 - Misc Field Supplies						195.99	1,213.74
<b>1530250 - Building - R &amp; M</b>						<b>5,032.38</b>	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Amazon	130.82	5,163.20	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Wilson Heating	394.75	5,557.95	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Home Depot	24.97	5,582.92	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Amazon	33.03	5,615.95	
Total 1530250 - Building - R & M						583.57	5,615.95
<b>1530260 - Pest Control</b>						<b>250.89</b>	
Bill	01/12/2026	621713471	Turner Pest Control	Reference: Pest Control.	86.35	337.24	
Bill	01/18/2026	011826-6013	Turner Pest Control	Reference: Termite Renewal.	413.00	750.24	
Total 1530260 - Pest Control						499.35	750.24
<b>1530270 - Pool Maintenance - Contract</b>						<b>0.00</b>	
Total 1530270 - Pool Maintenance - Contract						0.00	
<b>1530280 - Pool - R &amp; M</b>						<b>241.96</b>	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Aqua Cal	235.00	476.96	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Amazon	27.80	504.76	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Amazon	26.13	530.89	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Amazon	248.99	779.88	
Total 1530280 - Pool - R & M						537.92	779.88
<b>1530290 - Pool Chemicals</b>						<b>6,472.62</b>	
General Journal	01/01/2026	61		Poolsure - Pool Chemicals - Annual Contract Amortization	2,131.65	8,604.27	
Total 1530290 - Pool Chemicals						2,131.65	8,604.27
<b>1530300 - Signage &amp; Amenity Repairs</b>						<b>0.00</b>	
Total 1530300 - Signage & Amenity Repairs						0.00	
<b>1530305 - Holiday Decor - Field</b>						<b>2,479.06</b>	
Total 1530305 - Holiday Decor - Field						2,479.06	
<b>1530310 - Special Events</b>						<b>1,355.17</b>	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Amazon	139.28	1,494.45	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Amazon	34.70	1,529.15	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Publix	61.09	1,590.24	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Amazon	23.90	1,614.14	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Swish	85.00	1,699.14	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Dollar Tree	14.00	1,713.14	
Total 1530310 - Special Events						357.97	1,713.14
<b>1530320 - Park - R &amp; M</b>						<b>93.66</b>	
Total 1530320 - Park - R & M						93.66	
<b>1530330 - Pickleball - R &amp; M</b>						<b>332.22</b>	
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Amazon	16.99	349.21	
Total 1530330 - Pickleball - R & M						16.99	349.21
<b>1530340 - Guardhouse Maintenance</b>						<b>0.00</b>	
Total 1530340 - Guardhouse Maintenance						0.00	
<b>1530350 - Playground - R &amp; M</b>						<b>0.00</b>	
Total 1530350 - Playground - R & M						0.00	

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<b>1130001 - Amenities - Field - Other</b>						<b>0.00</b>
Total 1130001 - Amenities - Field - Other						<u>0.00</u>
Total 1130001 - Amenities - Field						56,897.83      0.80      226,279.63
<b>1130002 - Fitness</b>						<b>26,977.88</b>
<b>1530360 - Outside Fitness</b>						<b>11,652.50</b>
Bill	01/05/2026	010526	Angella Bascom	2 Classes @ \$35.00	70.00	11,722.50
Bill	01/05/2026	010526	Miranda Bulger	6 Classes @ \$35.00 & 2 half hour classes @ \$17.50	245.00	11,967.50
Bill	01/05/2026	010526	Ronald C. Cullum	2 Classes @ \$35.00	70.00	12,037.50
Bill	01/05/2026	010526	Tiffany Cunningham	2 Classes @ \$35.00	70.00	12,107.50
Bill	01/05/2026	010526	Lina Hermez	8 Classes @ \$40.00	320.00	12,427.50
Bill	01/05/2026	010526	Lina Hermez	2 Classes @ \$25.00	50.00	12,477.50
Bill	01/05/2026	010526	Eliana Roque	4 Classes @ \$40.00	160.00	12,637.50
Bill	01/05/2026	010526	Patricia Scott	3 Classes @ \$35.00	105.00	12,742.50
Bill	01/05/2026	010526	Diane Stoever	9 Classes @ \$40.00	360.00	13,102.50
Bill	01/20/2026	011926	Aristides Beaton	2 Classes @ \$35.00	70.00	13,172.50
Bill	01/20/2026	011926	Angella Bascom	1 Class @ \$35.00	35.00	13,207.50
Bill	01/21/2026	011925	Miranda Bulger	2 Classes @ \$52.50	105.00	13,312.50
Bill	01/21/2026	011925	Miranda Bulger	4 Classes @ \$35.00	140.00	13,452.50
Bill	01/21/2026	011926	Josie Carleton	1 Class @ \$35.00	35.00	13,487.50
Bill	01/21/2026	011926	Ronald C. Cullum	2 Classes @ \$35.00	70.00	13,557.50
Bill	01/21/2026	011926	Tiffany Cunningham	4 Classes @ \$35.00	140.00	13,697.50
Bill	01/21/2026	011926	Erin Heaton	2 Classes @ \$35.00	70.00	13,767.50
Bill	01/21/2026	011926	Lina Hermez	10 Classes @ \$40.00	400.00	14,167.50
Bill	01/21/2026	011926	Lina Hermez	2 Classes @ \$25.00	50.00	14,217.50
Bill	01/21/2026	011926	Katherine Roy	1 Class @ \$35.00	35.00	14,252.50
Bill	01/21/2026	011926	Madeline Rivera	2 Classes @ \$35.00	70.00	14,322.50
Bill	01/21/2026	011926	Eliana Roque	8 Classes @ \$40.00	320.00	14,642.50
Bill	01/21/2026	011926	Patricia Scott	2 Classes @ \$35.00	70.00	14,712.50
Bill	01/21/2026	011926	Diane Stoever	6 Classes @ \$40.00	240.00	14,952.50
Total 1530360 - Outside Fitness						3,300.00      0.00      14,952.50
<b>1530370 - Fitness Equipment - R &amp; M</b>						<b>1,398.97</b>
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Full Circle Padding	343.19	1,742.16
Total 1530370 - Fitness Equipment - R & M						343.19      0.00      1,742.16
<b>1530380 - Fitness Equipment Rental</b>						<b>8,417.05</b>
Bill	01/01/2026	86541 1.26	Geneva Capital LLC	Fitness Equipment 1/26	2,539.71	10,956.76
Bill	01/01/2026	1286	Chairman's Enterprises, LLC	Reference: Fitness Equipment Lease.	102.64	11,059.40
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Debows	245.00	11,304.40
Total 1530380 - Fitness Equipment Rental						2,887.35      0.00      11,304.40
<b>1530390 - Miniature Golf Course Maint</b>						<b>0.00</b>
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Amazon	29.99	29.99
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Amazon	39.98	69.97
Total 1530390 - Miniature Golf Course Maint						69.97      0.00      69.97
<b>1530400 - Miscellaneous Fitness Supplies</b>						<b>5,509.36</b>
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Amazon	178.99	5,688.35
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Amazon	258.49	5,946.84
Total 1530400 - Miscellaneous Fitness Supplies						437.48      0.00      5,946.84
<b>1530410 - Cap Outlay - Machinery &amp; Equip</b>						<b>0.00</b>
Total 1530410 - Cap Outlay - Machinery & Equip						0.00

Sweetwater CDD  
General Ledger Detail  
January 2026

<b>1530420 · Capital Outlay</b>					<b>0.00</b>
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Amazon	333.47
Bill	01/31/2026	013126 CC	Valley Bank Credit Card	Amazon	333.47
Total 1530420 · Capital Outlay					582.46
<b>1130002 · Fitness - Other</b>					<b>0.00</b>
Total 1130002 · Fitness - Other					0.00
Total 1130002 · Fitness					7,620.45
<b>1140000 · Reserves</b>					<b>0.00</b>
<b>1540000 · Capital Reserve Transfer</b>					<b>0.00</b>
Total 1540000 · Capital Reserve Transfer					0.00
<b>1140000 · Reserves - Other</b>					<b>0.00</b>
Total 1140000 · Reserves - Other					0.00
Total 1140000 · Reserves					0.00
<b>2530010 · Capital Outlay - CRF</b>					<b>22,537.16</b>
Total 2530010 · Capital Outlay - CRF					22,537.16
<b>2530020 · Repair &amp; Maintenance</b>					<b>0.00</b>
Total 2530020 · Repair & Maintenance					0.00
<b>2530030 · Other Current Charges</b>					<b>0.00</b>
Total 2530030 · Other Current Charges					0.00
<b>3517710 · Principal Expense DS2019-A1</b>					<b>0.00</b>
Total 3517710 · Principal Expense DS2019-A1					0.00
<b>3517715 · Principal Expense DS2019-A2</b>					<b>0.00</b>
Total 3517715 · Principal Expense DS2019-A2					0.00
<b>3517720 · Interest Expense DS2019-A1</b>					<b>77,765.64</b>
Total 3517720 · Interest Expense DS2019-A1					77,765.64
<b>3517725 · Interest Expense DS2019-A2</b>					<b>41,825.00</b>
Total 3517725 · Interest Expense DS2019-A2					41,825.00
<b>3517740 · Special Call DS2019-A1</b>					<b>0.00</b>
Total 3517740 · Special Call DS2019-A1					0.00
<b>3517745 · Special Call DS2019-A2</b>					<b>0.00</b>
Total 3517745 · Special Call DS2019-A2					0.00
<b>4510010 · Capital Outlay</b>					<b>61,082.47</b>
Total 4510010 · Capital Outlay					61,082.47
<b>66000 · Payroll Expenses</b>					<b>0.00</b>
Total 66000 · Payroll Expenses					0.00
<b>3810000 · Transfer In</b>					<b>-100,000.00</b>
Total 3810000 · Transfer In					-100,000.00
<b>5810000 · Transfers Out</b>					<b>100,000.00</b>
Total 5810000 · Transfers Out					100,000.00
<b>No acct</b>					<b>0.00</b>
Total no acct					0.00
<b>TOTAL</b>					<b>2,411,508.26</b>
					<b>2,411,508.26</b>
					<b>0.00</b>

