



***SWEETWATER CREEK
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

***Tuesday
June 2, 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

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 **Tuesday, June 2, 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@cddmanagers.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: Tuesday, June 2, 2026

Time: 4:00 PM

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

Agenda

I. Roll Call

II. Audience Comments – (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.

III. Presentation of Proof of Publication(s)

[Exhibit 1](#)
[Pgs. 6-9](#)

IV. Recognition of Former Supervisor John Smith for Distinguished Service

V. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Budget Workshop Held on April 21, 2026

[Exhibit 2](#)
[Pgs. 11-12](#)

B. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on May 7, 2026

[Exhibit 3](#)
[Pgs. 14-17](#)

C. Consideration for Acceptance – The April 2026 Unaudited Financial Statements

[Exhibit 4](#)
[Pgs. 19-46](#)

VI. Staff Reports

A. Landscape Report

B. District Engineer

C. District Counsel

VI. Staff Reports – continued

D. District Manager

- 1. Form 1 Submittal Reminder: July 1st

E. General Manager’s Report

- 1. Fitness Manager’s Report
- 2. 2026 Landscape Enhancement Projects
- 3. 2027 Landscape Enhancement Projects – *Under Separate Cover*
- 4. 2027 Capital Projects – Pool Resurfacing

[Exhibit 5](#)
[Pgs. 49-52](#)
[Exhibit 6](#)
[Pg. 54](#)
[Exhibit 7](#)
[Pgs. 56-109](#)

F. District Horticulturalist – Louise Leister

- 1. Fitness Center Landscape Enhancement Project – *Under Separate Cover*

VII. Business Items

- A. Consideration & Adoption of **Resolution 2026-10**, Setting Public Hearing on Revised Fees

[Exhibit 8](#)
[Pgs. 111-112](#)

VIII. Discussion Topics

IX. Supervisors’ Requests

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

XI. Next Meeting Quorum Check: July 2 at 4:00PM

Kristen Cohen	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Gary LaCombe	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Daniel Colin	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Ron Cervelli	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Stephen Handler	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

XII. Adjournment

EXHIBIT 1

Ad Preview

LANDSCAPE AND/OR IRRIGATION MAINTENANCE SERVICES REQUEST FOR PROPOSALS (LMS-05-20-2025)

SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT

St. Johns County, Florida

Notice is hereby given that the Sweetwater Creek Community Development District ("District") will accept proposals from qualified firms ("Proposers") interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection and may be obtained from the District's office c/o Vesta District Services, located at 250 International Pkwy., Ste. 200, Lake Mary, Florida 32746, beginning May 20, 2025, or by emailing llscc@vestalandscapeirrigationservices.com

with a copy to howard@cddmanagers.com

There will NOT be a mandatory pre-proposal meeting held in order to submit a proposal, each Proposer must (1) be authorized to do business in the County of the project and the state of Florida, (2) hold all required state and federal licenses in good standing, and (3) have at least five (5) years of experience as a landscape and/or irrigation maintenance contractor, depending upon the scope of services included in the proposal. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have requested and received the Project Manual or otherwise registered with the District Manager.

Firms desiring to provide services for this project must submit one (1) original and eight (8) hard copies of their proposal AND a PDF file on a flash-drive no later than June 12, 2025, at 10:00 a.m. (EST) at 1865 North Loop Parkway, St. Augustine, Florida 32095, Attention: Howard McGaffney. The proposals will be publicly opened at that time and place. Proposals shall be submitted in a sealed package, shall bear the name of the Proposer on the outside of the package and shall clearly identify the project. Proposals will be publicly opened at the time and date stipulated above; those received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

There will be a Board of Supervisors meeting held at 1865 North Loop Pkwy, St. Augustine, Florida 32095 on Thursday, July 3, 2025, at 4:00 p.m. The Board of Supervisors will review proposals, rank and make their selection at this meeting or at the next scheduled meeting.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within three (3) business days after the day of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications, or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager, 250 International Pkwy., Ste. 200, Lake Mary, FL 32746, or by sending an email to howard@cddmanagers.com.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion, it is in the best interest of the District to do so. All questions relative to this project shall be directed in writing by email only to Howard McGaffney at howard@cddmanagers.com, with a copy to Mary Grace Henley at marygrace@cddlawyers.com. Sweetwater Creek Community Development District
Howard McGaffney,
District Manager

Ad Preview

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Sweetwater Creek Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026.** Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at 4455 Avenue A, Suite 101, St. Augustine, Florida 32095. The Supervisor of elections may be contacted by phone at (904) 823-2238. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a “qualified elector” of the District, as defined in Section 190.003, Florida Statutes. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes. The Sweetwater Creek Community Development District has two (2) seats up for election, specifically Seats 1 and 2. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections. For additional information, please contact the St. Johns County Supervisor of Elections.

Ad Preview

NOTICE OF REQUEST FOR QUALIFICATIONS (RFQ) FOR ENGINEERING SERVICES FOR SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT

Sweetwater Creek Community Development District ("District"), located in St. Johns County, Florida, announces that professional engineering services will be required on a continuing basis for the District. The engineering firm selected will act in the general capacity of District Engineer and, if so authorized, may provide general engineering services as well as engineering services on an ongoing basis and for the design and construction administration associated with the District's capital improvement plan. The District may select one or more engineering firms to provide engineering services on an ongoing basis.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law, and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in St. Johns County, Florida; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants must submit one (1) electronic copy of Standard Form No. 330 and Qualification Statement by 5:00 p.m. on Friday, June 19, 2026, to the District Manager, Howard McGaffney, at hmcga@scdmnagers.com with a copy to legal@vestadistrictservices.com ("District Manager's Office"). It is anticipated that proposals will be evaluated at the regular meeting of the District's Board of Supervisors ("Board") on July 2, 2026, at 4:00 p.m. at 1845 North Loop Parkway, St. Augustine, Florida 32095.

Please note that all Applicants should plan to attend the Board meeting on July 2, 2026, at 4:00 p.m. to present their proposals to the Board and participate in a question and answer session. Any and all questions relative to this project shall be directed in writing by e-mail only to the District Manager at hmcga@scdmnagers.com with a copy to District Counsel, Mary Grace Henley, Esq., at mgrace@scdlawyers.com.

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager's Office, and the highest-ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest-ranked Applicant, negotiations will cease and begin with the next-highest-ranked Applicant, and if those negotiations are unsuccessful, will continue to the third-highest-ranked Applicant. The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager's Office, must be filed in writing with the District Manager's Office, c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, with an electronic copy to hmcga@scdmnagers.com, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneously with the filing of the notice, a protest bond with a reasonable surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000).

Howard McGaffney
District Manager

Ad Preview

NOTICE OF REGULAR MEETING 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 on Tuesday, June 2, 2026, at 4:00 p.m., at 1865 North Loop Parkway, St. Augustine, FL 32095.

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 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 or on the District's website <https://sweetwatercreekcdd.com/>. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. 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 Budget Workshop of the Board of Supervisors of the Sweetwater Creek Community
5 Development District was held on Tuesday, April 21, 2026 at 10:00 a.m., at the 1865 N. Loop Pkwy, St.
6 Augustine, FL 32095.

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

8 Supervisor Cervelli called the meeting to order and conducted roll call.

9 Present were:

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

15 Also, present were:

16	Howard McGaffney	District Manager, FCS Management Group
17	Erin Gunia	General Manager, Sweetwater Creek CDD
18	Cheryl Blythe	Fitness Manager, Sweetwater Creek CDD
19	John Smith	Resident
20	Bruce Cranner	Resident

21 *The following is a summary of the discussions had at the April 21, 2026 Sweetwater Creek CDD Board of*
22 *Supervisors Budget Workshop. Audio for this meeting is available upon public records request by emailing*
23 *PublicRecords@vestapropertyservices.com.*

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

26 John Smith discussed the increase in assessments year over year.

27 Bruce Cranner asked what the best way for residents was to find out what was being worked on in
28 the community.

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

30 **FOURTH ORDER OF BUSINESS – Discussion Topics**

31 **Roll Call was done out of order, at this time.**

32 A. Exhibit 2: FY 2026-2027 Proposed Budget

33 Supervisor Colin provided an overview of the process for the creation of the proposed budget
34 completed by himself, Mr. McGaffney, and Ms. Gunia.

35 Ms. Gunia discussed the irrigation assessment as completed by a company brought in by Ms.
36 Leister.

37 Discussion ensued regarding the 4.1% increase from the previous year.

38 Mr. McGaffney began discussing the proposed budget section by section starting with the General
39 Fund.

40 Discussion ensued regarding whether to increase or lower the line item for District Engineering
41 fees.

42 Discussion ensued regarding the budgeted cost of District Counsel versus the actual costs in FY
43 2025 and current costs in FY 2026.

44 Mr. McGaffney continued to walk through the budget items with brief explanations of what each
45 item entailed. Discussion continued going down the various budget items, which included but were
46 not limited to, insurance and landscaping. As well as the potential to go out for a landscaping RFP,
47 updates to the amenity center, staffing costs, and building capital reserves.

48 The main takeaway was that the increase was projected at 5.92%.

49 **FIFTH ORDER OF BUSINESS – Supervisors’ Requests**

50 There being no Supervisors’ requests, the next item followed.

51 **SIXTH ORDER OF BUSINESS – General Manager’s Updates**

52 There being no General Manager’s updates, the next item followed.

53 **SEVENTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda (limited to**
54 **3 minutes per individual)**

55 There being no Audience Comments, the next item followed.

56 **EIGHTH ORDER OF BUSINESS – Next Meeting Quorum Check: May 7 at 4:00PM**

57 **NINTH ORDER OF BUSINESS – Adjournment**

58 Supervisor Cervelli asked for final comments and requests before adjourning the meeting at
59 approximately 6:22 p.m.

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

63 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
64 **meeting held on June 2, 2026.**

65
66
67
68

Signature

Signature

Printed Name

Printed Name

69 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 3

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, May 7, 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 Daniel Colin	Board Supervisor, Vice Chairman
11 Gary LaCombe	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 Erin Gunia	General Manager, Sweetwater Creek CDD
18 Cheryl Blythe	Fitness Manager, Sweetwater Creek CDD
19 Jay Bagley	Solitude Lake Management

20
21 *The following is a summary of the discussions and actions taken at the May 7, 2026 Sweetwater Creek CDD*
22 *Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by*
23 *emailing PublicRecords@vestapropertyservices.com.*

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

26 A resident discussed the compounding affect of increasing assessments and recommended special
27 assessments for projects such as redoing the pool.

28 A resident noted that lights around the lake on Rincon Dr. were out and noted that the common
29 area near his home was nothing but dirt and weeds instead of grass.

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

31 **FOURTH ORDER OF BUSINESS – Consent Agenda**

32 A. Exhibit 2: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting
33 Held on April 2, 2026

34 B. Exhibit 3: Consideration for Acceptance – The March 2026 Unaudited Financial Statements

35 Supervisor LaCombe asked about line items that were shown as over budget on the financial
36 statements as well as the payment to Marshall Creek CDD for the FY 2025 Cost Share Agreement.

37 C. Exhibit 4: Ratification of Requisition #177

38 On a MOTION by Dr. Handler, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board approved
39 the Consent agenda with the minutes to be amended as requested, for the Sweetwater Creek Community
40 Development District.

41 **FIFTH ORDER OF BUSINESS – Staff Reports**

42 A. Exhibit 5: Landscape Report

43 James presented the report for the month. Discussion ensued regarding the deficiencies.

44 B. District Engineer

45 Mr. McGaffney provided an update to the Board that three of the engineers from Matthews DCCM
46 had left the company and recommended that the Board go out for RFQ for District Engineering
47 services.

48 C. District Counsel

49 Ms. Henley provided updates for the Board regarding Qualification period and Form 1.

50 1. General Election Qualification Period Reminder – June 8, 2026 through June 12, 2026

51 D. District Manager

52 1. Exhibit 6: Presentation of St. Johns County Number of Qualified Electors – F.S. 190.006 –
53 1,533

54 E. Exhibit 7: General Manager’s Report

55 Ms. Gunia provided updates to the Board.

56 1. Exhibit 8: Fitness Manager’s Report

57 Ms. Blythe provided an update on Easy Facility.

58 F. District Horticulturalist – Louise Leister

59 Ms. Leister provided updates to the Board based on her and Ms. Gunia’s inspection of the property.
60 Discussion ensued.

61 **SIXTH ORDER OF BUSINESS – Business Items**

62 A. Consideration of Aquatic Services Proposal Options

63 Mr. McGaffney provided a brief explanation for the reason this item was on the agenda.

64 Mr. Bagley presented the proposal for Solitude Lake Management.

65 Discussion ensued regarding the options.

66 On a MOTION by Ms. Cohen, SECONDED by Dr. Handler, WITH ALL IN FAVOR, the Board approved
67 the Solitude Lake Management proposal for aquatics services, for the Sweetwater Creek Community
68 Development District.

69

70 On a MOTION by Dr. Handler, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board approved
71 the termination of Future Horizons per the termination clause in the agreement, for the Sweetwater Creek
72 Community Development District.

73 1. Exhibit 9: Future Horizons, Inc.

74 2. Exhibit 10: Solitude Lake Management

75 Supervisor Dr. Handler spoke the options that had been posed previously to boost the budget, which
76 included but was not limited to, the Onda Lane project, a bond fund, and special assessments.

77 *The meeting recessed at approximately 4:56 p.m. and resumed at approximately 5:04 p.m.*

78 B. Exhibit 11: Consideration & Adoption of **Resolution 2026-09**, Approving FY 2026-2027 Proposed
79 Budget & Setting Public Hearing

80 Mr. McGaffney and Supervisor Colin provided an overview of the highlights of the changes made
81 to the budget since the workshop. Discussion ensued.

82 On a MOTION by Ms. Cohen, SECONDED by Dr. Handler, WITH ALL IN FAVOR, the Board adopted
83 **Resolution 2026-09**, Approving FY 2026-2027 Proposed Budget & Setting Public Hearing, Option B
84 setting a maximum assessment increase of 10.25% at a not-to-exceed, for the Sweetwater Creek
85 Community Development District.

86 1. Exhibit 11A: Resolution Option A – No Assessment Increase

87 2. Exhibit 11B: Resolution Option B – Assessment Increase

88 3. Exhibit 11C: Proposed FY 2026-2027 Budget

89 C. Exhibit 12: Consideration of District Engineer RFQ

90 Ms. Henley provided a brief explanation of the RFQ.

91 On a MOTION by Ms. Cohen, SECONDED by Mr. Colin, WITH ALL IN FAVOR, the Board directed
92 staff to notice the RFQ for District Engineering Services and approved the evaluation criteria, for the
93 Sweetwater Creek Community Development District.

94 Ms. Henley requested authorization to send a termination notice to Matthews DCCM.

95 On a MOTION by Ms. Cohen, SECONDED by Dr. Handler, WITH ALL IN FAVOR, the Board approved
96 the termination of the agreement with Matthews Design Group, for the Sweetwater Creek Community
97 Development District.

98 D. Exhibit 13: Consideration of Landscape RFP

99 Discussion ensued regarding the evaluation criteria and requested scope of services.

100 On a MOTION by Dr. Handler, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board directed
101 staff to notice the RFP for Landscape and Irrigation Maintenance Services, approving the scope of services
102 in substantial form, and approving the evaluation criteria, for the Sweetwater Creek Community
103 Development District.

