



***SWEETWATER CREEK
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

***Thursday
July 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 **Thursday, July 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: Thursday, July 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. 7-9](#)

IV. Landscape RFP Presentations, Scoring, & Selection

A. Consideration of Waiving Deficiencies

B. Presentations – *alphabetical order; under separate cover*

1. Brightview
2. Greenery, The
3. United Land Services
4. VerdeGo
5. Yellowstone

C. Scoring

V. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on June 2, 2026

[Exhibit 2](#)
[Pgs. 11-13](#)

B. Consideration for Acceptance – The May 2026 Unaudited Financial Statements

[Exhibit 3](#)
[Pgs. 15-39](#)

VI. Staff Reports

- A. Landscape Report
- B. District Engineer
- C. District Counsel
- D. District Manager
 - 1. Qualified Candidates – *Informational Purposes*
 - a. Seat #1
 - Kristen Cohen (her current seat)
 - Paul Yonally
 - b. Seat #2 – Gary LaCombe (his current seat; unopposed)
- E. General Manager’s Report
 - 1. Fitness Manager’s Report
 - 2. Project Tracker
- F. District Horticulturalist – Louise Leister

[Exhibit 4](#)
[Pgs. 41-42](#)
[Exhibit 5](#)
[Pg. 44](#)
[Exhibit 6](#)
[Pg. 46](#)
[Exhibit 7](#)
[Pgs. 48-49](#)

VII. Business Items

- A. Consideration of Pool Resurfacing Proposal Options
 - 1. Capital Pools - \$256,328.00
 - 2. Crown Pools, Inc. - \$228,997.00
 - 3. Epic Pools - \$238,250.00
 - 4. Superior Pools & Spas, Inc. - \$184,872.00
 - 5. Tempool, Inc. - \$157,118.22
- B. Consideration & Adoption of **Resolution 2026-11**, Designating Officers
- C. Consideration & Adoption of **Resolution 2026-12**, Designating Signatories
- D. Consideration of FCS Management Group-Infrastructure Reinvestment Planning Proposal – *To Be Distributed*

[Exhibit 8](#)
[Exhibit 8A](#)
[Pg. 52](#)
[Exhibit 8B](#)
[Pgs. 54-55](#)
[Exhibit 8C](#)
[Pgs. 57-58](#)
[Exhibit 8D](#)
[Pg. 60](#)
[Exhibit 8E](#)
[Pgs. 62-63](#)
[Exhibit 9](#)
[Pg. 65](#)
[Exhibit 10](#)
[Pgs. 67-68](#)
[Exhibit 11](#)

VIII. Discussion Topics

IX. Supervisors’ Requests

X. Consideration of Scheduling a Special Meeting for July 16th at 4:00 p.m.

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

**XII. Next Regular Meeting & Budget Public Hearing Quorum Check:
August 6 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

XIII. 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 lfesec@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 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 Thursday, July 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

Pub: June 24, 2026; #12420594

EXHIBIT 2

1 **MINUTES OF MEETING**

2 **SWEETWATER CREEK**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Sweetwater Creek Community
5 Development District was held on Tuesday, June 2, 2026 at 4:00 p.m., at the 1865 N. Loop Pkwy, St.
6 Augustine, FL 32095.

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

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

9 Present and constituting a quorum were:

10 Ron Cervelli	Board Supervisor, Chairman
11 Daniel Colin	Board Supervisor, Vice Chairman
12 Gary LaCombe	Board Supervisor, Assistant Secretary
13 Stephen Handler	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 Louise Leister	Horticulturalist
19 John Smith	Resident

20
21 *The following is a summary of the discussions and actions taken at the June 2, 2026 Sweetwater Creek*
22 *CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records*
23 *request by emailing PublicRecords@vestapropertyservices.com.*

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

26 John Smith noted several areas around the community, including Codo and Las Calinas, that needed
27 more flowers to be planted. Ms. Gunia noted that the areas mentioned and others would begin to
28 see improvements starting June 8th.

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

30 **FOURTH ORDER OF BUSINESS – Recognition of Former Supervisor John Smith for Distinguished**
31 **Service**

32 Led by Supervisor Dr. Handler, the Board presented the service award to Mr. Smith for his
33 contributions to the Board in relation to the pickleball construction project.

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

- 35 A. Exhibit 2: Consideration for Approval – The Minutes of the Board of Supervisor Budget Workshop
36 Held on April 21, 2026
- 37 B. Exhibit 3: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
38 Held on May 7, 2026
- 39 C. Exhibit 4: Consideration for Acceptance – The April 2026 Unaudited Financial Statements

40 On a MOTION by Dr. Handler, SECONDED by Mr. Colin, WITH ALL IN FAVOR, the Board approved
41 the Consent agenda as presented, for the Sweetwater Creek Community Development District.

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

43 A. Exhibit 5: Landscape Report

44 B. District Engineer

45 C. District Counsel

46 Ms. Henley provided brief reminders of the ethics training, qualifying period, and Form 1 submittal.

47 D. District Manager

48 1. Form 1 Submittal Reminder: July 1st

49 E. Exhibit 6: General Manager’s Report

50 Ms. Gunia presented further updates. Discussion ensued regarding vandalism and the effectiveness
51 of roving patrol against it, as well as mulching. The Board agreed to wait until after the landscaping
52 projects to complete the mulching.

53 1. Exhibit 7: Fitness Manager’s Report

54 2. Exhibit 8: 2026 Landscape Enhancement Projects

55 Ms. Gunia and Ms. Leister presented the proposals. Discussion ensued regarding the benefits
56 of the proposed landscape enhancements.

57 3. 2027 Landscape Enhancement Projects – *Under Separate Cover*

58 4. 2027 Capital Projects – Pool Resurfacing

59 Discussion ensued.

60 **The meeting recessed at approximately 4:57 p.m. and reconvened at approximately 5:06**
61 **p.m.**

62 Discussion continued regarding O&M funds for future projects, such as landscaping, as well
63 as reserves and the assessment increase percentage to be adopted at the August meeting.

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

65 A. Exhibit 9: Consideration & Adoption of **Resolution 2026-10**, Setting Public Hearing on Revised
66 Fees

67 Ms. Henley provided a brief explanation of the need for the resolution.

68 On a MOTION by Dr. Handler, SECONDED by Mr. Colin, WITH ALL IN FAVOR, the Board adopted
69 **Resolution 2026-10**, Setting Public Hearing on Revised Fees, for the Sweetwater Creek Community
70 Development District.

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

72 There being no discussion topics, the next item followed.

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

74 Supervisor Colin requested an update on the Supervisor designated emails.

75

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

78 There being no audience comments, the next item followed.
79

80 **The following item was not previously presented on the agenda.**
81

82 Consideration of Agenda Amendment to Postpone the Engineering Services RFQ presentations to
83 September 5th
84

85 On a MOTION by Dr. Handler, SECONDED by Mr. Colin, WITH ALL IN FAVOR, the Board approved
86 the amendment of the agenda to approve the postponing of the Engineering Services RFQ presentations to
87 the September 5th meeting and authorized the District Counsel to draft an RFQ addendum accordingly, for
88 the Sweetwater Creek Community Development District.

89 **ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: July 2 at 4:00PM**

90 All four Board members present stated that they would attending the next Board meeting on July 2
91 at 4:00 p.m.

92 **TWELFTH ORDER OF BUSINESS – Adjournment**

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

95 On a MOTION by Mr. Cervelli, SECONDED by Ms. Colin, WITH ALL IN FAVOR, the Board adjourned
96 the meeting at 5:59 p.m. for the Sweetwater Creek Community Development District.

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

100 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
101 **meeting held on July 2, 2026.**

102
103
104
105
106

Signature

Signature

Printed Name

Printed Name

107 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 3

Sweetwater Creek

Community Development District

Financial Statements (unaudited)

May 31, 2026



Sweetwater Creek CDD

Balance Sheet

May 31, 2026

	General Fund	Capital Reserves Fund	Series 2019 Debt Service Fund	Capital Project Fund	Total
ASSETS:					
Cash:					
Operating Account	\$ 15,511	\$ 96,612	\$ -	\$ -	\$ 112,122
Operating Account - Amenity Account	\$ -	\$ -	\$ -	\$ -	-
POS Account - Amenity	\$ 6,737	\$ -	\$ -	\$ -	6,737
Investments:					
State Board of Administration	\$ 7,501	\$ 395,433	\$ -	\$ -	402,935
U.S. Bank Custody Account	\$ 1,450,633	\$ -	\$ -	\$ -	1,450,633
Debt Service Trust Accounts:	\$ -	\$ -	\$ -	\$ -	-
Series 2019:					
Revenue	\$ -	\$ -	\$ 229,255	\$ -	229,255
Reserve A1	\$ -	\$ -	\$ 133,070	\$ -	133,070
Reserve A2	\$ -	\$ -	\$ 107,600	\$ -	107,600
Prepayment	\$ -	\$ -	\$ 346	\$ -	346
Excess Revenue	\$ -	\$ -	\$ 0	\$ -	0
Construction	\$ -	\$ -	\$ -	\$ 32,351	32,351
Interest A1	\$ -	\$ -	\$ -	\$ -	-
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	\$ 19,463	\$ -	\$ -	\$ -	19,463
Deposits	\$ 36,002	\$ -	\$ -	\$ -	36,002
TOTAL ASSETS:	1,595,646	592,045	470,327	32,351	2,690,369
LIABILITIES:					
Accounts Payable	69,744	-	-	-	69,744
Accrued Expenses	2,122	-	-	-	2,122
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:	171,882	59,686	-	-	231,568
FUND BALANCES:					
Nonspendable:					
Prepaid	55,464	-	-	-	55,464
Restricted for:					
Debt Service	-	-	470,327	-	470,327
Assigned to:					
Reserves	-	-	-	-	-
Unassigned:	1,368,300	532,359	-	32,351	1,933,010
TOTAL FUND BALANCE:	1,423,764	532,359	470,327	32,351	2,458,802
TOTAL LIABILITIES & FUND BALANCE:	\$ 1,595,646	\$ 592,045	\$ 470,327	\$ 32,351	\$ 2,690,369

Sweetwater Creek CDD

General Fund

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

	Adopted Budget	Monthly Actual	Year-to-Date Actual	Year-to-Date Variance	Percentage Variance
REVENUES:					
Special Assessments (net)	\$ 1,981,623	\$ -	\$ 1,978,219	\$ (3,404)	99.83%
Fitness Center Revenue	4,500	575	\$ 6,140	\$ 1,640	136.44%
Interest/Miscellaneous	30,000	5,024	\$ 26,009	\$ (3,991)	86.70%
Cost Share : Marshall Creek	-	-	\$ -	\$ -	
Insurance Proceeds	-	-	\$ -	\$ -	
TOTAL REVENUES:	2,016,123	5,599	2,010,369	(5,754)	99.71%
EXPENDITURES:					
General & Administrative:					
Supervisors Fees	14,000	800	10,200	(3,800)	72.86%
Engineering Services	20,000	6,825	32,593	12,593	162.96%
Legal Services	65,000	-	72,699	7,699	111.84%
Auditing Services	3,800	-	-	(3,800)	0.00%
Assessment Administration	5,460	417	8,833	3,373	161.78%
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	32,148	(14,262)	69.27%
Information Technology	1,556	1,237	1,437	(119)	92.35%
Website Maintenance	1,092	-	-	(1,092)	0.00%
Telephone	742	-	-	(742)	0.00%
Postage & Delivery	3,300	77	402	(2,898)	12.18%
Insurance - Public Officials	5,400	-	5,486	86	101.59%
Copies	4,200	84	823	(3,377)	19.61%
Legal Advertising	2,000	593	2,237	237	111.83%
Miscellaneous	1,500	-	2,277	777	151.83%
Dues, Licenses & Subscriptions	175	350	525	350	300.00%
Cost Share Expense - Marshall Creek	100,000	-	52,417	(47,583)	52.42%
Total General & Administrative:	285,062	14,276	230,670	(54,392)	80.92%
Operations & Maintenance:					
Electric	82,500	7,189	54,379	(28,121)	65.91%
Insurance - General Liability	6,629	-	6,246	(383)	94.22%
Landscape Maintenance	300,014	27,296	210,320	(89,694)	70.10%
Landscape Improvements	50,000	1,000	11,637	(38,363)	23.27%
Mulch	50,000	-	2,862	(47,138)	5.72%
Lake Maintenance	25,469	2,122	16,980	(8,489)	66.67%
Fountain Maintenance	1,500	-	7,373	5,873	491.55%
Irrigations - R & M	50,000	15,084	42,462	(7,538)	84.92%
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	3,400	13,545	(3,455)	79.68%
Streetlight Repair	2,250	-	-	(2,250)	0.00%
Signage Repair	1,000	425	927	(73)	92.74%

Sweetwater Creek CDD

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

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

	Adopted Budget	Monthly Actual	Year-to-Date Actual	Year-to-Date Variance	Percentage Variance
Holiday Decorations	5,000	40	3,563	(1,437)	71.26%
Miscellaneous Field Supplies	3,500	1,029	1,617	(1,883)	46.21%
Total Operations & Maintenance:	656,862	57,586	376,615	(280,247)	57.34%
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	1,132	213.20%
Licenses & Permits	770	-	-	(770)	0.00%
Subscriptions & Memberships	2,040	1,217	2,860	820	140.19%
Training	500	-	-	(500)	0.00%
Office Supplies	2,500	659	1,860	(640)	74.38%
Office Equipment	2,500	33	3,666	1,166	146.65%
Telephone/Internet/TV	9,600	1,038	7,088	(2,512)	73.83%
Guardhouse - Internet/Telephone	2,000	150	1,198	(802)	59.92%
Field:					
Field Management	97,232	7,176	55,005	(42,227)	56.57%
Facility Management	291,523	24,592	197,848	(93,675)	67.87%
General Utilities	90,585	3,680	52,402	(38,183)	57.85%
Refuse Removal	9,600	1,069	7,915	(1,685)	82.45%
Security	41,857	3,477	28,992	(12,865)	69.26%
Janitorial Services	45,640	4,750	38,611	(7,029)	84.60%
Operating Supplies - Spa & Paper	4,000	271	2,305	(1,695)	57.63%
Operating Supplies - Uniforms	500	-	55	(445)	11.10%
Cleaning Supplies	10,000	166	1,691	(8,310)	16.91%
Landscape Maintenance & Improvements	50,000	-	10,144	(39,856)	20.29%
Gate - R & M	5,000	-	2,333	(2,667)	46.67%
Dog Park - R & M	6,000	-	590	(5,410)	9.83%
Park Mulch	5,000	-	3,600	(1,400)	72.00%
Miscellaneous Field Supplies	2,000	204	3,939	1,939	196.95%
Buildings - R & M	36,000	193	9,435	(26,565)	26.21%
Pest Control	1,800	86	1,096	(704)	60.87%
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	17,131	(12,869)	57.10%
Signage & Amenity Repairs	300	-	74	(226)	24.66%
Special Events	2,000	79	2,197	197	109.84%
Park - R & M	10,000	831	3,075	(6,925)	30.75%
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	3,595	31,178	(28,823)	51.96%
Fitness Equipment - R & M	5,000	281	2,727	(2,273)	54.54%
Fitness Equipment Rental	30,477	2,889	23,104	(7,373)	75.81%
Miniature Golf Course Maintenance	500	-	70	(430)	13.99%