# EXHIBIT 4

I. FY 2025 Budgeted Revenues & Expenditures

2025 Budgeted Revenues	
Marshall Creek	\$ 489,000.00
Sweetwater Creek	\$ 2,000.00
<b>Total Combined</b>	<b>\$ 491,000.00</b>

2025 Budgeted Expenditures	
Marshall Creek	\$ 2,245,371.00
Sweetwater Creek	\$ 946,149.20
<b>Total Combined</b>	<b>\$ 3,191,520.20</b>

II. FY 2025 Budget = Prepaid Cost Share

	MCCDD	SWCDD	Total
District			
Platted Units	1472	736	2208
Cost Share %	66.667%	33.333%	100.000%
Total Revenues	\$ (489,000)	\$ (2,000)	\$ (491,000)
Total Expenditures	\$ 2,245,371	\$ 946,149	\$ 3,191,520
Total Expenditures Exceeding Revenues	\$ 1,756,371	\$ 944,149	\$ 2,700,520
Prepaid Cost Share (Budgeted)	\$ 1,800,347	\$ 900,173	\$ 2,700,520
(Owes)	\$ (43,976)	\$ 43,976	\$ (0)

III. FY 2025 Actual Revenues & Expenditures

2025 Actual Revenues	
Marshall Creek	\$ 479,909.00
Sweetwater Creek	\$ 9,911.00
<b>Total Combined</b>	<b>\$ 489,820.00</b>

2025 Actual Expenditures	
Marshall Creek	\$ 2,420,425.70
Sweetwater Creek	\$ 901,544.00
<b>Total Combined</b>	<b>\$ 3,321,969.70</b>

IV. FY 2025 Actuals = True-Up

	MCCDD	SWCDD	Total
District			
Platted Units	1472	736	2208
Cost Share %	66.667%	33.333%	100.000%
Total Revenues	\$ (479,909)	\$ (9,911)	\$ (489,820)
Total Expenditures	\$ 2,420,426	\$ 901,544	\$ 3,321,970
Total Expenditures Exceeding Revenues	\$ 1,940,517	\$ 891,633	\$ 2,832,150
True Up Calculation	\$ 1,888,100	\$ 944,050	\$ 2,832,150
(Owes)	\$ 52,417	\$ (52,417)	\$ 0

Sweetwater Creek CDD owes Marshall Creek CDD

**I. Method of Calculation for Budgeted Expenses:**

Each District using their adopted budgets, calculates the total applicable revenues and applicable expenses according to the agreement. Then apply the cost share method of 66% Marshall Creek and 33% Sweetwater Creek to the net difference of Revenues - Expenses. The District with the higher amount owes the other District that amount represented in the (-).

**II. FY 2025 Budget = Prepaid Cost Share**

District	MCCDD	SWCDD	Total
Platted Units	1472	736	2208
Cost Share %	66.667%	33.333%	100.000%
Total Revenues	\$ (489,000)	\$ (2,000)	\$ (491,000)
Total Expenditures	\$ 2,245,371	\$ 946,149	\$ 3,191,520
Total Expenditures Exceeding Revenues	\$ 1,756,371	\$ 944,149	\$ 2,700,520
Adjusted Cost Share (Budgeted)	\$ 1,800,347	\$ 900,173	\$ 2,700,520
(Owes)	\$ (43,976)	\$ 43,976	\$ (0)

**III. Method of Calculation for Actual Expenses:**

Actual

year ending, unaudited amounts of the eligible revenues and expenses for fiscal year. Then apply the cost share method of 66% Marshall Creek and 33% Sweetwater Creek to the net difference of Revenues - Expenses. The District with the higher amount owes the other District that amount represented in the (-).

**IV. FY 2025 Actuals = True Up**

District	MCCDD	SWCDD	Total
Platted Units	1472	736	2208
Cost Share %	66.667%	33.333%	100.000%
Total Revenues	\$ (479,909)	\$ (9,911)	\$ (489,820)
Total Expenditures	\$ 2,420,426	\$ 901,544	\$ 3,321,970
Total Expenditures Exceeding Revenues	\$ 1,940,517	\$ 891,633	\$ 2,832,150
True Up Calculation	\$ 1,888,100	\$ 944,050	\$ 2,832,150
(Owes)	\$ 52,417	\$ (52,417)	\$ 0

# EXHIBIT 5



# **DUVAL LANDSCAPE MAINTENANCE, LLC**

## **Monthly Reporting February 2026**

### **In Progress:**

1. Bi-weekly mowing started 01 November.
2. Weekly mowing starts 01 April.
3. Crape myrtle trimming.
4. Removing illegally dumped debris from around the cell phone tower.

### **Completed:**

1. Turf weed and fungicide treatment to Las Calinas, Ensenanda, Ovalo, Rincon.
2. Cut back flax lily. (See photo)
3. Cut back blue daze. (See photo)
4. Ornamental grass cuts backs. (See photo)

### **Enhancement:**

1. Sod replacement: Ensenanda at North Loop (as soon as we are out of freeze danger).

### **Irrigation:**

1. Basic repairs completed. No photos taken of basic repair. Waiting on several approvals for larger repairs. Two photos included of mainline leak and backflow failure.

### **Fert and Pest:**

Reports are attached.

### **Attachments:**

1. Irrigation Wet Check Reports.
2. Irrigation proposals.
3. Turf treatment reports.

Thank you,

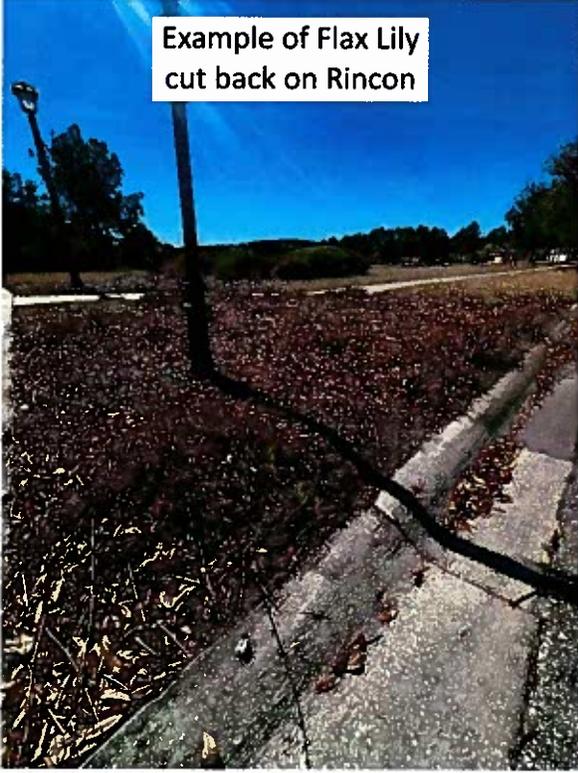
**YOUR DUVAL TEAM**

**Michael Wooldridge**  
Branch Manager

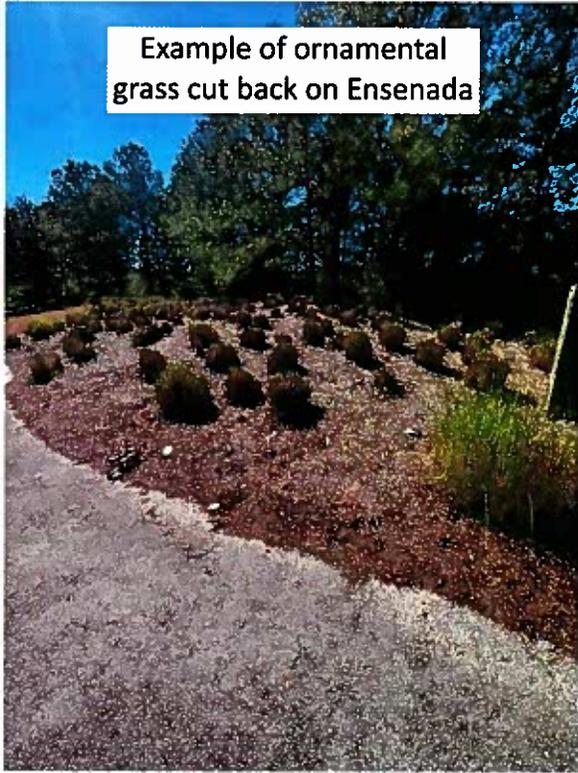
**Josh Boucher**  
Irrigation Manager

**Torre Dunham**  
Fertilization Manager

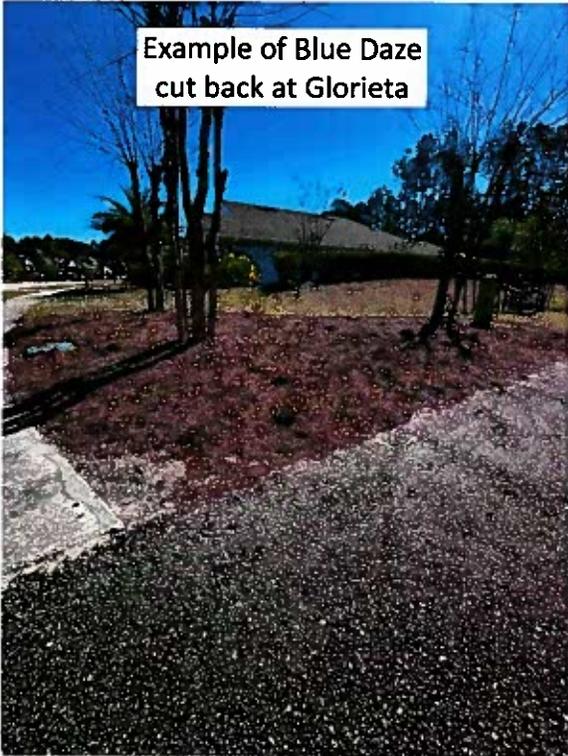
**Example of Flax Lily  
cut back on Rincon**