104 1. Scope of Services

105 2. Evaluation Scoring Sheet

106 E. Exhibit 14: Consideration of Unified Digital System Fitness Center IT Services Proposal

107 Mr. McGaffney provided a brief explanation of the need for these services with input from Ms.
108 Gunia.

109 On a MOTION by Mr. Colin, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board approved
110 the Unified Digital System Fitness Center IT Services proposal, for the Sweetwater Creek Community
111 Development District.

112

113 **SEVENTH ORDER OF BUSINESS – Discussion Topics**

114 There being no Discussion Topics, the next item followed.

115 **EIGHTH ORDER OF BUSINESS – Supervisors’ Requests**

116 Supervisor Colin requested District managed and Board designated emails. Mr. McGaffney
117 presented the proposed option as provided by ReAligned, not previously presented on the agenda.

118 On a MOTION by Mr. Colin, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board approved
119 the annual costs to host Supervisor designated District emails through the current website hosting provider
120 ReAlign, at a not-to-exceed of \$800.00/year, for the Sweetwater Creek Community Development District.

121 Supervisor Colin requested a workshop to discuss the Capital Reserves.

122 **NINTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda (limited to 3**
123 *minutes per individual)*

124 A resident asked for the best way to contact staff regarding the community. Discussion ensued
125 regarding how to best communicate District projects to the community.

126 A resident commented on the current state of the bocce ball courts. Discussion ensued regarding
127 possible solutions.

128 **TENTH ORDER OF BUSINESS – Next Meeting Quorum Check: Tuesday, June 2 at 4:00PM**

129 All four Board members present stated that they would be attending the next Board meeting on
130 Tuesday, June 2 at 4:00 p.m.

131 **ELEVENTH ORDER OF BUSINESS – Adjournment**

132 Mr. McGaffney asked for final questions, comments, or corrections before requesting a motion to
133 adjourn the meeting. There being none, Mr. Colin made a motion to adjourn the meeting.

134 On a MOTION by Mr. Colin, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board adjourned
135 the meeting at 6:08 p.m. for the Sweetwater Creek Community Development District.

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

139 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
140 **meeting held on June 2, 2026.**

141

142

143

144

Signature

Signature

Printed Name

Printed Name

145 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 4

Sweetwater Creek

Community Development District

Financial Statements (unaudited)

April 30, 2026



Sweetwater Creek CDD

Balance Sheet

April 30, 2026

	General Fund	Capital Reserves Fund	Series 2019 Debt Service Fund	Capital Project Fund	Total
ASSETS:					
Cash:					
Operating Account	\$ 238,568	\$ 96,346	\$ -	\$ -	\$ 334,914
Operating Account - Amenity Account	\$ 59	-	-	-	59
POS Account - Amenity	\$ 6,092	-	-	-	6,092
Investments:					
State Board of Administration	\$ 7,477	394,158	-	-	401,635
U.S. Bank Custody Account	\$ 1,445,968	-	-	-	1,445,968
Debt Service Trust Accounts:	\$ -	-	-	-	-
Series 2019:					
Revenue	\$ -	-	840,613	-	840,613
Reserve A1	\$ -	-	133,070	-	133,070
Reserve A2	\$ -	-	107,600	-	107,600
Prepayment	\$ -	-	10,346	-	10,346
Excess Revenue	\$ -	-	0	-	0
Construction	\$ -	-	-	32,255	32,255
Interest A1	\$ -	-	132	-	132
Rebate	\$ -	-	56	-	56
Accounts Receivable	\$ -	-	-	-	-
Assessments Receivable	\$ -	-	-	-	-
Due from General Fund	\$ -	100,000	-	-	100,000
Due from Amenity Fund	\$ -	-	-	-	-
Due from Capital Reserve Fund	\$ 59,686	-	-	-	59,686
Due from Debt Service Fund	\$ -	-	-	-	-
Due from Construction Fund	\$ -	-	-	-	-
Due from Others	\$ 114	-	-	-	114
Prepaid	\$ 20,481	-	-	-	20,481
Deposits	\$ 36,002	-	-	-	36,002
TOTAL ASSETS:	1,814,448	590,504	1,091,817	32,255	3,529,023
LIABILITIES:					
Accounts Payable	162,630	-	-	-	162,630
Accrued Expenses	-	-	-	-	-
Sales Tax Payable	15	-	-	-	15
Deferred Revenue from Assessments	-	-	-	-	-
Contracts Payable	-	-	-	-	-
Due to General Fund	-	59,686	-	-	59,686
Due to Amenity Fund	-	-	-	-	-
Due to Capital Reserve Fund	100,000	-	-	-	100,000
Due to Debt Service Fund	-	-	-	-	-
Due to Construction Fund	-	-	-	-	-
TOTAL LIABILITIES:	262,644	59,686	-	-	322,331
FUND BALANCES:					
Nonspendable:					
Prepaid	56,483	-	-	-	56,483
Restricted for:					
Debt Service	-	-	1,091,817	-	1,091,817
Assigned to:					
Reserves	-	-	-	-	-
Unassigned:	1,495,321	530,817	-	32,255	2,058,393
TOTAL FUND BALANCE:	1,551,804	530,817	1,091,817	32,255	3,206,693
TOTAL LIABILITIES & FUND BALANCE:	\$ 1,814,448	\$ 590,504	\$ 1,091,817	\$ 32,255	\$ 3,529,023

Sweetwater Creek CDD

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance For the period of October 1, 2025 through April 30, 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>
REVENUES:					
Special Assessments (net)	\$ 1,981,623	\$ 22,153	\$ 1,978,219	\$ (3,404)	99.83%
Fitness Center Revenue	4,500	335	\$ 5,565	\$ 1,065	123.67%
Interest/Miscellaneous	30,000	5,610	\$ 20,887	\$ (9,113)	69.62%
Cost Share : Marshall Creek	-	-	\$ -	\$ -	
Insurance Proceeds	-	-	\$ -	\$ -	
TOTAL REVENUES:	2,016,123	28,098	2,004,671	(11,452)	99.43%
EXPENDITURES:					
General & Administrative:					
Supervisors Fees	14,000	2,000	9,400	(4,600)	67.14%
Engineering Services	20,000	1,028	32,593	12,593	162.96%
Legal Services	65,000	6,640	65,874	874	101.34%
Auditing Services	3,800	-	-	(3,800)	0.00%
Assessment Administration	5,460	417	8,417	2,957	154.15%
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	28,255	(18,156)	60.88%
Information Technology	1,556	200	200	(1,356)	12.85%
Website Maintenance	1,092	-	-	(1,092)	0.00%
Telephone	742	-	-	(742)	0.00%
Postage & Delivery	3,300	25	325	(2,975)	9.84%
Insurance - Public Officials	5,400	-	5,486	86	101.59%
Copies	4,200	-	740	(3,460)	17.61%
Legal Advertising	2,000	197	1,644	(356)	82.19%
Miscellaneous	1,500	1,540	2,277	777	151.83%
Dues, Licenses & Subscriptions	175	-	175	-	100.00%
Cost Share Expense - Marshall Creek	100,000	-	52,417	(47,583)	52.42%
Total General & Administrative:	285,062	15,940	216,394	(68,668)	75.91%
Operations & Maintenance:					
Electric	82,500	7,116	47,190	(35,310)	57.20%
Insurance - General Liability	6,629	-	6,246	(383)	94.22%
Landscape Maintenance	300,014	27,296	183,024	(116,990)	61.01%
Landscape Improvements	50,000	1,000	10,637	(39,363)	21.27%
Mulch	50,000	-	2,862	(47,138)	5.72%
Lake Maintenance	25,469	2,122	14,857	(10,612)	58.33%
Fountain Maintenance	1,500	-	7,373	5,873	491.55%
Irrigations - R & M	50,000	2,333	25,726	(24,274)	51.45%
Storm Clean-up	10,000	-	-	(10,000)	0.00%
Field - R & M	36,000	-	2,204	(33,796)	6.12%
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 April 30, 2026

	Adopted Budget	Monthly Actual	Year-to-Date Actual	Year-to-Date Variance	Percentage Variance
Signage Repair	1,000	-	502	(498)	50.21%
Holiday Decorations	5,000	-	3,523	(1,477)	70.46%
Miscellaneous Field Supplies	3,500	(2)	589	(2,911)	16.82%
Total Operations & Maintenance:	656,862	39,866	317,377	(339,485)	48.32%
Amenities					
Administrative:					
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	2,132	2,132	1,132	213.20%
Licenses & Permits	770	-	-	(770)	0.00%
Subscriptions & Memberships	2,040	226	1,643	(397)	80.55%
Training	500	-	-	(500)	0.00%
Office Supplies	2,500	213	1,201	(1,299)	48.04%
Office Equipment	2,500	2,670	3,633	1,133	145.33%
Telephone/Internet/TV	9,600	910	6,050	(3,550)	63.02%
Guardhouse - Internet/Telephone	2,000	150	1,049	(951)	52.43%
Field:					
Field Management	97,232	7,316	47,829	(49,403)	49.19%
Facility Management	291,523	24,608	173,257	(118,266)	59.43%
General Utilities	90,585	5,424	48,722	(41,863)	53.79%
Refuse Removal	9,600	1,069	6,847	(2,753)	71.32%
Security	41,857	3,477	25,515	(16,342)	60.96%
Janitorial Services	45,640	4,794	33,861	(11,779)	74.19%
Operating Supplies - Spa & Paper	4,000	383	2,035	(1,965)	50.87%
Operating Supplies - Uniforms	500	-	55	(445)	11.10%
Cleaning Supplies	10,000	168	1,524	(8,476)	15.24%
Landscape Maintenance & Improvements	50,000	450	10,144	(39,856)	20.29%
Gate - R & M	5,000	-	2,333	(2,667)	46.67%
Dog Park - R & M	6,000	176	590	(5,410)	9.83%
Park Mulch	5,000	-	3,600	(1,400)	72.00%
Miscellaneous Field Supplies	2,000	301	3,735	1,735	186.73%
Buildings - R & M	36,000	504	9,243	(26,757)	25.67%
Pest Control	1,800	86	1,009	(791)	56.07%
Pool Maintenance - Contract	20,442	-	-	(20,442)	0.00%
Pool - R & M	3,000	-	875	(2,125)	29.18%
Pool Chemicals	30,000	2,132	14,999	(15,001)	50.00%
Signage & Amenity Repairs	300	-	74	(226)	24.66%
Special Events	2,000	-	2,118	118	105.90%
Park - R & M	10,000	-	2,244	(7,756)	22.44%
Pickleball R & M	3,000	-	441	(2,560)	14.68%
Guardhouse Maintenance	2,500	-	-	(2,500)	0.00%
Playground - R & M	5,000	-	-	(5,000)	0.00%
Fitness:					
Outside Fitness	60,000	5,445	27,583	(32,418)	45.97%
Fitness Equipment - R & M	5,000	128	2,446	(2,554)	48.92%

Sweetwater Creek CDD

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance For the period of October 1, 2025 through April 30, 2026

	Adopted Budget	Monthly Actual	Year-to-Date Actual	Year-to-Date Variance	Percentage Variance
Fitness Equipment Rental	30,477	2,889	20,215	(10,262)	66.33%
Miniature Golf Course Maintenance	500	-	70	(430)	13.99%
Miscellaneous Fitness Supplies	4,000	-	7,557	3,557	188.92%
Capital Outlay - Machinery & Equipment	6,400	-	-	(6,400)	0.00%
Capital Outlay	-	751	1,335	1,335	
Total Amenities:	974,199	66,399	519,527	(454,672)	53.33%
Total Operations & Maintenance and Amenities	1,916,123	122,206	1,053,299	(862,824)	54.97%
Reserves					
Capital Reserve Transfer	100,000	-	100,000	-	100.00%
Total Reserves	100,000	-	100,000	-	100.00%
TOTAL EXPENDITURES & RESERVES:	2,016,123	122,206	1,153,299	(862,824)	57.20%
Revenues Over/(Under) Expenditures		(94,108)	851,372		
FUND BALANCE BEGINNING			700,432		
FUND BALANCE, ENDING			\$ 1,551,804		

Sweetwater Creek CDD

Capital Reserve Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

For the period of October 1, 2025 through April 30, 2026

	Adopted Budget	Year-to-Date Actual	Year-to-Date Variance	Percentage Variance
REVENUES:				
Capital Reserve - Transfer In	\$ 100,000	\$ 100,000	\$ -	100.00%
Interest	10,000	9,494	\$ (506)	94.94%
TOTAL REVENUES:	110,000	109,494	(506)	99.54%
EXPENDITURES:				
Repair & Maintenance	93,210	32,827	(60,383)	35.22%
Other Current Charges	600	-	(600)	0.00%
Reserve Contribution	16,190	-	(16,190)	0.00%
TOTAL EXPENDITURES:	110,000	32,827	(77,173)	29.84%
 Revenues Over/(Under) Expenditures	 -	 76,667	 76,667	
 FUND BALANCE BEGINNING		 454,150		
Net Changes in fund balance		 76,667		
FUND BALANCE, ENDING		\$ 530,817		

Capital Reserve Study

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

Capital Reserve - Actuals

Description	
Reserve Beginning of Year	\$ 454,150
Contributions	100,000
Interest Income	9,494
Expenditures	32,827
Anticipated Balance	\$ 530,817
Variance Reserve Study vs Actaul	\$ (427,725)

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 April 30, 2026

	Adopted Budget	Year-to-Date Actual	Variance	Percentage Variance
REVENUES:				
Special Assessments- Tax Roll	\$ 734,966	\$ 733,703	\$ (1,262)	99.83%
Special Assessments- Prepayments	-	10,378	10,378	
Interest	-	13,807	13,807	
TOTAL REVENUES:	734,966	757,888	22,922	103.12%
EXPENDITURES:				
Series 2019-A1				
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%
Series 2019-A2				
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%
Total Debt Service:	728,029	119,591	(608,438)	16.43%
TOTAL EXPENDITURES:	728,029	119,591	(608,438)	16.43%
Revenues Over/(Under) Expenditures	6,937	638,297	631,361	9201.84%
FUND BALANCE BEGINNING		453,519		
Net Changes in fund balance		638,297		
FUND BALANCE, ENDING		\$ 1,091,817		

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 April 30, 2026

	<u>Adopted</u> <u>Budget</u>	<u>Year-to-Date</u> <u>Actual</u>	<u>Year-to-Date</u> <u>Variance</u>	<u>Percentage</u> <u>Variance</u>
REVENUES:				
Interest	\$ -	\$ 1,415	\$ 1,415	
TOTAL REVENUES:	<u>-</u>	<u>1,415</u>	<u>1,415</u>	
 EXPENDITURES:				
Capital Outlay	-	66,147	66,147	
TOTAL EXPENDITURES:	<u>-</u>	<u>66,147</u>	<u>66,147</u>	
 Revenues Over/(Under) Expenditures	-	(64,732)	(64,732)	
 FUND BALANCE BEGINNING		96,987		
Net Changes in fund balance		<u>(64,732)</u>		
FUND BALANCE, ENDING		<u>\$ 32,255</u>		

Sweetwater Creek CDD
Statement of Revenues, Expenditures and Changes in Fund Balance
General Fund
FY26 Monthly Breakdown