Sweetwater Creek CDD

General Fund

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

	Adopted Budget	Monthly Actual	Year-to-Date Actual	Year-to-Date Variance	Percentage Variance
Miscellaneous Fitness Supplies	4,000	1,657	9,214	5,214	230.34%
Capital Outlay - Machinery & Equipment	6,400	-	-	(6,400)	0.00%
Capital Outlay	-	-	1,335	1,335	
Total Amenities:	974,199	60,223	579,751	(394,448)	59.51%
Total Operations & Maintenance and Amenities	1,916,123	132,085	1,187,036	(729,087)	61.95%
Reserves					
Capital Reserve Transfer	100,000	-	100,000	-	100.00%
Total Reserves	100,000	-	100,000	-	100.00%
TOTAL EXPENDITURES & RESERVES:	2,016,123	132,085	1,287,036	(729,087)	63.84%
Revenues Over/(Under) Expenditures		(126,486)	723,333		
FUND BALANCE BEGINNING			700,432		
FUND BALANCE, ENDING			\$ 1,423,764		

Sweetwater Creek CDD

Capital Reserve Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

For the period of October 1, 2025 through May 31, 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	11,036	\$ 1,036	110.36%
TOTAL REVENUES:	110,000	111,036	1,036	100.94%
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	 -	 78,209	 78,209	
 FUND BALANCE BEGINNING		 454,150		
Net Changes in fund balance		 78,209		
FUND BALANCE, ENDING		\$ 532,359		

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	11,036
Expenditures	32,827
Anticipated Balance	\$ 532,359
Variance Reserve Study vs Actaul	\$ (426,183)

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 May 31, 2026

	Adopted	Year-to-Date		Percentage
	Budget	Actual	Variance	Variance
REVENUES:				
Special Assessments- Tax Roll	\$ 734,966	\$ 733,703	\$ (1,262)	99.83%
Special Assessments- Prepayments	-	10,378	10,378	
Interest	-	16,908	16,908	
TOTAL REVENUES:	734,966	760,989	26,023	103.54%
EXPENDITURES:				
Series 2019-A1				
Principal Payments:				
05/01	365,000	370,000	5,000	101.37%
Interest Expense:				
11/01	77,766	77,766	(0)	100.00%
05/01	73,888	77,766	3,878	105.25%
Series 2019-A2				
Principal Payments:				
05/01	130,000	135,000	5,000	103.85%
Interest Expense:				
11/01	41,825	41,825	-	100.00%
05/01	39,550	41,825	2,275	105.75%
Total Debt Service:	728,029	744,181	16,152	102.22%
TOTAL EXPENDITURES:	728,029	744,181	16,152	102.22%
Revenues Over/(Under) Expenditures	6,937	16,808	9,871	242.30%
FUND BALANCE BEGINNING		453,519		
Net Changes in fund balance		16,808		
FUND BALANCE, ENDING		\$ 470,327		

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 May 31, 2026

	Adopted Budget	Year-to-Date Actual	Year-to-Date Variance	Percentage Variance
REVENUES:				
Interest	\$ -	\$ 1,512	\$ 1,512	
TOTAL REVENUES:	-	1,512	1,512	
 EXPENDITURES:				
Capital Outlay	-	66,147	66,147	
TOTAL EXPENDITURES:	-	66,147	66,147	
 Revenues Over/(Under) Expenditures	-	(64,636)	(64,636)	
 FUND BALANCE BEGINNING		96,987		
Net Changes in fund balance		(64,636)		
FUND BALANCE, ENDING		\$ 32,351		

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	575	-	-	-	-	6,140
Interest/Miscellaneous	2,386	1,534	972	1,549	3,834	5,199	5,610	5,024	-	-	-	-	26,108
Cost Share : Marshall Creek	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUES:	4,236	177,882	303,207	1,338,227	111,747	41,473	28,098	5,599	-	-	-	-	2,010,468
EXPENDITURES:													
General & Administrative:													
Supervisors Fees	2,000	1,000	1,000	1,000	1,600	800	2,000	800	-	-	-	-	10,200
Engineering Services	-	5,280	4,300	7,611	9,118	5,256	1,028	6,825	-	-	-	-	39,418
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	417	-	-	-	-	8,833
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	3,894	-	-	-	-	32,148
Information Technology	-	-	-	-	-	-	200	1,237	-	-	-	-	1,437
Website Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	87	55	46	-	111	-	25	77	-	-	-	-	402
Insurance - Public Officials	5,486	-	-	-	-	-	-	-	-	-	-	-	5,486
Copies	-	-	193	392	53	102	-	84	-	-	-	-	823
Legal Advertising	197	341	348	314	134	112	197	593	-	-	-	-	2,237
Miscellaneous	800	(63)	-	-	-	-	1,540	-	-	-	-	-	2,277
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	350	-	-	-	-	525
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	14,276	-	-	-	-	230,669
Operations & Maintenance:													
Electric	6,447	6,071	6,032	7,211	7,224	7,090	7,116	7,189	-	-	-	-	54,379
Insurance - General Liability	6,246	-	-	-	-	-	-	-	-	-	-	-	6,246
Landscape Maintenance	24,273	26,295	26,295	24,273	27,296	27,296	27,296	27,296	-	-	-	-	210,320
Landscape Improvements	6,380	-	1,700	-	-	1,557	1,000	1,000	-	-	-	-	11,637
Mulch	2,650	-	212	-	-	-	-	-	-	-	-	-	2,862
Lake Maintenance	2,122	2,122	2,122	2,122	2,122	2,122	2,122	2,122	-	-	-	-	16,980
Fountain Maintenance	7,373	-	-	-	-	-	-	-	-	-	-	-	7,373
Irrigations - R & M	1,236	219	2,750	190	2,667	16,330	2,333	15,084	-	-	-	-	40,810

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	-	-	-	-	-	-	3,400	-	-	-	-	13,545
Streetlight Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Signage Repair	4	-	394	-	105	-	-	425	-	-	-	-	927
Holiday Decorations	642	1,919	885	-	-	77	-	40	-	-	-	-	3,563
Miscellaneous Field Supplies	30	50	-	-	221	290	(2)	1,029	-	-	-	-	1,617
Total Operations & Maintenance:	70,852	37,926	40,389	33,817	39,635	54,892	39,866	57,586	-	-	-	-	374,963
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	1,217	-	-	-	-	2,860
Training	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	196	29	75	402	54	231	213	659	-	-	-	-	1,860
Office Equipment	83	592	85	206	(3)	-	2,670	33	-	-	-	-	3,666
Telephone/Internet/TV	757	757	898	910	910	910	910	1,038	-	-	-	-	7,088
Guardhouse - Internet/Telephone	150	150	150	150	150	150	150	150	-	-	-	-	1,198
Field:													
Field Management	5,502	5,721	7,480	7,085	7,205	7,519	7,316	7,176	-	-	-	-	55,005
Facility Management	25,171	23,771	25,884	24,795	24,390	24,637	24,608	24,592	-	-	-	-	197,848
General Utilities	5,015	6,061	6,780	8,609	9,238	7,595	5,424	3,680	-	-	-	-	52,403
Refuse Removal	930	935	974	974	938	1,027	1,069	1,069	-	-	-	-	7,915
Security	3,526	3,428	3,548	3,452	3,477	4,608	3,477	3,477	-	-	-	-	28,992
Janitorial Services	4,035	4,368	5,687	5,291	4,665	5,021	4,794	4,750	-	-	-	-	38,611
Operating Supplies - Spa & Paper	387	527	159	-	188	391	383	271	-	-	-	-	2,305
Operating Supplies - Uniforms	-	55	-	-	-	-	-	-	-	-	-	-	55
Cleaning Supplies	410	213	68	258	308	100	168	166	-	-	-	-	1,691
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	204	-	-	-	-	3,939
Buildings - R & M	1,444	1,807	3,225	584	1,679	-	504	193	-	-	-	-	9,435

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
Pest Control	84	84	84	499	86	86	86	86	-	-	-	-	1,096
Pool Maintenance - Contract	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool - R & M	-	74	168	538	31	64	-	-	-	-	-	-	875
Pool Chemicals	2,158	2,158	2,158	2,132	2,132	2,132	2,132	2,132	-	-	-	-	17,131
Signage & Amenity Repairs	-	-	-	-	-	74	-	-	-	-	-	-	74
Special Events	149	29	1,177	358	151	254	-	79	-	-	-	-	2,197
Park - R & M	-	94	-	2,150	-	-	-	831	-	-	-	-	3,075
Pickleball R & M	250	-	82	17	91	-	-	-	-	-	-	-	441
Guardhouse Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Playground - R & M	-	-	-	-	-	-	-	-	-	-	-	-	-
Fitness:													
Outside Fitness	3,540	4,618	3,495	3,300	3,520	3,665	5,445	3,595	-	-	-	-	31,178
Fitness Equipment - R & M	2,940	(1,541)	-	343	556	20	128	281	-	-	-	-	2,727
Fitness Equipment Rental	2,887	5,427	103	2,887	2,889	3,134	2,889	2,889	-	-	-	-	23,104
Miniature Golf Course Maintenance	-	-	-	70	-	-	-	-	-	-	-	-	70
Miscellaneous Fitness Supplies	632	1,612	3,265	437	247	1,363	-	1,657	-	-	-	-	9,214
Capital Outlay - Machinery & Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay	-	-	-	582	-	-	751	-	-	-	-	-	1,333
Total Amenities:	122,424	68,876	62,763	68,511	67,033	63,519	66,399	60,223	-	-	-	-	579,748
Total Operations & Maintenance and Amenities	214,924	130,946	128,710	128,383	141,521	186,606	122,206	132,085	-	-	-	-	1,185,381
Reserves													
Capital Reserve Transfer	100,000	-	-	-	-	-	-	-	-	-	-	-	100,000
Total Reserves	100,000	-	-	-	-	-	-	-	-	-	-	-	100,000
TOTAL EXPENDITURES & RESERVES:	314,924	130,946	128,710	128,383	141,521	186,606	122,206	132,085	-	-	-	-	1,285,381
Revenues Over/(Under) Expenditures	(310,688)	46,937	174,496	1,209,844	(29,775)	(145,133)	(94,108)	(126,486)	-	-	-	-	725,087

Sweetwater CDD
Cash and Investment Report
May 31, 2026

GENERAL FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating (GF)	Valley Bank	Checking Account - 1122	n/a	3.04%	\$ 76,237
Checking Account - Operating (GF)	Valley Bank	Checking Account - 4681	n/a	3.04%	-
Checking Account - POS (GF)	Valley Bank	Checking Account - 1819	n/a	3.04%	6,737
				Subtotal	\$ 82,974
SBA Trust Fund	Florida Prime	Agency Account - 3520	n/a	3.81%	\$ 7,501
US Bank Custody	US Bank	Custody Account - 9000	n/a	3.50%	1,450,633
				Subtotal	\$ 1,458,134
				Total GF	\$ 1,533,607

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%	\$ 96,612
SBA Trust Fund	Florida Prime	Agency Account - 3521	n/a	3.81%	395,433
				Total CRF	\$ 492,045

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%	\$ 229,255
Series 2019a-1 Interest Account	US Bank		n/a	0.00%	0
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%	346
Series 2019 Rebate Account	US Bank		n/a	3.50%	56
				Total DS	\$ 470,327

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%	\$ 32,351
				Total CP	\$ 32,351
				Total All Funds	\$ 2,528,330

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)
Less: Principal Payment - 5/1/26		(\$365,000)
Less: Principal Payment - 5/1/26 (Special Call)		(\$5,000)
Current Bond Outstanding		\$5,230,000

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)
Less: Principal Payment - 5/1/26		(\$130,000)

Less: Principal Payment - 5/1/26 (Special Call)	(\$5,000)
Current Bond Outstanding	\$2,025,000

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
May 31, 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), Court Reserve - Oct-Apr subscription
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.
Accrued Expenses - \$2k for First Horizon May Lake Maintenance services
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 99.71% of adopted budget.
- > Total expenditures & reserves are 63.84% of adopted budget.
- > Significant variances explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<i>Administrative</i>				
Supervisors Fees	14,000	10,200	72.86%	2 meeting in Oct & April
Engineering Services	20,000	32,593	162.96%	Mathews Design Group
Legal Services	65,000	72,699	111.84%	Killinski services
Auditing Services	3,800	-	0.00%	Annual Service billed once audit is performed
Assessment Administration	5,460	8,833	161.78%	\$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	32,148	69.27%	\$1k for assessment methodology consultation
Information Technology	1,556	1,437	92.35%	Upgrading server
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	2,237	111.83%	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	525	300.00%	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
<i>Operations & Maintenance:</i>				
Insurance - General Liability	6,629	6,246	94.22%	Billed annually in October
Landscape Maintenance	300,014	210,320	70.10%	Includes Dog Park & Playground service (budgeted under amenity costs)
Fountain Maintenance	1,500	7,373	491.55%	Electrical work on Fountain Pool & Pond Pumps
Irrigations - R & M	50,000	42,462	84.92%	Misc irrigation & backflow repairs, mainline reroute
Tree Pruning	17,000	13,545	79.68%	Palm Pruning, dead tree removal
Holiday Decorations	5,000	3,563	71.26%	Christmas décor
<i>Amenities Administrative</i>				
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	2,860	140.19%	Safesave, Court Reserve & Swish
Office Equipment	2,500	3,666	146.65%	Firewall - per Erin will be returned in May
Field:				
Field Management	97,232	55,005	56.57%	Vesta Property Services - Billed based on actual payroll costs
Facility Management	291,523	197,848	67.87%	Vesta Property Services - Billed based on actual payroll costs
Refuse Removal	9,600	7,915	82.45%	Republic Services - \$973/mo
Janitorial Services	45,640	38,611	84.60%	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	3,939	196.95%	Misc tools & fuel
Pest Control	1,800	1,096	60.87%	Includes annual termite renewal \$450
Pool Maintenance - Contract	20,442	-	0.00%	Included in services provided by Vesta
Special Events	2,000	2,197	109.84%	Employee holiday luncheon
Fitness:				
Fitness Equipment Rental	30,477	23,104	75.81%	Geneva & Chairman's equip rental contracts
Miscellaneous Fitness Supplies	4,000	9,214	230.34%	Exercise Equipment wipes