**Example of ornamental  
grass cut back on Ensenada**



**Example of Blue Daze  
cut back at Glorieta**





**DUVAL  
LANDSCAPE  
MAINTENANCE, LLC**

# Irrigation

## Reports and Proposals





# Duval Landscape

MAINTENANCE

## Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	SweetWater						
Location	Right lake		Location	Right lake		Location	Middle lift station						
Type	RB		Size			Technician	Preston						
Rain Guage	Y	N	Source	Meter	Well	Date	2/16/2026						
Power on	Y	N				Program	A	B	C				
General Information			Backflow			Start Times	10:00 PM	10:00 PM	12:00 PM				
Valve Type			PRV	Y	N	Run Times	5H	7H	1H				
Coverage	Good		MV	Y	N	Days of Week	S	M	T	W	Th	F	S

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





# Duval Landscape

MAINTENANCE

## Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name		SweetWater							
Location		Lake bank	Location			Location		Brasilia + Glorieta Drive							
Type		RB	Size			Technician		Preston							
Rain Guage		Y	N	Source		Meter	Well	Date							
Power on		Y	N					2/17/2026							
General Information			Backflow			Start Times		10:00 PM							
Valve Type			PRV		Y	N	Run times		2H40M						
Coverage		Good	MV		Y	N	Days of Week		S	M	T	W	Th	F	S

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

Comment: checkvalve malfuction pump is down

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**Duval Landscape**  
MAINTENANCE



# Duval Landscape

MAINTENANCE

## Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name		SweetWater						
Location		Lft Round	Location		Left of roundabout	Location		Left of roundabout						
Type		RB	Size			Technician		Preston						
Rain Guage		Y	N	Source		Meter	Well	Date		2/16/2026				
Power on		Y	N	Program			A	B	C					
General Information			Backflow			Start Times		10:00 P						
Valve Type			PRV	Y	N	Run times		2H20M						
Coverage		Good	MV	Y	N	Days of Week		S	M	T	W	Th	F	S

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

Comments: Breaker issue to the clock no power

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**Duval Landscape**  
MAINTENANCE



# Duval Landscape MAINTENANCE

## Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	SweetWater						
Location	Right corner		Location	Right corner		Location	Barbells Circle						
Type	RB		Size			Technician							
Rain Guage	Y	N	Source	Meter	Well	Date	2/16/2026						
Power on	Y	N				Program	A	B	C				
General Information			Backflow			Start Times	10:00 PM	12:00 PM					
Valve Type			PRV	Y	N	Run times	5H20M	40M					
Coverage	Good		MV	Y	N	Days of Week	S	M	T	W	Th	F	S

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

Comments: Mainline break along sidewalk across from controller.  
Wire issues valves not functioning





# Duval Landscape

MAINTENANCE

## Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	SweetWater						
Location	Rght of circle		Location	Right of circle		Location	Right of round about						
Type	RB		Size			Technician	Preston						
Rain Guage	Y	N	Source	Meter	Well	Date	2/16/2026						
Power on	Y	N				Program	A	B	C				
General Information			Backflow			Start Times	10:00 PM	10:00 PM	12:00 PM				
Valve Type			PRV	Y	N	Run Times	4H30M	8H10M	20M				
Coverage	Good		MV	Y	N	Days of Week	S	M	T	W	Th	F	S

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

1	r	x	x									2			x				Center of round about
2	s	x	x												x				Along curb right of lazo court
3	s	x	x												x				Along sidewalk left of enrede
4	s	x	x	x											x				Right of lazo along sidewalk
5	s	x	x	x											x				Left of Lazo to roundabout
6	R	x	x												x				From lazo to roundabout
7	s	x	x						1					1	x				Right side of roundabout
8	r	x	x												x				Along berm on Ensenada
9	s	x	x												x				Right side between curb and walk
10	r	x	x					1							x				Along berm on Ensenada
11	s	x	x												x				NA
12	r	x	x												x				Along berm on Ensenada
13	s	x	x												x				Right side at bend
14	s	x	x												x				Right side between curb and walk
15	s	x	x												x				Back sidewalk right of enrede
16	s	x	x												x				Between curb and walk b4 enrede
17	r	x	x												x				Between enrede and medio
18	s	x	x												x				Left of enrede
19	s	x	x												x				Right of medio on corner
20	s	x	x												x				Left of park entry
21	s	x	x												x				Left side along Endenada
22	s	x	x												x				Back sidewalk on Ensdenada
23	s	x	x												x				Left side along Endenada

24	s	x	x												x				Left side along Endenada
25	s	x	x												x				Back sidewalk on Ensdanada
26	s	x	x												x				Left side along Endenada
27	s	x	x												x				Back sidewalk on Ensdanada
28	s	x	x												x				Left side along Endenada
29	s	x	x												x				back sidewalk before round about
30	s	x	x												x				Before round about
31	s	x	x												x				Right of round about

Comments: zone 10 not shutting completely off

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**Duval Landscape**  
MAINTENANCE



# Duval Landscape

MAINTENANCE

## Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	SweetWater						
Location	Right corner		Location	Right corner		Location	Rincon dr and ensenada						
Type	RB		Size			Technician	Preston						
Rain Guage	Y	N	Source	Meter	Well	Date	2/16/2026						
Power on	Y	N				Program	A	B	C				
General Information			Backflow			Start Times	10:00 PM	10:00 PM	12:00 PM				
Valve Type			PRV	Y	N	Run times	6H	6H	20M				
Coverage	Good		MV	Y	N	Days of Week	S	M	T	W	Th	F	S

Zone	Head Type	Turf	Shrub	Flowers	Lateral Line Break	Zone Not Responding	Low pressure	Zone not Shutting Down	4" Spray	6" Spray	12" Spray	4" Rotor	Fixed Riser	Cleaned/Replaced Nozzle	Adjusted Spray Pattern	Straightened	Capped	Raised/Lowered	Locations of Zones
1	s	x	x												x				Across from Park right
2	s	x	x												x				Right of rincon
3	s	x	x							3				3	x				Around controller
4	s	x	x												x				BTW curb and sidewalk left side
5	s	x	x					1							x				Right side ensanada 1/2 way
6	s	x	x												x				Right side ensanada 3/4 way
7	s	x	x												x				Right side ensanada end
8	s	x	x	x											x				Ensanada/ Rincon right side flowers
9	s	x	x	x		1									x				Ensanada/Rincon Left side flowers
10	s	x	x												x				Rincon 300-248
11	s	x	x			1									x				Rincon 238-202
12	s	x	x												x				Rincon 190*150
13	s	x	x												x				Rincon 130-88
14	s	x	x												x				Rincon 78-clock
15	r	x	x			1									x				Rincon Pond clock-98
16	r	x	x			1									x				Rincon pond 108-290
17	r	x	x												x				Rincon pond to ensanada
18	r	x	x												x				Ensanada Pond at clock
19	s	x	x												x				Ensanada left side at park
20	s	x	x			1									x				Ensanada left side 1/4 way
21	s	x	x												x				Ensanada left side 1/2 way
22	s	x	x												x				Ensanada left side 3/4 way
23	s	x	x												x				Ensanada left side end
24	r	x	x												x				Park lift station
25	r	x	x												x				Park right side
26	r	x	x												x				Park left side





# Duval Landscape

MAINTENANCE

## Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name			Del norte							
Location		Lift station		Location		Lift station		Location		Rio Del norte						
Type		Hunter		Size		5hp		Technician		Preston						
Rain Guage		Y	N	Source		Meter	Well		Date		2/16/2026					
Power on		Y	N					Program		A	B	C				
General Information				Backflow				Start Times		10:00 P	12:00 P					
Valve Type				PRV		Y	N	Run Time		1H40M	30Min					
Coverage		Good		MV		Y	N	Days of Week		S	M	T	W	Th	F	S

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

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



**Duval Landscape**  
 MAINTENANCE



# Duval Landscape

MAINTENANCE

## Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name	Sweetwater entry						
Location	Front sign		Location	Front sign		Location	Las colinas						
Type	ICC2		Size	5hp		Technician	preston						
Rain Guage	Y	N	Source	Meter	Well	Date	2/23/2026						
Power on	Y	N				Program	A	B	C				
General Information			Backflow			Start Times	10:00 PM	10:00 PM	12:00 PM				
Valve Type			PRV	Y	N	Run Times	5H20M	5Hrs	40Mins				
Coverage	Good		MV	Y	N	Days of Week	S	M	T	W	Th	F	S

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





# Duval Landscape

MAINTENANCE

## Irrigation Technical Inspection Report

Irrigation Controller			Point of Connection			Site Name		SweetWater						
Location		Right lake	Location		Right lake	Location		Torcido controller						
Type		RB	Size			Technician		preston						
Rain Guage		Y	N	Source		Meter	Well	Date						
Power on		Y	N					2/23/2026						
General Information				Backflow		Start Times		10:00 PM	10:00 PM	8:00 PM				
Valve Type			PRV	Y	N	Run times		3H10M	3H20M	30M				
Coverage		Good	MV	Y	N	Days of Week		S	M	T	W	Th	F	S