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Total
REVENUES:													
Special Assessments (net)	\$ -	\$ 176,103	\$ 301,745	\$ 1,336,523	\$ 105,942	\$ 35,753	\$ 22,153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,978,219
Fitness Center Revenue	1,850	245	490	155	1,970	520	335	-	-	-	-	-	5,565
Interest/Miscellaneous	2,386	1,534	972	1,549	3,834	5,199	5,610	-	-	-	-	-	21,084
Cost Share : Marshall Creek	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUES:	4,236	177,882	303,207	1,338,227	111,747	41,473	28,098	-	-	-	-	-	2,004,869
EXPENDITURES:													
General & Administrative:													
Supervisors Fees	2,000	1,000	1,000	1,000	1,600	800	2,000	-	-	-	-	-	9,400
Engineering Services	-	5,280	4,300	7,611	9,118	5,256	1,028	-	-	-	-	-	32,593
Legal Services	-	13,220	8,860	12,429	19,527	5,198	6,640	-	-	-	-	-	65,873
Auditing Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	417	417	5,917	417	417	417	417	-	-	-	-	-	8,417
Arbitrage Services	450	-	-	-	-	-	-	-	-	-	-	-	450
Dissemination Agent	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Trustee Fees	3,143	-	-	-	-	-	-	-	-	-	-	-	3,143
District Management	3,894	3,894	4,894	3,894	3,894	3,894	3,894	-	-	-	-	-	28,255
Information Technology	-	-	-	-	-	-	200	-	-	-	-	-	200
Website Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	87	55	46	-	111	-	25	-	-	-	-	-	325
Insurance - Public Officials	5,486	-	-	-	-	-	-	-	-	-	-	-	5,486
Copies	-	-	193	392	53	102	-	-	-	-	-	-	740
Legal Advertising	197	341	348	314	134	112	197	-	-	-	-	-	1,644
Miscellaneous	800	(63)	-	-	-	-	1,540	-	-	-	-	-	2,277
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Cost Share Expense - Marshall Creek	-	-	-	-	-	52,417	-	-	-	-	-	-	52,417
Total General & Administrative:	21,648	24,144	25,558	26,055	34,853	68,195	15,940	-	-	-	-	-	216,394
Operations & Maintenance:													
Electric	6,447	6,071	6,032	7,211	7,224	7,090	7,116	-	-	-	-	-	47,190
Insurance - General Liability	6,246	-	-	-	-	-	-	-	-	-	-	-	6,246
Landscape Maintenance	24,273	26,295	26,295	24,273	27,296	27,296	27,296	-	-	-	-	-	183,024
Landscape Improvements	6,380	-	1,700	-	-	1,557	1,000	-	-	-	-	-	10,637
Mulch	2,650	-	212	-	-	-	-	-	-	-	-	-	2,862
Lake Maintenance	2,122	2,122	2,122	2,122	2,122	2,122	2,122	-	-	-	-	-	14,857
Fountain Maintenance	7,373	-	-	-	-	-	-	-	-	-	-	-	7,373
Irrigations - R & M	1,236	219	2,750	190	2,667	16,330	2,333	-	-	-	-	-	25,726

Sweetwater Creek CDD
Statement of Revenues, Expenditures and Changes in Fund Balance
General Fund
FY26 Monthly Breakdown

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Total
Storm Clean-up	-	-	-	-	-	-	-	-	-	-	-	-	-
Field - R & M	2,054	-	-	21	-	130	-	-	-	-	-	-	2,204
Tree Removals	1,250	1,250	-	-	-	-	-	-	-	-	-	-	2,500
Tree Replacements	-	-	-	-	-	-	-	-	-	-	-	-	-
Tree Pruning	10,145	-	-	-	-	-	-	-	-	-	-	-	10,145
Streetlight Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Signage Repair	4	-	394	-	105	-	-	-	-	-	-	-	502
Holiday Decorations	642	1,919	885	-	-	77	-	-	-	-	-	-	3,523
Miscellaneous Field Supplies	30	50	-	-	221	290	(2)	-	-	-	-	-	589
Total Operations & Maintenance:	70,852	37,926	40,389	33,817	39,635	54,892	39,866	-	-	-	-	-	317,378
Amenities													
Administrative:													
Property & Casualty Insurance	41,617	-	285	-	-	-	-	-	-	-	-	-	41,902
Automobile Insurance	1,662	-	-	-	-	-	-	-	-	-	-	-	1,662
Facility Management - Cost Share	-	-	-	-	-	-	-	-	-	-	-	-	-
Performance Incentive	10,000	-	-	-	-	-	-	-	-	-	-	-	10,000
Information Technology	-	-	-	-	-	-	2,132	-	-	-	-	-	2,132
Licenses & Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Subscriptions & Memberships	241	278	219	176	216	287	226	-	-	-	-	-	1,643
Training	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	196	29	75	402	54	231	213	-	-	-	-	-	1,201
Office Equipment	83	592	85	206	(3)	-	2,670	-	-	-	-	-	3,633
Telephone/Internet/TV	757	757	898	910	910	910	910	-	-	-	-	-	6,050
Guardhouse - Internet/Telephone	150	150	150	150	150	150	150	-	-	-	-	-	1,049
Field:													
Field Management	5,502	5,721	7,480	7,085	7,205	7,519	7,316	-	-	-	-	-	47,829
Facility Management	25,171	23,771	25,884	24,795	24,390	24,637	24,608	-	-	-	-	-	173,257
General Utilities	5,015	6,061	6,780	8,609	9,238	7,595	5,424	-	-	-	-	-	48,722
Refuse Removal	930	935	974	974	938	1,027	1,069	-	-	-	-	-	6,847
Security	3,526	3,428	3,548	3,452	3,477	4,608	3,477	-	-	-	-	-	25,515
Janitorial Services	4,035	4,368	5,687	5,291	4,665	5,021	4,794	-	-	-	-	-	33,861
Operating Supplies - Spa & Paper	387	527	159	-	188	391	383	-	-	-	-	-	2,035
Operating Supplies - Uniforms	-	55	-	-	-	-	-	-	-	-	-	-	55
Cleaning Supplies	410	213	68	258	308	100	168	-	-	-	-	-	1,524
Landscape Maintenance & Improvements	6,622	2,818	(2,022)	2,022	-	254	450	-	-	-	-	-	10,144
Gate - R & M	1,439	245	(1,439)	87	2,001	-	-	-	-	-	-	-	2,333
Dog Park - R & M	150	-	176	-	88	-	176	-	-	-	-	-	590
Park Mulch	-	3,600	-	-	-	-	-	-	-	-	-	-	3,600
Miscellaneous Field Supplies	448	965	-	195	1,826	-	301	-	-	-	-	-	3,735
Buildings - R & M	1,444	1,807	3,225	584	1,679	-	504	-	-	-	-	-	9,243

Sweetwater CDD
Cash and Investment Report
April 30, 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	3.04%	\$ 242,680
Checking Account - Operating (GF)	Valley Bank	Checking Account - 4681	n/a	3.04%	59
Checking Account - POS (GF)	Valley Bank	Checking Account - 1819	n/a	3.04%	6,092
				Subtotal	\$ 248,831
SBA Trust Fund	Florida Prime	Agency Account - 3520	n/a	3.84%	\$ 7,477
US Bank Custody	US Bank	Custody Account - 9000	n/a	3.50%	1,445,968
				Subtotal	\$ 1,453,446
				Total GF	\$ 1,694,800

CAPITAL RESERVE FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Public Funds Account - Operating (CRF)	Bank United	Checking Account - 7487	n/a	3.30%	\$ 96,346
SBA Trust Fund	Florida Prime	Agency Account - 3521	n/a	3.84%	394,158
				Total CRF	\$ 490,504

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%	\$ 840,613
Series 2019a-1 Interest Account	US Bank		n/a	0.00%	132
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%	10,346
Series 2019 Rebate Account	US Bank		n/a	3.50%	56
				Total DS	\$ 1,091,817

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%	\$ 32,255
				Total CP	\$ 32,255
				Total All Funds	\$ 3,309,375

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)
Current Bond Outstanding		\$5,600,000

SERIES 2019A-2, SPECIAL ASSESSMENT REVENUE BONDS

Interest Rate:	3.560%, 4.020%	
Maturity Date:	5/1/2038	
Reserve Fund Definition:	50% MAXIMUM ANNUAL DEBT SERVICE	
Reserve Fund Requirement:	\$107,600	
Reserve Fund Balance:	\$107,600	
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)
Current Bond Outstanding		\$2,160,000

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

Monthly Assessment Distributions

For the Fiscal Year Ending September 30, 2026

On Roll Assessments	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
	Allocation %	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
2/20/2026	Dist #7	105,942.17	39,292.97	145,235.14
3/16/2026	Dist #8	35,753.30	13,260.57	49,013.87
4/9/2026	Interest	1,740.04	645.37	2,385.41
4/23/2026	Dist #9	20,412.58	7,570.84	27,983.42
	Dist #10	-	-	-
	Total Assessments Collected	<u>1,978,219.43</u>	<u>733,703.27</u>	<u>2,711,922.70</u>
	Balance of Receivable	<u>3,403.57</u>	<u>1,262.36</u>	<u>4,665.93</u>
	Percent Collected	99.83%	99.83%	99.83%

Sweetwater CDD
Notes to Financial Statements
April 30, 2026

General Fund

Assets

Cash and Investments - District's funds are held at Valley Bank & US Bank (Operating accounts), SBA (Operating & CRF accounts), Bank United(CRF account).
Prepays - Envera - prepaid service, Poolsure - Prepaid pool chemical contract (Jan-Dec)
Deposits - Vesta Amenity Deposit (will offset last month's fee).
Due From Capital Reserve Fund - \$59k due to General Fund for payment of reserve items.
Due From Genral Fund - \$100k due to CRF for budgetd transfer.
Due From Others - \$114 due from Erin for personal purchase made with CDD credit card

Liabilities

Accounts Payable - Invoices posted but not paid in current month.
Due To Other Funds - An allocation of CFR expenses/contributions due to/from GF.

Financial Overview / Highlights

- > Total Non-Ad valorem special assessments are at 99.83% collected and total revenue is 99.44% of adopted budget.
- > Total expenditures & reserves are 57.20% of adopted budget.
- > Significant variances explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Administrative</u>				
Supervisors Fees	14,000	9,400	67.14%	2 meeting in Oct & April
Engineering Services	20,000	32,593	162.96%	Mathews Design Group
Legal Services	65,000	65,874	101.34%	Killinski services
Auditing Services	3,800	-	0.00%	Annual Service billed once audit is performed
Assessment Administration	5,460	8,417	154.15%	\$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	28,255	60.88%	\$1k for assessment methodology consultation
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	1,644	82.19%	Gannett IQ - Advertising for meetings
Miscellaneous	1,500	2,277	151.83%	True Footage - Property evaluation; Meeting room rental Feb 2026 (\$1.5k)
Dues, Licenses & Subscriptions	175	175	100.00%	Billed annually in October
Cost Share Expense - Marshall Creek	100,000	52,417	52.42%	FY25 in March \$52k; Dissolving cost-share agreement for FY26
<u>Operations & Maintenance:</u>				
Insurance - General Liability	6,629	6,246	94.22%	Billed annually in October
Landscape Maintenance	300,014	183,024	61.01%	Includes Dog Park & Playground service (budgeted under amenity costs)
Fountain Maintenance	1,500	7,373	491.55%	Electrical work on Fountain Pool & Pond Pumps
Holiday Decorations	5,000	3,523	70.46%	Christmas décor
<u>Amenities Administrative:</u>				
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 for FY26
Performance Incentive	10,000	10,000	100.00%	Employee incentives per board discretion
Information Technology	1,000	2,132	213.20%	budgeted & previously by GMS - no expense currently
Subscriptions & Memberships	2,040	1,643	80.55%	Safesave, Court Reserve & Swish
Office Equipment	2,500	3,633	145.33%	Firewall - per Erin will be returned in May
Field:				
Field Management	97,232	47,829	49.19%	Vesta Property Services - Billed based on actual payroll costs
Facility Management	291,523	173,257	59.43%	Vesta Property Services - Billed based on actual payroll costs
Refuse Removal	9,600	6,847	71.32%	Republic Services - \$973/mo
Janitorial Services	45,640	33,861	74.19%	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	3,735	186.73%	Misc tools & fuel
Pool Maintenance - Contract	20,442	-	0.00%	Included in services provided by Vesta
Special Events	2,000	2,118	105.90%	Employee holiday luncheon
Fitness:				
Fitness Equipment Rental	30,477	20,215	66.33%	Geneva & Chairman's equip rental contracts
Miscellaneous Fitness Supplies	4,000	7,557	188.92%	Exercise Equipment wipes
Capital Outlay	-	1,335	0.00%	Kitchen shelving & industrial trash cans, Flag