Sweetwater CDD
General Ledger Detail
May 2026

	Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
1101000 - Operating Account (Valley)									
	Bill Pmt -Check	05/01/2026	100106	Duval Landscape Maintenance	Invoice: 35267 (Reference: Irrigation Repairs.)	1202000 - Accounts Payable		1,385.00	-1,385.00
	Bill Pmt -Check	05/01/2026	100107	Kilinski Van Wyk PLLC	Invoice: 14783 (Reference: Legal Services Mar 26.)	1202000 - Accounts Payable		6,640.05	-8,025.05
	Bill Pmt -Check	05/01/2026	100108	Louise Leister	Invoice: 67853 (Reference: Landscape & Horticulture Consulting.)	1202000 - Accounts Payable		1,000.00	-9,025.05
	Bill Pmt -Check	05/01/2026	050126ACH1	TECO	1865 N LOOP PKWY Mar 10, 2026 - Apr 08, 2026	1202000 - Accounts Payable		160.17	-9,185.22
	Bill Pmt -Check	05/04/2026	050426ACH1	Comcast	1865 N. Loop Parkway Apr 15, 2026 to May 14, 2026	1202000 - Accounts Payable		909.75	-10,094.97
	Bill Pmt -Check	05/04/2026	100109	Duval Landscape Maintenance	Invoice: 35313 (Reference: Landscape Maintenance May 26.) Invoice: 34885 (Reference: Landscap...	1202000 - Accounts Payable		81,888.00	-91,982.97
	Bill Pmt -Check	05/05/2026	100110	Unifid Digital Systems LLC	Invoice: 1003 (Reference: IT Support.) Invoice: 1001 (Reference: IT Support.)	1202000 - Accounts Payable		1,437.00	-93,419.97
	Bill Pmt -Check	05/05/2026	050526ACH1	Florida Natural Gas	1865 NORTH LOOP PARKWAY 3/9/26 - 4/8/26	1202000 - Accounts Payable		95.02	-93,514.99
	Bill Pmt -Check	05/07/2026	050726ACH1	Republic Services #687	1865 N Loop Pkwy 5/1/26 - 5/31/26	1202000 - Accounts Payable		1,068.87	-94,583.86
	Bill Pmt -Check	05/08/2026	050826ACH1	Turner Pest Control	Reference: Pest Control.	1202000 - Accounts Payable		86.35	-94,670.21
	Bill Pmt -Check	05/12/2026	100111	East Coast Wells & Pump Service	Invoice: 54291 (Reference: Service Call on Pump 3.)	1202000 - Accounts Payable		285.00	-94,955.21
	Bill Pmt -Check	05/12/2026	100112	Gannett FL LocalQ	Invoice: 0007689816 (Reference: Legal Advertising.)	1202000 - Accounts Payable		197.12	-95,152.33
	Bill Pmt -Check	05/12/2026	100113	Envera	Invoice: 768417 (Reference: Security 6/1/26- 6/30/26.)	1202000 - Accounts Payable		3,476.78	-98,629.11
	Bill Pmt -Check	05/12/2026	100114	Duval Landscape Maintenance	Invoice: 34976 (Reference: Irrigation Repair.) Invoice: 35229 (Reference: Main Entry Valve Re...	1202000 - Accounts Payable		2,443.00	-101,072.11
	Bill Pmt -Check	05/12/2026	100115	FCS Management Group LLC	Invoice: 20260417-001 (Reference: IT Equipment Replacement & Room Meeting Rentals.)	1202000 - Accounts Payable		3,672.20	-104,744.31
	Bill Pmt -Check	05/13/2026	100116	Future Horizons, Inc.	Invoice: 94664 (Reference: Aquatic Weed Control.)	1202000 - Accounts Payable		2,122.44	-106,866.75
	Bill Pmt -Check	05/14/2026	100117	Duval Landscape Maintenance	Invoice: 34934 (Reference: Controller Backflow Repair.)	1202000 - Accounts Payable		1,300.00	-108,166.75
	Transfer	05/18/2026			Closure of account	1101005 - Amenity OP Account	58.92		-108,107.83
	Bill Pmt -Check	05/19/2026	051926ACH1	St. Johns County Utility Department	1187 LAS CALINAS BLVD GUARDHOUSE 3/18/26 - 4/19/26	1202000 - Accounts Payable		33.86	-108,141.69
	Bill Pmt -Check	05/19/2026	051926ACH2	St. Johns County Utility Department	1865 N LOOP PKWY 3/18/26 - 4/19/26	1202000 - Accounts Payable		1,072.64	-109,214.33
	Bill Pmt -Check	05/19/2026	051926ACH3	St. Johns County Utility Department	491 ENSENADA DR 3/18/26 - 4/19/26	1202000 - Accounts Payable		52.84	-109,267.17
	Bill Pmt -Check	05/19/2026	051926ACH4	FPL	1802 N Loop PKWY #LGT Apr 8, 2026 to May 8, 2026	1202000 - Accounts Payable		30.80	-109,297.97
	Bill Pmt -Check	05/19/2026	051926ACH5	FPL	97 Onda LN #IRR Apr 6, 2026 to May 6, 2026	1202000 - Accounts Payable		30.80	-109,328.77
	Bill Pmt -Check	05/19/2026	051926ACH6	FPL	633 Glorieta Dr #IRR Apr 6, 2026 to May 6, 2026	1202000 - Accounts Payable		33.04	-109,361.81
	Bill Pmt -Check	05/19/2026	051926ACH7	FPL	537 Ensenada Dr. #IRR Apr 6, 2026 to May 6, 2026	1202000 - Accounts Payable		33.93	-109,395.74
	Bill Pmt -Check	05/19/2026	051926ACH8	FPL	2064 Las Calinas Blvd #IRR Apr 6, 2026 to May 6, 2026	1202000 - Accounts Payable		36.30	-109,432.04
	Bill Pmt -Check	05/19/2026	051926ACH9	FPL	336 Rio Del Norte Road #IRR Apr 6, 2026 to May 6, 2026	1202000 - Accounts Payable		36.39	-109,468.43
	Bill Pmt -Check	05/19/2026	051926ACH10	FPL	43 Privado Ct #LITE Apr 6, 2026 to May 6, 2026	1202000 - Accounts Payable		37.85	-109,506.28
	Bill Pmt -Check	05/19/2026	051926ACH11	FPL	491 Ensenada Dr #Park Apr 6, 2026 to May 6, 2026	1202000 - Accounts Payable		38.14	-109,544.42
	Bill Pmt -Check	05/19/2026	051926ACH12	FPL	2036 Las Calinas Blvd #IRR Apr 6, 2026 to May 6, 2026	1202000 - Accounts Payable		63.57	-109,607.99
	Bill Pmt -Check	05/19/2026	051926ACH13	FPL	661 Ensenada Dr. #IRR Apr 6, 2026 to May 6, 2026	1202000 - Accounts Payable		69.29	-109,677.28
	Bill Pmt -Check	05/19/2026	051926ACH14	FPL	711 Enrede LN Apr 6, 2026 to May 6, 2026	1202000 - Accounts Payable		71.63	-109,748.91
	Bill Pmt -Check	05/19/2026	051926ACH15	FPL	166 Torcido Blvd #IRR Apr 6, 2026 to May 6, 2026	1202000 - Accounts Payable		75.14	-109,824.05
	Bill Pmt -Check	05/19/2026	051926ACH16	FPL	1329 Las Calinas Blvd #IRR Apr 6, 2026 to May 6, 2026	1202000 - Accounts Payable		83.47	-109,907.52
	Bill Pmt -Check	05/19/2026	051926ACH17	FPL	1504 Las Calinas Blvd #IRR Apr 6, 2026 to May 6, 2026	1202000 - Accounts Payable		95.68	-110,003.20
	Bill Pmt -Check	05/19/2026	051926ACH18	FPL	1187 Las Calinas Blvd #LITE Apr 6, 2026 to May 6, 2026	1202000 - Accounts Payable		175.89	-110,179.09
	Bill Pmt -Check	05/19/2026	051926ACH19	FPL	166 Pantano Vista Way # Fountain Apr 6, 2026 to May 6, 2026	1202000 - Accounts Payable		437.15	-110,616.24
	Bill Pmt -Check	05/20/2026	052026ACH1	FPL	499 Ensenada Dr #IRR Apr 6, 2026 to May 6, 2026	1202000 - Accounts Payable		30.80	-110,647.04
	Bill Pmt -Check	05/20/2026	052026ACH2	FPL	1865 N Loop Pkwy Apr 6, 2026 to May 6, 2026	1202000 - Accounts Payable		3,353.93	-114,000.97
	Bill Pmt -Check	05/20/2026	052026ACH3	FPL	Streetlights # Palencia N PH Apr 8, 2026 to May 8, 2026	1202000 - Accounts Payable		6,022.89	-120,023.86
	Bill Pmt -Check	05/20/2026	100118	East Coast Wells & Pump Service	Invoice: 54689 (Reference: Replace Pump.)	1202000 - Accounts Payable		7,551.00	-127,574.86
	Bill Pmt -Check	05/20/2026	100119	Kilinski Van Wyk PLLC	Invoice: 14993 (Reference: Legal Services April 26.)	1202000 - Accounts Payable		6,824.85	-134,399.71
	Bill Pmt -Check	05/20/2026	100120	Lloyds Exercise Equipment LLC	Invoice: K480-110 (Reference: Fitness Center Wipes.)	1202000 - Accounts Payable		1,560.00	-135,959.71
	Bill Pmt -Check	05/26/2026	100121	Duval Landscape Maintenance	Invoice: 34978 (Reference: Irrigation Repairs.) Invoice: 35034 (Reference: Landscape Manageme...	1202000 - Accounts Payable		28,921.00	-164,880.71
	Bill Pmt -Check	05/26/2026	100122	Vesta Property Services	Invoice: 432336 (Reference: Amenity Management Fees Apr 26.)	1202000 - Accounts Payable		36,718.00	-201,598.71
	Bill Pmt -Check	05/26/2026	100123	Katherine Roy	Invoice: 051126 (Reference: 1 Class @35.00.)	1202000 - Accounts Payable		35.00	-201,633.71
	Bill Pmt -Check	05/26/2026	100124	Chairman's Enterprises, LLC	Invoice: 1296 (Reference: Fitness Equipment Lease.) Invoice: 1299 (Reference: Fitness Equipme...	1202000 - Accounts Payable		205.28	-201,838.99
	Bill Pmt -Check	05/26/2026	100125	Trane U.S. Inc.	Invoice: 315504463 (Reference: Service Call - Gym unit.)	1202000 - Accounts Payable		1,444.00	-203,282.99
	Bill Pmt -Check	05/26/2026	100126	Vesta District Services	Invoice: 431799 (Reference: Management Fees Apr 26.) Invoice: 432483 (Reference: Management F...	1202000 - Accounts Payable		8,645.49	-211,928.48
	Bill Pmt -Check	05/26/2026	100127	Erin Heaton	Invoice: 051126 (Reference: 2 Classes @ \$35.00.)	1202000 - Accounts Payable		70.00	-211,998.48
	Bill Pmt -Check	05/26/2026	052626ACH1	Valley Bank Credit Card	Various Purchases	1202000 - Accounts Payable		6,327.91	-218,326.39
	Bill Pmt -Check	05/26/2026	052626ACH2	AT&T	Guardhouse Telephone May 02 - June 01	1202000 - Accounts Payable		149.80	-218,476.19
	Bill Pmt -Check	05/27/2026	052726ACH1	Geneva Capital LLC	Fitness Equipment 5/26	1202000 - Accounts Payable		2,540.92	-221,017.11
	Bill Pmt -Check	05/28/2026	052826BOS1	Daniel L Colin	BOS Meeting 5/7/26	1202000 - Accounts Payable		200.00	-221,217.11
	Bill Pmt -Check	05/28/2026	052826BOS2	Gary M. LaCombe	BOS Meeting 5/7/26	1202000 - Accounts Payable		200.00	-221,417.11
	Bill Pmt -Check	05/28/2026	052826BOS3	Kristen Cohen	BOS Meeting 5/7/26	1202000 - Accounts Payable		200.00	-221,617.11
	Bill Pmt -Check	05/28/2026	052826BOS4	Stephen J Handler	BOS Meeting 5/7/26	1202000 - Accounts Payable		200.00	-221,817.11
	Bill Pmt -Check	05/28/2026	052826PR1	Andrea Jomant	1 Class @ \$35.00	1202000 - Accounts Payable		35.00	-221,852.11
	Bill Pmt -Check	05/28/2026	052826PR2	Aristides Beaton	2 Classes @ \$35.00	1202000 - Accounts Payable		70.00	-221,922.11
	Bill Pmt -Check	05/28/2026	052826PR3	Diane Stoever	3 Classes @ \$40.00	1202000 - Accounts Payable		120.00	-222,042.11