Zone	Head Type	Turf	Shrub	Flowers	Lateral Line Break	Zone Not Responding	Low pressure	Zone not Shutting Down	4" Spray	6" Spray	12" Spray	4" Rotor	Fixed Riser	Cleaned/Replaced Nozzle	Adjusted Spray Pattern	Straightened	Capped	Raised/Lowered	Locations of Zones
1	s	x	x																Island front of clubhouse
2	s	x	x			1									x				Behind Amenity center
3																			no wire
4	r	x	x												x				Next to pickle ball court
5	r	x	x			1									x				Woodline back of clubhouse
6	r	x	x												x				entry
7	s	x	x												x				Front of aminity center left side
8	r	x	x												x				Back Parking Lot
9	s	x	x												x				At pool pump
10	s	x	x												x				At pool pump
11	s	x	x												x				Back fence behind pool
12																			No wire
13																			no wire
14	s	x	x												x				Ensanada Flowers
15	s	x	x												x				Ensanada Curb
16	s	x	x												x				Ensanada Medio-across st
17	s	x	x												x				Ensanada Across st
18	s	x	x												x				Torcido shrubs 80-140
19	s	x	x												x				Torcido turf 80-end
20	s	x	x												x				Torcido shrubs 140-end
21	r	x	x												x				Park

Comments: \_\_\_\_\_



Duval Landscape

zones not responding

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**DUNAI LANDSCAPE**  
MAINTENANCE



December 03, 2025  
Sweetwater Creek CDD

Contract No. - 40162

Replacement of valve that is stuck on at north loop and ensenada

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Electrical Valve	1.00	\$225.00	\$225.00
Misc Irrigation Supplies	1.00	\$50.00	\$50.00
Irrigation Labor	4.00	\$100.00	\$400.00
			<b>\$675.00</b>

**WORK ORDER SUMMARY**

SERVICES	SALES TAX	TOTAL PRICE
Irrigation Service/Repairs	\$0.00	\$675.00
		<b>\$0.00</b>
		<b>\$675.00</b>

<b>Sale</b>	<b>\$675.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$675.00</b>

By \_\_\_\_\_  
Joshua Boucher

Date 12/3/2025  
Duval Landscape Maintenance

By \_\_\_\_\_

Date \_\_\_\_\_  
Sweetwater Creek CDD



February 24, 2026  
Sweetwater Creek CDD

Contract No. - 41086

**Middle controller backflow repair Feb 26**

<b>ITEM</b>	<b>QTY</b>	<b>UNIT PRICE</b>	<b>TOTAL PRICE</b>
Wilkins Double Check 2" Backflow	1.00	\$1,200.00	\$1,200.00
Backflow Wrap	1.00	\$50.00	\$50.00
Misc Irrigation Supplies	1.00	\$50.00	\$50.00
			<b>\$1,300.00</b>

**WORK ORDER SUMMARY**

<b>SERVICES</b>	<b>SALES TAX</b>	<b>TOTAL PRICE</b>
Irrigation Service/Repairs	\$0.00	\$1,300.00
		<b>\$0.00</b>
		<b>\$1,300.00</b>

<b>Sale</b>	<b>\$1,300.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$1,300.00</b>

By \_\_\_\_\_  
Joshua Boucher

Date 2/24/2026  
Duval Landscape Maintenance

By \_\_\_\_\_

Date \_\_\_\_\_  
Sweetwater Creek CDD



February 23, 2026  
Sweetwater Creek CDD

Contract No. - 41081

sweetwater main entry valve repairs feb26

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Electrical Valve	2.00	\$225.00	\$450.00
Slip fix	2.00	\$85.00	\$170.00
Misc Irrigation Supplies	1.00	\$25.00	\$25.00
			<b>\$645.00</b>

**WORK ORDER SUMMARY**

SERVICES	SALES TAX	TOTAL PRICE
Irrigation Service/Repairs	\$0.00	\$645.00
		<b>\$0.00</b>
		<b>\$645.00</b>

<b>Sale</b>	<b>\$645.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$645.00</b>

By \_\_\_\_\_  
Preston Moody

Date 2/23/2026  
Duval Landscape Maintenance

By \_\_\_\_\_

Date \_\_\_\_\_  
Sweetwater Creek CDD



February 23, 2026  
Sweetwater Creek CDD

Contract No. - 41078

sweetwater wire valve repairs feb26

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Wire Locating	1.00	\$150.00	\$150.00
Electrical Valve	6.00	\$225.00	\$1,350.00
Slip fix	6.00	\$85.00	\$510.00
Misc Irrigation Supplies	1.00	\$50.00	\$50.00
			<b>\$2,060.00</b>

**WORK ORDER SUMMARY**

SERVICES	SALES TAX	TOTAL PRICE
Irrigation Service/Repairs	\$0.00	\$2,060.00
		<b>\$0.00</b>
		<b>\$2,060.00</b>

<b>Sale</b>	<b>\$2,060.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$2,060.00</b>

By \_\_\_\_\_  
Preston Moody

Date 2/23/2026  
Duval Landscape Maintenance

By \_\_\_\_\_

Date \_\_\_\_\_  
Sweetwater Creek CDD



February 23, 2026  
Sweetwater Creek CDD

Contract No. - 41082

sweetwater barbella mainline wire repairs feb26

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Slip fix	1.00	\$85.00	\$85.00
Wire Locating	2.00	\$150.00	\$300.00
Misc Irrigation Supplies	1.00	\$15.00	\$15.00
			<b>\$400.00</b>

**WORK ORDER SUMMARY**

SERVICES	SALES TAX	TOTAL PRICE
Irrigation Service/Repairs	\$0.00	\$400.00
		<b>\$0.00</b>
		<b>\$400.00</b>

<b>Sale</b>	<b>\$400.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$400.00</b>

By \_\_\_\_\_  
Preston Moody

Date 2/23/2026  
Duval Landscape Maintenance

By \_\_\_\_\_

Date \_\_\_\_\_  
Sweetwater Creek CDD



February 23, 2026  
Sweetwater Creek CDD

Contract No. - 41076

sweetwater round about clock valve repair feb26

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Electrical Valve	1.00	\$225.00	\$225.00
Slip fix	1.00	\$85.00	\$85.00
Misc Irrigation Supplies	1.00	\$25.00	\$25.00
			<b>\$335.00</b>

### WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Irrigation Service/Repairs	\$0.00	\$335.00
		<b>\$0.00</b>
		<b>\$335.00</b>

<b>Sale</b>	<b>\$335.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$335.00</b>

By \_\_\_\_\_  
Preston Moody

Date 2/23/2026  
Duval Landscape Maintenance

By \_\_\_\_\_

Date \_\_\_\_\_  
Sweetwater Creek CDD



February 24, 2026  
Sweetwater Creek CDD

Contract No. - 41089

sweetwater glorietta check valve repair feb26

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Brass Check Valve	1.00	\$300.00	\$300.00
Misc Irrigation Supplies	1.00	\$25.00	\$25.00
			<b>\$325.00</b>

**WORK ORDER SUMMARY**

SERVICES	SALES TAX	TOTAL PRICE
Irrigation Service/Repairs	\$0.00	\$325.00
		<b>\$0.00</b>
		<b>\$325.00</b>

<b>Sale</b>	<b>\$325.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$325.00</b>

By \_\_\_\_\_  
Preston Moody

Date 2/24/2026  
Duval Landscape Maintenance

By \_\_\_\_\_

Date \_\_\_\_\_  
Sweetwater Creek CDD



February 24, 2026  
Sweetwater Creek CDD

Contract No. - 41090

sweetwater torcido valve repairs feb26

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Electrical Valve	2.00	\$225.00	\$450.00
Slip fix	2.00	\$85.00	\$170.00
Misc Irrigation Supplies	1.00	\$25.00	\$25.00
			<b>\$645.00</b>

**WORK ORDER SUMMARY**

SERVICES	SALES TAX	TOTAL PRICE
Irrigation Service/Repairs	\$0.00	\$645.00
		<b>\$0.00</b>
		<b>\$645.00</b>

<b>Sale</b>	\$645.00
<b>Sales Tax</b>	\$0.00
<b>Total</b>	<b>\$645.00</b>

By \_\_\_\_\_  
Preston Moody

Date 2/24/2026  
Duval Landscape Maintenance

By \_\_\_\_\_

Date \_\_\_\_\_  
Sweetwater Creek CDD

# Backflow failure Middle Controller



# Barbella Mainline





**DUVAL  
LANDSCAPE  
MAINTENANCE, LLC**

# Fert & Pest Reports

**DUVAL LANDSCAPE MAINTENANCE, LLC**  
 7011 Business Park Blvd N Suite 103  
 Jacksonville, FL 32256  
 (904) 900-1127

**Fertilization & Pest Service Request**

Property Sweetwater

Date 1-5-26 Person Requesting Work \_\_\_\_\_

Description (ic. Location, notes on issue)

Speed Zone  
90/10  
2-4-0

	Fertilize	Insect	Disease	Weed	Other
Turf				X	
Annuals					
Trees					
Palms					
Shrubs					

Completed by Technician

Technician \_\_\_\_\_

Weather Condition  
 Rain  Overcast  Sunny

Soil Conditions

Actions & Comments of Technician Treated weeds on Las colinas Started  
from the circle and treated weed on the back  
to saddle de par and near both sides of the  
road way.