Sweetwater CDD
General Ledger Detail
April 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
1101000 - Operating Account (Valley)							
Bill Pmt -Check	04/01/2026	040126ACH1	TECO	1865 N LOOP PKWY Feb 06, 2026 - Mar 09, 2026		544.08	-544.08
Bill Pmt -Check	04/06/2026	040626ACH1	Comcast	1865 N. Loop Parkway Mar 15, 2026 to Apr 14, 2026		909.73	-1,453.81
Bill Pmt -Check	04/06/2026	040626ACH2	Florida Natural Gas	1865 NORTH LOOP PARKWAY 2/5/26 - 3/9/26		931.51	-2,385.32
Bill Pmt -Check	04/07/2026	4629	Aristides Beaton	4 Classes @ \$35.00		140.00	-2,525.32
Bill Pmt -Check	04/07/2026	4630	Diane Stoever	5 Classes @ \$40.00		200.00	-2,725.32
Bill Pmt -Check	04/07/2026	4631	Eliana Roque	7 Classes @ \$40.00		280.00	-3,005.32
Bill Pmt -Check	04/07/2026	4632	Erin Heaton	1 Class @ \$35.00		35.00	-3,040.32
Bill Pmt -Check	04/07/2026	4633	Katherine Roy	1 Class @ \$35.00		35.00	-3,075.32
Bill Pmt -Check	04/07/2026	4634	Lina Hermez	12 Classes @ \$40.00 & 2 Classes @ \$25.00		530.00	-3,605.32
Bill Pmt -Check	04/07/2026	4635	Madeline Rivera	4 Classes @ \$35.00		140.00	-3,745.32
Bill Pmt -Check	04/07/2026	4636	Miranda Bulger	6 Classes @ \$35.00		210.00	-3,955.32
Bill Pmt -Check	04/07/2026	4637	Patricia Scott	4 Classes @ \$35.00		140.00	-4,095.32
Bill Pmt -Check	04/07/2026	4638	Tiffany Cunningham	4 Classes @ \$35.00		140.00	-4,235.32
Bill Pmt -Check	04/07/2026	4639	Daniel L Colin	BOS Meeting 4/02/26		200.00	-4,435.32
Bill Pmt -Check	04/07/2026	4640	Gary M. LaCombe	BOS Meeting 4/02/26		200.00	-4,635.32
Bill Pmt -Check	04/07/2026	4641	Kristen Cohen	BOS Meeting 4/02/26		200.00	-4,835.32
Bill Pmt -Check	04/07/2026	4642	Ronald J Cervelli	BOS Meeting 4/02/26		200.00	-5,035.32
Bill Pmt -Check	04/07/2026	4643	Stephen J Handler	BOS Meeting 4/02/26		200.00	-5,235.32
Bill Pmt -Check	04/07/2026	040726ACH7	Republic Services #687	1865 N Loop Pkwy 4/1/26 - 4/30/26		1,026.85	-6,262.17
Bill Pmt -Check	04/08/2026	100096	Lloyds Exercise Equipment LLC	Invoice: K480-109 (Reference: Fitness Wipes.)		1,300.00	-7,562.17
Bill Pmt -Check	04/08/2026	040826ACH1	Turner Pest Control	Reference: Pest Control.		86.35	-7,648.52
Bill Pmt -Check	04/13/2026	100097	Future Horizons, Inc.	Invoice: 94278 (Reference: Aquatic Weed Control Mar 26.)		2,122.44	-9,770.96
Bill Pmt -Check	04/13/2026	100098	Vesta Property Services	Invoice: 431389 (Reference: Management Fees Feb 26.) Invoice: 431411 (Reference: Billable Exp...		73,626.44	-83,397.40
Bill Pmt -Check	04/13/2026	100099	Gannett FL LocalIQ	Invoice: 0007644960 (Reference: Legal Advertising.)		112.16	-83,509.56
Bill Pmt -Check	04/13/2026	100100	Envera	Invoice: 105996 (Reference: Resident Tag Camera.) Invoice: 767317 (Reference: Security 5/1/26...		4,487.78	-87,997.34
Bill Pmt -Check	04/13/2026	100101	Fidus Roofing & Construction, LLC	Invoice: 13906 (Reference: Roof Repair.)		2,150.00	-90,147.34
Bill Pmt -Check	04/13/2026	100102	Matthews Design Group LLC	Invoice: 194891 (Reference: Engineering Services Mar 26.) Invoice: 194888 (Reference: Enginee...		1,027.50	-91,174.84
Bill Pmt -Check	04/16/2026	4644	Aristides Beaton	2 Classes @ \$35.00		70.00	-91,244.84
Bill Pmt -Check	04/16/2026	4645	Diane Stoever	7 Classes @ \$40.00		280.00	-91,524.84
Bill Pmt -Check	04/16/2026	4646	Eliana Roque	8 Classes @ \$40.00		320.00	-91,844.84
Bill Pmt -Check	04/16/2026	4647	Lina Hermez	10 Classes @ \$40.00 & 2 Classes @ \$25.00		410.00	-92,254.84
Bill Pmt -Check	04/16/2026	4648	Madeline Rivera	3 Classes @ \$35.00		105.00	-92,359.84
Bill Pmt -Check	04/16/2026	4649	Miranda Bulger	6 Classes @ \$35.00		210.00	-92,569.84
Bill Pmt -Check	04/16/2026	4650	Patricia Scott	2 Classes @ \$35.00		70.00	-92,639.84
Bill Pmt -Check	04/16/2026	4651	Ronald C. Cullum	4 Class @ \$35.00		140.00	-92,779.84
Bill Pmt -Check	04/16/2026	4652	Tiffany Cunningham	4 Class @ \$35.00		140.00	-92,919.84
Bill Pmt -Check	04/16/2026	100103	Louise Leister	Invoice: 67852 (Reference: Landscape Audit.)		1,000.00	-93,919.84
Bill Pmt -Check	04/17/2026	4653	Marshall Creek CDD	RFID Gate Sticker Distribution		10,290.00	-104,209.84
Bill Pmt -Check	04/17/2026	100104	Vesta District Services	Invoice: 431355 (Reference: Billable Expenses - Feb 2026.)		111.16	-104,321.00
Bill Pmt -Check	04/17/2026	100105	Atlantic Pipe Services, LLC	Invoice: 27716 (Reference: Sewer Cleaning. Check Stub Notes: Coded to this GL as an outlier exp...		2,465.00	-106,786.00
Bill Pmt -Check	04/17/2026	4654	Erin Heaton	1 Class @ \$35.00		35.00	-106,821.00
Bill Pmt -Check	04/17/2026	4655	Katherine Roy	1 Class @ \$35.00		35.00	-106,856.00
Bill Pmt -Check	04/20/2026	042026ACH1	St. Johns County Utility Department	491 ENSENADA DR 2/18/26 - 3/18/26		48.47	-106,904.47
Bill Pmt -Check	04/20/2026	042026ACH2	St. Johns County Utility Department	1187 LAS CALINAS BLVD GUARDHOUSE 2/18/26 - 3/18/26		34.94	-106,939.41
Bill Pmt -Check	04/20/2026	042026ACH3	St. Johns County Utility Department	1865 N LOOP PKWY 2/18/26 - 3/18/26		964.05	-107,903.46
Bill Pmt -Check	04/20/2026	042026ACH4	FPL	1802 N Loop PKWY #LGT Mar 10, 2026 to Apr 8, 2026		30.80	-107,934.26

Sweetwater CDD
General Ledger Detail
April 2026

Bill Pmt -Check	04/20/2026	042026ACH5	FPL	97 Onda LN #IRR Mar 6, 2026 to Apr 6, 2026	30.80	-107,965.06	
Bill Pmt -Check	04/20/2026	042026ACH6	FPL	633 Glorieta Dr #IRR Mar 6, 2026 to Apr 6, 2026	31.93	-107,996.99	
Bill Pmt -Check	04/20/2026	042026ACH7	FPL	2064 Las Calinas Blvd #IRR Mar 6, 2026 to Apr 6, 2026	32.98	-108,029.97	
Bill Pmt -Check	04/20/2026	042026ACH8	FPL	166 Torcido Blvd #IRR Mar 6, 2026 to Apr 6, 2026	34.32	-108,064.29	
Bill Pmt -Check	04/20/2026	042026ACH9	FPL	336 Rio Del Norte Road #IRR Mar 6, 2026 to Apr 6, 2026	35.93	-108,100.22	
Bill Pmt -Check	04/20/2026	042026ACH10	FPL	2036 Las Calinas Blvd #IRR Mar 6, 2026 to Apr 6, 2026	37.67	-108,137.89	
Bill Pmt -Check	04/20/2026	042026ACH11	FPL	491 Ensenada Dr #Park Mar 6, 2026 to Apr 6, 2026	38.96	-108,176.85	
Bill Pmt -Check	04/20/2026	042026ACH12	FPL	43 Privado Ct #LITE Mar 6, 2026 to Apr 6, 2026	39.15	-108,216.00	
Bill Pmt -Check	04/20/2026	042026ACH13	FPL	537 Ensenada Dr. #IRR Mar 10, 2026 to Apr 8, 2026	44.74	-108,260.74	
Bill Pmt -Check	04/20/2026	042026ACH14	FPL	661 Ensenada Dr. #IRR Mar 6, 2026 to Apr 6, 2026	56.04	-108,316.78	
Bill Pmt -Check	04/20/2026	042026ACH15	FPL	1329 Las Calinas Blvd #IRR Mar 6, 2026 to Apr 6, 2026	73.86	-108,390.64	
Bill Pmt -Check	04/20/2026	042026ACH16	FPL	711 Enrede LN Mar 6, 2026 to Apr 6, 2026	78.28	-108,468.92	
Bill Pmt -Check	04/20/2026	042026ACH17	FPL	1504 Las Calinas Blvd #IRR Mar 6, 2026 to Apr 6, 2026	85.01	-108,553.93	
Bill Pmt -Check	04/20/2026	042026ACH18	FPL	1187 Las Calinas Blvd #LITE Mar 6, 2026 to Apr 6, 2026	190.57	-108,744.50	
Bill Pmt -Check	04/20/2026	042026ACH19	FPL	166 Pantano Vista Way # Fountain Mar 6, 2026 to Apr 6, 2026	451.19	-109,195.69	
Bill Pmt -Check	04/21/2026	042126ACH1	FPL	499 Ensenada Dr #IRR Mar 6, 2026 to Apr 6, 2026	30.80	-109,226.49	
Bill Pmt -Check	04/21/2026	042126ACH2	FPL	1865 N Loop Pkwy Mar 10, 2026 to Apr 8, 2026	3,779.99	-113,006.48	
Bill Pmt -Check	04/21/2026	042126ACH3	FPL	Streetlights # Palencia N PH Mar 10, 2026 to Apr 8, 2026	6,022.89	-119,029.37	
Transfer	04/23/2026			Funds Transfer	32,585.77	-86,443.60	
Bill Pmt -Check	04/23/2026	042326ACH1	AT&T	Guardhouse Telephone Apr 02 - May 01	149.80	-86,593.40	
Bill Pmt -Check	04/27/2026	4656	Katherine Roy	2 Class @ \$35.00	70.00	-86,663.40	
Bill Pmt -Check	04/27/2026	042726ACH1	Geneva Capital LLC	Fitness Equipment 4/26	2,540.92	-89,204.32	
Bill Pmt -Check	04/28/2026	042826CC1	Valley Bank Credit Card	Various Purchases	7,230.46	-96,434.78	
Bill Pmt -Check	04/29/2026	4657	Daniel L Colin	BOS Meeting 4/21/26	200.00	-96,634.78	
Bill Pmt -Check	04/29/2026	4658	Gary M. LaCombe	BOS Meeting 4/21/26	200.00	-96,834.78	
Bill Pmt -Check	04/29/2026	4659	Kristen Cohen	BOS Meeting 4/21/26	200.00	-97,034.78	
Bill Pmt -Check	04/29/2026	4660	Ronald J Cervelli	BOS Meeting 4/21/26	200.00	-97,234.78	
Bill Pmt -Check	04/29/2026	4661	Stephen J Handler	BOS Meeting 4/21/26	200.00	-97,434.78	
Bill Pmt -Check	04/29/2026	4662	Andrea Jomant	2 Classes @ \$35.00	70.00	-97,504.78	
Bill Pmt -Check	04/29/2026	4663	Aristides Beaton	2 Classes @ \$35.00	70.00	-97,574.78	
Bill Pmt -Check	04/29/2026	4664	Diane Stoever	6 Classes @ \$40.00	240.00	-97,814.78	
Bill Pmt -Check	04/29/2026	4665	Eliana Roque	6 Classes @ \$40.00	240.00	-98,054.78	
Bill Pmt -Check	04/29/2026	4666	Erin Heaton	1 Class @ \$35.00	35.00	-98,089.78	
Bill Pmt -Check	04/29/2026	4667	Lina Hermez	10 Classes @ \$40.00 & 1 Class @ \$25.00	425.00	-98,514.78	
Bill Pmt -Check	04/29/2026	4668	Madeline Rivera	4 Classes @ \$35.00	140.00	-98,654.78	
Bill Pmt -Check	04/29/2026	4669	Miranda Bulger	6 Classes @ \$35.00	210.00	-98,864.78	
Bill Pmt -Check	04/29/2026	4670	Patricia Scott	2 Classes @ \$35.00	70.00	-98,934.78	
Bill Pmt -Check	04/29/2026	4671	Ronald C. Cullum	4 Classes @ \$35.00	140.00	-99,074.78	
Bill Pmt -Check	04/29/2026	4672	Tiffany Cunningham	4 Classes @ \$35.00	140.00	-99,214.78	
Transfer	04/30/2026			Funds Transfer	200,000.00	100,785.22	
Deposit	04/30/2026			Interest	278.02	101,063.24	
Total 1101000 - Operating Account (Valley)					232,863.79	131,800.55	101,063.24
1101005 - Amenity OP Account							
Transfer	04/23/2026			Funds Transfer		32,585.77	-32,585.77
Total 1101005 - Amenity OP Account					0.00	32,585.77	-32,585.77
1101015 - SBA (GF)							
Deposit	04/30/2026			Interest	23.52		23.52
Total 1101015 - SBA (GF)					23.52	0.00	23.52

Sweetwater CDD
General Ledger Detail
April 2026

1101020 - U.S. Bank Custody Account					
Deposit	04/09/2026		Deposit	1,740.04	1,740.04
Deposit	04/23/2026		Deposit	20,412.58	22,152.62
Transfer	04/30/2026		Funds Transfer	200,000.00	-177,847.38
Deposit	04/30/2026		Interest	4,812.82	-173,034.56
Total 1101020 - U.S. Bank Custody Account				26,965.44	200,000.00
1101025 - POS Account					
General Journal	04/30/2026	69	April Fitness and T-Shirt Revenue	574.66	574.66
Deposit	04/30/2026		Interest	14.29	588.95
Total 1101025 - POS Account				588.95	0.00
2101010 - Reserve - Bank United					
Deposit	04/30/2026		Interest	256.75	256.75
Total 2101010 - Reserve - Bank United				256.75	0.00
2101015 - SBA (CRF)					
Deposit	04/30/2026		Interest	1,239.49	1,239.49
Total 2101015 - SBA (CRF)				1,239.49	0.00
3101000 - DS 2019 A-1 Reserve					
Transfer	04/02/2026		Funds Transfer		395.15
Deposit	04/30/2026		Interest	395.15	0.00
Total 3101000 - DS 2019 A-1 Reserve				395.15	395.15
3101001 - DS 2019 A-2 Reserve					
Transfer	04/02/2026		Funds Transfer		319.51
Deposit	04/30/2026		Interest	319.51	0.00
Total 3101001 - DS 2019 A-2 Reserve				319.51	319.51
3101002 - DS 2019 Revenue					
Transfer	04/02/2026		Funds Transfer	319.51	319.51
Transfer	04/02/2026		Funds Transfer	395.15	714.66
Transfer	04/02/2026		Funds Transfer	11.33	725.99
Deposit	04/09/2026		Deposit	645.37	1,371.36
Deposit	04/23/2026		Deposit	7,570.84	8,942.20
Deposit	04/30/2026		Interest	2,442.77	11,384.97
Total 3101002 - DS 2019 Revenue				11,384.97	0.00
3101003 - DS 2019 Prepayment					
Transfer	04/02/2026		Funds Transfer		11.33
Deposit	04/30/2026		Interest	11.33	0.00
Total 3101003 - DS 2019 Prepayment				11.33	11.33
3101009 - DS 2019 Rebate					
Deposit	04/01/2026		Interest	0.17	0.17
Total 3101009 - DS 2019 Rebate				0.17	0.00
4101000 - DS 2019 A&C					
Deposit	04/01/2026		Interest	110.47	110.47
Bill Pmt -Check	04/09/2026	110953258	Req 177 - Concrete pavers for Fitness Center		5,065.00
Total 4101000 - DS 2019 A&C				110.47	5,065.00
1131002 - Due from Capital Reserve					
General Journal	04/30/2026	70	Reclass RFID Tag cost to Capital Reserve per Howard McGaffney	10,290.00	10,290.00
Total 1131002 - Due from Capital Reserve				10,290.00	0.00
1131010 - Due from Others					
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	MindBodyGreen (Due from E.)	114.00
				114.00	114.00

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Total 1131010 - Due from Others					114.00	0.00	114.00
1550000 - Prepaid Expenses							
General Journal	04/01/2026	66		Poolsure - Pool Chemicals - Annual Contract Amortization	2,131.65	-2,131.65	
Total 1550000 - Prepaid Expenses					0.00	2,131.65	-2,131.65
1202000 - Accounts Payable							
Bill Pmt -Check	04/01/2026	040126ACH1	TECO	1865 N LOOP PKWY Feb 06, 2026 - Mar 09, 2026	544.08		544.08
Bill	04/01/2026	767317	Envera	Reference: Security 5/1/26 - 5/31/26.		3,476.78	-2,932.70
Bill	04/01/2026	86541 4.26	Geneva Capital LLC	Fitness Equipment 4/26		2,540.92	-5,473.62
Bill	04/01/2026	335341682 4/26	AT&T	Guardhouse Telephone Apr 02 - May 01		149.80	-5,623.42
Bill	04/01/2026	431799	Vesta District Services	Reference: Management Fees Apr 26.		4,310.17	-9,933.59
Bill	04/01/2026	35034	Duval Landscape Maintenance	Reference: Landscape Management Apr 26.		27,296.00	-37,229.59
Bill	04/01/2026	1296	Chairman's Enterprises, LLC	Reference: Fitness Equipment Lease.		102.64	-37,332.23
Bill Pmt -Check	04/06/2026	040626ACH1	Comcast	1865 N. Loop Parkway Mar 15, 2026 to Apr 14, 2026	909.73		-36,422.50
Bill Pmt -Check	04/06/2026	040626ACH2	Florida Natural Gas	1865 NORTH LOOP PARKWAY 2/5/26 - 3/9/26	931.51		-35,490.99
Bill	04/06/2026	622091836	Turner Pest Control	Reference: Pest Control.		86.35	-35,577.34
Bill	04/06/2026	10583 4.26	FPL	1329 Las Calinas Blvd #IRR Mar 6, 2026 to Apr 6, 2026		73.86	-35,651.20
Bill	04/06/2026	20281 4.26	FPL	1504 Las Calinas Blvd #IRR Mar 6, 2026 to Apr 6, 2026		85.01	-35,736.21
Bill	04/06/2026	37392 4.26	FPL	661 Ensenada Dr. #IRR Mar 6, 2026 to Apr 6, 2026		56.04	-35,792.25
Bill	04/06/2026	44154 4.26	FPL	499 Ensenada Dr #IRR Mar 6, 2026 to Apr 6, 2026		30.80	-35,823.05
Bill	04/06/2026	47285 4.26	FPL	336 Rio Del Norte Road #IRR Mar 6, 2026 to Apr 6, 2026		35.93	-35,858.98
Bill	04/06/2026	52165 4.26	FPL	166 Pantano Vista Way # Fountain Mar 6, 2026 to Apr 6, 2026		451.19	-36,310.17
Bill	04/06/2026	56253 4.26	FPL	2064 Las Calinas Blvd #IRR Mar 6, 2026 to Apr 6, 2026		32.98	-36,343.15
Bill	04/06/2026	70401 4.26	FPL	633 Glorieta Dr #IRR Mar 6, 2026 to Apr 6, 2026		31.93	-36,375.08
Bill	04/06/2026	71537 4.26	FPL	43 Privado Ct #LITE Mar 6, 2026 to Apr 6, 2026		39.15	-36,414.23
Bill	04/06/2026	73535 4.26	FPL	1187 Las Calinas Blvd #LITE Mar 6, 2026 to Apr 6, 2026		190.57	-36,604.80
Bill	04/06/2026	79354 4.26	FPL	97 Onda LN #IRR Mar 6, 2026 to Apr 6, 2026		30.80	-36,635.60
Bill	04/06/2026	83257 4.26	FPL	711 Enrede LN Mar 6, 2026 to Apr 6, 2026		78.28	-36,713.88
Bill	04/06/2026	88413 4.26	FPL	491 Ensenada Dr #Park Mar 6, 2026 to Apr 6, 2026		38.96	-36,752.84
Bill	04/06/2026	97256 4.26	FPL	2036 Las Calinas Blvd #IRR Mar 6, 2026 to Apr 6, 2026		37.67	-36,790.51
Bill	04/07/2026	033026	Aristides Beaton	4 Classes @ \$35.00		140.00	-36,930.51
Bill	04/07/2026	033026	Miranda Bulger	6 Classes @ \$35.00		210.00	-37,140.51
Bill	04/07/2026	033026	Tiffany Cunningham	4 Classes @ \$35.00		140.00	-37,280.51
Bill	04/07/2026	033026	Erin Heaton	1 Class @ \$35.00		35.00	-37,315.51
Bill	04/07/2026	033026	Lina Hermez	12 Classes @ \$40.00 & 2 Classes @ \$25.00		530.00	-37,845.51
Bill	04/07/2026	033026	Katherine Roy	1 Class @ \$35.00		35.00	-37,880.51
Bill	04/07/2026	033026	Madeline Rivera	4 Classes @ \$35.00		140.00	-38,020.51
Bill	04/07/2026	033026	Eliana Roque	7 Classes @ \$40.00		280.00	-38,300.51
Bill	04/07/2026	033026	Patricia Scott	4 Classes @ \$35.00		140.00	-38,440.51
Bill	04/07/2026	033026	Diane Stoever	5 Classes @ \$40.00		200.00	-38,640.51
Bill Pmt -Check	04/07/2026	4629	Aristides Beaton	4 Classes @ \$35.00	140.00		-38,500.51
Bill Pmt -Check	04/07/2026	4630	Diane Stoever	5 Classes @ \$40.00	200.00		-38,300.51
Bill Pmt -Check	04/07/2026	4631	Eliana Roque	7 Classes @ \$40.00	280.00		-38,020.51
Bill Pmt -Check	04/07/2026	4632	Erin Heaton	1 Class @ \$35.00	35.00		-37,985.51
Bill Pmt -Check	04/07/2026	4633	Katherine Roy	1 Class @ \$35.00	35.00		-37,950.51
Bill Pmt -Check	04/07/2026	4634	Lina Hermez	12 Classes @ \$40.00 & 2 Classes @ \$25.00	530.00		-37,420.51
Bill Pmt -Check	04/07/2026	4635	Madeline Rivera	4 Classes @ \$35.00	140.00		-37,280.51
Bill Pmt -Check	04/07/2026	4636	Miranda Bulger	6 Classes @ \$35.00	210.00		-37,070.51
Bill Pmt -Check	04/07/2026	4637	Patricia Scott	4 Classes @ \$35.00	140.00		-36,930.51

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Bill Pmt -Check	04/07/2026	4638	Tiffany Cunningham	4 Classes @ \$35.00		140.00		-36,790.51
Bill	04/07/2026	040226	Ronald J Cervelli	BOS Meeting 4/02/26			200.00	-36,990.51
Bill	04/07/2026	040226	Daniel L Colin	BOS Meeting 4/02/26			200.00	-37,190.51
Bill	04/07/2026	040226	Stephen J Handler	BOS Meeting 4/02/26			200.00	-37,390.51
Bill	04/07/2026	040226	Kristen Cohen	BOS Meeting 4/02/26			200.00	-37,590.51
Bill	04/07/2026	040226	Gary M. LaCombe	BOS Meeting 4/02/26			200.00	-37,790.51
Bill Pmt -Check	04/07/2026	4639	Daniel L Colin	BOS Meeting 4/02/26		200.00		-37,590.51
Bill Pmt -Check	04/07/2026	4640	Gary M. LaCombe	BOS Meeting 4/02/26		200.00		-37,390.51
Bill Pmt -Check	04/07/2026	4641	Kristen Cohen	BOS Meeting 4/02/26		200.00		-37,190.51
Bill Pmt -Check	04/07/2026	4642	Ronald J Cervelli	BOS Meeting 4/02/26		200.00		-36,990.51
Bill Pmt -Check	04/07/2026	4643	Stephen J Handler	BOS Meeting 4/02/26		200.00		-36,790.51
Bill	04/07/2026	194891	Matthews Design Group LLC	Reference: Engineering Services Mar 26.			797.50	-37,588.01
Bill	04/07/2026	194888	Matthews Design Group LLC	Reference: Engineering Services Mar 26.			230.00	-37,818.01
Bill Pmt -Check	04/07/2026	040726ACH7	Republic Services #687	1865 N Loop Pkwy 4/1/26 - 4/30/26		1,026.85		-36,791.16
Bill Pmt -Check	04/08/2026	100096	Lloyds Exercise Equipment LLC	Invoice: K480-109 (Reference: Fitness Wipes.)		1,300.00		-35,491.16
Bill Pmt -Check	04/08/2026	040826ACH1	Turner Pest Control	Reference: Pest Control.		86.35		-35,404.81
Bill	04/08/2026	07163 4.26	FPL	Streetlights # Palencia N PH Mar 10, 2026 to Apr 8, 2026			6,022.89	-41,427.70
Bill	04/08/2026	47441 4.26	FPL	1865 N Loop Pkwy Mar 10, 2026 to Apr 8, 2026			3,779.99	-45,207.69
Bill	04/08/2026	58332 4.26	FPL	1802 N Loop PKWY #LGT Mar 10, 2026 to Apr 8, 2026			30.80	-45,238.49
Bill	04/08/2026	61314 4.26	FPL	537 Ensenada Dr. #IRR Mar 10, 2026 to Apr 8, 2026			44.74	-45,283.23
Bill	04/08/2026	69248 4.26	FPL	166 Torcido Blvd #IRR Mar 6, 2026 to Apr 6, 2026			34.32	-45,317.55
Bill	04/09/2026	SWRFID4.6.26	Marshall Creek CDD	RFID Gate Sticker Distribution			10,290.00	-55,607.55
Bill	04/09/2026	64589 4/26	TECO	1865 N LOOP PKWY Mar 10, 2026 - Apr 08, 2026			160.17	-55,767.72
Bill	04/09/2026	6360	Ocean View Lansdscape Management	Req 177 - Concrete pavers for Fitness Center			5,065.00	-60,832.72
Bill Pmt -Check	04/09/2026	110953258	Ocean View Lansdscape Management	Req 177 - Concrete pavers for Fitness Center		5,065.00		-55,767.72
Bill	04/10/2026	110427 4.26	Florida Natural Gas	1865 NORTH LOOP PARKWAY 3/9/26 - 4/8/26			95.02	-55,862.74
Bill	04/11/2026	1274272 4.26	Comcast	1865 N. Loop Parkway Apr 15, 2026 to May 14, 2026			909.75	-56,772.49
Bill Pmt -Check	04/13/2026	100097	Future Horizons, Inc.	Invoice: 94278 (Reference: Aquatic Weed Control Mar 26.)		2,122.44		-54,650.05
Bill Pmt -Check	04/13/2026	100098	Vesta Property Services	Invoice: 431389 (Reference: Management Fees Feb 26.) Invoice: 431411 (Reference: I		73,626.44		18,976.39
Bill Pmt -Check	04/13/2026	100099	Gannett FL LocalIQ	Invoice: 0007644960 (Reference: Legal Advertising.)		112.16		19,088.55
Bill Pmt -Check	04/13/2026	100100	Envera	Invoice: 105996 (Reference: Resident Tag Camera.) Invoice: 767317 (Reference: Secu		4,487.78		23,576.33
Bill Pmt -Check	04/13/2026	100101	Fidus Roofing & Construction, LLC	Invoice: 13906 (Reference: Roof Repair.)		2,150.00		25,726.33
Bill Pmt -Check	04/13/2026	100102	Matthews Design Group LLC	Invoice: 194891 (Reference: Engineering Services Mar 26.) Invoice: 194888 (Referenci		1,027.50		26,753.83
Bill	04/13/2026	35229	Duval Landscape Maintenance	Reference: Main Entry Valve Repair.			948.00	25,805.83
Bill	04/16/2026	041426	Aristides Beaton	2 Classes @ \$35.00			70.00	25,735.83
Bill	04/16/2026	041326	Miranda Bulger	6 Classes @ \$35.00			210.00	25,525.83
Bill	04/16/2026	041326	Ronald C. Cullum	4 Class @ \$35.00			140.00	25,385.83
Bill	04/16/2026	041326	Tiffany Cunningham	4 Class @ \$35.00			140.00	25,245.83
Bill	04/16/2026	041326	Erin Heaton	1 Class @ \$35.00			35.00	25,210.83
Bill	04/16/2026	041326	Lina Hermez	9 Classes @ \$40.00 & 2 Classes @ \$25.00			410.00	24,800.83
Bill	04/16/2026	041326	Katherine Roy	1 Class @ \$35.00			35.00	24,765.83
Bill	04/16/2026	041326	Madeline Rivera	3 Classes @ \$35.00			105.00	24,660.83
Bill	04/16/2026	041326	Eliana Roque	8 Classes @ \$40.00			320.00	24,340.83
Bill	04/16/2026	041326	Patricia Scott	2 Classes @ \$35.00			70.00	24,270.83
Bill	04/16/2026	041326	Diane Stoever	7 Classes @ \$40.00			280.00	23,990.83
Bill Pmt -Check	04/16/2026	4644	Aristides Beaton	2 Classes @ \$35.00		70.00		24,060.83
Bill Pmt -Check	04/16/2026	4645	Diane Stoever	7 Classes @ \$40.00		280.00		24,340.83
Bill Pmt -Check	04/16/2026	4646	Eliana Roque	8 Classes @ \$40.00		320.00		24,660.83