**Sweetwater CDD
General Ledger Detail
May 2026**

	Bill Pmt -Check	05/28/2026	052826PR4	Eliana Roque	6 Classes @ \$40.00	1202000 - Accounts Payable	240.00	-222,282.11
	Bill Pmt -Check	05/28/2026	052826PR5	Lina Hermez	9 Classes @ \$40.00 & 2 Classes @ \$25.00	1202000 - Accounts Payable	410.00	-222,692.11
	Bill Pmt -Check	05/28/2026	052826PR6	Madeline Rivera	4 Classes @ \$35.00	1202000 - Accounts Payable	140.00	-222,832.11
	Bill Pmt -Check	05/28/2026	052826PR7	Miranda Bulger	6 Classes @ \$40.00	1202000 - Accounts Payable	240.00	-223,072.11
	Bill Pmt -Check	05/28/2026	052826PR8	Patricia Scott	2 Classes @ \$35.00	1202000 - Accounts Payable	70.00	-223,142.11
	Bill Pmt -Check	05/28/2026	052826PR9	Ronald C. Cullum	4 Classes @ \$35.00	1202000 - Accounts Payable	140.00	-223,282.11
	Bill Pmt -Check	05/28/2026	052826PR10	Tiffany Cunningham	4 Classes @ \$35.00	1202000 - Accounts Payable	140.00	-223,422.11
	Deposit	05/31/2026			Interest	1361000 - Interest Revenue	364.65	-223,057.46
Total 1101000 - Operating Account (Valley)							423.57	223,481.03
1101005 - Amenity OP Account								
	Transfer	05/18/2026			Closure of account	1101000 - Operating Account (Valley)	58.92	-58.92
Total 1101005 - Amenity OP Account							0.00	58.92
1101015 - SBA (GF)								
	Deposit	05/31/2026			Interest	1361000 - Interest Revenue	24.20	24.20
Total 1101015 - SBA (GF)							24.20	0.00
1101020 - U.S. Bank Custody Account								
	Deposit	05/31/2026			Interest	1361000 - Interest Revenue	4,664.11	4,664.11
Total 1101020 - U.S. Bank Custody Account							4,664.11	0.00
1101025 - POS Account								
	Deposit	05/05/2026			Deposit	1369010 - Fitness Center Revenue	100.00	100.00
	Deposit	05/07/2026			Deposit	1369010 - Fitness Center Revenue	170.00	270.00
	Deposit	05/18/2026			Deposit	1369000 - Miscellaneous Revenue	26.63	296.63
	Deposit	05/21/2026			Deposit	1369000 - Miscellaneous Revenue	26.63	323.26
	Deposit	05/26/2026			Deposit	1369010 - Fitness Center Revenue	305.00	628.26
	Deposit	05/31/2026			Interest	1361000 - Interest Revenue	16.30	644.56
Total 1101025 - POS Account							644.56	0.00
2101010 - Reserve - Bank United								
	Deposit	05/31/2026			Interest	2361000 - Interest CRF	266.02	266.02
Total 2101010 - Reserve - Bank United							266.02	0.00
2101015 - SBA (CRF)								
	Deposit	05/31/2026			Interest	2361000 - Interest CRF	1,275.57	1,275.57
Total 2101015 - SBA (CRF)							1,275.57	0.00
3101000 - DS 2019 A-1 Reserve								
	Transfer	05/01/2026			Funds Transfer	3101002 - DS 2019 Revenue	382.40	-382.40
	Deposit	05/31/2026			Interest	3361000 - Interest - DS 2019	382.40	0.00
Total 3101000 - DS 2019 A-1 Reserve							382.40	382.40
3101001 - DS 2019 A-2 Reserve								
	Transfer	05/04/2026			Funds Transfer	3101002 - DS 2019 Revenue	309.21	-309.21
	Deposit	05/31/2026			Interest	3361000 - Interest - DS 2019	309.21	0.00
Total 3101001 - DS 2019 A-2 Reserve							309.21	309.21
3101002 - DS 2019 Revenue								
	Transfer	05/01/2026			Funds Transfer	3101000 - DS 2019 A-1 Reserve	382.40	382.40
	Transfer	05/01/2026			Funds Transfer	3101005 - DS 2019 Sinking Fund A-2	130,000.00	-129,617.60
	Transfer	05/01/2026			Funds Transfer	3101008 - DS 2019 Principal A-1	365,000.00	-494,617.60
	Transfer	05/01/2026			Funds Transfer	3101006 - DS 2019 Interest A-1	77,633.71	-572,251.31
	Transfer	05/04/2026			Funds Transfer	3101003 - DS 2019 Prepayment	10.96	-572,240.35
	Transfer	05/04/2026			Funds Transfer	3101001 - DS 2019 A-2 Reserve	309.21	-571,931.14
	Transfer	05/04/2026			Funds Transfer	3101007 - DS 2019 Interest A-2	41,825.00	-613,756.14
	Deposit	05/31/2026			Interest	3361000 - Interest - DS 2019	2,398.20	-611,357.94
Total 3101002 - DS 2019 Revenue							3,100.77	614,458.71
3101003 - DS 2019 Prepayment								
	Check	05/01/2026			Debt Service Pmt - 5.1.26	3517710 - Principal Expense DS2019-A1	5,000.00	-5,000.00
	Check	05/01/2026			Debt Service Pmt - 5.1.26	3517715 - Principal Expense DS2019-A2	5,000.00	-10,000.00
	Transfer	05/04/2026			Funds Transfer	3101002 - DS 2019 Revenue	10.96	-10,010.96
	Deposit	05/31/2026			Interest	3361000 - Interest - DS 2019	10.96	-10,000.00
Total 3101003 - DS 2019 Prepayment							10.96	10,010.96
3101005 - DS 2019 Sinking Fund A-2								
	Transfer	05/01/2026			Funds Transfer	3101002 - DS 2019 Revenue	130,000.00	130,000.00
	Check	05/01/2026			Debt Service Payment - Interest 5.1.26	3517715 - Principal Expense DS2019-A2	130,000.00	0.00
Total 3101005 - DS 2019 Sinking Fund A-2							130,000.00	130,000.00
3101006 - DS 2019 Interest A-1								
	Transfer	05/01/2026			Funds Transfer	3101002 - DS 2019 Revenue	77,633.71	77,633.71

Sweetwater CDD
General Ledger Detail
May 2026

	Check	05/01/2026		Debt Service Payment - Int 5.1.26		3517720 - Interest Expense DS2019-A1	77,765.64	-131.93
Total 3101006 - DS 2019 Interest A-1							77,633.71	-131.93
3101007 - DS 2019 Interest A-2								
	Check	05/01/2026		Debt Service Pmt - Interest 5.1.26		3517725 - Interest Expense DS2019-A2	41,825.00	-41,825.00
	Transfer	05/04/2026		Funds Transfer		3101002 - DS 2019 Revenue	41,825.00	0.00
Total 3101007 - DS 2019 Interest A-2							41,825.00	0.00
3101008 - DS 2019 Principal A-1								
	Check	05/01/2026	1	Debt Service Pmt - Interest		3517710 - Principal Expense DS2019-A1	365,000.00	-365,000.00
	Transfer	05/01/2026		Funds Transfer		3101002 - DS 2019 Revenue	365,000.00	0.00
Total 3101008 - DS 2019 Principal A-1							365,000.00	0.00
3101009 - DS 2019 Rebate								
	Deposit	05/01/2026		Interest		3361000 - Interest - DS 2019	0.16	0.16
Total 3101009 - DS 2019 Rebate							0.16	0.16
4101000 - DS 2019 A&C								
	Deposit	05/01/2026		Interest		4361000 - Interest	96.56	96.56
Total 4101000 - DS 2019 A&C							96.56	96.56
1550000 - Prepaid Expenses								
	General Journal	05/01/2026	68	Poolsure - Pool Chemicals - Annual Contract Amortization		1530290 - Pool Chemicals	2,131.65	-2,131.65
	General Journal	05/31/2026	72	Court Reserve Subscription (Oct 26 - Apr 27)		1530050 - Subscriptions & Memberships	1,113.00	-1,018.65
Total 1550000 - Prepaid Expenses							1,113.00	-1,018.65
1202000 - Accounts Payable								
	Bill	05/01/2026	35313	Duval Landscape Maintenance	Reference: Landscape Maintenance May 26.	1520020 - Landscape Maintenance	27,296.00	-27,296.00
	Bill Pmt -Check	05/01/2026	100106	Duval Landscape Maintenance	Invoice: 35267 (Reference: Irrigation Repairs.)	1101000 - Operating Account (Valley)	1,385.00	-25,911.00
	Bill Pmt -Check	05/01/2026	100107	Kilinski Van Wyk PLLC	Invoice: 14783 (Reference: Legal Services Mar 26.)	1101000 - Operating Account (Valley)	6,640.05	-19,270.95
	Bill Pmt -Check	05/01/2026	100108	Louise Leister	Invoice: 67853 (Reference: Landscape & Horticulture Consulting.)	1101000 - Operating Account (Valley)	1,000.00	-18,270.95
	Bill Pmt -Check	05/01/2026	050126ACH1	TECO	1865 N LOOP PKWY Mar 10, 2026 - Apr 08, 2026	1101000 - Operating Account (Valley)	160.17	-18,110.78
	Bill	05/01/2026	86541 5.26	Geneva Capital LLC	Fitness Equipment 5/26	1530380 - Fitness Equipment Rental	2,540.92	-20,651.70
	Bill	05/01/2026	1003	Unified Digital Systems LLC	Reference: IT Support.	1510090 - Information Technology	1,237.00	-21,888.70
	Bill	05/01/2026	335341682 5/26	AT&T	Guardhouse Telephone May 02 - June 01	1530100 - Guard House- Internet & Phone	149.80	-22,038.50
	Bill	05/01/2026	768417	Envera	Reference: Security 6/1/26- 6/30/26.	1530150 - Security	3,476.78	-25,515.28
	Bill	05/01/2026	1299	Chairman's Enterprises, LLC	Reference: Fitness Equipment Lease May 26.	1530380 - Fitness Equipment Rental	102.64	-25,617.92
	Bill	05/01/2026	432483	Vesta District Services	Reference: Management Fees May 26.	-SPLIT-	4,310.17	-29,928.09
	Bill Pmt -Check	05/04/2026	050426ACH1	Comcast	1865 N. Loop Parkway Apr 15, 2026 to May 14, 2026	1101000 - Operating Account (Valley)	909.75	-29,018.34
	Bill Pmt -Check	05/04/2026	100109	Duval Landscape Maintenance	Invoice: 35313 (Reference: Landscape Maintenance May 26.) Invoice: 34885 (Reference: Landscap...	1101000 - Operating Account (Valley)	81,888.00	52,869.66
	Bill Pmt -Check	05/05/2026	100110	Unified Digital Systems LLC	Invoice: 1003 (Reference: IT Support.) Invoice: 1001 (Reference: IT Support.)	1101000 - Operating Account (Valley)	1,437.00	54,306.66
	Bill Pmt -Check	05/05/2026	050526ACH1	Florida Natural Gas	1865 NORTH LOOP PARKWAY 3/9/26 - 4/8/26	1101000 - Operating Account (Valley)	95.02	54,401.68
	Bill	05/06/2026	622225091	Turner Pest Control	Reference: Pest Control.	1530260 - Pest Control	86.35	54,315.33
	Bill	05/06/2026	10583 5.26	FPL	1329 Las Calinas Blvd #IRR Apr 6, 2026 to May 6, 2026	1520000 - Electric	83.47	54,231.86
	Bill	05/06/2026	20281 5.26	FPL	1504 Las Calinas Blvd #IRR Apr 6, 2026 to May 6, 2026	1520000 - Electric	95.68	54,136.18
	Bill	05/06/2026	37392 5.26	FPL	661 Ensenada Dr. #IRR Apr 6, 2026 to May 6, 2026	1520000 - Electric	69.29	54,066.89
	Bill	05/06/2026	44154 5.26	FPL	499 Ensenada Dr #IRR Apr 6, 2026 to May 6, 2026	1520000 - Electric	30.80	54,036.09
	Bill	05/06/2026	47285 5.26	FPL	336 Rio Del Norte Road #IRR Apr 6, 2026 to May 6, 2026	1520000 - Electric	36.39	53,999.70
	Bill	05/06/2026	56253 5.26	FPL	2064 Las Calinas Blvd #IRR Apr 6, 2026 to May 6, 2026	1520000 - Electric	36.30	53,963.40
	Bill	05/06/2026	61314 5.26	FPL	537 Ensenada Dr. #IRR Apr 6, 2026 to May 6, 2026	1520000 - Electric	33.93	53,929.47
	Bill	05/06/2026	69248 5.26	FPL	166 Torcido Blvd #IRR Apr 6, 2026 to May 6, 2026	1520000 - Electric	75.14	53,854.33
	Bill	05/06/2026	70401 5.26	FPL	633 Glorieta Dr #IRR Apr 6, 2026 to May 6, 2026	1520000 - Electric	33.04	53,821.29
	Bill	05/06/2026	71537 5.26	FPL	43 Privado Ct #LITE Apr 6, 2026 to May 6, 2026	1520000 - Electric	37.85	53,783.44
	Bill	05/06/2026	73535 5.26	FPL	1187 Las Calinas Blvd #LITE Apr 6, 2026 to May 6, 2026	1530130 - General Utilities	175.89	53,607.55
	Bill	05/06/2026	79354 5.26	FPL	97 Onda LN #IRR Apr 6, 2026 to May 6, 2026	1520000 - Electric	30.80	53,576.75
	Bill	05/06/2026	83257 5.26	FPL	711 Enrede LN Apr 6, 2026 to May 6, 2026	1520000 - Electric	71.63	53,505.12
	Bill	05/06/2026	88413 5.26	FPL	491 Ensenada Dr #Park Apr 6, 2026 to May 6, 2026	1530130 - General Utilities	38.14	53,466.98
	Bill	05/06/2026	97256 5.26	FPL	2036 Las Calinas Blvd #IRR Apr 6, 2026 to May 6, 2026	1520000 - Electric	63.57	53,403.41
	Bill Pmt -Check	05/07/2026	050726ACH1	Republic Services #687	1865 N Loop Pkwy 5/1/26 - 5/31/26	1101000 - Operating Account (Valley)	1,068.87	54,472.28
	Bill	05/08/2026	64589 5/26	TECO	1865 N LOOP PKWY April 09, 2026 - May 04, 2026	1530130 - General Utilities	92.58	54,379.70
	Bill Pmt -Check	05/08/2026	050826ACH1	Turner Pest Control	Reference: Pest Control.	1101000 - Operating Account (Valley)	86.35	54,466.05
	Bill	05/08/2026	07163 5.26	FPL	Streetlights # Palencia N PH Apr 8, 2026 to May 8, 2026	1520000 - Electric	6,022.89	48,443.16
	Bill	05/08/2026	47441 5.26	FPL	1865 N Loop Pkwy Apr 6, 2026 to May 6, 2026	1530130 - General Utilities	3,353.93	45,089.23
	Bill	05/08/2026	52165 5.26	FPL	166 Pantano Vista Way # Fountain Apr 6, 2026 to May 6, 2026	1520000 - Electric	437.15	44,652.08
	Bill	05/08/2026	58332 5.26	FPL	1802 N Loop PKWY #LGT Apr 8, 2026 to May 8, 2026	1520000 - Electric	30.80	44,621.28
	Bill	05/11/2026	110427 5.26	Florida Natural Gas	1865 NORTH LOOP PARKWAY 4/8/26 - 5/4/26	1530130 - General Utilities	19.73	44,601.55
	Bill	05/11/2026	051126	Erin Heaton	Reference: 2 Classes @ \$35.00.	1530360 - Outside Fitness	70.00	44,531.55
	Bill	05/11/2026	051126	Katherine Roy	Reference: 1 Class @35.00.	1530360 - Outside Fitness	35.00	44,496.55