\_\_\_\_\_

**DUVAL LANDSCAPE MAINTENANCE, LLC**  
 7011 Business Park Blvd N Suite 103  
 Jacksonville, FL 32256  
 (904) 900-1127

**Fertilization & Pest Service Request**

Property Sweetwater

Date 1-6-26 Person Requesting Work \_\_\_\_\_

Description (ic. Location, notes on issue)

Speed zone  
90/10  
2-4-0

	Fertilize	Insect	Disease	Weed	Other
Turf				X	
Annuals					
Trees					
Palms					
Shrubs					

Completed by Technician

Technician [Signature]

Weather Condition  Rain  Overcast  Sunny

Soil Conditions

Actions & Comments of Technician Treated weeds on Emeralds on both  
sides of road way also treated emerald bean  
and treated weeds on cut throughs from  
Emerald road.  
Thank you.

**DUVAL LANDSCAPE MAINTENANCE, LLC**  
 7011 Business Park Blvd N Suite 103  
 Jacksonville, FL 32256  
 (904) 900-1127

**Fertilization & Pest Service Request**

Property Sweetwater

Date 1-7-26 Person Requesting Work \_\_\_\_\_

	Fertilize	Insect	Disease	Weed	Other
Turf			X	X	
Annuals					
Trees					
Palms					
Shrubs					

Description (ic. Location, notes on issue)

*Myclobutanil  
 Spaced zone  
 90/10  
 2-4-0*

Completed by Technician

Technician Tom

Weather Condition  Rain  Overcast  Sunny

Soil Conditions

Actions & Comments of Technician  
*Put down a fungicide on the right side of the road way also treated weeds on both sides law corners all the way to the gate however and the was treated on glacieta road. Thank you!*

**DUVAL LANDSCAPE MAINTENANCE, LLC**  
 7011 Business Park Blvd N Suite 103  
 Jacksonville, FL 32256  
 (904) 900-1127

## Fertilization & Pest Service Request

Property Sweetwater

Date 2-20-24 Person Requesting Work \_\_\_\_\_

Description (ic. Location, notes on issue)

Speed Zone  
900/10  
2-4-0

	Fertilize	Insect	Disease	Weed	Other
Turf		X			
Annuals					
Trees					
Palms					
Shrubs					

Completed by Technician

Technician ICR

Weather Condition  Rain  Overcast  Sunny

Soil Conditions

Actions & Comments of Technician

Pulled weeds at the Island by the guard  
gate also treated weeds on law cartians and the  
handbook of all weeds and new growth. Everything else  
looks good no insects or fungus. Thank you.

**DUVAL LANDSCAPE MAINTENANCE, LLC**  
 7011 Business Park Blvd N Suite 103  
 Jacksonville, FL 32256  
 (904) 900-1127

## Fertilization & Pest Service Request

Property Sweetwater

Date 2-20-20 Person Requesting Work \_\_\_\_\_

	Fertilize	Insect	Disease	Weed	Other
Turf				X	
Annuals					
Trees					
Palms					
Shrubs					

Description (ic. Location, notes on issue)

2-4-20  
spread zone  
30/10

Weather Condition  Rain  Overcast  Sunny Technician  ABC

Soil Conditions

**Actions & Comments of Technician** Treated weeds at ovalo park.  
Weed control has been done on some areas can culms,  
gladiata and also on the road way some up to the gate  
and no insects or fungus out there right but look good  
Thank you!

# EXHIBIT 6

February 13, 2026

Howard McGaffney  
Sweetwater Creek CDD  
250 International Pkwy, Suite 208  
Lake Mary, Florida 32746  
howard@fcsmanagementgroup.com

Re: Palencia North PUD

Mr. McGaggney,

Thank you for this opportunity to present a LDTA proposal for Palencia North PUD, in St. Johns County, Florida.

Enclosed please find CTSi's standard "Agreement for Professional Consulting Services", along with Scope of Services and Compensation sections for your review. If the proposal is acceptable to you, please execute and return one (1) signed copy as a notice to proceed with the included services.

This proposal is valid for 45 days from the date of issuance.

If you have any questions or concerns, please do not hesitate to call me at (904) 619-3368.

Sincerely,



Rajesh K. Chindalur, P.E., PTOE  
*President*  
**Chindalur Traffic Solutions, Inc.**

CC: Proposal File

Attachments:

- Agreement for Professional Consulting Services
- Scope of Services
- Method of Compensation
- Standard Hourly Rate Schedule

AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES

This Agreement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_ 2026 by and between the Consultant, CHINDALUR TRAFFIC SOLUTIONS, INC. (CTSi), 8833 Perimeter Park Boulevard, Suite 103, Jacksonville, FL 32216 (hereinafter referred to as "CTSi") and SWEETWATER CREEK CDD (hereinafter referred to as "CLIENT") on the terms and conditions listed below.

Project No.: \_\_\_\_\_ Project Name: PALENCIA NORTH PUD

Record Owner of Property (if not CLIENT): \_\_\_\_\_ (CLIENT understands and agrees that, if the CLIENT is not the Record Owner of the property, CTSi may, at its option, send a "Notice to Owner" to the Record Owner in accordance with Florida Statutes 713.06).

Legal Description/Parcel ID of Project Site: 072152-0006

Description of Services to be Performed: See "Attachment A – Scope of Services"

I. FEES:

The Compensation to be paid CTSi for providing the requested services is as follows:

- (1) A Lump Sum Charge See "Attachment B – Compensation"
(2) Current Hourly Rates See "Attachment C – Standard Hourly Rate Schedule"
(3) Not to exceed Time and Expenses charge of \$ See "Attachment B – Compensation"

Fees outlined in this Agreement are subject to change from time to time. Should the fees outlined in this Agreement become subject to a Service Tax, or other similar State, Federal or Local tax, those taxes will be included in future invoices and are to be paid by the CLIENT.

In addition to the above fee, the CLIENT shall also be responsible for all CTSi's out-of-pocket expenses, which shall be charged at cost plus a 20% administrative charge. Typical out-of-pocket expenses shall include, but not be limited to, travel, lodging, meals when traveling on the CLIENT's behalf, long distance toll calls, printing and reproduction costs, all costs associated with outside ENGINEERS, and other similar costs.

II. BILLING PROCEDURES & TERMS: Invoices are mailed once a month or sooner if CTSi's tasks are completed earlier. CLIENT will notify CTSi if the Project invoice address is different from CLIENT's main office address. Invoices are due and payable upon receipt via. Acceptable payment methods are check, wire transfer or ACH from U.S banking institutions.

III. RETAINER: Before services can begin, a retainer in the amount of \$\_\_\_\_\_ must be received by CTSi. This amount will be applied to the final invoice. If the amount of the retainer exceeds the amount of the final invoice, any excess will be returned to the CLIENT.

IV. PROVISIONS:

- 1. Basic Services - This Agreement provides for the performance of services referred to as "Basic Services" (See Attachment A). The requirements for performance of said services are limited to these services explicitly stated in the Agreement.
2. Authorization to Proceed - Execution of this Agreement by the CLIENT will be authorization for ENGINEER to proceed with the services, unless otherwise provided for in this Agreement.
3. Cost Opinions - Any cost opinions or Project economic evaluations provided by CTSi will be on the basis of experience and judgment, but, since it has no control over market conditions or bidding procedures, CTSi cannot warrant that bids, ultimate construction cost, or Project economics will not vary from these opinions.
4. Confidentiality - All financial, statistical, personal, technical, or other data and information relative to the CTSi's operations, which are designated confidential by CTSi and made available to the CLIENT in order to carry out this Agreement, shall be protected by the CLIENT from unauthorized use and disclosure.
5. Termination - This Agreement may be terminated for convenience on 30 days' written notice, or for cause if either party fails substantially to perform through no fault of the other and does not commence correction of such nonperformance within 5 days of written notice and diligently complete the correction thereafter.
6. Limitation of Liability; Waiver of Consequential Damages - To the maximum extent permitted by law, CTSi's liability for CLIENT's damages will not exceed the compensation received by CTSi under this Agreement.

negligence; strict liability; statutory liability; or any other causes of action; and shall apply to CTSi's officers, employees, and subcontractors. Due to the inherent risk involved in the type of services in this Agreement, at the CLIENT's discretion, and upon payment of an additional fee to be negotiated, CTSi's liability for the services can be increased. Notwithstanding any other provision of this Agreement, to the fullest extent permitted by law, CTSi and CLIENT hereby waive all claims against the other and the other's officers, directors, agents, employees and consultants for special, incidental, indirect and consequential damages related to or arising out of this Agreement or the services performed hereunder, including but not limited to all claims for special, incidental, indirect and consequential damages which arise or which are alleged to arise out of negligence, professional errors or omissions, strict liability, breach of contract or breach of express or implied warranties.