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Bill Pmt -Check	04/16/2026	4647	Lina Hermez	10 Classes @ \$40.00 & 2 Classes @ \$25.00	410.00		25,070.83
Bill Pmt -Check	04/16/2026	4648	Madeline Rivera	3 Classes @ \$35.00	105.00		25,175.83
Bill Pmt -Check	04/16/2026	4649	Miranda Bulger	6 Classes @ \$35.00	210.00		25,385.83
Bill Pmt -Check	04/16/2026	4650	Patricia Scott	2 Classes @ \$35.00	70.00		25,455.83
Bill Pmt -Check	04/16/2026	4651	Ronald C. Cullum	4 Class @ \$35.00	140.00		25,595.83
Bill Pmt -Check	04/16/2026	4652	Tiffany Cunningham	4 Class @ \$35.00	140.00		25,735.83
Bill Pmt -Check	04/16/2026	100103	Louise Leister	Invoice: 67852 (Reference: Landscape Audit.)	1,000.00		26,735.83
Bill	04/16/2026	3618397 4.26	Republic Services #687	1865 N Loop Pkwy 5/1/26 - 5/31/26		1,068.87	25,666.96
Bill	04/16/2026	1001	Unified Digital Systems LLC	Reference: IT Support.		200.00	25,466.96
Bill Pmt -Check	04/17/2026	4653	Marshall Creek CDD	RFID Gate Sticker Distribution	10,290.00		35,756.96
Bill Pmt -Check	04/17/2026	100104	Vesta District Services	Invoice: 431355 (Reference: Billable Expenses - Feb 2026.)	111.16		35,868.12
Bill Pmt -Check	04/17/2026	100105	Atlantic Pipe Services, LLC	Invoice: 27716 (Reference: Sewer Cleaning. Check Stub Notes: Coded to this GL as an)	2,465.00		38,333.12
Bill Pmt -Check	04/17/2026	4654	Erin Heaton	1 Class @ \$35.00	35.00		38,368.12
Bill Pmt -Check	04/17/2026	4655	Katherine Roy	1 Class @ \$35.00	35.00		38,403.12
Bill	04/17/2026	20260417-001	FCS Management Group LLC	Reference: IT Equipment Replacement & Room Meeting Rentals.		3,672.20	34,730.92
Bill	04/19/2026	127508 4.26	St. Johns County Utility Department	1865 N LOOP PKWY 3/18/26 - 4/19/26		1,072.64	33,658.28
Bill	04/19/2026	125768 4.26	St. Johns County Utility Department	491 ENSENADA DR 3/18/26 - 4/19/26		52.84	33,605.44
Bill	04/19/2026	131201 4.26	St. Johns County Utility Department	1187 LAS CALINAS BLVD GUARDHOUSE 3/18/26 - 4/19/26		33.86	33,571.58
Bill Pmt -Check	04/20/2026	042026ACH1	St. Johns County Utility Department	491 ENSENADA DR 2/18/26 - 3/18/26	48.47		33,620.05
Bill Pmt -Check	04/20/2026	042026ACH2	St. Johns County Utility Department	1187 LAS CALINAS BLVD GUARDHOUSE 2/18/26 - 3/18/26	34.94		33,654.99
Bill Pmt -Check	04/20/2026	042026ACH3	St. Johns County Utility Department	1865 N LOOP PKWY 2/18/26 - 3/18/26	964.05		34,619.04
Bill Pmt -Check	04/20/2026	042026ACH4	FPL	1802 N Loop PKWY #LGT Mar 10, 2026 to Apr 8, 2026	30.80		34,649.84
Bill Pmt -Check	04/20/2026	042026ACH5	FPL	97 Onda LN #IRR Mar 6, 2026 to Apr 6, 2026	30.80		34,680.64
Bill Pmt -Check	04/20/2026	042026ACH6	FPL	633 Glorieta Dr #IRR Mar 6, 2026 to Apr 6, 2026	31.93		34,712.57
Bill Pmt -Check	04/20/2026	042026ACH7	FPL	2064 Las Calinas Blvd #IRR Mar 6, 2026 to Apr 6, 2026	32.98		34,745.55
Bill Pmt -Check	04/20/2026	042026ACH8	FPL	166 Torcido Blvd #IRR Mar 6, 2026 to Apr 6, 2026	34.32		34,779.87
Bill Pmt -Check	04/20/2026	042026ACH9	FPL	336 Rio Del Norte Road #IRR Mar 6, 2026 to Apr 6, 2026	35.93		34,815.80
Bill Pmt -Check	04/20/2026	042026ACH10	FPL	2036 Las Calinas Blvd #IRR Mar 6, 2026 to Apr 6, 2026	37.67		34,853.47
Bill Pmt -Check	04/20/2026	042026ACH11	FPL	491 Ensenada Dr #Park Mar 6, 2026 to Apr 6, 2026	38.96		34,892.43
Bill Pmt -Check	04/20/2026	042026ACH12	FPL	43 Privado Ct #LITE Mar 6, 2026 to Apr 6, 2026	39.15		34,931.58
Bill Pmt -Check	04/20/2026	042026ACH13	FPL	537 Ensenada Dr. #IRR Mar 10, 2026 to Apr 8, 2026	44.74		34,976.32
Bill Pmt -Check	04/20/2026	042026ACH14	FPL	661 Ensenada Dr. #IRR Mar 6, 2026 to Apr 6, 2026	56.04		35,032.36
Bill Pmt -Check	04/20/2026	042026ACH15	FPL	1329 Las Calinas Blvd #IRR Mar 6, 2026 to Apr 6, 2026	73.86		35,106.22
Bill Pmt -Check	04/20/2026	042026ACH16	FPL	711 Enrede LN Mar 6, 2026 to Apr 6, 2026	78.28		35,184.50
Bill Pmt -Check	04/20/2026	042026ACH17	FPL	1504 Las Calinas Blvd #IRR Mar 6, 2026 to Apr 6, 2026	85.01		35,269.51
Bill Pmt -Check	04/20/2026	042026ACH18	FPL	1187 Las Calinas Blvd #LITE Mar 6, 2026 to Apr 6, 2026	190.57		35,460.08
Bill Pmt -Check	04/20/2026	042026ACH19	FPL	166 Pantano Vista Way # Fountain Mar 6, 2026 to Apr 6, 2026	451.19		35,911.27
Bill	04/21/2026	14783	Kilinski Van Wyk PLLC	Reference: Legal Services Mar 26.		6,640.05	29,271.22
Bill Pmt -Check	04/21/2026	042126ACH1	FPL	499 Ensenada Dr #IRR Mar 6, 2026 to Apr 6, 2026	30.80		29,302.02
Bill Pmt -Check	04/21/2026	042126ACH2	FPL	1865 N Loop Pkwy Mar 10, 2026 to Apr 8, 2026	3,779.99		33,082.01
Bill Pmt -Check	04/21/2026	042126ACH3	FPL	Streetsights # Palencia N PH Mar 10, 2026 to Apr 8, 2026	6,022.89		39,104.90
Bill	04/22/2026	35267	Duval Landscape Maintenance	Reference: Irrigation Repairs.		1,385.00	37,719.90
Bill Pmt -Check	04/23/2026	042326ACH1	AT&T	Guardhouse Telephone Apr 02 - May 01	149.80		37,869.70
Bill Pmt -Check	04/27/2026	4656	Katherine Roy	2 Class @ \$35.00	70.00		37,939.70
Bill Pmt -Check	04/27/2026	042726ACH1	Geneva Capital LLC	Fitness Equipment 4/26	2,540.92		40,480.62
Bill	04/28/2026	67853	Louise Leister	Reference: Landscape & Horticulture Consulting.		1,000.00	39,480.62
Bill Pmt -Check	04/28/2026	042826CC1	Valley Bank Credit Card	Various Purchases	7,230.46		46,711.08
Bill	04/29/2026	042126	Ronald J Cervelli	BOS Meeting 4/21/26		200.00	46,511.08

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Bill	04/29/2026	042126	Daniel L Colin	BOS Meeting 4/21/26		200.00	46,311.08	
Bill	04/29/2026	042126	Stephen J Handler	BOS Meeting 4/21/26		200.00	46,111.08	
Bill	04/29/2026	042126	Kristen Cohen	BOS Meeting 4/21/26		200.00	45,911.08	
Bill	04/29/2026	042126	Gary M. LaCombe	BOS Meeting 4/21/26		200.00	45,711.08	
Bill Pmt -Check	04/29/2026	4657	Daniel L Colin	BOS Meeting 4/21/26	200.00		45,911.08	
Bill Pmt -Check	04/29/2026	4658	Gary M. LaCombe	BOS Meeting 4/21/26	200.00		46,111.08	
Bill Pmt -Check	04/29/2026	4659	Kristen Cohen	BOS Meeting 4/21/26	200.00		46,311.08	
Bill Pmt -Check	04/29/2026	4660	Ronald J Cervelli	BOS Meeting 4/21/26	200.00		46,511.08	
Bill Pmt -Check	04/29/2026	4661	Stephen J Handler	BOS Meeting 4/21/26	200.00		46,711.08	
Bill	04/29/2026	042726	Aristides Beaton	2 Classes @ \$35.00		70.00	46,641.08	
Bill	04/29/2026	042726	Miranda Bulger	6 Classes @ \$35.00		210.00	46,431.08	
Bill	04/29/2026	042726	Ronald C. Cullum	4 Classes @ \$35.00		140.00	46,291.08	
Bill	04/29/2026	042726	Tiffany Cunningham	4 Classes @ \$35.00		140.00	46,151.08	
Bill	04/29/2026	042726	Erin Heaton	1 Class @ \$35.00		35.00	46,116.08	
Bill	04/29/2026	042726	Lina Hermez	10 Classes @ \$40.00 & 1 Class @ \$25.00		425.00	45,691.08	
Bill	04/29/2026	042726	Andrea Jomant	2 Classes @ \$35.00		70.00	45,621.08	
Bill	04/29/2026	042726	Madeline Rivera	4 Classes @ \$35.00		140.00	45,481.08	
Bill	04/29/2026	042726	Eliana Roque	6 Classes @ \$40.00		240.00	45,241.08	
Bill	04/29/2026	042726	Patricia Scott	2 Classes @ \$35.00		70.00	45,171.08	
Bill	04/29/2026	042726	Diane Stoever	6 Classes @ \$40.00		240.00	44,931.08	
Bill Pmt -Check	04/29/2026	4662	Andrea Jomant	2 Classes @ \$35.00	70.00		45,001.08	
Bill Pmt -Check	04/29/2026	4663	Aristides Beaton	2 Classes @ \$35.00	70.00		45,071.08	
Bill Pmt -Check	04/29/2026	4664	Diane Stoever	6 Classes @ \$40.00	240.00		45,311.08	
Bill Pmt -Check	04/29/2026	4665	Eliana Roque	6 Classes @ \$40.00	240.00		45,551.08	
Bill Pmt -Check	04/29/2026	4666	Erin Heaton	1 Class @ \$35.00	35.00		45,586.08	
Bill Pmt -Check	04/29/2026	4667	Lina Hermez	10 Classes @ \$40.00 & 1 Class @ \$25.00	425.00		46,011.08	
Bill Pmt -Check	04/29/2026	4668	Madeline Rivera	4 Classes @ \$35.00	140.00		46,151.08	
Bill Pmt -Check	04/29/2026	4669	Miranda Bulger	6 Classes @ \$35.00	210.00		46,361.08	
Bill Pmt -Check	04/29/2026	4670	Patricia Scott	2 Classes @ \$35.00	70.00		46,431.08	
Bill Pmt -Check	04/29/2026	4671	Ronald C. Cullum	4 Classes @ \$35.00	140.00		46,571.08	
Bill Pmt -Check	04/29/2026	4672	Tiffany Cunningham	4 Classes @ \$35.00	140.00		46,711.08	
Bill	04/30/2026	0007689816	Gannett FL LocallQ	Reference: Legal Advertising.		197.12	46,513.96	
Bill	04/30/2026	94664	Future Horizons, Inc.	Reference: Aquatic Weed Control.		2,122.44	44,391.52	
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	Various Purchases		6,327.91	38,063.61	
Bill	04/30/2026	432336	Vesta Property Services	Reference: Amenity Management Fees Apr 26.		36,718.00	1,345.61	
Bill	04/30/2026	432433	Vesta District Services	Reference: Billable Expenses - Apr 2026.		25.15	1,320.46	
Total 1202000 - Accounts Payable						136,865.55	135,545.09	1,320.46
1202020 - Sales Tax Payable								
General Journal	04/30/2026	69		Sales tax for April T-Shirt Sales		14.66	-14.66	
Total 1202020 - Sales Tax Payable						0.00	14.66	-14.66
1207000 - Due to General Fund								
General Journal	04/30/2026	70		Reclass RFID Tag cost to Capital Reserve per Howard McGaffney		10,290.00	-10,290.00	
Total 1207000 - Due to General Fund						0.00	10,290.00	-10,290.00
1325000 - Special Assessments								
Deposit	04/09/2026			St Johns County Interest Distribution		1,740.04	-1,740.04	
Deposit	04/23/2026			St Johns County Assessment Distribution #9		20,412.58	-22,152.62	
Total 1325000 - Special Assessments						0.00	22,152.62	-22,152.62
1361000 - Interest Revenue								

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Deposit	04/30/2026				Interest	278.02	-278.02	
Deposit	04/30/2026				Interest	256.75	-534.77	
Deposit	04/30/2026				Interest	23.52	-558.29	
Deposit	04/30/2026				Interest	4,812.82	-5,371.11	
Deposit	04/30/2026				Interest	14.29	-5,385.40	
Total 1361000 - Interest Revenue						0.00	5,385.40	-5,385.40
1369000 - Miscellaneous Revenue								
General Journal	04/30/2026	69			April T-Shirt Revenue	225.00	-225.00	
Total 1369000 - Miscellaneous Revenue						0.00	225.00	-225.00
1369010 - Fitness Center Revenue								
General Journal	04/30/2026	69			April Fitness Revenue	335.00	-335.00	
Total 1369010 - Fitness Center Revenue						0.00	335.00	-335.00
2361000 - Interest CRF								
Deposit	04/30/2026				Interest	1,239.49	-1,239.49	
Total 2361000 - Interest CRF						0.00	1,239.49	-1,239.49
3325000 - Spec Assessments - On Roll								
Deposit	04/09/2026				St Johns County Interest Distribution	645.37	-645.37	
Deposit	04/23/2026				St Johns County Assessment Distribution #9	7,570.84	-8,216.21	
Total 3325000 - Spec Assessments - On Roll						0.00	8,216.21	-8,216.21
3361000 - Interest - DS 2019								
Deposit	04/01/2026				Interest	0.17	-0.17	
Deposit	04/30/2026				Interest	2,442.77	-2,442.94	
Deposit	04/30/2026				Interest	395.15	-2,838.09	
Deposit	04/30/2026				Interest	11.33	-2,849.42	
Deposit	04/30/2026				Interest	319.51	-3,168.93	
Total 3361000 - Interest - DS 2019						0.00	3,168.93	-3,168.93
4361000 - Interest								
Deposit	04/01/2026				Interest	110.47	-110.47	
Total 4361000 - Interest						0.00	110.47	-110.47
1110000 - General & Administrative								
1510000 - Supervisor Fees								
Bill	04/07/2026	040226	Ronald J Cervelli	BOS Meeting 4/02/26		200.00	200.00	
Bill	04/07/2026	040226	Daniel L Colin	BOS Meeting 4/02/26		200.00	400.00	
Bill	04/07/2026	040226	Stephen J Handler	BOS Meeting 4/02/26		200.00	600.00	
Bill	04/07/2026	040226	Kristen Cohen	BOS Meeting 4/02/26		200.00	800.00	
Bill	04/07/2026	040226	Gary M. LaCombe	BOS Meeting 4/02/26		200.00	1,000.00	
Bill	04/29/2026	042126	Ronald J Cervelli	BOS Meeting 4/21/26		200.00	1,200.00	
Bill	04/29/2026	042126	Daniel L Colin	BOS Meeting 4/21/26		200.00	1,400.00	
Bill	04/29/2026	042126	Stephen J Handler	BOS Meeting 4/21/26		200.00	1,600.00	
Bill	04/29/2026	042126	Kristen Cohen	BOS Meeting 4/21/26		200.00	1,800.00	
Bill	04/29/2026	042126	Gary M. LaCombe	BOS Meeting 4/21/26		200.00	2,000.00	
Total 1510000 - Supervisor Fees						2,000.00	0.00	2,000.00
1510010 - Engineering Services								
Bill	04/07/2026	194891	Matthews Design Group LLC	Engineering Services Mar 26.		797.50	797.50	
Bill	04/07/2026	194888	Matthews Design Group LLC	Engineering Services Mar 26.		230.00	1,027.50	
Total 1510010 - Engineering Services						1,027.50	0.00	1,027.50
1510020 - District Counsel								
Bill	04/21/2026	14783	Kilinski Van Wyk PLLC	Legal Services Mar 26.		6,640.05	6,640.05	