Sweetwater CDD
General Ledger Detail
May 2026

Bill	05/11/2026	1274272 5.26	Comcast	1865 N. Loop Parkway May 15, 2026 to June 14, 2026	1530090 - Telephone, Internet & TV	909.75	43,586.80
Bill Pmt -Check	05/12/2026	100111	East Coast Wells & Pump Service	Invoice: 54291 (Reference: Service Call on Pump 3.)	1101000 - Operating Account (Valley)	285.00	43,871.80
Bill Pmt -Check	05/12/2026	100112	Gannett FL LocalQ	Invoice: 0007689816 (Reference: Legal Advertising.)	1101000 - Operating Account (Valley)	197.12	44,068.92
Bill Pmt -Check	05/12/2026	100113	Envera	Invoice: 768417 (Reference: Security 6/1/26- 6/30/26.)	1101000 - Operating Account (Valley)	3,476.78	47,545.70
Bill Pmt -Check	05/12/2026	100114	Duval Landscape Maintenance	Invoice: 34976 (Reference: Irrigation Repair.) Invoice: 35229 (Reference: Main Entry Valve Re...	1101000 - Operating Account (Valley)	2,443.00	49,988.70
Bill Pmt -Check	05/12/2026	100115	FCS Management Group LLC	Invoice: 20260417-001 (Reference: IT Equipment Replacement & Room Meeting Rentals.)	1101000 - Operating Account (Valley)	3,672.20	53,660.90
Bill Pmt -Check	05/13/2026	100116	Future Horizons, Inc.	Invoice: 94664 (Reference: Aquatic Weed Control.)	1101000 - Operating Account (Valley)	2,122.44	55,783.34
Bill	05/13/2026	28664	Verdego, LLC	Reference: Irrigation Repairs.	1520070 - Irrigation Repairs & Maintenanc	8,162.10	47,621.24
Bill Pmt -Check	05/14/2026	100117	Duval Landscape Maintenance	Invoice: 34934 (Reference: Controller Backflow Repair.)	1101000 - Operating Account (Valley)	1,300.00	48,921.24
Bill	05/15/2026	968276894	Comcast	Fitness Center 1865 N. Loop Parkway	1530090 - Telephone, Internet & TV	127.76	48,793.48
Bill	05/15/2026	14993	Kilinski Van Wyk PLLC	Reference: Legal Services April 26.	1510020 - District Counsel	6,824.85	41,968.63
Bill	05/16/2026	3618397 5.26	Republic Services #687	1865 N Loop Pkwy 6/1/26 - 6/30/26	1530140 - Refuse Removal	1,068.87	40,899.76
Bill	05/17/2026	K480-110	Lloyds Exercise Equipment LLC	Reference: Fitness Center Wipes.	1530400 - Miscellaneous Fitness Supplies	1,560.00	39,339.76
Bill Pmt -Check	05/19/2026	051926ACH1	St. Johns County Utility Department	1187 LAS CALINAS BLVD GUARDHOUSE 3/18/26 - 4/19/26	1101000 - Operating Account (Valley)	33.86	39,373.62
Bill Pmt -Check	05/19/2026	051926ACH2	St. Johns County Utility Department	1865 N LOOP PKWY 3/18/26 - 4/19/26	1101000 - Operating Account (Valley)	1,072.64	40,446.26
Bill Pmt -Check	05/19/2026	051926ACH3	St. Johns County Utility Department	491 ENSENADA DR 3/18/26 - 4/19/26	1101000 - Operating Account (Valley)	52.84	40,499.10
Bill Pmt -Check	05/19/2026	051926ACH4	FPL	1802 N Loop PKWY #LGT Apr 8, 2026 to May 8, 2026	1101000 - Operating Account (Valley)	30.80	40,529.90
Bill Pmt -Check	05/19/2026	051926ACH5	FPL	97 Onda LN #IRR Apr 6, 2026 to May 6, 2026	1101000 - Operating Account (Valley)	30.80	40,560.70
Bill Pmt -Check	05/19/2026	051926ACH6	FPL	633 Gorieta Dr #IRR Apr 6, 2026 to May 6, 2026	1101000 - Operating Account (Valley)	33.04	40,593.74
Bill Pmt -Check	05/19/2026	051926ACH7	FPL	537 Ensenada Dr. #IRR Apr 6, 2026 to May 6, 2026	1101000 - Operating Account (Valley)	33.93	40,627.67
Bill Pmt -Check	05/19/2026	051926ACH8	FPL	2064 Las Calinas Blvd #IRR Apr 6, 2026 to May 6, 2026	1101000 - Operating Account (Valley)	36.30	40,663.97
Bill Pmt -Check	05/19/2026	051926ACH9	FPL	336 Rio Del Norte Road #IRR Apr 6, 2026 to May 6, 2026	1101000 - Operating Account (Valley)	36.39	40,700.36
Bill Pmt -Check	05/19/2026	051926ACH10	FPL	43 Privado Ct #LITE Apr 6, 2026 to May 6, 2026	1101000 - Operating Account (Valley)	37.85	40,738.21
Bill Pmt -Check	05/19/2026	051926ACH11	FPL	491 Ensenada Dr #Park Apr 6, 2026 to May 6, 2026	1101000 - Operating Account (Valley)	38.14	40,776.35
Bill Pmt -Check	05/19/2026	051926ACH12	FPL	2036 Las Calinas Blvd #IRR Apr 6, 2026 to May 6, 2026	1101000 - Operating Account (Valley)	63.57	40,839.92
Bill Pmt -Check	05/19/2026	051926ACH13	FPL	661 Ensenada Dr. #IRR Apr 6, 2026 to May 6, 2026	1101000 - Operating Account (Valley)	69.29	40,909.21
Bill Pmt -Check	05/19/2026	051926ACH14	FPL	711 Enrede LN Apr 6, 2026 to May 6, 2026	1101000 - Operating Account (Valley)	71.63	40,980.84
Bill Pmt -Check	05/19/2026	051926ACH15	FPL	166 Torcido Blvd #IRR Apr 6, 2026 to May 6, 2026	1101000 - Operating Account (Valley)	75.14	41,055.98
Bill Pmt -Check	05/19/2026	051926ACH16	FPL	1329 Las Calinas Blvd #IRR Apr 6, 2026 to May 6, 2026	1101000 - Operating Account (Valley)	83.47	41,139.45
Bill Pmt -Check	05/19/2026	051926ACH17	FPL	1504 Las Calinas Blvd #IRR Apr 6, 2026 to May 6, 2026	1101000 - Operating Account (Valley)	95.68	41,235.13
Bill Pmt -Check	05/19/2026	051926ACH18	FPL	1187 Las Calinas Blvd #LITE Apr 6, 2026 to May 6, 2026	1101000 - Operating Account (Valley)	175.89	41,411.02
Bill Pmt -Check	05/19/2026	051926ACH19	FPL	166 Pantano Vista Way # Fountain Apr 6, 2026 to May 6, 2026	1101000 - Operating Account (Valley)	437.15	41,848.17
Bill	05/19/2026	051926-	Old City Tree Service	Reference: Branch Pruning & Dead Tree Removal.	1520120 - Tree Pruning	3,400.00	38,448.17
Bill Pmt -Check	05/20/2026	052026ACH1	FPL	499 Ensenada Dr #IRR Apr 6, 2026 to May 6, 2026	1101000 - Operating Account (Valley)	30.80	38,478.97
Bill Pmt -Check	05/20/2026	052026ACH2	FPL	1865 N Loop Pkwy Apr 6, 2026 to May 6, 2026	1101000 - Operating Account (Valley)	3,353.93	41,832.90
Bill Pmt -Check	05/20/2026	052026ACH3	FPL	Streelights # Palencia N PH Apr 8, 2026 to May 8, 2026	1101000 - Operating Account (Valley)	6,022.89	47,855.79
Bill Pmt -Check	05/20/2026	100118	East Coast Wells & Pump Service	Invoice: 54689 (Reference: Replace Pump.)	1101000 - Operating Account (Valley)	7,551.00	55,406.79
Bill Pmt -Check	05/20/2026	100119	Kilinski Van Wyk PLLC	Invoice: 14993 (Reference: Legal Services April 26.)	1101000 - Operating Account (Valley)	6,824.85	62,231.64
Bill Pmt -Check	05/20/2026	100120	Lloyds Exercise Equipment LLC	Invoice: K480-110 (Reference: Fitness Center Wipes.)	1101000 - Operating Account (Valley)	1,560.00	63,791.64
Bill	05/20/2026	28746	Verdego, LLC	Reference: Irrigation Repairs.	1520070 - Irrigation Repairs & Maintenanc	2,802.00	60,989.64
Bill	05/20/2026	28745	Verdego, LLC	Reference: Irrigation Repairs.	1520070 - Irrigation Repairs & Maintenanc	1,568.60	59,421.04
Bill	05/23/2026	67854	Louise Leister	Reference: Landscape & Horticulture Consulting.	1520030 - Landscape Improvements	1,000.00	58,421.04
Bill	05/25/2026	052526	Aristides Beaton	2 Classes @ \$35.00	1530360 - Outside Fitness	70.00	58,351.04
Bill	05/25/2026	052526	Miranda Bulger	7 Classes @ \$40.00	1530360 - Outside Fitness	280.00	58,071.04
Bill	05/25/2026	052526	Ronald C. Cullum	4 Classes @ \$35.00	1530360 - Outside Fitness	140.00	57,931.04
Bill	05/25/2026	052526	Tiffany Cunningham	4 Classes @ \$35.00	1530360 - Outside Fitness	140.00	57,791.04
Bill	05/25/2026	052526	Erin Heaton	1 Class @ \$35.00.	1530360 - Outside Fitness	35.00	57,756.04
Bill	05/25/2026	052526	Lina Hermez	10 Classes @ \$40.00 & 2 Classes @ \$25.00	-SPLIT-	450.00	57,306.04
Bill	05/25/2026	052525	Andrea Jomant	2 Classes @ \$35.00	1530360 - Outside Fitness	70.00	57,236.04
Bill	05/25/2026	052526	Madeline Rivera	3 Classes @ \$35.00	1530360 - Outside Fitness	105.00	57,131.04
Bill	05/25/2026	052526	Eliana Roque	8 Classes @ \$40.00	1530360 - Outside Fitness	320.00	56,811.04
Bill	05/25/2026	052526	Patricia Scott	1 Class @ \$35.00	1530360 - Outside Fitness	35.00	56,776.04
Bill	05/25/2026	052526	Diane Stoever	6 Classes @ \$40.00	1530360 - Outside Fitness	240.00	56,536.04
Bill	05/25/2026	050726	Daniel L Colin	BOS Meeting 5/7/26	1510000 - Supervisor Fees	200.00	56,336.04
Bill	05/25/2026	050726	Stephen J Handler	BOS Meeting 5/7/26	1510000 - Supervisor Fees	200.00	56,136.04
Bill	05/25/2026	050726	Kristen Cohen	BOS Meeting 5/7/26	1510000 - Supervisor Fees	200.00	55,936.04
Bill	05/25/2026	050726	Gary M. LaCombe	BOS Meeting 5/7/26	1510000 - Supervisor Fees	200.00	55,736.04
Bill Pmt -Check	05/26/2026	100121	Duval Landscape Maintenance	Invoice: 34978 (Reference: Irrigation Repairs.) Invoice: 35034 (Reference: Landscape Manageme...	1101000 - Operating Account (Valley)	28,921.00	84,657.04
Bill Pmt -Check	05/26/2026	100122	Vesta Property Services	Invoice: 432336 (Reference: Amenity Management Fees Apr 26.)	1101000 - Operating Account (Valley)	36,718.00	121,375.04
Bill Pmt -Check	05/26/2026	100123	Katherine Roy	Invoice: 051126 (Reference: 1 Class @35.00.)	1101000 - Operating Account (Valley)	35.00	121,410.04
Bill Pmt -Check	05/26/2026	100124	Chairman's Enterprises, LLC	Invoice: 1296 (Reference: Fitness Equipment Lease.) Invoice: 1299 (Reference: Fitness Equipme...	1101000 - Operating Account (Valley)	205.28	121,615.32
Bill Pmt -Check	05/26/2026	100125	Trane U.S. Inc.	Invoice: 315504463 (Reference: Service Call - Gym unit.)	1101000 - Operating Account (Valley)	1,444.00	123,059.32