7. **Indemnification** - Each party hereto ("Indemnitor") agrees to hold harmless, defend and indemnify the other party hereto and its officers, directors, agents, employees, subcontractors and consultants ("Indemnitees"), from any and all claims, actions, causes of action, damages and liabilities to the extent arising out of the negligence or intentional misconduct of the Indemnitor or its officers, directors, agents, employees, subcontractors or consultants on the Project. It is the intent of the parties to provide CTSi the fullest indemnification, defense, and "hold harmless" rights allowed under the law. If any word(s) contained herein are deemed by a court to be in contravention of applicable law, said word(s) shall be severed from this Agreement and the remaining language shall be given full force and effect.
8. **Severability and Survival** - If any of the provisions contained in this Agreement are held illegal, invalid or unenforceable, the enforceability of the remaining provisions shall not be impaired thereby. Limitations of liability shall survive termination of this Agreement for any cause.
9. **Governing Law; Venue; Attorneys' Fees** - This Agreement shall be interpreted, governed and enforced in accordance with the laws of the State of Florida. In the event of any litigation related to or arising out of this Agreement or the services provided hereunder: (i) Duval County, Florida shall be the sole and exclusive venue for such litigation, except in cases where CTSi has a construction lien against real property located in a county other than DUVAL County, in which case the county where such real property is located shall be an alternative venue; and (ii) the prevailing party shall be entitled to recover its attorneys' fees against the non-prevailing party.
10. **No Third Party Beneficiaries** - This Agreement gives no rights or benefits to anyone other than the CLIENT and CTSi and has no third party beneficiaries.
11. **Ownership and Use of Documents and Electronic Data** - All documents and electronic data (including but not limited to drawings and specifications) prepared by ENGINEER are instruments of service and owned/Leased by CTSi. CTSi grants CLIENT a limited license to use such documents and electronic data on the Project, which license shall be automatically revoked in the event the CLIENT fails to pay CTSi for services performed hereunder. Such documents and electronic data may not be used on any other project without CTSi's prior, written consent, which consent may be withheld by CTSi at its sole discretion and which consent may be conditioned upon further payments to CTSi. CLIENT recognizes and agrees that it may only rely upon documents in printed form, signed and sealed by CTSi; and that electronic files may be provided for information purposes only and cannot be relied upon by CLIENT in any way. CLIENT agrees to hold harmless, defend and indemnify CTSi from all claims and damages related to or arising from the unauthorized use of CTSi's instruments of service.
12. **CLIENT Supplied Data** - Information, data, studies, plans, etc. provided to CTSi by the CLIENT or the CLIENT's ENGINEERs, consultants, agents, etc. will be relied upon by CTSi as being accurate and correct. Unless specifically noted in the Scope of Services, CTSi will not verify the accuracy or correctness of these documents and will not be held responsible, in any way, for errors, additional work, etc. brought about by its reliance on these documents.
13. **Agency Requirements** - Services required due to additional laws, regulations, or policies promulgated by government agencies subsequent to the date of this Agreement shall be considered "Additional Services" and shall qualify for additional compensation (as described in Section IV.1).
14. **Operations/Maintenance** - CLIENT recognizes and agrees that the facilities designed and/or permitted by CTSi hereunder will require ongoing maintenance in order to achieve their useful lives. Accordingly, CLIENT agrees to timely and properly operate and maintain the facilities and to provide written notice of the need for such maintenance to any third party to whom CLIENT conveys or turns over the facilities and/or the Project, including but not limited to any homeowners' association or Community Development District. CLIENT further agrees to hold harmless, defend and indemnify CTSi from any claims which directly or indirectly arise out of the operation or lack of maintenance of such facilities.
15. **Entire Agreement** -This Agreement represents the entire, integrated agreement between the parties hereto and supersedes all prior discussions, understandings and agreements, oral or written, between the parties with respect to the subject matter hereof.
16. **FLORIDA STATUTE §558.0035 LIMITATION OF LIABILITY - PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE § 558.0035, THE INDIVIDUAL DESIGN PROFESSIONAL EMPLOYEES OR AGENTS OF CTSI MAY NOT BE HELD INDIVIDUALLY LIABLE FOR ANY DAMAGES RESULTING FROM NEGLIGENCE OCCURRING WITHIN THE COURSE AND SCOPE OF THIS CONTRACT, PROVIDED SUCH DAMAGES ARE SOLELY ECONOMIC IN NATURE AND THE DAMAGES DO NOT EXTEND TO PERSONAL INJURIES OR PROPERTY NOT SUBJECT TO THIS CONTRACT. CTSI MAINTAINS ANY PROFESSIONAL LIABILITY INSURANCE REQUIRED UNDER THIS CONTRACT.**

V. **ACCEPTANCE:** The undersigned CLIENT, as owner or authorized agent for the Owner of the above-described real property, and having proper authority to execute this Agreement, hereby agrees to the terms and conditions as outlined above. This Agreement is not assignable by the CLIENT without the prior written consent of CTSi. Notwithstanding the foregoing, if this Agreement is assigned with or without CTSi's prior written consent, this Agreement will be binding on such successors or assigns.

**CHINDALUR TRAFFIC SOLUTIONS, INC.**

**CLIENT: SWEETWATER CREEK CDD**

**SIGNED:**

  
\_\_\_\_\_

**SIGNED:**

\_\_\_\_\_  
\_\_\_\_\_

**TYPED NAME:** RAJESH RAMN K. CHINDALUR, P.E., PTOE

**TYPED NAME:** HOWARD MCGAFFNEY

**TITLE:** PRESIDENT

**TITLE:**

**DATE:** 02/13/2026

**DATE:**



**B. Analysis**

**Data Collection and Review**

- Field Review/Observations
- Turning Movement Counts  AM/ PM Peak No. Locations: \_\_\_\_\_ No. Days: \_\_\_\_\_  
 13-hour No. Locations: \_\_\_\_\_ No. Days: \_\_\_\_\_
- Average Annual Daily Traffic (AADT) No. Locations: \_\_\_\_\_ No. Days: \_\_\_\_\_

**Traffic Projections**

- Trip Generation
- Trip Distribution  Existing Traffic Trends  Transportation Model (Internal)
- Growth Analysis  Trends Analysis  FDOT/County Data  Model Forecast
- Traffic Volume Forecasts
- Trip Assignment

**Segment Analysis**

- Planned and Programmed Improvements (FDOT, Local Government, Other)
- Roadway Segment Analysis  
4 \_\_\_\_\_ mile radius study area

**Operational Analysis**

- \_\_\_\_\_ Buildout Year
- \_\_\_\_\_ Study Intersections (number)
- \_\_\_\_\_ Access Driveways (number)
- Intersection Capacity Analysis
  - Existing Year
  - Background Year  Background + Mitigation
  - Buildout Year  Buildout + Mitigation
- Queue Analysis
- Turn Lane Evaluations  Existing  Proposed

Phase	Phased Projects Only		
	Year	Phase	Year
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**Additional Analysis**

- Proportionate Share Calculations  Roadway  Intersections
- Multi-modal Analysis

**C. Other Analysis/Studies/Services**

**Safety Analysis**

- Crash Analysis (table only)
- Crash Report Reviews
- Collision Diagram
- Highway Safety Manual Crash Prediction
- Countermeasures
- Cost Estimate
- Benefit-Cost Analysis (B/C)
- Net Present Value (NPV)

**Signal Warrant Analysis**

- Existing  Proposed
- Trip Generation / Spatial Distribution / Temporal Distribution
- Preliminary Analysis – Warrant 2 only (4 hours)
- Full Warrants Analysis

**Intersection Control Evaluation (ICE)**

- Stage 1  Stage 2  Stage 1 & 2 HYBRID (includes concept and cost estimate)  Stage 3

**School Study**

- Operations Field Observations
- Additional Traffic Count Collection (School PM Peak Hour)
- On-Site Queue Analysis
- Countermeasures
- Cost Estimate
- Transportation Management Plan

**Additional Tasks**

- Applications (Permits, Concurrency, etc.)
- 30% Concept
- Cost Estimate
- Peer Review

**D. Documentation**



Report

\_\_\_\_\_ Multiple Part Submittal (number), typically applicable to Design Traffic Analysis and LDТА

**Miscellaneous Services**

Services provided on an hourly basis in accordance with the attached rate schedule (Attachment C).

Services may include but not be limited to:

- Meetings (*Client, Agency, Public Hearings, PZA, BOCC, etc.*)
- Response to Comments (*Client, Agency, Public Hearings, PZA, BOCC, etc.*)
- Reimbursable (T/M/E) expenses associated with professional services including reproduction/copies, courier, overnight delivery, mileage provided will be billed at cost plus 20%.

**Additional Services (If required)**

Additional services include (not limited to) any other services requested by the Client and/or Reviewing Agencies that are not described in the Scope of Work (above) will be negotiated under a separate contract addendum. No work to be performed until the addendum has been signed and returned.

**Schedule**

Work will commence within two (2) weeks of notice to proceed (NTP). The anticipated time frame for the original agency submittal is 3 to 4 weeks (*not applicable to multiple part documents*). Work will be conducted diligently and in keeping with project timelines and schedule. Schedule is subject to change pending client and agency review.

**Fees**

The Client will be invoiced periodically as work is conducted. All invoices are due upon receipt. Reimbursable costs and authorized work outside the scope will be billed on a time and materials basis in accordance with the attached rate schedule (Attachment C). The fees do not include application, review, permit, or other fees required by public agencies.

**ATTACHMENT B – METHOD OF COMPENSATION**

Palencia North PUD  
Land Development Traffic Assessment  
St. Johns County, Florida

**Lump Sum Fee**

The Client agrees to compensate Chindalur Traffic Solutions, Inc. for the professional services called for under Attachment A to this Agreement at the Fees as specified below:

<b>Study Services</b>	<b>Fee</b>
Methodology	\$1,750.00
Travel Demand Model Run (For Distribution – if required by Staff)	TBD
Traffic Impact Analysis (LDTA – Roadway Segment Analysis)	\$4,500.00
Other Analysis/Study/Services (Prop share Calculations if Applicable)	\$3,500.00
Documentation	\$3,500.00
Meetings (Time Charge Per Attachment C)	Time Charge
Coordination with Other Consultants/Teams (Time Charge Per Attachment C)	Time Charge
<b>Sub-Consultant Services</b>	
	<b>Fee</b>
Data Collection	TBD
Transportation Model	TBD

**Miscellaneous Services**

*Services provided on hourly basis in accordance with the attached rate schedule (Attachment C).*

Meetings (Client, Agency, Public Hearings, PZA, BOCC, etc.)	TBD
Response to Comments (Client, Agency, Public Hearings, PZA, BOCC, etc.)	TBD
Reimbursable (T/M/E) expenses associated with professional services including reproduction/copies, courier, overnight delivery, mileage provided will be billed at cost plus 15%.	TBD

**Additional Services**

*Additional services include (not limited to) any other services requested by the Client and/or Reviewing Agencies that are not described in the Scope of Services (Attachment A) will be negotiated under a contract addendum.*

Interchange Operation Analysis Report (IOAR) (If required by staff)	TBD
Signal Warrant Analysis (If required by staff)	TBD
Transportation Model Expansion	TBD

## Attachment C – Standard Hourly Rate Schedule

Effective Date: January 01, 2026

The following rates for personnel apply to any additional services or hourly rate agreements in accordance with General Conditions. These rates shall be held for at least one year.

- Professional Engineer (P.E.) \$350.00 per hour
- Project Manager (P.E.) \$290.00 per hour
- Project Engineer/Sr. Designer \$245.00 per hour
- Designer/Sr. CAD Technician \$195.00 per hour
- CAD Technician \$155.00 per hour
- Clerical \$110.00 per hour

Note: All reimbursable expenses shall be invoiced at 1.20 times the cost.



**Chindalur Traffic Solutions, Inc.**

8833 Perimeter Park Boulevard, Suite 103 | Jacksonville, FL 32216

Office: (904) 619 3368 | Cell: (904) 422 6923

Chindalur@ctrfficsolutions.com | www.ctrfficsolutions.com

# EXHIBIT 7



1420 Martin Luther King Jr Blvd  
 Sanford, FL 32771  
 (407) 792-1360  
 info@atlanticpipe.us

**PROPOSAL**

11675

<b>CUSTOMER:</b> <i>Matthews Engineering</i>	<b>PHONE:</b> (904) 593-8659	<b>DATE:</b> 02/13/2026
<b>STREET:</b> 7 Waldo St.	<b>JOB NAME:</b> <i>Sweetwater CDD Sanitary Inspection</i>	
<b>CITY/STATE/ZIP:</b> <i>St. Augustine, FL, 32084</i>	<b>JOB LOCATION:</b> <i>415 Medio Dr., St Augustine, FL,</i>	
<b>ATTN:</b> <i>Branden Marcinell</i>	<b>E-MAIL:</b> <i>bmarcinell@dccm.com</i>	

QUANTITY	DESCRIPTION	UOM	RATE	TOTAL
<b>Seq: Sewer Standard Services</b>				
4.00	Sewer Standard Cleaning (4HR minimum)	HRS	295.00	1,180.00
4.00	Sewer Standard CCTV (4HR minimum)	HRS	265.00	1,060.00
1.00	Fuel Recovery - Vac Truck (Per Mobilization)	EA	150.00	150.00
1.00	Fuel Recovery - CCTV Truck (Per Mobilization)	EA	75.00	75.00
5.00	Offsite Disposal (5 ton minimum)	EA	135.00	675.00
<b>TOTAL</b>				<b>3,140.00</b>

ANY UNFORSEEN OR ABNORMAL PIPELINE OR SITE CONDITIONS WILL BE SUBJECT TO RENEGOTIATION WITHOUT PENALTY TO APS



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**PROPOSED RATES MAY CHANGE BASED UPON THE FOLLOWING CONDITIONS:**

- 1) Calls Outs of less than 1000 LF of readily available pipeline may be billed at the hourly rate, with a 4 hour minimum. Any time on site beyond the minimum may be billed at the hourly rate
- 2) Emergency Call Outs will be subject to increased rates.
- 3) Heavy Cleaning encountered will be performed at an hourly rate, unless otherwise specified
- 4) Travel Time charges are assessed on a job by job basis
- 5) Atlantic Pipe Services provides, free cloud downloads for videos and reports. Hard Copy Reports with DVD or USB may be purchased at \$75.00 per set.
- 6) Safety Training / Orientation required for projects will be charged at the hourly rate per unit on site
- 7) Due to rising costs of fuel and overall expenses, additional fees must be assessed. These pass-through costs are assessed through daily charges, per piece of equipment on site.

*Atlantic Pipe Services is committed to providing the same responsiveness, turn around time and quality of work that our valued customers have become accustomed to. APS has invested in technologies that allow us to be more efficient with operations and save on costs, however the extreme volatility within the fuel market is something we cannot control. This additional charge helps APS cover increased costs, as well as maintain the same level of service.*

**We propose to hereby furnish the following:**

Our Proposal includes Labor, Material, Equipment, and Workmanship necessary to perform all work shown above.

Work will be billed hourly and will be subject to a 4 Hour Minimum (per piece of equipment).

- VAC Truck Hourly Rates: \$295.00 per hour
- TV Truck Hourly Rates: \$265.00 per hour

\*\*\*Quantities within proposal are for estimating purposes. Billing will reflect actual quantities and/or times performed in the field.\*\*\*



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<b>Heavy Cleaning Rates</b>	Heavy Cleaning determined by percentage of debris in pipeline			
	12" Diameter	25.00%	3"	Debris
	15" Diameter	25.00%	4"	Debris
	18" Diameter	20.00%	4"	Debris
	24" Diameter	20.00%	5"	Debris
	30" Diameter	20.00%	6"	Debris
	36" Diameter	20.00%	7"	Debris
	42" Diameter	15.00%	6"	Debris
	48" Diameter	15.00%	7"	Debris
	54" Diameter	10.00%	5"	Debris
	60" Diameter	10.00%	6"	Debris
	In the event the required cleaning is beyond normal Heavy Cleaning, the cleaning will be performed under an hourly rate. Subject to prior client notification and approval.			

**CUSTOMER RESPONSIBILITIES**

- Local Dump-Site for safe disposal of debris / waste material removed from Project Location
- Local Metered Water Source
- Exposure of structures and access to all work areas without delay
- Stabilized Access to Work Areas - Two Wheel Drive Accessible
- Access to secure site for equipment storage
- Maintenance of Traffic - If Applicable

**CUSTOMER RESPONSIBILITIES**

*Delays experienced outside of APS's direct control will be subject to an hourly charge for each unit on site*

*Weekend and Night Work may be subject to increase rates*

*Any unforeseen or abnormal pipe / site conditions will be subject to renegotiation without penalty to APS*

*Payment terms are NET 30 days of invoice date. APS does not agree to "Pay when paid" terms*

*APS Proposals are valid for 30 days from date of submission.*

ATLANTIC PIPE SERVICES, LLC			
PRINT NAME / TITLE	Cassie Winters-Smith - Project Estimator	DATE	2/16/2026
SIGNATURE			

Acceptance of Proposal : The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to perform the work specified. Payment will be made as outlined.

CUSTOMER			
PRINT NAME / TITLE		DATE	
SIGNATURE			

**ATLANTIC PIPE SERVICES, LLC**  
**STANDARD TERMS & CONDITIONS OF BUSINESS**

**COMPANY:** Atlantic Pipe Services, LLC, a Florida Limited Liability Company, whose address 1420 Martin Luther King Jr. Blvd, Sanford, Florida, 32771 (Hereinafter referred to as "APS")

**CUSTOMER:** Any corporation, company, organization, agent or individual entering into a written agreement with APS for the provision of services or materials or any other business dealing, for which payment is agreed with or becomes due and payable to APS (hereinafter referred to as "Customer")

**PROPOSAL & QUOTATION:** All proposals or quotations provided by APS must be in writing and signed by an authorized representative of the company to be valid and any such proposal or quotation is valid for acceptance within 30 days of the respective proposal date, unless agreed otherwise in writing.

**PAYMENT TERMS:** Payment of all invoices is due within 30 days from the invoice date, unless terms are agreed otherwise, in writing from APS. Any Dispute or query regarding the invoiced amount must be communicated in writing within 10 days (objection period) from the invoice date and customer will be deemed to have accepted the invoice as delivered and all services / work standards relating thereto, unless objected to in writing within the objection period. Customer agrees that no retainage will held for all services performed.

**REMEDIES FOR NON-PAYMENT:** All sums not paid when due will bear interest at the rate of 1.5% per month from due date until paid or the maximum legal rate permitted by law, whichever is less. In the event of legal action being deemed necessary to enforce payment, APS shall be entitled to all costs of collection including a reasonable attorney's fee. In addition, if the customer fails to make payment to APS as herein provided, then APS may stop work without prejudice to any other remedy it may have. The parties further agree that in the event of any controversy arising between them, then in such event, the State Courts of Seminole County, Florida, shall be the forum in which the parties agree to try and have heard any matters of litigation arising out of such controversies.

**WARRANTIES:** All workmanship and materials are guaranteed against defects in workmanship for a period of one year from the date of substantial completion of the project. This warranty is in lieu of all other warranties, expressed or implied, including any warranties of merchantability of fitness for a particular purpose. APS will not be responsible for damage to its work by other parties or normal wear and tear. Any repair work necessitated by caused damage will be considered as an order for extra work.

**INDEPENDENT CONTRACTOR:** Both APS and the customer agree that APS will act as an independent contractor in the performance of its duties under this contract. Accordingly, APS shall be responsible for payment of all taxes, including Federal, State, and local taxes arising out of APS's activities, including by way of illustration but not limitation, Federal and State income tax, social security tax, Unemployment Insurance taxes, and any other taxes.

**UNFORESEEN OCCURRENCE:** In the event that any unforeseen occurrences or conditions are encountered after the work has commenced and which APS judge, at their sole discretion, to significantly affect or may affect the services, the risk involved in providing the services or there being a material change to the proposed or quoted scope of services, APS may a) Immediately cease work without liability to the customer, or b) renegotiate with customer to change the scope of work with price adjustment or change order, or c) Apply downtime /hourly or day rates until occurrence or condition is resolved to the satisfaction of APS.

**DOWNTIME/STOPPAGES/ADDITIONAL WORK:** In the event that APS is unable to work or encounter stoppages due to circumstances beyond their control or unforeseen circumstances or occurrences, particularly any underground structure problems causing delay or stoppage of work or in the event of any work being required beyond the quoted scope of work, then an hourly or daily rate will be charged, subject to prior customer notification in writing from APS.

**PROJECT ESTIMATES:** APS may from time to time provide written estimates of projected timescale or hours for a particular project at customer request, however, this in no way binds APS to a final timescale for the services to be provided. The actual hours will be determined by specific site requirements and operational demands, which cannot be wholly determined due to the nature of the services provided by APS.

**CUSTOMER PURCHASE ORDERS:** In the event that the customer chooses to issue a purchase order, whether verbal or in writing, such purchase order shall be governed by APS Standard Terms & Conditions of Business as detailed herein and any such client agreement cannot change the payment terms under any circumstances unless specifically agreed to in writing APS and such agreement being authorized and signed by the owner or director of APS. In the event of any inconsistency between the APS terms and conditions as detailed herein and the terms of a service order, the APS terms and conditions shall prevail. In any event, settlement of all APS correctly submitted invoices must be made within 30 days from invoice date, irrespective of customer having received payment from their respective customer.

**CONTRACT ACCEPTANCE:** In the event that the client fails to sign acceptance of an APS proposal or quotation, due to oversight by either or both parties or any other reason and the services are commenced or completed on the clients written or verbal instruction due to emergency, urgency or some other reason, then these terms and conditions will be deemed to have been accepted by the client as if such proposal or quotation had been signed.

**DISCLAIMER:** APS shall perform any and all repairs (e.g sag removal, rerounding, grouting, sectional CIPP, internal joint seals, mechanical repair sleeves, CIPP, coatings,) services on a best-effort basis and makes no representations or warranties, express or implied, regarding the success or effectiveness of such services. Billing shall be due and payable regardless of the outcome of the sag removal process. APS shall not be held liable or responsible for any damage, deformation, failure, or other adverse effects that may occur to the pipeline as a result of the sag removal attempt. Furthermore, APS shall bear no responsibility or liability for any costs, damages, or liabilities arising from dig-ups, excavations, or other activities outside of APS's control. The client agrees to indemnify, defend, and hold harmless APS, its officers, employees, and subcontractors from and against any and all claims, damages, losses, or expenses (including attorney's fees) arising out of or related to the sag removal work, except to the extent caused by APS's sole gross negligence or willful misconduct.

**CUSTOMER RESPONSIBILITIES:** The customer will normally provide the following services, at no cost to APS for the duration of the project, unless agreed otherwise in writing by APS, a)Approved dumpsite and disposal for all materials to be removed from site of work, b) Access and exposure of all structures for APS personnel and equipment without delay, c) All temporary site facilities including suitable storage space for equipment, d)Any special permits and/or licenses, without delay, e) Supply and access to all water required for the project with meter if applicable. f)Work areas prepared and accessible, without delay, to enable the services to be provided, g) Authorized representative of the customer at the site of work, at all times services are being performed and with authority to accept the services as completed and / or hours worked and h) Location and exposure of all manholes in the project area.



# FLOLINE

Pipe Solutions

*FloLine Pipe Solutions, LLC. is pleased to quote the following project:*

**23273 - Sweetwater CDD (415 Medio Drive Sanitary Inspection)**

Customer : DCCM/Matthews  
Date : 2/13/2026  
Phone : 904.593.8659  
Email : bmarcinell@dccm.com

Description	Quantity	UM	Unit Price	Total
<b><u>i. Sanitary Pipe</u></b>				
a) Active CCTV 0"-15" -CCTV:MH ST-2 to MH-ST-1 -Push Camera:Lateral Service (Lot: 419 Medio Drive)	1	LS	\$1,375.00	\$1,375.00
b) Active Cleaning 0-15"	1	LS	\$1,375.00	\$1,375.00
			Sanitary Subtotal	\$2,750.00
<b><u>ii.ADMIN</u></b>				
a) Mobilization	1	EA	\$250.00	\$250.00
b) Live Dump Fee	1	EA	\$850.00	\$850.00
			Admin Subtotal	\$1,100.00
<b>TOTAL:</b>				<b>\$3,850.00</b>

## Terms and Conditions

This proposal is valid for sixty (60) days from the date of submission. It has been prepared based on the drawings, specifications, and documents provided at the time of quotation. Any revisions to the scope, drawings, or project requirements may result in adjustments to the proposed pricing. If the required cleaning exceeds the scope of standard cleaning, the additional work will be performed at an hourly rate, subject to prior client notification and approval.

### Customer Responsibilities

- Provide stabilized access to work areas.
- All structures relevant to the scope of work must be visible and in suitable condition for FloLine Pipe Solutions to conduct VAC truck services, CCTV services, and/or pipe repairs.
- Provide an on-site, metered water source for FloLine Pipe Solutions.
- Customer must communicate any schedule changes 24 hours prior to the agreed upon start date of a project.

### Payment Terms

- Payment is due within thirty (30) days of invoice date unless otherwise specified in writing.
- Customer is responsible for all costs of collection, including reasonable attorney fees, should legal action become necessary to collect past due amounts.
- FloLine Pipe Solutions reserves the right to suspend work or withhold delivery of reports and documentation until payment is received for any outstanding invoices.
- Any disputes regarding invoices must be submitted in writing within ten (10) days of invoice date. Undisputed portions of invoices remain due as scheduled.
- Weekly billing may be implemented for projects exceeding thirty (30) days duration or as otherwise agreed upon in writing.

APPROVED BY OWNER

By: \_\_\_\_\_

Printed: \_\_\_\_\_

Date: \_\_\_\_\_

APPROVED BY CONTRACTOR

FloLine Pipe Solutions, LLC

By: \_\_\_\_\_

Printed: \_\_\_\_\_

Date: \_\_\_\_\_

# EXHIBIT 8

Departmental Updates:

Managers' Meeting; Cheryl and I attended a Vesta day-long Manager's training at Vesta's corporate headquarters in Jacksonville on February 25<sup>th</sup>

### **Landscape and Irrigation:**

The freeze caused multiple plants and vegetation to die. We are waiting until the beginning of March to place new flowers around the Fitness Center, Guard Gate and other areas.

Louise Leister rode the property with me on February 17<sup>th</sup>. She will return on March 3<sup>rd</sup> to do a full audit of our neighborhood. We are expecting her findings to be presented at the April CDD Meeting.

We have one more pump repair for our irrigation. It is the submersed pump nearest the roundabout. This also affects La Palma Park. Duval gave us an estimate for \$12,500 and East Coast Wells gave us one for \$7,550. I am waiting for a third proposal from Florida Pump Service.

### **Pond and Fountain Maintenance:**

Future Horizons continues to monitor and treat our ponds as needed.

### **Fitness Center:**

Golf Cart Parking is complete and has now provided ten new spots. We have signs to give direction for its use.

Cardio Equipment was repaired by both our LIV Unlimited company and Jamie. We are now out of our warranty period with the exception of one long standing repair. All efforts will be made to have repairs done in house or vendor with a competitive price.

### **Pool:**

The tarps will be removed for the season as of March 1<sup>st</sup>. We have kept the pool available regular hours for most of the winter.

The Health Department did an inspection on February 25<sup>th</sup>. We only had a tree to trim to make our sign more visible.

**Parks and Recreation:**

We added a trash can to Privado Park

Signs were placed on the mini golf course instructing people not to ride scooters, electric bike and bikes on the course itself.

**Pickleball:**

We have approximately 850 Court Reserve memberships.

The Social League has been going well. Specifically, the new time of 4:00 pm-6:00 pm.

A plaque recognizing John Smith for his contributions to the creation of the Pickleball Courts has been ordered.

Envera replaced two optic sensors at the guard gate. The camera for the license plate camera will be replaced shortly. That estimate was already approved.

**Maintenance:**

Jamie made three irrigation repairs. They were fixed with minimal purchases from Home Depot and Amazon.

We started replacing the first fence alongside Las Calinas next to the guard gate. It is the first of three that need to be replaced. They will be painted/stained three weeks after the construction is completed.

Jamie leveled out 35 pavers at Ensenada Park that could be ADA violations.

Please see MaintainX for the full report

# EXHIBIT 9

## **February Fitness Updates:**

Gym attendee's for Feb 1-Feb 23<sup>rd</sup> - #5,881 ( with 2 days of internet outages)

Feb 16<sup>th</sup> Presidents day #308 people in ( regular gym hours 5am-9pm on this day)

Class Attendance -Feb 1-Feb 23<sup>rd</sup> #522 members attended classes

Pickleball Members #843 members ( thanks to Dan and his Pickleball Leagues the numbers keep going up)

## **Repairs:**

- Replaced Pads on the leg Press and decline bench (inhouse)
- Ordered new pads for the Utility Stool bench both back and seat pads

Warranty work was done on a treadmill with a new roller and tread replaced as well as a new console all on the same treadmill.

Added 80lbs dumbbells to the fitness center floor

## **Upcoming:**

Designed, Orderd and paid for new fitness t shirts that will be arriving soon for the start of merchandise being sold in the lobby.

## **Training:**

Attended the Manager Meeting 2/25 in Jacksonville