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Total 1510020 - District Counsel					6,640.05	0.00	6,640.05
1510040 - Assessment Administration							
Bill	04/01/2026	431799	Vesta District Services	Reference: Management Fees Apr 26.	416.67		416.67
Total 1510040 - Assessment Administration					<u>416.67</u>	0.00	<u>416.67</u>
1510080 - Management Fees							
Bill	04/01/2026	431799	Vesta District Services	Reference: Management Fees Apr 26.	3,893.50		3,893.50
Total 1510080 - Management Fees					<u>3,893.50</u>	0.00	<u>3,893.50</u>
1510090 - Information Technology							
Bill	04/16/2026	1001	Unified Digital Systems LLC	IT Support.	200.00		200.00
Total 1510090 - Information Technology					<u>200.00</u>	0.00	<u>200.00</u>
1510120 - Postage & Delivery							
Bill	04/30/2026	432433	Vesta District Services	Reference: Billable Expenses - Apr 2026.	25.15		25.15
Total 1510120 - Postage & Delivery					<u>25.15</u>	0.00	<u>25.15</u>
1510150 - Legal Advertising							
Bill	04/30/2026	0007689816	Gannett FL LocalIQ	Legal Advertising.	197.12		197.12
Total 1510150 - Legal Advertising					<u>197.12</u>	0.00	<u>197.12</u>
1510160 - Miscellaneous							
Bill	04/17/2026	20260417-001	FCS Management Group LLC	IT Equipment Replacement & Room Meeting Rentals.	1,540.24		1,540.24
Total 1510160 - Miscellaneous					<u>1,540.24</u>	0.00	<u>1,540.24</u>
Total 1110000 - General & Administrative					<u>15,940.23</u>	0.00	<u>15,940.23</u>
1120000 - Operations & Maintenance							
1520000 - Electric							
Bill	04/06/2026	10583 4.26	FPL	1329 Las Calinas Blvd #IRR Mar 6, 2026 to Apr 6, 2026	73.86		73.86
Bill	04/06/2026	20281 4.26	FPL	1504 Las Calinas Blvd #IRR Mar 6, 2026 to Apr 6, 2026	85.01		158.87
Bill	04/06/2026	37392 4.26	FPL	661 Ensenada Dr. #IRR Mar 6, 2026 to Apr 6, 2026	56.04		214.91
Bill	04/06/2026	44154 4.26	FPL	499 Ensenada Dr #IRR Mar 6, 2026 to Apr 6, 2026	30.80		245.71
Bill	04/06/2026	47285 4.26	FPL	336 Rio Del Norte Road #IRR Mar 6, 2026 to Apr 6, 2026	35.93		281.64
Bill	04/06/2026	52165 4.26	FPL	166 Pantano Vista Way # Fountain Mar 6, 2026 to Apr 6, 2026	451.19		732.83
Bill	04/06/2026	56253 4.26	FPL	2064 Las Calinas Blvd #IRR Mar 6, 2026 to Apr 6, 2026	32.98		765.81
Bill	04/06/2026	70401 4.26	FPL	633 Glorieta Dr #IRR Mar 6, 2026 to Apr 6, 2026	31.93		797.74
Bill	04/06/2026	71537 4.26	FPL	43 Privado Ct #LITE Mar 6, 2026 to Apr 6, 2026	39.15		836.89
Bill	04/06/2026	79354 4.26	FPL	97 Onda LN #IRR Mar 6, 2026 to Apr 6, 2026	30.80		867.69
Bill	04/06/2026	83257 4.26	FPL	711 Enrede LN Mar 6, 2026 to Apr 6, 2026	78.28		945.97
Bill	04/06/2026	97256 4.26	FPL	2036 Las Calinas Blvd #IRR Mar 6, 2026 to Apr 6, 2026	37.67		983.64
Bill	04/08/2026	07163 4.26	FPL	Streetsights # Palencia N PH Mar 10, 2026 to Apr 8, 2026	6,022.89		7,006.53
Bill	04/08/2026	58332 4.26	FPL	1802 N Loop PKWY #LGT Mar 10, 2026 to Apr 8, 2026	30.80		7,037.33
Bill	04/08/2026	61314 4.26	FPL	537 Ensenada Dr. #IRR Mar 10, 2026 to Apr 8, 2026	44.74		7,082.07
Bill	04/08/2026	69248 4.26	FPL	166 Torcido Blvd #IRR Mar 6, 2026 to Apr 6, 2026	34.32		7,116.39
Total 1520000 - Electric					<u>7,116.39</u>	0.00	<u>7,116.39</u>
1520020 - Landscape Maintenance							
Bill	04/01/2026	35034	Duval Landscape Maintenance	Reference: Landscape Management Apr 26.	27,296.00		27,296.00
Total 1520020 - Landscape Maintenance					<u>27,296.00</u>	0.00	<u>27,296.00</u>
1520030 - Landscape Improvements							
Bill	04/28/2026	67853	Louise Leister	Landscape & Horticulture Consulting.	1,000.00		1,000.00
Total 1520030 - Landscape Improvements					<u>1,000.00</u>	0.00	<u>1,000.00</u>
1520050 - Lake Maintenance							
Bill	04/30/2026	94664	Future Horizons, Inc.	Reference: Aquatic Weed Control.	2,122.44		2,122.44
Total 1520050 - Lake Maintenance					<u>2,122.44</u>	0.00	<u>2,122.44</u>

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1520070 - Irrigation Repairs & Maintenanc								
Bill	04/13/2026	35229	Duval Landscape Maintenance	Main Entry Valve Repair.	948.00		948.00	
Bill	04/22/2026	35267	Duval Landscape Maintenance	Irrigation Repairs.	1,385.00		2,333.00	
Total 1520070 - Irrigation Repairs & Maintenanc						<u>2,333.00</u>	<u>0.00</u>	<u>2,333.00</u>
1520160 - Miscellaneous Field Supplies								
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	Circle K		1.00	-1.00	
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	Circle K		0.80	-1.80	
Total 1520160 - Miscellaneous Field Supplies						<u>0.00</u>	<u>1.80</u>	<u>-1.80</u>
Total 1120000 - Operations & Maintenance						<u>39,867.83</u>	<u>1.80</u>	<u>39,866.03</u>
1130000 - Amenities - Administrative								
1530030 - Information Technology								
Bill	04/17/2026	20260417-001	FCS Management Group LLC	IT Equipment Replacement & Room Meeting Rentals.	2,131.96		2,131.96	
Total 1530030 - Information Technology						<u>2,131.96</u>	<u>0.00</u>	<u>2,131.96</u>
1530050 - Subscriptions & Memberships								
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	Safesave	16.38		16.38	
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	Court Reserve	125.00		141.38	
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	Swish	85.00		226.38	
Total 1530050 - Subscriptions & Memberships						<u>226.38</u>	<u>0.00</u>	<u>226.38</u>
1530070 - Office Supplies								
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	Amazon	10.47		10.47	
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	Amazon	15.01		25.48	
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	Amazon	41.99		67.47	
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	Amazon	145.87		213.34	
Total 1530070 - Office Supplies						<u>213.34</u>	<u>0.00</u>	<u>213.34</u>
1530080 - Office Equipment								
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	Amazon	170.95		170.95	
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	Amazon	77.97		248.92	
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	CDW Dir	2,421.02		2,669.94	
Total 1530080 - Office Equipment						<u>2,669.94</u>	<u>0.00</u>	<u>2,669.94</u>
1530090 - Telephone, Internet & TV								
Bill	04/11/2026	1274272 4.26	Comcast	1865 N. Loop Parkway Apr 15, 2026 to May 14, 2026	909.75		909.75	
Total 1530090 - Telephone, Internet & TV						<u>909.75</u>	<u>0.00</u>	<u>909.75</u>
1530100 - Guard House- Internet & Phone								
Bill	04/01/2026	335341682 4/26	AT&T	Guardhouse Telephone Apr 02 - May 01	149.80		149.80	
Total 1530100 - Guard House- Internet & Phone						<u>149.80</u>	<u>0.00</u>	<u>149.80</u>
Total 1130000 - Amenities - Administrative						<u>6,301.17</u>	<u>0.00</u>	<u>6,301.17</u>
1130001 - Amenities - Field								
1530110 - Field Management								
Bill	04/30/2026	432336	Vesta Property Services	Reference: Amenity Management Fees Apr 26.	7,316.03		7,316.03	
Total 1530110 - Field Management						<u>7,316.03</u>	<u>0.00</u>	<u>7,316.03</u>
1530115 - Facility Management								
Bill	04/30/2026	432336	Vesta Property Services	Reference: Amenity Management Fees Apr 26.	24,608.47		24,608.47	
Total 1530115 - Facility Management						<u>24,608.47</u>	<u>0.00</u>	<u>24,608.47</u>
1530130 - General Utilities								
Bill	04/06/2026	73535 4.26	FPL	1187 Las Calinas Blvd #LITE Mar 6, 2026 to Apr 6, 2026	190.57		190.57	
Bill	04/06/2026	88413 4.26	FPL	491 Ensenada Dr #Park Mar 6, 2026 to Apr 6, 2026	38.96		229.53	
Bill	04/08/2026	47441 4.26	FPL	1865 N Loop Pkwy Mar 10, 2026 to Apr 8, 2026	3,779.99		4,009.52	
Bill	04/09/2026	64589 4/26	TECO	1865 N LOOP PKWY Mar 10, 2026 - Apr 08, 2026	160.17		4,169.69	

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Bill	04/10/2026	110427 4.26	Florida Natural Gas	1865 NORTH LOOP PARKWAY 3/9/26 - 4/8/26	95.02		4,264.71
Bill	04/19/2026	127508 4.26	St. Johns County Utility Department	1865 N LOOP PKWY 3/18/26 - 4/19/26	1,072.64		5,337.35
Bill	04/19/2026	125768 4.26	St. Johns County Utility Department	491 ENSENADA DR 3/18/26 - 4/19/26	52.84		5,390.19
Bill	04/19/2026	131201 4.26	St. Johns County Utility Department	1187 LAS CALINAS BLVD GUARDHOUSE 3/18/26 - 4/19/26	33.86		5,424.05
Total 1530130 - General Utilities					5,424.05	0.00	5,424.05
1530140 - Refuse Removal							
Bill	04/16/2026	3618397 4.26	Republic Services #687	1865 N Loop Pkwy 5/1/26 - 5/31/26	1,068.87		1,068.87
Total 1530140 - Refuse Removal					1,068.87	0.00	1,068.87
1530150 - Security							
Bill	04/01/2026	767317	Envera	Security 5/1/26 - 5/31/26.	3,476.78		3,476.78
Total 1530150 - Security					3,476.78	0.00	3,476.78
1530160 - Janitorial Services							
Bill	04/30/2026	432336	Vesta Property Services	Reference: Amenity Management Fees Apr 26.	4,793.50		4,793.50
Total 1530160 - Janitorial Services					4,793.50	0.00	4,793.50
1530170 - Operating Supplies- Spa & Paper							
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	Amazon	28.84		28.84
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	Amazon	209.66		238.50
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	Amazon	72.34		310.84
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	Amazon	72.34		383.18
Total 1530170 - Operating Supplies- Spa & Paper					383.18	0.00	383.18
1530190 - Cleaning Supplies							
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	Amazon	24.96		24.96
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	Amazon	49.98		74.94
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	Amazon	92.68		167.62
Total 1530190 - Cleaning Supplies					167.62	0.00	167.62
1530200 - Landscape- Maint & Improv							
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	Site One Landscape	450.00		450.00
Total 1530200 - Landscape- Maint & Improv					450.00	0.00	450.00
1530210 - Gate - R & M							
Bill	04/09/2026	SWRFID4.6.26	Marshall Creek CDD	RFID Gate Sticker Distribution	10,290.00		10,290.00
General Journal	04/30/2026	70		Reclass RFID Tag cost to Capital Reserve per Howard McGaffney		10,290.00	0.00
Total 1530210 - Gate - R & M					10,290.00	10,290.00	0.00
1530220 - Dog Park - R & M							
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	Amazon	175.88		175.88
Total 1530220 - Dog Park - R & M					175.88	0.00	175.88
1530240 - Misc Field Supplies							
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	Circle k	80.01		80.01
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	Home Depot	168.24		248.25
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	Circle K	53.02		301.27
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	Circle K		0.53	300.74
Total 1530240 - Misc Field Supplies					301.27	0.53	300.74
1530250 - Building - R & M							
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	Amazon	66.89		66.89
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	Amazon	41.94		108.83
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	Wilson Heating & Air	394.75		503.58
Total 1530250 - Building - R & M					503.58	0.00	503.58
1530260 - Pest Control							
Bill	04/06/2026	622091836	Turner Pest Control	Reference: Pest Control.	86.35		86.35

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Total 1530260 - Pest Control					86.35	0.00	86.35
1530290 - Pool Chemicals							
General Journal	04/01/2026	66		Poolsure - Pool Chemicals - Annual Contract Amortization	2,131.65		2,131.65
Total 1530290 - Pool Chemicals					<u>2,131.65</u>	<u>0.00</u>	<u>2,131.65</u>
Total 1130001 - Amenities - Field					61,177.23	10,290.53	50,886.70
1130002 - Fitness							
1530360 - Outside Fitness							
Bill	04/07/2026	033026	Aristides Beaton	4 Classes @ \$35.00	140.00		140.00
Bill	04/07/2026	033026	Miranda Bulger	6 Classes @ \$35.00	210.00		350.00
Bill	04/07/2026	033026	Tiffany Cunningham	4 Classes @ \$35.00	140.00		490.00
Bill	04/07/2026	033026	Erin Heaton	1 Class @ \$35.00	35.00		525.00
Bill	04/07/2026	033026	Lina Hermez	12 Classes @ \$40.00	480.00		1,005.00
Bill	04/07/2026	033026	Lina Hermez	2 Classes @ \$25.00	50.00		1,055.00
Bill	04/07/2026	033026	Katherine Roy	1 Class @ \$35.00	35.00		1,090.00
Bill	04/07/2026	033026	Madeline Rivera	4 Classes @ \$35.00	140.00		1,230.00
Bill	04/07/2026	033026	Eliana Roque	7 Classes @ \$40.00	280.00		1,510.00
Bill	04/07/2026	033026	Patricia Scott	4 Classes @ \$35.00	140.00		1,650.00
Bill	04/07/2026	033026	Diane Stoever	5 Classes @ \$40.00	200.00		1,850.00
Bill	04/16/2026	041426	Aristides Beaton	2 Classes @ \$35.00	70.00		1,920.00
Bill	04/16/2026	041326	Miranda Bulger	6 Classes @ \$35.00	210.00		2,130.00
Bill	04/16/2026	041326	Ronald C. Cullum	4 Class @ \$35.00	140.00		2,270.00
Bill	04/16/2026	041326	Tiffany Cunningham	4 Class @ \$35.00	140.00		2,410.00
Bill	04/16/2026	041326	Erin Heaton	1 Class @ \$35.00	35.00		2,445.00
Bill	04/16/2026	041326	Lina Hermez	9 Classes @ \$40.00	360.00		2,805.00
Bill	04/16/2026	041326	Lina Hermez	2 Classes @ \$25.00	50.00		2,855.00
Bill	04/16/2026	041326	Katherine Roy	1 Class @ \$35.00	35.00		2,890.00
Bill	04/16/2026	041326	Madeline Rivera	3 Classes @ \$35.00	105.00		2,995.00
Bill	04/16/2026	041326	Eliana Roque	8 Classes @ \$40.00	320.00		3,315.00
Bill	04/16/2026	041326	Patricia Scott	2 Classes @ \$35.00	70.00		3,385.00
Bill	04/16/2026	041326	Diane Stoever	7 Classes @ \$40.00	280.00		3,665.00
Bill	04/29/2026	042726	Aristides Beaton	2 Classes @ \$35.00	70.00		3,735.00
Bill	04/29/2026	042726	Miranda Bulger	6 Classes @ \$35.00	210.00		3,945.00
Bill	04/29/2026	042726	Ronald C. Cullum	4 Classes @ \$35.00	140.00		4,085.00
Bill	04/29/2026	042726	Tiffany Cunningham	4 Classes @ \$35.00	140.00		4,225.00
Bill	04/29/2026	042726	Erin Heaton	1 Class @ \$35.00	35.00		4,260.00
Bill	04/29/2026	042726	Lina Hermez	10 Classes @ \$40.00	400.00		4,660.00
Bill	04/29/2026	042726	Lina Hermez	1 Class @ \$25.00	25.00		4,685.00
Bill	04/29/2026	042726	Andrea Jomant	2 Classes @ \$35.00	70.00		4,755.00
Bill	04/29/2026	042726	Madeline Rivera	4 Classes @ \$35.00	140.00		4,895.00
Bill	04/29/2026	042726	Eliana Roque	6 Classes @ \$40.00	240.00		5,135.00
Bill	04/29/2026	042726	Patricia Scott	2 Classes @ \$35.00	70.00		5,205.00
Bill	04/29/2026	042726	Diane Stoever	6 Classes @ \$40.00	240.00		5,445.00
Total 1530360 - Outside Fitness					<u>5,445.00</u>	<u>0.00</u>	<u>5,445.00</u>
1530370 - Fitness Equipment - R & M							
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	Sportsmith	73.99		73.99
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	Sportsmith	53.56		127.55
Total 1530370 - Fitness Equipment - R & M					<u>127.55</u>	<u>0.00</u>	<u>127.55</u>
1530380 - Fitness Equipment Rental							

Sweetwater CDD
General Ledger Detail
April 2026

Bill	04/01/2026	86541 4.26	Geneva Capital LLC	Fitness Equipment 4/26	2,540.92		2,540.92
Bill	04/01/2026	1296	Chairman's Enterprises, LLC	Reference: Fitness Equipment Lease.	102.64		2,643.56
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	Debows	<u>245.00</u>		<u>2,888.56</u>
Total 1530380 - Fitness Equipment Rental					<u>2,888.56</u>	<u>0.00</u>	<u>2,888.56</u>
1530420 - Capital Outlay							
Bill	04/30/2026	043026 CC	Valley Bank Credit Card	Buchanan Sign & Flag	<u>752.50</u>		<u>752.50</u>
Total 1530420 - Capital Outlay					<u>752.50</u>	<u>0.00</u>	<u>752.50</u>
Total 1130002 - Fitness					<u>9,213.61</u>	<u>0.00</u>	<u>9,213.61</u>
2530010 - Capital Outlay - CRF							
General Journal	04/30/2026	70		Reclass RFID Tag cost to Capital Reserve per Howard McGaffney	<u>10,290.00</u>		<u>10,290.00</u>
Total 2530010 - Capital Outlay - CRF					<u>10,290.00</u>	<u>0.00</u>	<u>10,290.00</u>
4510010 - Capital Outlay							
Bill	04/09/2026	6360	Ocean View Lansdscape Management	Req 177 - Concrete pavers for Fitness Center	<u>5,065.00</u>		<u>5,065.00</u>
Total 4510010 - Capital Outlay					<u>5,065.00</u>	<u>0.00</u>	<u>5,065.00</u>
TOTAL					<u>569,284.16</u>	<u>569,284.16</u>	<u>0.00</u>

EXHIBIT 5

PALENCIASM

A Story of Discovery, Exploration, and Settlement

General Manager's Report for May

Landscaping:

Old City Tree has begun their work throughout the neighbor. The initial focus was on cleaning up the 1865 North Loop Pkwy property. We are not done with shaving all the palms but have made incredible headway. Additionally, they have already removed/felled four dead trees on CDD property that were a potential hazard to private property. Lifting the trees along Torcido Dr has begun. Ensenada and Las Calinas are next in line for lifting. Old City Tree will continue their work for the next month to six weeks.

I have attached some pictures that are before and after of the tree work at the gym.

Four individual Landscape Improvement projects have been approved and scheduled. These projects will address areas that were affected by the freeze, neglect or have aged out. These are listed in the attached Project Tracker that has their cost and date of installation.

Sod replacement is an ongoing conversation. The new water restrictions that were imposed as of Thursday, May 14th, allow watering new installations once a day for the first 15 days and then three times a week for the following 15 days. Those are not ideal conditions for success. Duval owes us sod and I have asked that we get additional sod from them instead of irrigation repairs. Mike is working on a number.

Mulch for the neighborhood is to be scheduled within the month. It will be placed along Ensenda, Las Calinas and common areas. It will not include the current playgrounds as they have different mulch.

Best Fence will be out the week of June 22nd to repair the damaged pond fence at Ensenada Park. The empty areas are thoroughly obstructed. We will be monitoring them daily to make sure that they remain so until the new fence arrives.

Ponds and Lakes are now managed by Solitude. I will be working with them to learn how to use their technology for communication and faster customer service.

Gym and Pool:

Pool Surface estimates are in except for Pinnacle Plaster. They will be out on Wednesday, May 27th. I hope to provide an apples to apples chart for you before the meeting if their data arrives ahead of time.

Swim Team for the Summer Program will begin on June 1st.

Jamie repaired the Stair Stepper. He continues to learn how to repair our Cardio machines. This is tremendously helpful since we are now out of warranty.

The fountain was turned off in acknowledgement of the new water restrictions. We are using this opportunity to clean the fountain.

Pickleball:

Multiple chairs are being repaired. They are quality chairs but seem to be getting a lot of wear and tear. The use of the courts continues to increase and we keep seeing a younger demographic enjoying them.

A torn windscreen was reattached by Jamie.

**SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT
FY 2026 CAPITAL IMPROVEMENT PLAN (CIP)**

REVISED 05/26/2021

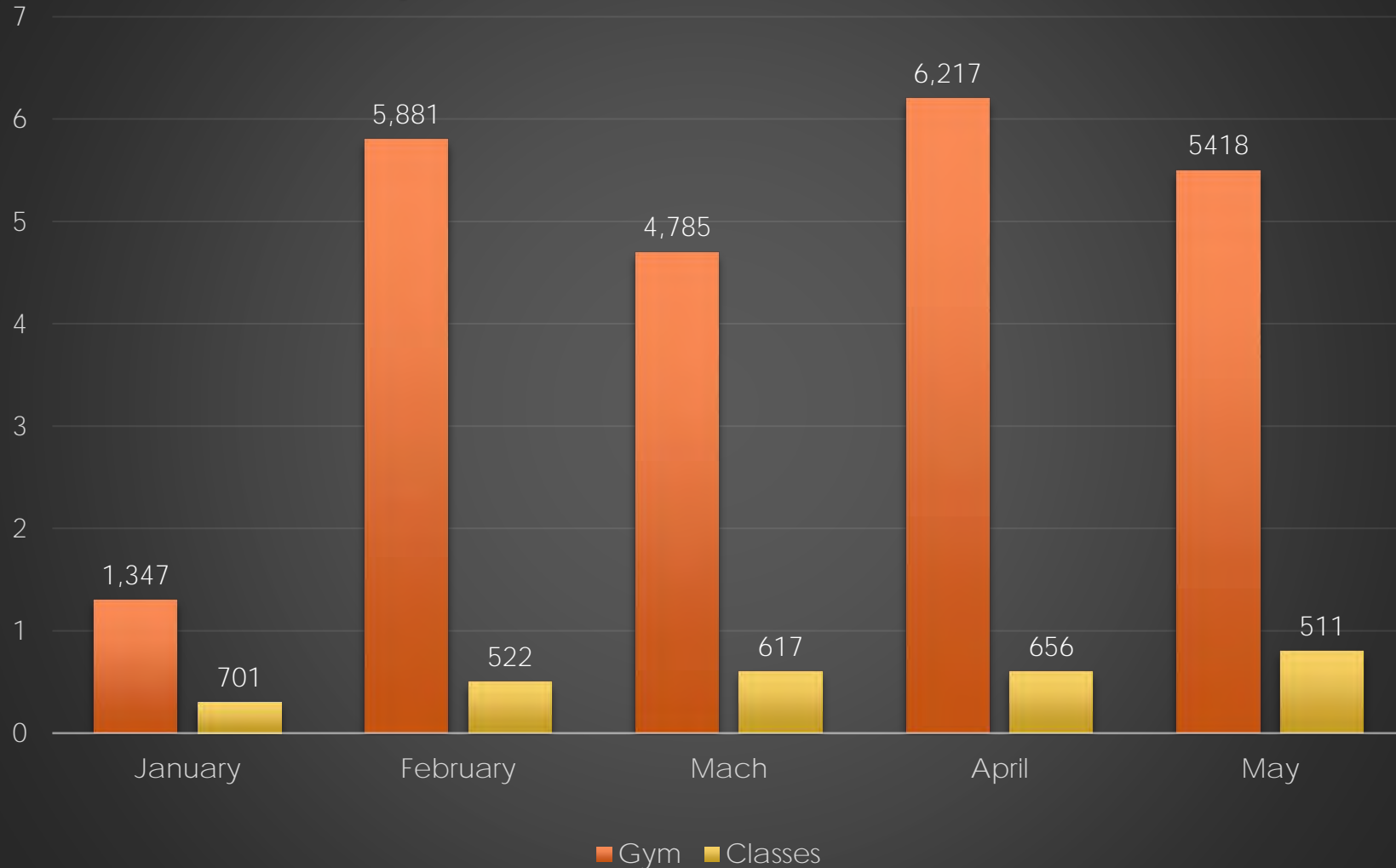
Line	Description	Funded By:	Estimated Budget	Approved Budget	Variance (+/-)	Invoiced Amount	Date of Install	Comments/Notes	Completed
1	Improvement Plan				\$0			Below are a list of Priority Landscape Projects	
2	Road Repairs-Medio	O&M	\$10,000	\$0	-\$10,000			Medio: Proposal for Geo Tech	
3	Fitness Center-Front and Sides	Constuction Fund / O&M	\$83,326	\$0	-\$83,326			District Horticulturalist and Verdego creating renderings and estimated budget	
4	Fitness Center-Back	Constuction Fund / O&M	\$55,412	\$0	-\$55,412			TBD-Current Drought and Watering Restrictions	
5	Sod Replacement-Ensenda Dr.	O&M	\$10,000	\$0	-\$10,000			TBD-Current Drought and Watering Restrictions	
6	Las Calinas Guard House	O&M	\$10,000	\$0	-\$10,000			Cleanout, replant	
7	Ensenada Park-Rubber Mulch	O&M	\$10,000	\$0	-\$10,000			Cleanout, remove dead material, tree work, basketball court	
8	Ensenada/Medio-Entrance	O&M	\$2,500	\$0	-\$2,500			Cleanout, remove flax lily and blue daze and grasses, plant asiatic jasmine and hedge	
9	Ensenada/Rincon	O&M	\$2,500	\$0	-\$2,500			Cleanout, remove shrubs, flax lily and blue daze. Plant jack frost, legustrum, other	
10	Glorietta/Las Calinas Both Corners	O&M	\$5,000	\$1,764	-\$3,236		06/08-06/10	Cleanout, remove shrubs, plant viburnum, ginger, african iris	
11	Las Calinas/ Barbella-hide pump	O&M	\$2,500	\$721	-\$1,779		06/08-06/10	Cleanout, remove shrubs, plant viburnum, ginger, african iris	
12	Ensenada South to North-Ornamental Grasses	O&M	\$17,138	\$0	-\$17,138			Remove spartina from the right side of the road and replant/plant new on left side	
13	Mini Golf / La Palma Park	O&M	\$2,500	\$0	-\$2,500			Cleanout, replant	
14	Rio Del Norte and Panta Vista Way Beds	O&M	\$5,000	\$1,965	-\$3,035		06/08-06/10	Remove dead plant material	
15	Las Calinas Shrub Glorietta to Coto	O&M	\$3,260	\$3,260	\$0		06/08-06/10	Creat a continous shrub along the roadside that was previously there and provided a buffer	
16	Mulch-medium sized nuggets-Common areas	O&M	\$50,000				June		
17									
18									
19									
20									
21									
22									
23	Totals:		\$269,136	\$7,710	(\$211,426)	\$0			





EXHIBIT 6

Gym and Class Attendance



The May Numbers are only thru May 25th



Pickleball Members:

- January : 828
- February: 843
- March: 847
- April : 851
- May: 868



Gym Repairs:

New pad ordered for the Preacher Curl strength machine; new foot bars ordered for the Roman chair strength machine and installed.

EXHIBIT 7



Proposal for Clubhouse Enhancement
Sweetwater CDD



Sweetwater CDD Board of Directors,

VerdeGo Landscape would like to sincerely thank you for your consideration on the Clubhouse Landscape Renovation project. We recognize the importance of this investment and appreciate the time and consideration your Board has given throughout this process.

With a long-standing presence in Northeast Florida, VerdeGo has built a reputation as a leading provider of both landscape construction and full-service maintenance. Our team brings extensive experience managing and enhancing large-scale CDD communities, combining quality workmanship with a proactive, responsive approach.

The clubhouse serves as a central gathering space for the community, and its impressive scale, and resort-style amenities provided the inspiration for a landscape design intended to complement and enhance the character of the facility.

Throughout the design process, careful consideration was given to creating a cohesive landscape that highlights the building's architectural features while introducing a clean, timeless, and sustainable landscape appropriate for Northeast Florida. Our vision was not only to improve the visual appeal of the property, but also to create welcoming outdoor spaces that encourage residents to gather, relax, and enjoy the amenities the community has to offer. We hope these landscape improvements will help foster increased activity, social engagement, and new opportunities for community events and group gatherings for years to come.

We would be honored to partner with Sweetwater CDD and are confident in our ability to deliver a result that reflects the pride and character of your community.

Thank you again for your consideration. We look forward to the opportunity to work together.

Sincerely,

Brian Cousino
Branch Manager



The following slides are before pictures and design ideas for the following areas of the front and pricing is provided on the proposal listed front of clubhouse: Left side parking lot by pool fence, front of the building, entrance median and right side of the building by the golf cart parking area.























No
Parking
FIRE LANE
By order of
Fire Dept
↔





















The following slides are before pictures and design ideas for the following areas of the back and pool area and pricing is provided on the proposal listed back and pool area of clubhouse: Gym window bed, open bed in the turf area, right side against the building going towards the pool, Crape Myrtle Area, and area within pool gates























Area where artificial turf could go making this a usable space for exercise classes, a place where kids could play while at the pool or a gathering place.

ARTIFICIAL TURF IS NOT PART OF THIS PROPOSAL. It would be cost effective to work with your previous installer of artificial turf directly.









RESTROOMS

7ft



























St. Augustine Swim Team
CYCLONES
www.saswimteam.com



The use of decorative stone throughout the landscape provides both long-term aesthetic and maintenance benefits compared to traditional mulch applications that require annual replenishment. River rock creates a clean, finished appearance year-round while reducing ongoing maintenance costs associated with mulch fading, decomposition, washout, and repeated replacement. Stone also helps with erosion control and weed suppression while providing a more durable solution for high-traffic and poolside environments.

In addition, the selected plant palette was intentionally designed around sustainable, low maintenance species well suited for the Northeast Florida climate and USDA Zone 9 conditions. Plants such as Podocarpus, European fan palms, African iris, dwarf bottlebrush, shell ginger, and Formosa azaleas are drought tolerant, heat adapted, and capable of thriving in the Florida environment with reduced water and maintenance demands once established.

Together, the combination of permanent stone groundcover and regionally appropriate plant material creates a resilient, attractive landscape designed for long term sustainability, reduced upkeep, and year-round visual appeal.



THANK YOU

EXHIBIT 8

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE FOR A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES, RATES, FEES AND CHARGES OF THE DISTRICT, AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District’s Board of Supervisors (“**Board**”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*, and to authorize user charges, rates and fees; and

WHEREAS, the Board finds it is in the District’s best interests to set public hearings to adopt the rules, rates, fees and charges set forth in **Exhibit A**.

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

SECTION 1. A public hearing will be held to consider and adopt the rules, rates, fees and charges of the District set forth in **Exhibit A** on **August 6, 2026, at 4:00 p.m. at 1865 North Loop Parkway, St. Augustine, Florida 32095.**

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 2nd day of June 2026.

ATTEST:

SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT

Secretary

Chairperson, Board of Supervisors

Exhibit A: Proposed Revised Fee Schedule

Exhibit A

Proposed Revised Fee Schedule

Facility Usage Fee (personal training, individual or small group lessons, etc., at the discretion of the District)	\$5-10 per lesson
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Proposed fee exemption:

Organizations and individuals with separate arrangements with the District as previously authorized in writing under a valid license agreement.