Sweetwater CDD
General Ledger Detail
May 2026

Bill Pmt -Check	05/26/2026	100126	Vesta District Services	Invoice: 431799 (Reference: Management Fees Apr 26.) Invoice: 432483 (Reference: Management F...	1101000 - Operating Account (Valley)	8,645.49		131,704.81	
Bill Pmt -Check	05/26/2026	100127	Erin Heaton	Invoice: 051126 (Reference: 2 Classes @ \$35.00.)	1101000 - Operating Account (Valley)	70.00		131,774.81	
Bill Pmt -Check	05/26/2026	052626ACH1	Valley Bank Credit Card	Various Purchases	1101000 - Operating Account (Valley)	6,327.91		138,102.72	
Bill Pmt -Check	05/26/2026	052626ACH2	AT&T	Guardhouse Telephone May 02 - June 01	1101000 - Operating Account (Valley)	149.80		138,252.52	
Bill	05/26/2026	28795	Verdego, LLC	Reference: Mainline Re-Route.	1520070 - Irrigation Repairs & Maintenanc		2,540.00	135,712.52	
Bill Pmt -Check	05/27/2026	052726ACH1	Geneva Capital LLC	Fitness Equipment 5/26	1101000 - Operating Account (Valley)	2,540.92		138,253.44	
Bill	05/27/2026	051126	Andrea Jomant	1 Class @ \$35.00	1530360 - Outside Fitness		35.00	138,218.44	
Bill	05/27/2026	051126	Aristides Beaton	2 Classes @ \$35.00	1530360 - Outside Fitness		70.00	138,148.44	
Bill	05/27/2026	051126	Diane Stoever	3 Classes @ \$40.00	1530360 - Outside Fitness		120.00	138,028.44	
Bill	05/27/2026	051126	Eliana Roque	6 Classes @ \$40.00	1530360 - Outside Fitness		240.00	137,788.44	
Bill	05/27/2026	051126	Lina Hermez	9 Classes @ \$40.00 & 2 Classes @ \$25.00	-SPLIT-		410.00	137,378.44	
Bill	05/27/2026	051126	Madeline Rivera	4 Classes @ \$35.00	1530360 - Outside Fitness		140.00	137,238.44	
Bill	05/27/2026	051126	Miranda Bulger	6 Classes @ \$40.00	1530360 - Outside Fitness		240.00	136,998.44	
Bill	05/27/2026	051126	Patricia Scott	2 Classes @ \$35.00	1530360 - Outside Fitness		70.00	136,928.44	
Bill	05/27/2026	051126	Ronald C. Cullum	4 Classes @ \$35.00	1530360 - Outside Fitness		140.00	136,788.44	
Bill	05/27/2026	051126	Tiffany Cunningham	4 Classes @ \$35.00	1530360 - Outside Fitness		140.00	136,648.44	
Bill Pmt -Check	05/28/2026	052826BOS1	Daniel L Colin	BOS Meeting 5/7/26	1101000 - Operating Account (Valley)	200.00		136,848.44	
Bill Pmt -Check	05/28/2026	052826BOS2	Gary M. LaCombe	BOS Meeting 5/7/26	1101000 - Operating Account (Valley)	200.00		137,048.44	
Bill Pmt -Check	05/28/2026	052826BOS3	Kristen Cohen	BOS Meeting 5/7/26	1101000 - Operating Account (Valley)	200.00		137,248.44	
Bill Pmt -Check	05/28/2026	052826BOS4	Stephen J Handler	BOS Meeting 5/7/26	1101000 - Operating Account (Valley)	200.00		137,448.44	
Bill Pmt -Check	05/28/2026	052826PR1	Andrea Jomant	1 Class @ \$35.00	1101000 - Operating Account (Valley)	35.00		137,483.44	
Bill Pmt -Check	05/28/2026	052826PR2	Aristides Beaton	2 Classes @ \$35.00	1101000 - Operating Account (Valley)	70.00		137,553.44	
Bill Pmt -Check	05/28/2026	052826PR3	Diane Stoever	3 Classes @ \$40.00	1101000 - Operating Account (Valley)	120.00		137,673.44	
Bill Pmt -Check	05/28/2026	052826PR4	Eliana Roque	6 Classes @ \$40.00	1101000 - Operating Account (Valley)	240.00		137,913.44	
Bill Pmt -Check	05/28/2026	052826PR5	Lina Hermez	9 Classes @ \$40.00 & 2 Classes @ \$25.00	1101000 - Operating Account (Valley)	410.00		138,323.44	
Bill Pmt -Check	05/28/2026	052826PR6	Madeline Rivera	4 Classes @ \$35.00	1101000 - Operating Account (Valley)	140.00		138,463.44	
Bill Pmt -Check	05/28/2026	052826PR7	Miranda Bulger	6 Classes @ \$40.00	1101000 - Operating Account (Valley)	240.00		138,703.44	
Bill Pmt -Check	05/28/2026	052826PR8	Patricia Scott	2 Classes @ \$35.00	1101000 - Operating Account (Valley)	70.00		138,773.44	
Bill Pmt -Check	05/28/2026	052826PR9	Ronald C. Cullum	4 Classes @ \$35.00	1101000 - Operating Account (Valley)	140.00		138,913.44	
Bill Pmt -Check	05/28/2026	052826PR10	Tiffany Cunningham	4 Classes @ \$35.00	1101000 - Operating Account (Valley)	140.00		139,053.44	
Bill	05/31/2026	0007735050	Gannett FL LocalQ	Reference: Legal Advertising.	1510150 - Legal Advertising		592.80	138,460.64	
Bill	05/31/2026	432898	Vesta District Services	Reference: Billable Expenses - May 2026.	1510120 - Postage & Delivery		19.93	138,440.71	
Bill	05/31/2026	053126 CC	Valley Bank Credit Card	Various Purchases	-SPLIT-		7,385.69	131,055.02	
Bill	05/31/2026	432855	Vesta Property Services	Reference: Amenity Management May 26.	-SPLIT-		36,517.67	94,537.35	
Total 1202000 - Accounts Payable							223,481.03	128,943.68	94,537.35
1202010 - Accrued Expenses									
General Journal	05/31/2026	73		First Horizons - Monthly Lake Maintenance	1520050 - Lake Maintenance		2,122.44	-2,122.44	
Total 1202010 - Accrued Expenses							0.00	2,122.44	-2,122.44
1361000 - Interest Revenue									
Deposit	05/31/2026			Interest	1101020 - U.S. Bank Custody Account		4,664.11	-4,664.11	
Deposit	05/31/2026			Interest	1101015 - SBA (GF)		24.20	-4,688.31	
Deposit	05/31/2026			Interest	1101025 - POS Account		16.30	-4,704.61	
Deposit	05/31/2026			Interest	1101000 - Operating Account (Valley)		364.65	-5,069.26	
Total 1361000 - Interest Revenue							0.00	5,069.26	-5,069.26
1369000 - Miscellaneous Revenue									
Deposit	05/18/2026			Taxable sales revenue - POS deposit	1101025 - POS Account		26.63	-26.63	
Deposit	05/21/2026			Taxable sales revenue - POS deposit	1101025 - POS Account		26.63	-53.26	
Total 1369000 - Miscellaneous Revenue							0.00	53.26	-53.26
1369010 - Fitness Center Revenue									
Deposit	05/05/2026			Fitness deposit - POS System	1101025 - POS Account		100.00	-100.00	
Deposit	05/07/2026			Fitness revenue - POS deposit	1101025 - POS Account		170.00	-270.00	
Deposit	05/26/2026			Fitness revenue - POS deposit	1101025 - POS Account		305.00	-575.00	
Total 1369010 - Fitness Center Revenue							0.00	575.00	-575.00
2361000 - Interest CRF									
Deposit	05/31/2026			Interest	2101015 - SBA (CRF)		1,275.57	-1,275.57	
Deposit	05/31/2026			Interest	2101010 - Reserve - Bank United		266.02	-1,541.59	
Total 2361000 - Interest CRF							0.00	1,541.59	-1,541.59
3361000 - Interest - DS 2019									
Deposit	05/01/2026			Interest	3101009 - DS 2019 Rebate		0.16	-0.16	
Deposit	05/31/2026			Interest	3101000 - DS 2019 A-1 Reserve		382.40	-382.56	
Deposit	05/31/2026			Interest	3101002 - DS 2019 Revenue		2,398.20	-2,780.76	
Deposit	05/31/2026			Interest	3101001 - DS 2019 A-2 Reserve		309.21	-3,089.97	

Sweetwater CDD
General Ledger Detail
May 2026

Total 1520030 · Landscape Improvements	Bill	05/23/2026	67854	Louise Leister	Reference: Landscape & Horticulture Consulting.	1202000 · Accounts Payable	1,000.00		1,000.00
1520050 · Lake Maintenance							1,000.00	0.00	1,000.00
Total 1520050 · Lake Maintenance	General Journal	05/31/2026	73		First Horizons - Monthly Lake Maintenance	1202010 · Accrued Expenses	2,122.44		2,122.44
1520070 · Irrigation Repairs & Maintenanc							2,122.44	0.00	2,122.44
Total 1520070 · Irrigation Repairs & Maintenanc	Bill	05/13/2026	28664	Verdego, LLC	Reference: Irrigation Repairs.	1202000 · Accounts Payable	8,162.10		8,162.10
1520120 · Tree Pruning	Bill	05/20/2026	28746	Verdego, LLC	Reference: Irrigation Repairs.	1202000 · Accounts Payable	2,802.00		10,964.10
Total 1520120 · Tree Pruning	Bill	05/20/2026	28745	Verdego, LLC	Reference: Irrigation Repairs.	1202000 · Accounts Payable	1,568.60		12,532.70
1520140 · Signage Repairs	Bill	05/26/2026	28795	Verdego, LLC	Reference: Mainline Re-Route.	1202000 · Accounts Payable	2,540.00		15,072.70
Total 1520140 · Signage Repairs	Bill	05/31/2026	053126 CC	Valley Bank Credit Card	HomeDepot	1202000 · Accounts Payable	11.79		15,084.49
1520160 · Miscellaneous Field Supplies							15,084.49	0.00	15,084.49
Total 1520160 · Miscellaneous Field Supplies	Bill	05/19/2026	051926-	Old City Tree Service	Reference: Branch Pruning & Dead Tree Removal.	1202000 · Accounts Payable	3,400.00		3,400.00
1130000 · Operations & Maintenance							3,400.00	0.00	3,400.00
1130000 · Amenities - Administrative									
1530050 · Subscriptions & Memberships	Bill	05/31/2026	053126 CC	Valley Bank Credit Card	Road Traffic Signs	1202000 · Accounts Payable	425.32		425.32
Total 1530050 · Subscriptions & Memberships							425.32	0.00	425.32
1530070 · Office Supplies	Bill	05/31/2026	053126 CC	Valley Bank Credit Card	Amazon	1202000 · Accounts Payable	25.00		25.00
Total 1530070 · Office Supplies	Bill	05/31/2026	053126 CC	Valley Bank Credit Card	Home Depot	1202000 · Accounts Payable	94.14		119.14
1530080 · Office Equipment	Bill	05/31/2026	053126 CC	Valley Bank Credit Card	Home Depot	1202000 · Accounts Payable	183.94		303.08
Total 1530080 · Office Equipment	Bill	05/31/2026	053126 CC	Valley Bank Credit Card	Amazon	1202000 · Accounts Payable	22.99		326.07
1530090 · Telephone, Internet & TV	Bill	05/31/2026	053126 CC	Valley Bank Credit Card	Circle K	1202000 · Accounts Payable	122.25		448.32
Total 1530090 · Telephone, Internet & TV	Bill	05/31/2026	053126 CC	Valley Bank Credit Card	Home Depot	1202000 · Accounts Payable	115.92		564.24
1530100 · Guard House- Internet & Phone	Bill	05/31/2026	053126 CC	Valley Bank Credit Card	Home Depot	1202000 · Accounts Payable	120.07		684.31
Total 1530100 · Guard House- Internet & Phone	Bill	05/31/2026	053126 CC	Valley Bank Credit Card	Circle K	1202000 · Accounts Payable		1.00	683.31
1130001 · Amenities - Field	Bill	05/31/2026	053126 CC	Valley Bank Credit Card	Home Depot	1202000 · Accounts Payable	345.45		1,028.76
Total 1130001 · Amenities - Field							1,029.76	1.00	1,028.76
1530110 · Field Management							57,546.74	1.00	57,545.74
Total 1530110 · Field Management	Bill	05/31/2026	432855	Vesta Property Services	Reference: Amenity Management May 26.	1202000 · Accounts Payable	7,176.20		7,176.20
1530115 · Facility Management							7,176.20	0.00	7,176.20
Total 1530115 · Facility Management	Bill	05/31/2026	432855	Vesta Property Services	Reference: Amenity Management May 26.	1202000 · Accounts Payable	24,591.62		24,591.62
Total 1530115 · Facility Management							24,591.62	0.00	24,591.62

Sweetwater CDD
General Ledger Detail
May 2026

1530130 · General Utilities									
	Bill	05/06/2026	73535 5.26	FPL	1187 Las Calinas Blvd #LITE Apr 6, 2026 to May 6, 2026	1202000 · Accounts Payable	175.89		175.89
	Bill	05/06/2026	88413 5.26	FPL	491 Ensenada Dr #Park Apr 6, 2026 to May 6, 2026	1202000 · Accounts Payable	38.14		214.03
	Bill	05/08/2026	64589 5/26	TECO	1865 N LOOP PKWY April 09, 2026 - May 04, 2026	1202000 · Accounts Payable	92.58		306.61
	Bill	05/08/2026	47441 5.26	FPL	1865 N Loop Pkwy Apr 6, 2026 to May 6, 2026	1202000 · Accounts Payable	3,353.93		3,660.54
	Bill	05/11/2026	110427 5.26	Florida Natural Gas	1865 NORTH LOOP PARKWAY 4/8/26 - 5/4/26	1202000 · Accounts Payable	19.73		3,680.27
Total 1530130 · General Utilities							3,680.27	0.00	3,680.27
1530140 · Refuse Removal									
	Bill	05/16/2026	3618397 5.26	Republic Services #687	1865 N Loop Pkwy 6/1/26 - 6/30/26	1202000 · Accounts Payable	1,068.87		1,068.87
Total 1530140 · Refuse Removal							1,068.87	0.00	1,068.87
1530150 · Security									
	Bill	05/01/2026	768417	Envera	Security 6/1/26- 6/30/26.	1202000 · Accounts Payable	3,476.78		3,476.78
Total 1530150 · Security							3,476.78	0.00	3,476.78
1530160 · Janitorial Services									
	Bill	05/31/2026	432855	Vesta Property Services	Reference: Amenity Management May 26.	1202000 · Accounts Payable	4,749.85		4,749.85
Total 1530160 · Janitorial Services							4,749.85	0.00	4,749.85
1530170 · Operating Supplies- Spa & Paper									
	Bill	05/31/2026	053126 CC	Valley Bank Credit Card	Amazon	1202000 · Accounts Payable	218.59		218.59
	Bill	05/31/2026	053126 CC	Valley Bank Credit Card	Amazon	1202000 · Accounts Payable	51.99		270.58
Total 1530170 · Operating Supplies- Spa & Paper							270.58	0.00	270.58
1530190 · Cleaning Supplies									
	Bill	05/31/2026	053126 CC	Valley Bank Credit Card	Amazon	1202000 · Accounts Payable	27.99		27.99
	Bill	05/31/2026	053126 CC	Valley Bank Credit Card	Amazon	1202000 · Accounts Payable	32.50		60.49
	Bill	05/31/2026	053126 CC	Valley Bank Credit Card	Amazon	1202000 · Accounts Payable	105.77		166.26
Total 1530190 · Cleaning Supplies							166.26	0.00	166.26
1530240 · Misc Field Supplies									
	Bill	05/31/2026	053126 CC	Valley Bank Credit Card	Amazon	1202000 · Accounts Payable	82.78		82.78
	Bill	05/31/2026	053126 CC	Valley Bank Credit Card	Amazon	1202000 · Accounts Payable	121.66		204.44
Total 1530240 · Misc Field Supplies							204.44	0.00	204.44
1530250 · Building - R & M									
	Bill	05/31/2026	053126 CC	Valley Bank Credit Card	Amazon	1202000 · Accounts Payable	147.94		147.94
	Bill	05/31/2026	053126 CC	Valley Bank Credit Card	Amazon	1202000 · Accounts Payable	44.98		192.92
Total 1530250 · Building - R & M							192.92	0.00	192.92
1530260 · Pest Control									
	Bill	05/06/2026	622225091	Turner Pest Control	Reference: Pest Control.	1202000 · Accounts Payable	86.35		86.35
Total 1530260 · Pest Control							86.35	0.00	86.35
1530290 · Pool Chemicals									
	General Journal	05/01/2026	68		Poolsure - Pool Chemicals - Annual Contract Amortization	1550000 · Prepaid Expenses	2,131.65		2,131.65
Total 1530290 · Pool Chemicals							2,131.65	0.00	2,131.65
1530305 · Holiday Decor - Field									
	Bill	05/31/2026	053126 CC	Valley Bank Credit Card	Amazon	1202000 · Accounts Payable	39.99		39.99
Total 1530305 · Holiday Decor - Field							39.99	0.00	39.99
1530310 · Special Events									
	Bill	05/31/2026	053126 CC	Valley Bank Credit Card	Amazon	1202000 · Accounts Payable	78.99		78.99
Total 1530310 · Special Events							78.99	0.00	78.99
1530320 · Park - R & M									
	Bill	05/31/2026	053126 CC	Valley Bank Credit Card	Amazon	1202000 · Accounts Payable	27.15		27.15
	Bill	05/31/2026	053126 CC	Valley Bank Credit Card	Best Fence	1202000 · Accounts Payable	804.00		831.15
Total 1530320 · Park - R & M							831.15	0.00	831.15
Total 1130001 · Amenities - Field							48,745.92	0.00	48,745.92
1130002 · Fitness									
1530360 · Outside Fitness									
	Bill	05/11/2026	051126	Erin Heaton	2 Classes @ \$35.00.	1202000 · Accounts Payable	70.00		70.00
	Bill	05/11/2026	051126	Katherine Roy	1 Class @ \$35.00.	1202000 · Accounts Payable	35.00		105.00
	Bill	05/25/2026	052526	Aristides Beaton	2 Classes @ \$35.00	1202000 · Accounts Payable	70.00		175.00
	Bill	05/25/2026	052526	Miranda Bulger	7 Classes @ \$40.00	1202000 · Accounts Payable	280.00		455.00
	Bill	05/25/2026	052526	Ronald C. Cullum	4 Classes @ \$35.00	1202000 · Accounts Payable	140.00		595.00
	Bill	05/25/2026	052526	Tiffany Cunningham	4 Classes @ \$35.00	1202000 · Accounts Payable	140.00		735.00
	Bill	05/25/2026	052526	Erin Heaton	1 Class @ \$35.00.	1202000 · Accounts Payable	35.00		770.00
	Bill	05/25/2026	052526	Lina Hermez	10 Classes @ \$40.00	1202000 · Accounts Payable	400.00		1,170.00
	Bill	05/25/2026	052526	Lina Hermez	2 Classes @ \$25.00	1202000 · Accounts Payable	50.00		1,220.00

Sweetwater CDD
General Ledger Detail
May 2026

	Bill	05/25/2026	052525	Andrea Jomant	2 Classes @ \$35.00	1202000 - Accounts Payable	70.00		1,290.00	
	Bill	05/25/2026	052526	Madeline Rivera	3 Classes @ \$35.00	1202000 - Accounts Payable	105.00		1,395.00	
	Bill	05/25/2026	052526	Eliana Roque	8 Classes @ \$40.00	1202000 - Accounts Payable	320.00		1,715.00	
	Bill	05/25/2026	052526	Patricia Scott	1 Class @ \$35.00	1202000 - Accounts Payable	35.00		1,750.00	
	Bill	05/25/2026	052526	Diane Stoever	6 Classes @ \$40.00	1202000 - Accounts Payable	240.00		1,990.00	
	Bill	05/27/2026	051126	Andrea Jomant	1 Class @ \$35.00	1202000 - Accounts Payable	35.00		2,025.00	
	Bill	05/27/2026	051126	Aristides Beaton	2 Classes @ \$35.00	1202000 - Accounts Payable	70.00		2,095.00	
	Bill	05/27/2026	051126	Diane Stoever	3Classes @ \$40.00	1202000 - Accounts Payable	120.00		2,215.00	
	Bill	05/27/2026	051126	Eliana Roque	6 Classes @ \$40.00	1202000 - Accounts Payable	240.00		2,455.00	
	Bill	05/27/2026	051126	Lina Hermez	9 Classes @ \$40.00	1202000 - Accounts Payable	360.00		2,815.00	
	Bill	05/27/2026	051126	Lina Hermez	2 Classes @ \$25.00	1202000 - Accounts Payable	50.00		2,865.00	
	Bill	05/27/2026	051126	Madeline Rivera	4 Classes @ \$35.00	1202000 - Accounts Payable	140.00		3,005.00	
	Bill	05/27/2026	051126	Miranda Bulger	6 Classes @ \$40.00	1202000 - Accounts Payable	240.00		3,245.00	
	Bill	05/27/2026	051126	Patricia Scott	2 Classes @ \$35.00	1202000 - Accounts Payable	70.00		3,315.00	
	Bill	05/27/2026	051126	Ronald C. Cullum	4 Classes @ \$35.00	1202000 - Accounts Payable	140.00		3,455.00	
	Bill	05/27/2026	051126	Tiffany Cunningham	4 Classes @ \$35.00	1202000 - Accounts Payable	140.00		3,595.00	
	Total 1530360 - Outside Fitness							3,595.00	0.00	3,595.00
	1530370 - Fitness Equipment - R & M									
	Bill	05/31/2026	053126 CC	Valley Bank Credit Card	Design2Wellness	1202000 - Accounts Payable	49.11		49.11	
	Bill	05/31/2026	053126 CC	Valley Bank Credit Card	Design2Wellness	1202000 - Accounts Payable	90.53		139.64	
	Bill	05/31/2026	053126 CC	Valley Bank Credit Card	Sportsmith	1202000 - Accounts Payable	141.78		281.42	
	Total 1530370 - Fitness Equipment - R & M							281.42	0.00	281.42
	1530380 - Fitness Equipment Rental									
	Bill	05/01/2026	86541 5.26	Geneva Capital LLC	5/26	1202000 - Accounts Payable	2,540.92		2,540.92	
	Bill	05/01/2026	1299	Chairman's Enterprises, LLC	Fitness Equipment Lease May 26.	1202000 - Accounts Payable	102.64		2,643.56	
	Bill	05/31/2026	053126 CC	Valley Bank Credit Card	Debows	1202000 - Accounts Payable	245.00		2,888.56	
	Total 1530380 - Fitness Equipment Rental							2,888.56	0.00	2,888.56
	1530400 - Miscellaneous Fitness Supplies									
	Bill	05/17/2026	K480-110	Lloyds Exercise Equipment LLC	Fitness Center Wipes.	1202000 - Accounts Payable	1,560.00		1,560.00	
	Bill	05/31/2026	053126 CC	Valley Bank Credit Card	Amazon	1202000 - Accounts Payable	41.98		1,601.98	
	Bill	05/31/2026	053126 CC	Valley Bank Credit Card	Amazon	1202000 - Accounts Payable	54.96		1,656.94	
	Total 1530400 - Miscellaneous Fitness Supplies							1,656.94	0.00	1,656.94
	Total 1130002 - Fitness									
	3517710 - Principal Expense DS2019-A1									
	Check	05/01/2026	1		Debt Service Pmt - Interest	3101008 - DS 2019 Principal A-1	365,000.00		365,000.00	
	Check	05/01/2026			Debt Service Pmt - 5.1.26	3101003 - DS 2019 Prepayment	5,000.00		370,000.00	
	Total 3517710 - Principal Expense DS2019-A1							370,000.00	0.00	370,000.00
	3517715 - Principal Expense DS2019-A2									
	Check	05/01/2026			Debt Service Payment - Interest 5.1.26	3101005 - DS 2019 Sinking Fund A-2	130,000.00		130,000.00	
	Check	05/01/2026			Debt Service Pmt - 5.1.26	3101003 - DS 2019 Prepayment	5,000.00		135,000.00	
	Total 3517715 - Principal Expense DS2019-A2							135,000.00	0.00	135,000.00
	3517720 - Interest Expense DS2019-A1									
	Check	05/01/2026			Debt Service Payment - Int 5.1.26	3101006 - DS 2019 Interest A-1	77,765.64		77,765.64	
	Total 3517720 - Interest Expense DS2019-A1							77,765.64	0.00	77,765.64
	3517725 - Interest Expense DS2019-A2									
	Check	05/01/2026			Debt Service Pmt - Interest 5.1.26	3101007 - DS 2019 Interest A-2	41,825.00		41,825.00	
	Total 3517725 - Interest Expense DS2019-A2							41,825.00	0.00	41,825.00
	TOTAL							1,608,040.24	#####	0.00

EXHIBIT 4

PALENCIASM

A Story of Discovery, Exploration, and Settlement

June Operations Report-

Storms:

Over the weekend of June 20th, we received strong gusts of wind and rain. This resulted in three properties having CDD preserve trees land on their fence or yard. Additional dead trees in preserve area behind their homes were removed by Old City Tree on Wednesday, June 24th. As we go through the community working on trees, everyone is diligently watching for trees that are a danger to a person or home. We will remove them to the best of our ability.

Jamie did a great job of getting to the storm drains to make sure that they were cleared and operating. He also blew off sidewalks and common areas to reduce the storm debris.

Landscaping:

Old City Tree will continue their scheduled work on July 7th and plan to be here for the following two weeks. Ensenada and Las Calinas will be the focus of their work in effort to raise the trees for safety standards and aesthetics.

Verdego replaced some of the shrubs in the new landscaping projects that were stressed by the drought. They spent four days on property checking the irrigation at those locations and other project locations to make sure that they are operating to standard. Verdego installed a variety plants and flowers in front of the Fitness Center along North Loop Pkwy. Previously, this area was full of scrub and then cleared out. Other projects have been prepped or worked on. You can see them in the attached project tracker.

Sod is recovering in some areas. The regular irrigation has helped it to start growing. There are still multiple areas that will need sod replacement.

The Rio del Norte mailbox turn around area was upgraded. Pine nuggets and some lantana at each rock were added to improve the appearance of the space.

New flowers were planted at the Fitness Center, Guard gate and Ensenada entrance.

Parks and Ponds:

Best Fence was out and the fence was repaired at Ensenada Park.

Ponds and Lakes are now managed by Solitude. They visited on Wednesday, June 17th and did follow up on June 24th. I sat down with the tech, Geo, to point out ponds that need acute care. Solitude will be onsite twice a month to treat our ponds. They will be providing reports with pictures each month. Those will be included in my future reports for meetings.

Gym and Pool:

Five estimates for the pool resurface and a spreadsheet are attached to this email. Jamie repaired the hole in lane one.

The fountain remains off until the water restrictions are lifted.

FCC came by to give us an estimate for the sister joint that might need to be reinforced due to a possible installation error. I am waiting for that estimate.

Goode Brothers was out to repair the gutters in the front of the Fitness Center.

Pickleball:

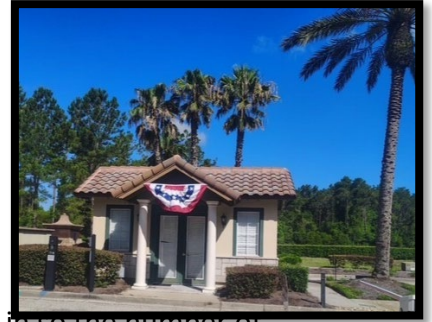
The new keypad is now working with all member numbers. This technology ties in with the new EZ Facility software.

EXHIBIT 5

Fitness Manager:

Pb Players: June # 875 registered members

Class Attendance: Thru June 23rd #571



- Starting using Ez facility on Friday June 19th to check everyone in so the number of people will not be correct for a few weeks as we transition from one Program Epic Track to Ez facility

Things that are better with the new system



- We can see a contact phone number easily
- We can add a comment if needed
- Family members are listed all on one page
- Last check in day and time is listed

- ✓ 24 Palencia SHIRTS HAVE SOLD SO FAR
- ✓ HOLIDAY DÉCOR HAS BEEN PLACED THROUGHTOUT THE FITNESS CENTER and GUARD HOUSE WITH BUNTING AND LIGHTS.
- ✓ Started the first Quarterly Maintenance with Jamie on Fitness Equipment. We will go through each piece and make sure it's working properly
- ✓ July bring RED, WHITE, And Boom as a fun fitness Month Workout



EXHIBIT 6

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

Revised June 24th

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	Enseneda Park-Rubber Mulch	O&M	\$10,000	\$0	-\$10,000			Cleanout, remove dead material, tree work, basketball court	
8	Enseneda/Medio-Entrance	O&M	\$2,500	\$0	-\$2,500			Cleanout, remove flax lily and blue daze and grasses, plant asiatic jasmine and hedge	
9	Enseneda/Rincon	O&M	\$2,500	\$0	-\$2,500			Cleanout, remove shurbs, 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	Enseneda 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 Codo	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	\$53,000						
17	North Loop Pkwy-Fitness Entrance	O&M	\$4,673						
18	Codo Ct and Las Calinas	O&M	\$500				6/25/2026	Lantana and Foxtail and rotation flowers	
19	RDN island by mailbox		\$300	\$300	\$25			Removal of dead grasses, addition of lantana and pine nuggets	
20	Isle of Palencia Sign		\$250	\$250				Rotation flowers	
21									
22									
23	Totals:		\$277,859	\$8,260	(\$211,401)	\$0			

EXHIBIT 7

Landscape Report
Louise Leister

These are the project schedules for SweetWater their order of start and completion dates. With additional projects we are planning and putting together

1. Viburnum hedge along Las Calensus at the top of the hill to block the headlights to homes on the lake. Start date June 8, 2026 completed June 10, 2026
Irrigation was down from a lightning strike repaired June 17, 2026. Repaired and replaced wilted shrubs.
 2. Viburnum hedge Barbella and Las Calinas around utility box on pond. Started June 8, 2026 completed June 10, 2026
Irrigation down due to lightning strike repair done repair done. Replaced shrubs that wilted.
 3. Glorietta Las Calinas both counter beds started June 10, 2026 completed by June 12, 2026
 4. Rio Del Norte & Pantano Vista Way started new bed and replacement plants June 15, 2026 completed June 16, 2026
 5. Azaleas in North View parkway Azalea planting in natural area. Start date June 29, 2026 completing on June completed irrigation upgraded . Completed
 6. Brasilla Ave corners relandscape both sides of road start date yellow lantana Foxtail fern
 7. LasCalinas Lazo Ct remove Flax Lily add sod to clean area pending
 8. Rio Del Norte mailbox circle remove blood grass rake add pine bark mulch. Around rock add three yellow lantana behind the rocks and add pine bark mulch. Pending
 9. Medio monument tower remove dead sod and weak plants add bright plants and a substantial planting to dress up with annuals as well pending
 10. Las Calinas and Cudo dress the two triangular areas with color both sides start June 24 pending with Annuals for color pending
 11. 64 Pantano Vista Way wax Myrtle hedge trimmed and removed off home owners property by Duval part of maintenance. ASAP
-
1. Trees emergency tree removal after storm on June 19 & 20 th . Those two need to come down. 119 Brasillia fell 4 trees dead. Clean up fence next door where a dead tree fell on the fence on both properties. June 24, 2026
 2. Remove two standing dead pines behind home on CDD property, fell three pines that blew over and were Hung up on the live trees . Fell one dying pines with pine beetles. 580 Enrede Lane June 23, 2026
 3. Two Sand Pines one dead leaning and ready to fall and one live sand pine up rooted that would fall towards the home , break the metal fence were felled 45 San Nueve Circle June 24, 2026
 4. Fitness Center palms debooted and trees trimmed off the building . June 2, 2026
 5. Street trees pruned back along Torcido Blvd. as they were hanging in the road impeding emergency vehicles from passing by. June 2, 2026

6. June 9,2026 round about debooting of palms. Pushed back trees over side walks. Corner of Codo push back pines from Magnolia trees .

EXHIBIT 8

EXHIBIT 8A

Capital T Enterprises, Inc.

Commercial Pool Business for over 35 years
8505 Florence Cove Road
St. Augustine, FL. 32092
CPC # 1457199



*** PROPOSAL for * Palencia Fitness Center Pool**
Att.: Erin Gunia. egunia@vestapropertyservices.com

June 12, 2026

Project Scope:

1) Remarcite Pool	
a) Dewater ground water, then drain pool	
b) Mechanically scarify entire pool surface to remove old & loose marcite	\$218,232
c) Pressure wash and acid wash pool surface	
d) Apply a two part Bon Kote to insure proper bond for new marcite	
e) Re-plaster pool with pre-mix materials & 10 yr. manufacturer warranty	
2) Pool Tiles, Depth Markers, Fittings, Coping	
a) Install new 1 ft wide lane Markers	
b) Install new wall Markers	\$33,896
c) install new Depth Markers	
d) Install new non skid step tiles	
3) LED Pool Lights, Electrical	
a) Install three new LED in water lights in existing niches / existing conduit	\$4,200
Total Price for above . .	\$256,328

* **This Proposal is for one pool and good for 30 days from the above date.**
 * Progress payments are expected within 10 days of payment request.
 * Fencing, & Landscaping, paver decking, if required by others & not included
 * Existing SS drain grates, Ladders, Railing to be reinstalled.
 * Electrical for installing lights is included.
 * Equipment warranties furnished by manufacturer. One year labor warranty on workmanship
 * Owner to provide temporary power during construction period

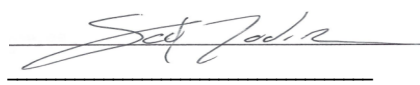
If this proposal is acceptable & Capital T is to perform the work please sign, date & return this proposal.

Accepted by:

_____ Date: _____
 (Authorized Signature)

_____ (Printed Authorized Person's Name) _____ (Title)

Thank You



Scot Todor, President

904-591-7360
capitalpools@gmail.com

EXHIBIT 8B



**3002 Phillips Highway
Jacksonville, FL 32207
Phone: 904.858.4300
CPC1456979**

May 4, 2026

Palencia Fitness Pool
Erin Gunia – Vesta Properties
Egunia@vestaproperties.com – 904.814.4531
1865 North Loop Parkway, St. Augustine, FL 32095

Re: Re-Marcite Pool, Install New Tile, Install New Pool Lights

We propose to furnish all supervision, labor, materials, and equipment necessary to perform the following work:

- **Marcite Pool: 4,586 SQFT, Perimeter 281 LNFT**

All labor and materials to drain, secure, power wash, prep, and plaster with CL Industries Krystalkrete Blue. Prep involves draining of pool, removing all loose material and application of approved Bond-Kote for sufficient Marcite cohesion. Crown Pools, Inc. will have all loose materials removed and hauled off the job site. White goods and fittings included (Wall returns, main drains, Floor returns, etc.)

- Prep pool and all penetrations
- Remove tile
- New floor and wall returns
- Approved Permakote Bonding Agent
- New VGB Approved Main Drain frame and grates
- 5-year material / 1-year labor Krystalkrete Blue finish
- Complete Leak Detection w/ Report Prior to Draining Pool

- **Tile: Lap Lanes, Depth Markers, Steps/Benches**

All Labor and Materials to remove all existing tile on Swim Lanes, Depth Markers on Backsplash, and non-skid bullnose tile on all steps and benches per code. Price does not include the replacement of cup anchors in paddock gutter system. *Need final tile selection*

- 216 lnft of 2" x 6" non-skid bullnose tile on steps/benches
- 744 sqft of 2" x 2" tile on lap lanes and break line
- Depth Markers to meet code

- **Equipment**

Crown Pools to install 8 new Pentair Architectural Series LED lights along with new transformers for the lights.

Proposed Project Breakdown

✚ Marcite Pool – 4,586 sqft (5 year Material and 1 year Labor Warranty)	\$139,002.00
✚ Tile Pool (All tile on steps, lap lanes, and depth markers)	\$74,668.00
✚ 8 Architectural Pool Lights (8 new architectural lights and new transformers)	\$15,307.00
Project Total	\$228,997.00

Additional Items to Discuss:

- *Upgrade Sunstone Cove Blue Marcite (15yr lab/mat warranty) – \$27,516.00*
- *All equipment to remain as-is*
- *Adequate access to the construction area.*
- *Parking near the work site for daily mobilization/demobilization.*
- *Crown is not responsible for damage to driveways/sidewalks, etc. If access is not adequate it may result in additional charges.*
- *Repair or replacement of any or all landscaping, irrigation, electrical or water utilities that are damaged in the construction or demo process. Crown Pools, Inc. is not responsible for the moving or damage of patio or lawn furniture in construction or demo process.*

Proposed By,

Crown Pools, Inc.
Crownpoolsinc.com
CPC1456979
904.858.4300

EXHIBIT 8C

Exhibit A BID-PROPOSAL



Epic Pools, Inc.
 12276 San Jose Blvd., Suite 417
 St Johns, FL 32223
 PHONE (904) 417-5100
CPC# 1457438

DATE: 5/1/26

	NAME: SWEETWATWER CREEK CDD			
<i>and</i>				
BUYER/	PROJECT ADDRESS: 1865 NORTH LOOP PARKWAY	CITY ST AUG	STATE/ZIP	PHONE
			FLORIDA 32095	904-814-4531 (ERIN)
OWNER				
	EMAIL ADDRESSES:	CITY	STATE/ZIP	PHONE

We hereby propose to furnish the following work: **Renovation of one 5,352 sq' swimming pool to include the following.**

Drain and secure swimming pool.

Remove all fixtures and fittings within pool.

Remove all tile on floor of pool.

Perform a total chip out of existing marcite within pool. This means we will remove all of the old marcite and expose the original concrete shell that the new pebble marcite will bond to just like an original new build. We will also bond coat the pool shell prior for added grit for the new Pebble to bond to.

Install new racing lane tile for the 8 lanes.

Install new floor fittings and wall fittings.

Install new 2x6 Non skid cap tile to pool steps.

Initial _____ Date _____ Initial _____ Date _____

Initial _____ Date _____

**Apply mini pebble interior pool finish.
Obtain all necessary permits.
Conduct a 4-week pool start-up which includes chemicals.**

**Warranty for interior 15 year Manufacture
Warranty Labor 2 years**

SWIMMING POOL

\$218,300.00 for pool only

LADDERS & RAILS

**Replace the 2 ladders using SR Smith product.
Replace 4 stair rails with SR Smith product.
\$5,200.00**

LIGHTS

**Replace (8) 12v led pool lights using certified electrician.
\$14,750.00**

Grand total \$238,250.00

Breakdown

**Pool. \$218,300.00
Rails & Ladders \$5,200.00
Lights \$14,750.00**

X _____ Date _____
Customer

X _____ Date _____
Customer

X _____ Date _____
Contractor

EXHIBIT 8D



(904) 262-7946
Fax: (904) 262-7815

12489-7 San Jose Blvd.
Jacksonville, FL 32223

supdespools@yahoo.com
superiordesignpools.com

June 5th, 2026
To: Palencia
Job: Lap Pool

We propose to provide all labor, supervision and materials needed to complete the following work:

POOL RE-PLASTER (approximately 4560 SQ FT)

- 1) Chip all existing material down to original shell, removing any degraded or hollow material
- 2) Pressure clean the entire pool surface using a 5000psi commercial pressure washer
- 3) Install Octobond bonding agent over prepared surface
- 4) Chip around 12 existing floor fittings
- 5) Replace all existing handrails
- 6) Replace approximately 280 lf of gutter grate around the perimeter
- 7) Replace all existing lights with White LED Pentair
- 8) Install Aqua cool mini pebble finishing on the entire surface of pool

POOL TILE

- 1) Remove existing tile and down chip for new tile installation
- 2) Pressure wash and install bonding agent over prepared tile line surface
- 3) Install 75 linear feet of tile break in pool
- 4) Install 640 linear feet of racing lane tile

Total Price
\$184,872.00

Commencement draw due upon start day \$73,948.80
Prep Draw due at completion of prep work \$92,436
Final Draw due when pool is filling with water \$18,487.20

Price is subject to change with industry market increase and can also change upon site inspection on the pool. Prices can also change in the demo process if unknown issues arise outside initial quoted project.

Superior Design Pools and Pinnacle Plastering is not responsible for any concrete driveways, pavers driveways or sidewalks, ect.

APPROVED: _____ DATE: _____

EXHIBIT 8E

START WEEK GIVEN UPON DEPOSIT PAYMENT RECEIVED AND SIGNING THIS CONTRACT

CUSTOMER MUST NOTIFY TEMPOOL OF DECK WORK BEING DONE

ESTIMATED START WEEK :

PERMITS MUST BE PULLED PRIOR TO STARTING THE PROJECT.

In the event that payment is not made to Tempool Inc. as set out in this agreement, customer agrees to pay all costs of collection, including a reasonable attorney's fee and court costs.

Notes: In the unlikely case that work cannot continue due to high water tables and Tempool Inc. has to install one or more well points to remove water from the work area, the customer must be aware that there will be an additional fee and a new quote will be provided for this addition. Tempool Inc. will not be held liable for any damage to the project or materials due to vandalism or theft. When installing new tile, it is at the contractor's discretion whether the existing tile is to be removed prior to installing the new tile. This bid is based on there being no hidden conditions that are not visible. Plaster, paver, deck stain, and tile materials are subject to natural and manufacturing variations in shade, color, and texture. Swimming pool remodeling and its process are all hand finished and subject to variability in installation, such as trowel marks, thickness of grout lines, and paver cuts. Upon commencement of the work, the entire pool area shall be closed to homeowner and resident access. The Contractor shall not be responsible for any damage due to vandalism caused by a lack of security. Repair of any damage caused by these activities shall be considered extra. Tempool not responsible for any crack repairs and / or expansion joint leaks. In the event that payment is not made as set out in the above agreement, customer agrees to pay all costs of collection, including attorney's fee and court costs.

In the event that the Building and/or Health Department find any items or repairs NOT outlined on this contract, there will be an estimate provided and you agree to cover all additional cost. Tempool not responsible for any DOH closures not related to the work outline above.

Tempool Inc. Date: _____

Management / Authorized signer Date: _____

OWNER NAME AS ON PROPERTY APPRAISERS _____

OWNERS MAILING ADDRESS AS ON SUNBIZ _____

OWNER'S PHONE NUMBER _____

EMAIL _____

HEALTH DEPARTMENT NUMBER _____

PLASTER FINISH COBALT WHITE

TILE COLOR CHOICE _____

EXHIBIT 9

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. Howard McGaffney is appointed Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
Jacquelyn Leger is appointed Assistant Secretary.
Christine Richie is appointed Treasurer.
Patricia Kehr is appointed Assistant Treasurer.
Scott Smith is appointed Assistant Treasurer.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 2nd day of July, 2026.

ATTEST:

SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

EXHIBIT 10

RESOLUTION 2026-12

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S); AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Chapter 190, Florida Statutes, the funds of the District shall be disbursed by the Treasurer and by other such person(s) as may be authorized by the Board; and

WHEREAS, the Board has previously established a local operating bank account for the District; and

WHEREAS, the Board has previously designated authorized signatories on the bank account; and

WHEREAS, the Board desires to rescind and repeal the prior designation and designate new signatories on the account.

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

SECTION 1. Vesta District Services is directed to maintain a local bank account for the District.

SECTION 2. Christine Richie, Treasurer, Patricia Kehr, Assistant Treasurer, and Scott Smith, Assistant Treasurer, shall be appointed as signors on the account.

SECTION 3. Christine Richie, Treasurer and Patricia Kehr, Assistant Treasurer, and Scott Smith, Assistant Treasurer, are authorized to open and close accounts and transfer the funds if needed as set forth herein or as otherwise directed by the Board.

SECTION 4. All previous signers on the District's accounts shall be automatically removed effective as of July 2, 2026.

SECTION 5. This Resolution shall take effect on July 2, 2026, and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 2nd day of July, 2026.

ATTEST:

**SWEETWATER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors