



***SWEETWATER CREEK
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

***Regular Meeting &
FY 2027 Budget Public Hearing***

***Thursday
August 6, 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 and FY 2027 Budget Public Hearing of the Board of Supervisors of the Sweetwater Creek Community Development District is scheduled for **Thursday, August 6, 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, August 6, 2026

Time: 4:00 PM

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

Revised Agenda

- I. Roll Call**
- II. Aquatics Report – Solitude Lake Management, *if in attendance***
- III. 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.

IV. Presentation of Proof of Publication(s)

[Exhibit 1](#)
[Pg. 7](#)

V. Public Hearings

A. FY 2026-2027 Budget Public Hearing

- 1. Open the Public Hearing
- 2. Presentation of Approved FY 2026-2027 Proposed Budget
- 3. Open the Public Comments
- 4. Close the Public Hearing
- 5. Consideration & Adoption of **Resolution 2026-13**, Adopting FY 2026-2027 Budget Public Hearing

[Exhibit 2](#)
[Pgs. 9-18](#)

[Exhibit 3](#)
[Pgs. 20-22](#)

V. Public Hearings – continued

- B. FY 2026-2027 Special Assessments Public Hearing
 - 1. Open the Public Hearing
 - 2. Open the Public Comments
 - 3. Close the Public Hearing
 - 4. Consideration & Adoption of **Resolution 2026-14**, Imposing Special Assessments [Exhibit 4](#)
[Pgs. 24-26](#)

VI. Consent Agenda

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on July 2, 2026 [Exhibit 5](#)
[Pgs. 28-32](#)
- B. Consideration for Acceptance – The June 2026 Unaudited Financial Statements [Exhibit 6](#)
[Pgs. 34-58](#)
- C. Ratification of VerdeGo Landscape Maintenance Agreement [Exhibit 7](#)
[Pgs. 60-104](#)

VII. Staff Reports

- A. District Engineer
- B. District Counsel
- C. District Manager
- D. **General Manager's Report** [Exhibit 8](#)
[Pgs. 106-107](#)
 - 1. Fitness Manager's Report [Exhibit 9](#)
[Pg. 109](#)
- E. District Horticulturalist – Louise Leister
 - 1. Presentation of VerdeGo Enhancement Plan & Consideration of Enhancement Proposals [Exhibit 10](#)
[Pgs. 111-141](#)
 - a. Front of the Building - \$83,325.98 [Exhibit 10A](#)
[Pgs. 143-145](#)
 - b. Back of the Building - \$55,412.40 [Exhibit 10B](#)
[Pgs. 147-149](#)

VIII. Business Items

- A. Consideration for Acceptance the FY 2025 Final Financial Audit Report [Exhibit 11](#)
 - 1. Executive Summary [Exhibit 11A](#)
[Pgs. 152-153](#)
 - 2. Audit Letter [Exhibit 11B](#)
[Pgs. 155-160](#)
 - 3. Final Audit Report [Exhibit 11C](#)
[Pgs. 162-191](#)
- B. Consideration of Appointing Audit Committee
- C. Consideration & Adoption of **Resolution 2026-15**, Approving FY 2026-2027 Meeting Schedule [Exhibit 12](#)
[Pgs. 193-194](#)
- D. **Consideration of Temp Pools-Pool Resurfacing Proposal - NTE \$192,118.22** [Exhibit 13](#)
[Pgs. 196-197](#)

IX. Discussion Topics

X. Supervisors' Requests

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

XII. Next Meeting Quorum Check: September 3 at 4:00PM

Kristen Cohen	☐ IN PERSON	☐ REMOTE	☐ NO
Gary LaCombe	☐ IN PERSON	☐ REMOTE	☐ NO
Daniel Colin	☐ IN PERSON	☐ REMOTE	☐ NO
Ron Cervelli	☐ IN PERSON	☐ REMOTE	☐ NO
Stephen Handler	☐ IN PERSON	☐ REMOTE	☐ NO

XIII. Adjournment

EXHIBIT 1

**SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("**Board**") for the Sweetwater Creek Community Development District ("**District**") will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE: Thursday, August 6, 2026
TIME: 4:00 p.m.
LOCATION: 1865 North Loop Parkway
St. Augustine, FL 32095

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, *Florida Statutes*, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Unit Type	ERU	Unit Count	Proposed O&M
UP TO 63' LOT	1.00	469	\$2,882.69
63-73' LOT	1.16	166	\$3,343.92
80-88' LOT	1.40	42	\$4,035.76
90' LOT	1.43	4	\$4,122.24
MARSH (LESS THAN 15K SQ.FT.)	1.40	6	\$4,035.76
MARSH (15K-30K SQ.FT.)	1.43	35	\$4,122.24
MARSH (30K AND GREATER)	1.50	6	\$4,324.03
McCANN LOTS	1.59	8	\$4,583.47

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which St. Johns County ("**County**") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2027.

For Fiscal Year 2027, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2026. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("**District Manager's Office**"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Sweetwater Creek Community
Development District
District Manager

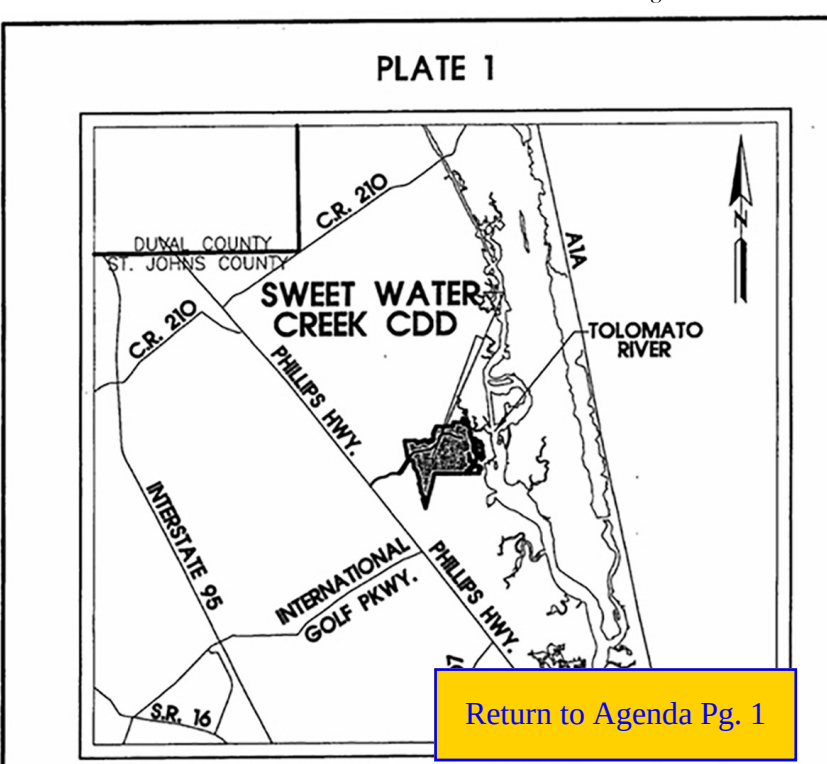


EXHIBIT 2

SWEETWATER CREEK CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 YTD (10/1/25-6/30/26)	FY 2027 PROPOSED	VARIANCE FY26-FY27	PERCENT VARIANCE
REVENUES						
SPECIAL ASSESSMENTS - TAX ROLL	\$ 1,888,814	\$ 1,981,623	\$ 1,978,219	\$ 1,924,716	\$ (56,907)	-3%
INTEREST/MISCELLANEOUS	41,810	30,000	30,943	30,000	-	0%
FITNESS CENTER REVENUE	9,911	4,500	6,997	5,000	500	11%
MERCHANDISE REVENUES (NEW)	-	-	-	-	-	0%
NON-RESIDENT MEMBERSHIP (NEW)	-	-	-	-	-	0%
INSURANCE PROCEEDS	1,820	-	-	-	-	0%
MISCELLANEOUS REVENUE	101	-	-	-	-	0%
COST SHARING - MARSHALL CREEK REVENUE	97,561	-	-	-	-	0%
TOTAL REVENUES	2,040,017	2,016,123	2,016,159	1,959,716	(56,407)	-3%
EXPENDITURES						
GENERAL & ADMINISTRATIVE						
SUPERVISOR FEES	13,800	14,000	11,000	14,000	-	0%
ENGINEERING FEES	26,574	20,000	35,554	20,000	-	0%
DISTRICT COUNSEL	100,875	65,000	78,455	70,000	5,000	8%
ANNUAL AUDIT	3,800	3,800	-	4,000	200	5%
ASSESSMENT ROLL	6,033	5,460	9,250	5,150	(310)	-6%
ARBITRAGE	-	500	450	500	-	0%
DISSEMINATION AGENT	4,593	5,788	5,000	5,150	(638)	-11%
TRUSTEE FEES	3,771	4,139	3,143	4,149	10	0%
MANAGEMENT FEES	45,037	46,410	36,042	28,000	(18,410)	-40%
ADMINISTRATIVE SERVICES	-	-	-	12,360	12,360	100%
ACCOUNTING SERVICES	-	-	-	17,223	17,223	100%
INFORMATION TECHNOLOGY	1,235	1,556	4,912	-	(1,556)	-100%
WEBSITE MAINTENANCE	1,049	1,092	-	2,052	960	88%
TELEPHONE	503	742	-	-	(742)	-100%
POSTAGE & DELIVERY	4,537	3,300	402	3,300	-	0%
PUBLIC OFFICIAL INSURANCE	4,374	5,400	5,486	6,035	635	12%
COPIES	3,798	4,200	823	3,000	(1,200)	-29%
LEGAL ADVERTISING	2,168	2,000	2,349	2,000	-	0%
MISCELLANEOUS	685	1,500	2,373	1,500	-	0%
DUES, LICENSES & SUBSCRIPTIONS	667	175	525	175	-	0%
WORKERS COMP INSURANCE	850	-	-	900	900	100%
COST SHARE EXPENSE - MARSHALL CREEK CDD	-	100,000	52,417	-	(100,000)	-100%
TOTAL GENERAL & ADMINISTRATIVE	224,350	285,062	248,181	199,494	(85,568)	-30%
FIELD OPERATIONS & MAINTENANCE						
UTILITIES - ELECTRIC	78,927	82,500	61,532	85,241	2,741	3%
GENERAL INSURANCE/WORKERS COMP	5,892	6,629	6,246	6,871	242	4%
LANDSCAPE MAINTENANCE	291,276	300,014	237,616	327,557	27,543	9%
LANDSCAPE IMPROVEMENTS	27,518	50,000	25,558	100,000	50,000	100%
MULCH	50,000	50,000	2,862	57,629	7,629	15%
LAKE MAINTENANCE	25,469	25,469	19,102	28,016	2,547	10%
FOUNTAIN MAINTENANCE	2,419	1,500	7,373	5,000	3,500	233%
IRRIGATION REPAIRS & MAINTENANCE	40,259	50,000	42,462	50,000	-	0%
BACKFLOW REPAIRS & MAINTENANCE (NEW)	-	-	-	10,000	10,000	100%
VEHICLE REPAIRS & MAINTENANCE (NEW)	-	-	-	2,000	2,000	100%
EQUIPMENT REPAIRS & MAINTENANCE (NEW)	-	-	-	1,000	1,000	100%
FUEL (NEW)	-	-	-	1,500	1,500	100%
STORM CLEAN-UP	-	10,000	3,400	10,000	-	0%
FIELD REPAIRS & MAINTENANCE	35,437	36,000	2,204	36,000	-	0%
TREE REMOVALS	6,650	14,000	2,500	14,000	-	0%
TREE REPLACEMENTS	1,820	2,000	-	2,000	-	0%
TREE PRUNING	5,480	17,000	20,345	17,000	-	0%
STREETLIGHT MAINTENANCE & REPAIRS	-	2,250	-	2,250	-	0%
SIGNAGE MAINTENANCE & REPAIRS	-	1,000	959	2,000	1,000	100%
HOLIDAY DECORATION	4,151	5,000	3,753	5,000	-	0%
MISCELLANEOUS FIELD SUPPLIES	2,041	3,500	1,869	3,500	-	0%
CONTINGENCY (NEW)	-	-	-	50,000	50,000	100%
TOTAL FIELD GENERAL & ADMINISTRATIVE	577,339	656,862	437,782	816,564	159,702	24%
AMENITY OPERATIONS & MAINTENANCE						
ADMINISTRATIVE						
PROPERTY & CASUALTY INSURANCE	40,216	43,933	41,902	46,092	2,159	5%
AUTOMOBILE INSURANCE	-	-	1,662	3,300	3,300	100%
FACILITY MANAGEMENT	-	291,523	-	454,146	162,623	56%
PRERFORMANCE INCENTIVE	8,492	10,000	10,000	14,000	4,000	40%
INFO TECHNOLOGY	795	1,000	2,132	2,400	1,400	140%
LICENSES & PERMITS	350	770	-	870	100	13%
SUBSCRIPTIONS & MEMBERSHIPS	2,075	2,040	2,966	2,040	-	0%

SWEETWATER CREEK CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)

	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 YTD (10/1/25-6/30/26)	FY 2027 PROPOSED	VARIANCE FY26-FY27	PERCENT VARIANCE
TRAINING	706	500	-	1,000	500	100%
TRAVEL & PER DIEM	219	-	-	1,000	1,000	100%
OFFICE SUPPLIES	2,579	2,500	1,355	2,500	-	0%
OFFICE EQUIPMENT	4,341	2,500	1,838	2,500	-	0%
COMMUNICATION-TELEPHONE/INTERNET/TV	9,637	9,600	8,103	10,000	400	4%
INTERNET/TELEPHONE-GUARD HOUSE	2,701	2,000	1,348	2,000	-	0%
FIELD MANAGEMENT FEES	93,520	97,232	62,182	-	(97,232)	-100%
DISTRICT HORTICULTURALIST (NEW)	-	-	-	12,000	12,000	100%
FACILITY MAINTENANCE-COST SHARE	287,452	20,000	222,440	-	(20,000)	-100%
OPERATING SUPPLIES-UNIFORMS	579	500	88	500	-	0%
<u>GENERAL UTILITIES</u>	76,193	90,585	58,437	-	(90,585)	-100%
ELECTRIC (NEW)	-	-	-	30,000	30,000	100%
WATER & SEWER (NEW)	-	-	-	30,000	30,000	100%
GAS / PROPANE (NEW)	-	-	-	30,000	30,000	100%
REFUSE REMOVAL	10,583	9,600	8,982	12,000	2,400	25%
<u>SECURITY</u>	41,350	41,857	32,937	-	(41,857)	-100%
GATE ACCESS CONTROL CONTRACT (NEW)	-	-	-	48,010	48,010	100%
GUARD HOUSE, GATE REPAIRS & MAINTENANCE	868	5,000	2,333	5,000	-	0%
OFF DUTY PATROL (NEW)	-	-	-	-	-	0%
JANITORIAL SERVICES	42,032	45,640	43,361	-	(45,640)	-100%
<u>PARKS AND RECREATION</u>						
AMENITY LANDSCAPE MAINTENANCE & IMPROVEMENTS	46,082	50,000	10,144	-	(50,000)	-100%
DOG PARK REPAIRS & MAINTENANCE	1,596	6,000	766	6,000	-	0%
PARK MULCH	5,810	5,000	3,600	-	(5,000)	-100%
MISCELLANEOUS FIELD SUPPLIES	1,782	2,000	3,939	2,000	-	0%
BUILDINGS REPAIRS & MAINTENANCE	53,534	36,000	9,485	26,000	(10,000)	-28%
PEST CONTROL	1,396	1,800	1,182	1,800	-	0%
POOL MAINTENANCE-CONTRACT	16,995	20,442	-	-	(20,442)	-100%
POOL REPAIRS & MAINTENANCE	10,012	3,000	887	6,000	3,000	100%
POOL CHEMICALS	27,699	30,000	19,319	35,000	5,000	17%
SIGNAGE & AMENITY REPAIRS	1,579	300	74	-	(300)	-100%
SPECIAL EVENTS	2,754	2,000	2,197	2,000	-	0%
PARK REPAIR & MAINTENANCE	8,585	10,000	3,075	10,000	-	0%
PICKLEBALL REPAIR & MAINTENANCE	9,438	3,000	441	3,000	-	0%
GUARDHOUSE MAINTENANCE	15	2,500	-	2,500	-	0%
PLAYGROUND REPAIRS & MAINTENANCE	7,139	5,000	-	5,000	-	0%
<u>FITNESS CENTER</u>						
PROFESSIONAL SERVICES-OUTSIDE FITNESS	41,805	60,000	34,678	60,000	-	0%
FITNESS EQUIPMENT REPAIRS & MAINTENANCE	2,925	5,000	2,757	5,000	-	0%
FITNESS EQUIPMENT RENTAL	33,761	30,477	25,890	31,000	523	2%
OPERATING SUPPLIES-SPA&PAPER (MOVED)	3,538	4,000	2,602	4,000	-	0%
CLEANING SUPPLIES (MOVED)	9,553	10,000	1,838	18,000	8,000	80%
HVAC MAINTENANCE (NEW)	-	-	-	10,000	10,000	100%
FITNESS CENTER MERCHANDISE (NEW)	-	-	-	4,000	4,000	100%
MINIATURE GOLF COURSE MAINTENANCE	355	500	70	-	(500)	-100%
MISCELLANEOUS FITNESS SUPPLIES	702	4,000	9,214	3,000	(1,000)	-25%
CAPITAL OUTLAY - MACHINERY & EQUIPMENT	4,302	6,400	-	-	(6,400)	-100%
CAPITAL OUTLAY	23,702	-	1,335	-	-	0%
TOTAL AMENITIES	939,748	974,199	635,558	943,658	(30,541)	-3%
RESERVE						
CAPITAL RESERVE CONTRIBUTION	-	100,000	-	-	(100,000)	-100%
TOTAL RESERVE	-	100,000	-	-	(100,000)	-100%
TOTAL EXPENDITURES	1,741,437	2,016,123	1,321,521	1,959,716	(56,407)	-3%
EXCESS OF REVENUE OVER (UNDER) EXPEND.	298,579	-	694,639	-	-	
FUND BALANCE ANALYSIS						
FUND BALANCE BEGINNING	401,852	401,852	700,432	700,432	298,579	74%
TRANSFER IN (OUT) FROM CAPITAL RESERVE FUND	-	-	(100,000)	-	-	0%
NET CHANGE IN FUND BALANCE	298,579	-	694,639	-	-	0%
FUND BALANCE ENDING	700,432	401,852	1,295,071	700,432	298,579	74%

SWEETWATER CREEK CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
OPERATIONS & MAINTENANCE BUDGET NARRATIVE

	FINANCIAL STATEMENT CATEGORY	FY 2027 PROPOSED	COMMENTS (SCOPE OF SERVICE)
1	REVENUES		
2	SPECIAL ASSESSMENTS - TAX ROLL	1,924,716	
3	INTEREST	30,000	Interest earned on District MMA and Operating Accounts
4	FITNESS CENTER REVENUE	5,000	Fitness Center Revenues
5	MERCHANDISE REVENUES (NEW)	-	The District has shirts and other items for sale at the Fitness Center desk
6	NON-RESIDENT MEMBERSHIP (NEW)	-	Revenues for non-resident membership. Non Membership fees are \$5,000
7	INSURANCE PROCEEDS	-	Revenue from insurance reimbursements
8	MISCELLANEOUS REVENUE	-	Misc. non categorized revenue
9	COST SHARING - MARSHALL CREEK REVENUE	-	Cost share agreement with Marshall Creek CDD was amended in FY 2026, to eliminate Cost Share
10			
11	EXPENDITURES		
12	GENERAL & ADMINISTRATIVE		
13	SUPERVISOR FEES	14,000	Florida Statute, Chapter 190.006(8), each member of the board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting, not to exceed \$4,800 per year per member. The District anticipates 12 meetings and 1 budget workshop.
14	ENGINEERING FEES	20,000	The District has contracted with Matthews/DCCM for District Engineering Services. The District is required to have a District Engineer.
15	DISTRICT COUNSEL	70,000	The District has contracted with Kilinski Van Wyk as District Counsel for the District. The District is required to have a District Counsel.
16	ANNUAL AUDIT	4,000	The District has engaged McDermitt/Davis at \$4,000 for 2026 Audit, \$4300 for 2027 & 2028 Audit, and \$4,600 for 2029 Audit. Under Florida Statutes § 190.007(1) (part of Chapter 190, the Uniform Community Development District Act of 1980), every Community Development District (CDD) is required to conduct an annual independent audit of its financial records. The audited financial statements must be submitted to the Auditor General of the State of Florida within 9 months after the end of the fiscal year, in accordance with Chapter 218. Copies of the audit must be filed with the Florida Department of Economic Opportunity.
17	ASSESSMENT ROLL	5,150	The District has a contracted with Vesta District Services for Assessment roll services, which include preparing, maintaining and transmitting the annual roll with the annual special assessment amounts for the operating, maintenance and capital assessments.
18	ARBITRAGE	500	Community Development Districts (CDDs) in Florida, established under Chapter 190, Florida Statutes, who issue tax-exempt municipal bonds to finance infrastructure, are subject to federal arbitrage rules under Internal Revenue Code (IRC) Section 148 and related Treasury Regulations (Treas. Reg. § 1.148). The arbitrage rebate requirement prevents issuers from profiting excessively from investing bond proceeds at yields higher than the bond's yield, preserving the bonds' tax-exempt status. The District has contracted with " " to perform the periodic Arbitrage Rebate Calculation.
19	DISSEMINATION AGENT	5,150	The District has contracted with Vesta District Services. Under SEC Rule 15c2-12 (the continuing disclosure rule), The Dissemination Agent is the entity contractually appointed (usually in the Continuing Disclosure Agreement or Dissemination Agent Agreement) to handle the filing and dissemination of required information. File the CDD's Annual and/or Quarterly Financial Information and Audited Financial Statements with EMMA (MSRB's system).
20	TRUSTEE FEES	4,149	U.S. Bank-Ongoing fees for routine services required in the Bond Indenture, including: monitoring compliance, receiving/distributing assessments, paying bondholders, preparing reports, and managing investments, bond redemptions and prepayments.
21	MANAGEMENT FEES	28,000	The District has contracted with FCS Management Group for District Management Services. The District is required to have a District Manager under Florida Statute, Chapter 190.007.
22	ADMINISTRATIVE SERVICES	12,360	The District has contracted with Vesta District Services who provides: administrative services for the District. Services on behalf of or for the District include but are not limited to: public records retention, response to public records requests, administrative filings, communications coordination, agenda preparation, providing support to the District Manager.
23	ACCOUNTING SERVICES	17,223	The District has contracted with Vesta District Services who provides: accounts payable, accounts receivable, accounting and financial management services for the District.
24	INFORMATION TECHNOLOGY	-	The District has contracted with Vesta District Services for District Information Technology.
25	WEBSITE MAINTENANCE	2,052	The District has contracted with ReAlign Web Design for ongoing website ADA requirements, maintenance, hosting
26	POSTAGE & DELIVERY	3,300	Cost associated with shipping, sending formal letters and packages on behalf of the District.
27	PUBLIC OFFICIAL INSURANCE	6,035	The District's Insurance Carrier is Florida Insurance Alliance/Egis is Agent: Public Officials E&O Insurance
28	COPIES	3,000	Cost associated with printing, binding, copies on behalf of the District. Supervisor Packets
29	LEGAL ADVERTISING	2,000	Costs associated with the statutorily required advertising of the District's public meetings, workshops and public hearings-Local IQ
30	MISCELLANEOUS	1,500	Other General Administrative expenses that do not have a specific expense line in the budget.
31	DUES, LICENSES & SUBSCRIPTIONS	175	Annual Special District filing fee with the State of Florida-Department of Commerce
32	WORKERS COMP INSURANCE	900	The District's Insurance Carrier is Florida Insurance Alliance/Egis is Agent: Workers Compensation
33	FIELD OPERATIONS & MAINTENANCE		
34	UTILITIES - ELECTRIC	85,241	The District contracts with T-Mobile for cell phone service

SWEETWATER CREEK CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
OPERATIONS & MAINTENANCE BUDGET NARRATIVE

	FINANCIAL STATEMENT CATEGORY	FY 2027 PROPOSED	COMMENS (SCOPE OF SERVICE)
35	GENERAL LIABILITY INSURANCE	6,871	The District's Insurance Carrier is Florida Insurance Alliance/Egis is Agent: General Liability Insurance
36	LANDSCAPE MAINTENANCE	327,557	The District has contracted with Duval Landscaping for Landscape and Irrigation Maintenance services at the Fitness Center.
37	LANDSCAPE IMPROVEMENTS	100,000	Costs associated with project related landscape enhancement projects through the District's Amenity Center, Parks, Common Areas
38	MULCH	57,629	Costs associated with applications of pinestraw and/or pine bark mulch, 2x annually throughout areas in the community other than the fitness center, guard house, and parks.
39	LAKE MAINTENANCE	28,016	The District has contracted with " " to do the 2x month pond maintenance, herbacidal treatements and trash around ponds.
40	FOUNTAIN MAINTENANCE	5,000	Costs associated with repairs and maintenance of the District's fountain located at Pantana Vista / Rio Del Norte
41	IRRIGATION REPAIRS & MAINTENANCE	50,000	Costs associated with repairs and replacement of District irrigation infrastructure including but not limited to: heads, laterals, pumps, wells, motors
42	BACKFLOW REPAIRS & MAINTENANCE (NEW)	10,000	Costs associated with the annual inspection/certification and repairs/replacement of the District's back flow preventers
43	VEHICLE REPAIRS & MAINTENANCE (NEW)	2,000	Costs associated with the repairs and maintenance of one District truck, including but not limited to, license/tag renewal, oil changes, tire rotations, repairs and replacement parts
44	EQUIPMENT REPAIRS & MAINTENANCE (NEW)	1,000	Costs associated with maintenance, repairs and replacement of the Districts, tools, equipment, trailer, pressure washer and other equipment
45	FUEL (NEW)	1,500	Fuel for the District's truck and equipment
46	STORM CLEAN-UP	10,000	Costs associated with Storm Preparation and Recovery. I.E. debris removal
47	FIELD REPAIRS & MAINTENANCE	36,000	Costs associated with community wide repairs, replacement and maintenance, other than at the fitness center.
48	TREE REMOVALS	14,000	Costs associated with tree removal throughout District owned property, and felling of trees in CE/protected areas related to protecting property.
49	TREE REPLACEMENTS	2,000	Costs associated with replacing dead/diseased trees in the community.
50	TREE PRUNING	17,000	Costs associated with the annual palm tree and other tree prunings/trimmings/limbing up.
51	STREETLIGHT MAINTENANCE & REPAIRS	2,250	Costs associated with repairs and maintenance of District owned decorative lights. Not FPL owned lights.
52	SIGNAGE MAINTENANCE & REPAIRS	2,000	Costs associated with signage repairs and replacement throughout the District, other than at the Fitness Center.
53	HOLIDAY DECORATION	5,000	Cost associated with the purchase, storage and installation of Holiday Decorations
54	MISCELLANEOUS FIELD SUPPLIES	3,500	Costs associated with the purchase of District tools and supplies.
55	CONTINGENCY (NEW)	50,000	This item is for use for contingency to the overall budget
56	AMENITY OPERATIONS & MAINTENANCE		
57	ADMINISTRATIVE		
58	PROPERTY & CASUALTY INSURANCE	46,092	The District's Insurance Carrier is Florida Insurance Alliance/Egis is Agent: Property & Casualty Insurance
59	AUTOMOBILE INSURANCE	3,300	The District's Insurance Carrier is Florida Insurance Alliance/Egis is Agent: Commercial Auto Liability
60	FACILITY MANAGEMENT	454,146	The District has contracted with Vesta Property Services. These costs are related to Payroll Expenses for General Manager, Fitness Center Manager, Front Desk, Janitorial and Maintenance Worker.
61	PRERFORMANCE INCENTIVE	14,000	
62	INFO TECHNOLOGY	2,400	The District has contracted with " " for monthly IT services at the Fitness Center
63	LICENSES & PERMITS	870	Annual Florida Department of Health, Pool Permit and other required permits/licenses
64	SUBSCRIPTIONS & MEMBERSHIPS	2,040	Subscription based services at the Fitness Center: Pandora, Swish, Court Reserve, DUPR
65	TRAINING	1,000	Ongoing Annual Training for the team members, I.E. CPR or Group Fitness Certifications
66	TRAVEL & PER DIEM	1,000	Costs associated with travel expenses for team members who have to travel for training or other District business
67	OFFICE SUPPLIES	2,500	Costs associated with usual and customary office supplies, I.E. toner, paper, pens
68	OFFICE EQUIPMENT	2,500	Costs associated with usual and customary office equipment, I.E. computer, printer, chairs
69	COMMUNICATION-TELEPHONE/INTERNET/TV	10,000	Phone lines, internet, cable services. AT&T and / or Comcast
70	INTERNET/TELEPHONE-GUARD HOUSE	2,000	Phone lines, internet, cable services. AT&T and / or Comcast
71	DISTRICT HORTICULTURALIST (NEW)	12,000	The District has contracted with Louise Leister to provide support in relation to the Landscape, Irrigation, and Enhancement Projects
72	UNIFORMS	500	The District provides Palencia logo shirts and apparel, safety equipment for the team members
73	GENERAL UTILITIES		
74	ELECTRIC (NEW)	30,000	District Electric at the Fitness Center
75	WATER & SEWER (NEW)	30,000	District Water & Sewer at the Fitness Center
76	GAS / PROPANE (NEW)	30,000	District Propane Gas at the Fitness Center
77	REFUSE REMOVAL	12,000	District Garbage/Refuse at the Fitness Center
78	SECURITY		
79	GATE ACCESS CONTROL CONTRACT (NEW)	48,010	The District has contracted with Envera Security Services for Remote Gate Access Control at the Las Calinas Gate

SWEETWATER CREEK CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
OPERATIONS & MAINTENANCE BUDGET NARRATIVE

	FINANCIAL STATEMENT CATEGORY	FY 2027 PROPOSED	COMMENS (SCOPE OF SERVICE)
80	GUARD HOUSE, GATE REPAIRS & MAINTENANCE	5,000	Costs associated with the repairs and maintenance of the Guardhouse entry and exit gates.
81	<u>PARKS AND RECREATION</u>		
82	DOG PARK REPAIRS & MAINTENANCE	6,000	Costs associated with repairs and maintenance of the District's 2 dog parks, dog fence, doggie waste disposal stations and doggie waste disposal bags
83	MISCELLANEOUS SUPPLIES	2,000	Costs associated with miscellaneous non categorized expenses/supplies
84	BUILDINGS REPAIRS & MAINTENANCE	26,000	Costs associated with contracted AC, water heater, painting, plumbing, repairs and maintenance to the fitness center, and supplies, miscellaneous supplies for the fitness center.
85	PEST CONTROL	1,800	Contracted Pest Control Services. The District has contracted with Turner Pest Control to perform (is this annual, quarterly, monthly services?) pest control services at the fitness center and guard house. Contract expires " "
86	POOL REPAIRS & MAINTENANCE	6,000	Costs associated with pool repairs and supplies. I.E. Pool repairs, deck, depth numbers, patching, deck repairs, required signage
87	POOL CHEMICALS	35,000	The District has contracted with Poolsure to provide all pool chemicals on a monthly basis
88	SPECIAL EVENTS	2,000	Costs associated with District Special events: League Tournaments, parties, special event supplies
89	PARK REPAIR & MAINTENANCE	10,000	Costs associated with repairs, replacement and maintenance of the District's parks, basketball court, dog parks. I.E. repairs/replacement of benches, painting, basket ball hoops.
90	PICKLEBALL REPAIR & MAINTENANCE	3,000	Costs associated with Pickleball repairs and replacement: net replacement, furniture repairs, fan maintenance, restripe, lights, gate, fences
91	GUARDHOUSE MAINTENANCE	2,500	Costs associated with repairs and maintenance of the District's guardhouse I.E. painting, repairs to roof, assets inside the guardhouse.
92	PLAYGROUND REPAIRS & MAINTENANCE	5,000	Costs associated with repairs and maintenance of the District's playgrounds I.E. painting, repairs to structures.
93	<u>FITNESS CENTER</u>		
94	PROFESSIONAL SERVICES-OUTSIDE FITNESS	60,000	Group Fitness Instructor pay
95	FITNESS EQUIPMENT REPAIRS & MAINTENANCE	5,000	Cardio and Strenght Equipment repairs, pad replacements, etc
96	FITNESS EQUIPMENT RENTAL	31,000	Cardio Equipment and the Ice Machine
97	OPERATING SUPPLIES-SPA&PAPER	4,000	Costs for fitness center restrooms, paper towels, soap etc.
98	CLEANING SUPPLIES	18,000	Costs associated with the single use disinfectant wipes for wiping down the fitness equipment, other cleaning supplies
99	HVAC MAINTENANCE (NEW)	10,000	Costs associated with preventative maintenance plan with HVAC company, and repairs and replacement of HVAC parts
100	FITNESS CENTER MERCHANSIDE (NEW)	4,000	Costs associated with items for resale including shirts and other items at the Fitness Center desk
101	MISCELLANEOUS FITNESS SUPPLIES	3,000	
102	<u>RESERVE</u>		
103	CAPITAL OUTLAY	170,000	This is the budgeted amount of contributions to go towards expenses related to the District's annual Capital Improvement Plan (CIP
104	CAPITAL RESERVE CONTRIBUTION	100,000	This is the budgeted amount of contributions to go towards expenses related to the District's annual Capital Improvement Plan (CIP) and building of Capital Reserves for future capital repairs and replacements.

SWEETWATER CREEK CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
CAPITAL RESERVE FUND (CRF)

	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 YTD (10/1/25-6/30/26)	FY 2027 PROPOSED	VARIANCE FY26-FY27	PERCENT VARIANCE
REVENUES						
SPECIAL ASSESSMENTS - TAX ROLL	\$ -	\$ -	\$ -	\$ 260,000	\$ 260,000	100%
TRANSFER IN FROM GENERAL FUND	100,000	100,000	100,000	-	(100,000)	-100%
INTEREST/MISCELLANEOUS	14,205	10,000	12,539	10,000	-	0%
TOTAL REVENUES	114,205	110,000	112,539	270,000	160,000	145%
EXPENDITURES						
CAPITAL OUTLAY	64,931	-	-	170,000	170,000	100%
REPAIR & MAINTENANCE	-	93,210	32,827	-	(93,210)	-100%
OTHER CURRENT CHARGES	461	600	-	-	(600)	-100%
RESERVE CONTRIBUTION	-	16,190	-	100,000	83,810	518%
TOTAL EXPENDITURES	65,392	110,000	32,827	270,000	160,000	145%
EXCESS OF REVENUE OVER (UNDER) EXPEND.	48,813	-	79,712	-	-	0%
FUND BALANCE ANALYSIS						
FUND BALANCE BEGINNING	405,338	405,338	454,150	454,150	48,813	12%
NET CHANGE IN FUND BALANCE	48,813	-	79,712	-	-	0%
FUND BALANCE ENDING	454,150	405,338	533,862	454,150	48,813	12%

SWEETWATER CREEK CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
DEBT SERVICE REQUIREMENTS

	SERIES 2019A-1 DEBT SERVICE	SERIES 2019A-2 DEBT SERVICE	TOTAL DEBT SERVICE
REVENUE			
SPECIAL ASSESSMENTS (MADS)	519,622	215,000	734,622
TOTAL REVENUE	519,622	215,000	734,622
EXPENDITURES			
INTEREST EXPENSE			
5/1/2027	73,828	39,450	113,278
11/1/2027	69,609	37,088	106,697
PRINCIPAL RETIREMENT			
5/1/2027	375,000	135,000	510,000
TOTAL EXPENDITURES	518,438	211,538	729,975
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	1,184	3,463	4,647

NET DEBT SERVICE	\$ 734,621.88
COLLECTION COST & EARLY PMT. DISCOUNT	\$ 46,890.76
GROSS DEBT SERVICE ASSESSMENTS	\$ 781,512.63

SWEETWATER CREEK CDD
SERIES 2019A-1 AMORTIZATION SCHEDULE

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
						5,600,000
11/1/2026		2.250%	73,828	73,828	73,828	5,600,000
5/1/2027	375,000	2.250%	73,828	448,828		5,225,000
11/1/2027		2.375%	69,609	69,609	518,438	5,225,000
5/1/2028	380,000	2.375%	69,609	449,609		4,845,000
11/1/2028		2.500%	65,097	65,097	514,706	4,845,000
5/1/2029	390,000	2.500%	65,097	455,097		4,455,000
11/1/2029		2.875%	60,222	60,222	515,319	4,455,000
5/1/2030	405,000	2.875%	60,222	465,222		4,050,000
11/1/2030		2.875%	54,400	54,400	519,622	4,050,000
5/1/2031	415,000	2.875%	54,400	469,400		3,635,000
11/1/2031		2.875%	48,434	48,434	517,834	3,635,000
5/1/2032	425,000	2.875%	48,434	473,434		3,210,000
11/1/2032		2.875%	42,325	42,325	515,759	3,210,000
5/1/2033	440,000	2.875%	42,325	482,325		2,770,000
11/1/2033		3.000%	36,000	36,000	518,325	2,770,000
5/1/2034	450,000	3.000%	36,000	486,000		2,320,000
11/1/2034		3.000%	29,250	29,250	515,250	2,320,000
5/1/2035	465,000	3.000%	29,250	494,250		1,855,000
11/1/2035		3.000%	22,275	22,275	516,525	1,855,000
5/1/2036	480,000	3.000%	22,275	502,275		1,375,000
11/1/2036		3.000%	15,075	15,075	517,350	1,375,000
5/1/2037	495,000	3.000%	15,075	510,075		880,000
11/1/2037		3.000%	7,650	7,650	517,725	880,000
5/1/2038	510,000	3.000%	7,650	517,650	517,650	370,000
Total	\$ 5,230,000		\$ 1,048,331	\$ 6,278,331	\$ 6,278,331	

Footnote: Maximum Annual Debt Service (MADS): \$ 519,622

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

SWEETWATER CREEK CDD
SERIES 2019A-2 AMORTIZATION SCHEDULE

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
						2,025,000
11/1/2026		3.5%	39,450	39,450	39,450	2,025,000
5/1/2027	135,000	3.5%	39,450	174,450		1,890,000
11/1/2027		3.5%	37,088	37,088	211,538	1,890,000
5/1/2028	140,000	3.5%	37,088	177,088		1,750,000
11/1/2028		3.5%	34,638	34,638	211,725	1,750,000
5/1/2029	145,000	3.5%	34,638	179,638		1,605,000
11/1/2029		4.0%	32,100	32,100	211,738	1,605,000
5/1/2030	150,000	4.0%	32,100	182,100		1,455,000
11/1/2030		4.0%	29,100	29,100	211,200	1,455,000
5/1/2031	155,000	4.0%	29,100	184,100		1,300,000
11/1/2031		4.0%	26,000	26,000	210,100	1,300,000
5/1/2032	165,000	4.0%	26,000	191,000		1,135,000
11/1/2032		4.0%	22,700	22,700	213,700	1,135,000
5/1/2033	170,000	4.0%	22,700	192,700		965,000
11/1/2033		4.0%	19,300	19,300	212,000	965,000
5/1/2034	180,000	4.0%	19,300	199,300		785,000
11/1/2034		4.0%	15,700	15,700	215,000	785,000
5/1/2035	185,000	4.0%	15,700	200,700		600,000
11/1/2035		4.0%	12,000	12,000	212,700	600,000
5/1/2036	190,000	4.0%	12,000	202,000		410,000
11/1/2036		4.0%	8,200	8,200	210,200	410,000
5/1/2037	200,000	4.0%	8,200	208,200		210,000
11/1/2037		4.0%	4,200	4,200	212,400	210,000
5/1/2038	210,000	4.0%	4,200	214,200	214,200	-
Total	\$ 2,025,000		\$ 560,950	\$ 2,585,950	\$ 2,585,950	

Footnote: Maximum Annual Debt Service (MADS): \$ 215,000

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

SWEETWATER CREEK CDD
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
ASSESSMENT ALLOCATION

OPERATIONS & MAINTENANCE (O&M) BUDGET

NET O&M BUDGET	\$1,924,716.00
COUNTY COLLECTION COSTS (2%)	\$40,951.40
EARLY PAYMENT DISCOUNT (4%)	\$81,902.81
GROSS O&M ASSESSMENT	<u>\$2,047,570.21</u>

CAPITAL RESERVE FUND (CRF) BUDGET

NET CRF BUDGET	\$260,000.00
COUNTY COLLECTION COSTS (2%)	\$5,531.91
EARLY PAYMENT DISCOUNT (4%)	\$11,063.83
GROSS CRF ASSESSMENT	<u>\$276,595.74</u>

UNIT TYPE	UNITS ASSESSED	ALLOCATION OF O&M ASSESSMENT					ALLOCATION OF CRF ASSESSMENT				
	O&M	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL O&M	O&M PER LOT	ERU FACTOR	TOTAL ERU's	% TOTAL ERU's	TOTAL CRF	CRF PER LOT
UP TO 63' LOT	469	1.00	469.00	58.17%	\$1,191,082.70	\$2,539.62	1.00	469.00	58.17%	\$160,897.25	\$343.06
64-73' LOT	166	1.16	192.56	23.88%	\$489,029.61	\$2,945.96	1.16	192.56	23.88%	\$66,060.50	\$397.95
80-88' LOT	42	1.40	58.80	7.29%	\$149,329.77	\$3,555.47	1.40	58.80	7.29%	\$20,172.19	\$480.29
90' LOT	4	1.43	5.72	0.71%	\$14,526.64	\$3,631.66	1.43	5.72	0.71%	\$1,962.33	\$490.58
MARSH (LESS THAN 15K SQ.FT.)	6	1.40	8.40	1.04%	\$21,332.82	\$3,555.47	1.40	8.40	1.04%	\$2,881.74	\$480.29
MARSH (15K-30K SQ.FT.)	35	1.43	50.05	6.21%	\$127,108.08	\$3,631.66	1.43	50.05	6.21%	\$17,170.38	\$490.58
MARSH (30K AND GREATER)	6	1.50	9.00	1.12%	\$22,856.60	\$3,809.43	1.50	9.00	1.12%	\$3,087.58	\$514.60
McCANN LOTS	8	1.59	12.72	1.58%	\$32,303.99	\$4,038.00	1.59	12.72	1.58%	\$4,363.78	\$545.47
	736		806.25	100.00%	\$2,047,570.21			806.25	100.00%	\$276,595.74	

UNIT TYPE	PER UNIT ANNUAL ASSESSMENT			
	FY 2027 O&M + CRF PER LOT	FY 2026 PER UNIT	VARIANCE FY26 TO FY27 PER UNIT	% VARIANCE
UP TO 63' LOT	\$2,882.69	\$2,614.71	\$267.98	10.25%
63-73' LOT	\$3,343.92	\$3,033.06	\$310.85	10.25%
80-88' LOT	\$4,035.76	\$3,660.59	\$375.17	10.25%
90' LOT	\$4,122.24	\$3,739.03	\$383.21	10.25%
MARSH (LESS THAN 15K SQ.FT.)	\$4,035.76	\$3,660.59	\$375.17	10.25%
MARSH (15K-30K SQ.FT.)	\$4,122.24	\$3,739.03	\$383.21	10.25%
MARSH (30K AND GREATER)	\$4,324.03	\$3,922.06	\$401.97	10.25%
McCANN LOTS	\$4,583.47	\$4,157.39	\$426.08	10.25%

EXHIBIT 3

RESOLUTION 2026-13

THE ANNUAL APPROPRIATION RESOLUTION OF THE SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors (“**Board**”) of the Sweetwater Creek Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Sweetwater Creek Community Development District for the Fiscal Year Ending September 30, 2027.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of \$2,964,338 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	\$ <u>1,959,716</u>
CAPITAL RESERVE FUND	\$ <u>270,000</u>
DEBT SERVICE FUND, SERIES 2019A-1	\$ <u>519,622</u>
DEBT SERVICE FUND, SERIES 2019A-2	\$ <u>215,000</u>
TOTAL ALL FUNDS	\$ <u>2,964,338</u>

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that Fiscal Year as follows:

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

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

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

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

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

PASSED AND ADOPTED THIS 6TH DAY OF AUGUST 2026.

ATTEST:

SWEETWATER CREEK
COMMUNITY DEVELOPMENT
DISTRICT

Secretary/Assistant Secretary

By:

Its:

Exhibit A: Adopted Budget for Fiscal Year 2027

EXHIBIT 4

RESOLUTION 2026-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such

special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

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

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

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

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

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

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

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

to the District.

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

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED THIS 6TH DAY OF AUGUST 2026.

ATTEST:

**SWEETWATER CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

EXHIBIT 5

1 **MINUTES OF MEETING**

2 **SWEETWATER CREEK**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Sweetwater Creek Community
5 Development District was held on Thursday, July 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 Supervisor Colin called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Ron Cervelli (<i>via phone</i>)	Board Supervisor, Chairman
11 Daniel Colin	Board Supervisor, Vice Chairman
12 Gary LaCombe	Board Supervisor, Assistant Secretary
13 Stephen Handler (<i>via phone</i>)	Board Supervisor, Assistant Secretary
14 Kristen Cohen	Board Supervisor, Assistant Secretary

15 Also, present were:

16 Howard McGaffney	District Manager, FCS Management Group
17 Mary Grace Henley	District Counsel, Kilinski Van Wyk PLLC
18 Erin Gunia	General Manager, Sweetwater Creek CDD
19 Cheryl Blythe	Fitness Center Manager, Sweetwater Creek CDD
20 Rodney Hicks	Brightview
21 Chris Charbonneau	Brightview
22 George Rugen	United Land Services
23 Ed Dwyer	United Land Services
24 Billy Genovese	VerdeGo
25 Bruno Perez	VerdeGo
26 Larry	VerdeGo
27 Rubin Nucci	Yellowstone Landscape
28 Steve Sterzick	Yellowstone Landscape
29 Michael Scancio	Yellowstone Landscape
30 Kirk Hall	Resident
31 Bruce Brandenburg	Resident

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

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

37 Kirk Hall asked what the process was for repairing a lifted sidewalk and who would be in charge
38 of said repair.

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

40 **FOURTH ORDER OF BUSINESS – Landscape RFP Presentations, Scoring, & Selection**

41 Mr. McGaffney provided a brief reminder that the Board went out for bid for landscaping and noted
42 that five (5) vendors provided proposals.

43 A. Consideration of Waiving Deficiencies

Ms. Henley provided a brief explanation of the need to waive deficiencies in said proposals as well as the RFP scoring process.

On a MOTION by Mr. Colin, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board approving waiving deficiencies in the landscape RFP proposals, for the Sweetwater Creek Community Development District.

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

Each bidder had five (5) minutes to present.

1. Brightview

Mr. Hicks presented the proposal and fielded questions from the Board.

Ranked # 2

2. Greenery, The

A representative from The Greenery was not present to present the proposal.

Ranked #4

3. United Land Services

Mr. Rugen and Mr. Dwyer presented the proposal and fielded questions from the Board.

Ranked #3

4. VerdeGo

Mr. Genovese and Mr. Perez presented the proposal and fielded questions from the Board.

Ranked #1

5. Yellowstone

Ms. Nucci, Mr. Sterzick, and Mr. Scancio presented the proposal and fielded questions from the Board.

Ranked #5

Mr. McGaffney requested the Board members' 1-5 rankings of the bids and provided two possible options for the next steps in the process. The Board agreed to use one scorecard for the ranking and chose Supervisor Cohen's scorecard. Mr. McGaffney read into the record Supervisor Cohen's scores for each bidder.

On a MOTION by Mr. Colin, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board adopted Supervisor Cohen's scorecard as the formal District scorecard, for the Sweetwater Creek Community Development District.

On a MOTION by Ms. Cohen, SECONDED by Mr. Colin, WITH ALL IN FAVOR, the Board authorized District Counsel to draft an agreement and negotiate terms with the #1 ranked company, and if unsuccessful, then pursue an agreement with the #2 ranked company and continue down the ranking until an agreement and terms could be successfully negotiated, for the Sweetwater Creek Community Development District.

On a MOTION by Mr. Colin, SECONDED by Mr. LaCombe, WITH ALL IN FAVOR, the Board approved the termination of the Duval Landscape agreement, for the Sweetwater Creek Community Development District.

C. Scoring

VerdeGo = 88.72

Brightview = 84.25

United = 74.21

The Greenery = 68.38

Yellowstone = 63.36

FIFTH ORDER OF BUSINESS – Consent Agenda

The meeting recessed at approximately 5:08 p.m. and reconvened at approximately 5:13 p.m.

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

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

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

SIXTH ORDER OF BUSINESS – Staff Reports

The meeting moved to Item F. Exhibit 8 under the same order of business, at this time.

A. Exhibit 4: Landscape Report

B. District Engineer

Mr. McGaffney provided a brief update on the RFQ and noted that one of the bidders requested to present either in August or October.

C. District Counsel

Ms. Henley provided an answer for Supervisor LaCombe's question regarding the billing for her services and provided a quick reminder to the Board members to complete their Form 1s if not already done so.

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. Exhibit 5: General Manager's Report

Ms. Gunia presented the report for the month and fielded questions from the Board.

1. Exhibit 6: Fitness Manager's Report

Ms. Blythe presented the report for the month. Discussion ensued regarding the pool chemical log.

2. Exhibit 7: Project Tracker

Ms. Gunia provided a brief explanation of what was being presented.

F. Exhibit 8: District Horticulturalist – Louise Leister

Ms. Leister presented the report for the month.

SEVENTH ORDER OF BUSINESS – Business Items

A. Exhibit 9: Consideration of Pool Resurfacing Proposal Options

Ms. Gunia provided a correction to the amount listed for Exhibit 9E and provided her recommendation.

1. Exhibit 9A: Capital Pools - \$256,328.00
2. Exhibit 9B: Crown Pools, Inc. - \$228,997.00
3. Exhibit 9C: Epic Pools - \$238,250.00
4. Exhibit 9D: Superior Pools & Spas, Inc. - \$184,872.00
5. Exhibit 9E: Tempool, Inc. - \$157,118.22

On a MOTION by Mr. Colin, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board approved the Tempool, Inc. proposal, authorizing District Counsel to draft an agreement for a December start date for the pool resurfacing project, in the amount of \$157,118.22, for the Sweetwater Creek Community Development District.

B. Exhibit 10: Consideration & Adoption of **Resolution 2026-11**, Designating Officers

On a MOTION by Mr. Colin, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-11**, Designating Officers, and chose to keep the current slate of the Board the same, for the Sweetwater Creek Community Development District.

C. Exhibit 11: Consideration & Adoption of **Resolution 2026-12**, Designating Signatories

On a MOTION by Ms. Cohen, SECONDED by Mr. Colin, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-12**, Designating Signatories, for the Sweetwater Creek Community Development District.

D. Exhibit 12: Consideration of FCS Management Group-Infrastructure Reinvestment Planning Proposal – *To Be Distributed*

On a MOTION by Ms. Cohen, SECONDED by Mr. Colin, WITH ALL IN FAVOR, the Board approved the FCS Management Group – Infrastructure Reinvestment Planning proposal, in the amount of \$5,000.00 one-time and \$1,500.00 annually for a licensing fee, for the Sweetwater Creek Community Development District.

E. Exhibit 13: Consideration of Kimley-Horn Evaluation Meeting Request

EIGHTH ORDER OF BUSINESS – Discussion Topics

NINTH ORDER OF BUSINESS – Supervisors' Requests

Supervisor Cervelli asked further questions regarding pool chemical reports as well as possibly scheduling workshops in the future in lieu of regular meetings and the benefits of doing so. Discussion ensued.

TENTH ORDER OF BUSINESS – Consideration of Scheduling a Special Meeting for July 16th at 4:00 p.m.

On a MOTION by Mr. Colin, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board approved a special meeting for July 16th at 10:00 a.m., for the Sweetwater Creek Community Development District.

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

Bruce Brandenburg requested clarification regarding liability of trees falling on fences.

TWELFTH ORDER OF BUSINESS – Next Regular Meeting & Budget Public Hearing Quorum Check: August 6 at 4:00PM

All five Board members stated that they would be attending the next Board meeting and Budget Public Hearing on August 6 at 4:00 p.m.

THIRTEENTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Ms. Cohen, SECONDED by Mr. Colin, WITH ALL IN FAVOR, the Board adjourned the meeting at 6:09 p.m. for the Sweetwater Creek Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on August 6, 2026.

Signature

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Signature

Printed Name

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 6

Sweetwater Creek
Community Development District

Financial Statements (unaudited)

June 30, 2026



Sweetwater Creek CDD

Balance Sheet

June 30, 2026

	General Fund	Capital Reserves Fund	Series 2019 Debt Service Fund	Capital Project Fund	Total
ASSETS:					
Cash:					
Operating Account	\$ 61,996	\$ 96,870	\$ -	\$ -	\$ 158,866
Operating Account - Amenity Account	-	-	-	-	-
POS Account - Amenity	7,825	-	-	-	7,825
Investments:					
State Board of Administration	7,525	396,678	-	-	404,203
U.S. Bank Custody Account	1,254,940	-	-	-	1,254,940
Debt Service Trust Accounts:	-	-	-	-	-
Series 2019:					
Revenue	-	-	230,651	-	230,651
Reserve A1	-	-	133,070	-	133,070
Reserve A2	-	-	107,600	-	107,600
Prepayment	-	-	346	-	346
Excess Revenue	-	-	0	-	0
Construction	-	-	-	32,448	32,448
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	17,331	-	-	-	17,331
Deposits	\$ 36,002	\$ -	\$ -	\$ -	36,002
TOTAL ASSETS:	1,445,419	593,548	471,723	32,448	2,543,138
LIABILITIES:					
Accounts Payable	11,681	-	-	-	11,681
Accrued Expenses	38,640	-	-	-	38,640
Sales Tax Payable	28	-	-	-	28
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:	150,349	59,686	-	-	210,035
FUND BALANCES:					
Nonspendable:					
Prepaid	53,333	-	-	-	53,333
Restricted for:					
Debt Service	-	-	471,723	-	471,723
Assigned to:					
Reserves	-	-	-	-	-
Unassigned:	1,241,738	533,862	-	32,448	1,808,047
TOTAL FUND BALANCE:	1,295,071	533,862	471,723	32,448	2,333,103
TOTAL LIABILITIES & FUND BALANCE:	\$ 1,445,419	\$ 593,548	\$ 471,723	\$ 32,448	\$ 2,543,138

Sweetwater Creek CDD

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance For the period of October 1, 2025 through June 30, 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	857	6,997	2,497	155.48%
Interest/Miscellaneous	30,000	4,934	30,943	943	103.14%
Cost Share : Marshall Creek	-	-	-	-	
Insurance Proceeds	-	-	-	-	
TOTAL REVENUES:	2,016,123	5,791	2,016,159	36	100.00%
EXPENDITURES:					
General & Administrative:					
Supervisors Fees	14,000	800	11,000	(3,000)	78.57%
Engineering Services	20,000	360	35,554	15,554	177.77%
Legal Services	65,000	5,756	78,455	13,455	120.70%
Auditing Services	3,800	-	-	(3,800)	0.00%
Assessment Administration	5,460	417	9,250	3,790	169.41%
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	36,042	(10,369)	77.66%
Information Technology	1,556	3,475	4,912	3,356	315.68%
Website Maintenance	1,092	-	-	(1,092)	0.00%
Telephone	742	-	-	(742)	0.00%
Postage & Delivery	3,300	-	402	(2,898)	12.18%
Insurance - Public Officials	5,400	-	5,486	86	101.59%
Copies	4,200	-	823	(3,377)	19.61%
Legal Advertising	2,000	112	2,349	349	117.45%
Miscellaneous	1,500	96	2,373	873	158.22%
Dues, Licenses & Subscriptions	175	-	525	350	300.00%
Cost Share Expense - Marshall Creek	100,000	-	52,417	(47,583)	52.42%
Total General & Administrative:	285,062	14,910	248,181	(36,881)	87.06%
Operations & Maintenance:					
Electric	82,500	7,153	61,532	(20,968)	74.58%
Insurance - General Liability	6,629	-	6,246	(383)	94.22%
Landscape Maintenance	300,014	27,296	237,616	(62,398)	79.20%
Landscape Improvements	50,000	13,921	25,558	(24,442)	51.12%
Mulch	50,000	-	2,862	(47,138)	5.72%
Lake Maintenance	25,469	2,122	19,102	(6,367)	75.00%
Fountain Maintenance	1,500	-	7,373	5,873	491.55%
Irrigations - R & M	50,000	-	42,462	(7,538)	84.92%
Storm Clean-up	10,000	3,400	3,400	(6,600)	34.00%
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	6,800	20,345	3,345	119.68%
Streetlight Repair	2,250	-	-	(2,250)	0.00%

Sweetwater Creek CDD

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

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

	Adopted Budget	Monthly Actual	Year-to-Date Actual	Year-to-Date Variance	Percentage Variance
Signage Repair	1,000	31	959	(41)	95.89%
Holiday Decorations	5,000	190	3,753	(1,247)	75.06%
Miscellaneous Field Supplies	3,500	252	1,869	(1,631)	53.41%
Total Operations & Maintenance:	656,862	61,166	437,782	(219,080)	66.65%
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	107	2,966	926	145.41%
Training	500	-	-	(500)	0.00%
Office Supplies	2,500	56	1,355	(1,145)	54.21%
Office Equipment	2,500	(2,388)	1,838	(662)	73.53%
Telephone/Internet/TV	9,600	1,015	8,103	(1,497)	84.40%
Guardhouse - Internet/Telephone	2,000	150	1,348	(652)	67.41%
Field:					
Field Management	97,232	7,176	62,182	(35,050)	63.95%
Facility Management	291,523	24,592	222,440	(69,083)	76.30%
General Utilities	90,585	4,992	58,437	(32,148)	64.51%
Refuse Removal	9,600	1,067	8,982	(618)	93.56%
Security	41,857	3,945	32,937	(8,920)	78.69%
Janitorial Services	45,640	4,750	43,361	(2,279)	95.01%
Operating Supplies - Spa & Paper	4,000	296	2,602	(1,398)	65.04%
Operating Supplies - Uniforms	500	32	88	(412)	17.52%
Cleaning Supplies	10,000	148	1,838	(8,162)	18.38%
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	176	766	(5,234)	12.76%
Park Mulch	5,000	-	3,600	(1,400)	72.00%
Miscellaneous Field Supplies	2,000	-	3,939	1,939	196.95%
Buildings - R & M	36,000	50	9,485	(26,515)	26.35%
Pest Control	1,800	86	1,182	(618)	65.67%
Pool Maintenance - Contract	20,442	-	-	(20,442)	0.00%
Pool - R & M	3,000	12	887	(2,113)	29.58%
Pool Chemicals	30,000	2,188	19,319	(10,681)	64.40%
Signage & Amenity Repairs	300	-	74	(226)	24.66%
Special Events	2,000	-	2,197	197	109.84%
Park - R & M	10,000	-	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	3,500	34,678	(25,323)	57.80%
Fitness Equipment - R & M	5,000	30	2,757	(2,243)	55.14%

Sweetwater Creek CDD

General Fund

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

	Adopted Budget	Monthly Actual	Year-to-Date Actual	Year-to-Date Variance	Percentage Variance
Fitness Equipment Rental	30,477	2,786	25,890	(4,587)	84.95%
Miniature Golf Course Maintenance	500	-	70	(430)	13.99%
Miscellaneous Fitness Supplies	4,000	-	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	54,765	635,558	(338,641)	65.24%
Total Operations & Maintenance and Amenities	1,916,123	130,841	1,321,521	(594,602)	68.97%
Reserves					
Capital Reserve Transfer	100,000	-	100,000	-	100.00%
Total Reserves	100,000	-	100,000	-	100.00%
TOTAL EXPENDITURES & RESERVES:	2,016,123	130,841	1,421,521	(594,602)	70.51%
Revenues Over/(Under) Expenditures		(125,050)	594,639		
FUND BALANCE BEGINNING			700,432		
FUND BALANCE, ENDING			\$ 1,295,071		

Sweetwater Creek CDD

Capital Reserve Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

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

	Adopted Budget	Year-to-Date Actual	Year-to-Date Variance	Percentage Variance
REVENUES:				
Capital Reserve - Transfer In	\$ 100,000	\$ 100,000	\$ -	100.00%
Interest	10,000	12,539	\$ 2,539	125.39%
TOTAL REVENUES:	110,000	112,539	2,539	102.31%
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	-	79,711	79,711	
FUND BALANCE BEGINNING		454,150		
Net Changes in fund balance		79,711		
FUND BALANCE, ENDING		\$ 533,862		

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	12,539
Expenditures	32,827
Anticipated Balance	\$ 533,862
Variance Reserve Study vs Actaul	\$ (424,680)

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 June 30, 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	-	18,304	18,304	
TOTAL REVENUES:	734,966	762,385	27,419	103.73%
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	18,203	11,267	262.42%
FUND BALANCE BEGINNING		453,519		
Net Changes in fund balance		18,203		
FUND BALANCE, ENDING		\$ 471,723		

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 June 30, 2026

	Adopted	Year-to-Date	Year-to-Date	Percentage
	Budget	Actual	Variance	Variance
REVENUES:				
Interest	\$ -	\$ 1,608	\$ 1,608	
TOTAL REVENUES:	-	1,608	1,608	
EXPENDITURES:				
Capital Outlay	-	66,147	66,147	
TOTAL EXPENDITURES:	-	66,147	66,147	
Revenues Over/(Under) Expenditures	-	(64,539)	(64,539)	
FUND BALANCE BEGINNING		96,987		
Net Changes in fund balance		(64,539)		
FUND BALANCE, ENDING		\$ 32,448		

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	857	-	-	-	6,997
Interest/Miscellaneous	2,386	1,534	972	1,549	3,834	5,199	5,413	5,123	4,934	-	-	-	30,943
Cost Share : Marshall Creek	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUES:	4,236	177,882	303,207	1,338,227	111,747	41,473	27,900	5,698	5,791	-	-	-	2,016,159
EXPENDITURES:													
General & Administrative:													
Supervisors Fees	2,000	1,000	1,000	1,000	1,600	800	2,000	800	800	-	-	-	11,000
Engineering Services	-	5,280	4,300	7,611	9,118	5,256	1,028	2,601	360	-	-	-	35,554
Legal Services	-	13,220	8,860	12,429	19,527	5,198	6,640	6,825	5,756	-	-	-	78,455
Auditing Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	417	417	5,917	417	417	417	417	417	417	-	-	-	9,250
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	3,894	-	-	-	36,042
Information Technology	-	-	-	-	-	-	200	1,237	3,475	-	-	-	4,912
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	112	-	-	-	2,349
Miscellaneous	800	(63)	-	-	-	-	1,540	-	96	-	-	-	2,373
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	16,877	14,910	-	-	-	248,180
Operations & Maintenance:													
Electric	6,447	6,071	6,032	7,211	7,224	7,090	7,116	7,189	7,153	-	-	-	61,532
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	27,296	-	-	-	237,616
Landscape Improvements	6,380	-	1,700	-	-	1,557	1,000	1,000	13,921	-	-	-	25,558
Mulch	2,650	-	212	-	-	-	-	-	-	-	-	-	2,862
Lake Maintenance	2,122	2,122	2,122	2,122	2,122	2,122	2,122	2,122	2,122	-	-	-	19,102
Fountain Maintenance	7,373	-	-	-	-	-	-	-	-	-	-	-	7,373
Irrigations - R & M	1,236	219	2,750	190	4,229	16,420	2,333	15,084	-	-	-	-	42,462

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	-	-	-	-	-	-	-	-	3,400	-	-	-	3,400
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	6,800	-	-	-	20,345
Streetlight Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Signage Repair	4	-	394	-	105	-	-	425	31	-	-	-	959
Holiday Decorations	642	1,919	885	-	-	77	-	40	190	-	-	-	3,753
Miscellaneous Field Supplies	30	50	-	-	221	290	(2)	1,029	252	-	-	-	1,869
Total Operations & Maintenance:	70,852	37,926	40,389	33,817	41,197	54,982	39,866	57,586	61,166	-	-	-	437,782
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	107	-	-	-	2,966
Training	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	196	29	75	402	54	231	213	99	56	-	-	-	1,355
Office Equipment	83	592	85	206	(3)	-	2,670	593	(2,388)	-	-	-	1,838
Telephone/Internet/TV	757	757	898	910	910	910	910	1,038	1,015	-	-	-	8,103
Guardhouse - Internet/Telephone	150	150	150	150	150	150	150	150	150	-	-	-	1,348
Field:													
Field Management	5,502	5,721	7,480	7,085	7,205	7,519	7,316	7,176	7,176	-	-	-	62,182
Facility Management	25,171	23,771	25,884	24,795	24,390	24,637	24,608	24,592	24,592	-	-	-	222,440
General Utilities	5,015	6,061	6,780	8,609	9,238	7,595	5,424	4,723	4,992	-	-	-	58,438
Refuse Removal	930	935	974	974	938	1,027	1,069	1,069	1,067	-	-	-	8,982
Security	3,526	3,428	3,548	3,452	3,477	4,608	3,477	3,477	3,945	-	-	-	32,937
Janitorial Services	4,035	4,368	5,687	5,291	4,665	5,021	4,794	4,750	4,750	-	-	-	43,361
Operating Supplies - Spa & Paper	387	527	159	-	188	391	383	271	296	-	-	-	2,602
Operating Supplies - Uniforms	-	55	-	-	-	-	-	-	32	-	-	-	88
Cleaning Supplies	410	213	68	258	308	100	168	166	148	-	-	-	1,838
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	-	176	-	-	-	766
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	50	-	-	-	9,485

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	86	-	-	-	1,182
Pool Maintenance - Contract	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool - R & M	-	74	168	538	31	64	-	-	12	-	-	-	887
Pool Chemicals	2,158	2,158	2,158	2,132	2,132	2,132	2,132	2,132	2,188	-	-	-	19,319
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	3,500	-	-	-	34,678
Fitness Equipment - R & M	2,940	(1,541)	-	343	556	20	128	281	30	-	-	-	2,757
Fitness Equipment Rental	2,887	5,427	103	2,887	2,889	3,134	2,889	2,889	2,786	-	-	-	25,890
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	-	-	753	-	-	-	-	-	1,335
Total Amenities:	122,424	68,876	62,763	68,511	67,033	63,519	66,401	61,266	54,765	-	-	-	635,558
Total Operations & Maintenance and Amenities	214,924	130,946	128,710	128,383	143,083	186,696	122,208	135,729	130,841	-	-	-	1,321,520
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	143,083	186,696	122,208	135,729	130,841	-	-	-	1,421,520
Revenues Over/(Under) Expenditures	(310,688)	46,937	174,496	1,209,844	(31,337)	(145,223)	(94,308)	(126,486)	(125,050)	-	-	-	594,640

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Sweetwater CDD
Cash and Investment Report
June 30, 2026

GENERAL FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating (GF)	Valley Bank	Checking Account - 1122	n/a	3.04%	\$ 61,996
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%	7,825
Subtotal					\$ 69,822
SBA Trust Fund	Florida Prime	Agency Account - 3520	n/a	3.83%	\$ 7,525
US Bank Custody	US Bank	Custody Account - 9000	n/a	3.50%	1,254,940
Subtotal					\$ 1,262,465
Total GF					\$ 1,324,762

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%	\$ 96,870
SBA Trust Fund	Florida Prime	Agency Account - 3521	n/a	3.83%	396,678
Total CRF					\$ 493,548

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%	\$ 230,651
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					\$ 471,723

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%	\$ 32,448
Total CP					\$ 32,448
Total All Funds					\$ 2,322,480

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%

Date	Distribution	GF	2019 DS	Net Received
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
June 30, 2026

General Fund

Assets

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

Prepaids - 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 June Lake Maintenance services; \$7.2K, \$24.6K & 4.8K Vesta June services - Field, Facilities & Janitorial

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				
<u>Administrative</u>				
Supervisors Fees	14,000	11,000	78.57%	2 meeting in Oct & April
Engineering Services	20,000	35,554	177.77%	Mathews Design Group
Legal Services	65,000	78,455	120.70%	Killinski services
Auditing Services	3,800	-	0.00%	Annual Service billed once audit is performed
Assessment Administration	5,460	9,250	169.41%	\$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	36,042	77.66%	\$1k for assessment methodology consultation
Information Technology	1,556	4,912	315.68%	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	2,349	117.45%	Gannett IQ - Advertising for meetings
Miscellaneous	1,500	2,373	158.22%	True Footage - Property evaluation; Meeting room rental Feb 2026 (\$1.5k)
Dues, Licenses & Subscriptions	175	525	300.00%	Special District fee billed annually in October; pool permit billed in May
Cost Share Expense - Marshall Creek	100,000	52,417	52.42%	FY25 in March \$52k; Dissolving cost-share agreement for FY26
<u>Operations & Maintenance:</u>				
Insurance - General Liability	6,629	6,246	94.22%	Billed annually in October
Landscape Maintenance	300,014	237,616	79.20%	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	20,345	119.68%	Palm Pruning, dead tree removal
Holiday Decorations	5,000	3,753	75.06%	Christmas décor/July 4th décor
<u>Amenities Administrative</u>				
Administrative:				
Property & Casualty Insurance	43,933	41,902	95.38%	Billed annually in October
Automobile Insurance	-	1,662		Billed annually in October; Auto insurance not budgeted
Facility Management - Cost Share	20,000	-	0.00%	Dissolving cost-share agreement for FY26
Performance Incentive	10,000	10,000	100.00%	Employee incentives per board discretion
Information Technology	1,000	2,132	213.20%	budgeted & previously by GMS - no expense currently
Subscriptions & Memberships	2,040	2,966	145.41%	Safesave, Court Reserve & Swish
Office Equipment	2,500	1,838	73.53%	Firewall - returned
Field:				
Field Management	97,232	62,182	63.95%	Vesta Property Services - Billed based on actual payroll costs
Facility Management	291,523	222,440	76.30%	Vesta Property Services - Billed based on actual payroll costs
Refuse Removal	9,600	8,982	93.56%	Republic Services - \$973/mo
Janitorial Services	45,640	43,361	95.01%	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	1,182	65.67%	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	25,890	84.95%	Geneva & Chairman's equip rental contracts
Miscellaneous Fitness Supplies	4,000	9,214	230.34%	Exercise Equipment wipes

Sweetwater CDD General Ledger Detail June 2026

	Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
1101000 - Operating Account (Valley)									61,996.41
	Bill Pmt -Check	07/01/2026	070126ACH1	TECO	1865 N LOOP PKWY May 05, 2026 - Jun 08, 2026	1202000 - Accounts Payable		94.41	61,902.00
	Bill Pmt -Check	07/01/2026	070126PR1	Andrea Jomant	2 Classes @ \$35.00	1202000 - Accounts Payable		70.00	61,832.00
	Bill Pmt -Check	07/01/2026	070126PR2	Aristides Beaton	2 Classes @ \$35.00	1202000 - Accounts Payable		70.00	61,762.00
	Bill Pmt -Check	07/01/2026	070126PR3	Caryn Register	4 classes @ \$35.00	1202000 - Accounts Payable		140.00	61,622.00
	Bill Pmt -Check	07/01/2026	070126PR4	Diane Stoever	11 Classes @ \$40.00	1202000 - Accounts Payable		440.00	61,182.00
	Bill Pmt -Check	07/01/2026	070126PR5	Eliana Roque	1 class @ \$40.00	1202000 - Accounts Payable		40.00	61,142.00
	Bill Pmt -Check	07/01/2026	070126PR6	Erin Heaton	2 Classes @ \$35.00	1202000 - Accounts Payable		70.00	61,072.00
	Bill Pmt -Check	07/01/2026	070126PR7	Lina Hermez	6 Classes @ \$40.00 & 1 Classes @ \$25.00	1202000 - Accounts Payable		265.00	60,807.00
	Bill Pmt -Check	07/01/2026	070126PR8	Madeline Rivera	3 Classes @ \$35.00	1202000 - Accounts Payable		105.00	60,702.00
	Bill Pmt -Check	07/01/2026	070126PR9	Marilyn J Costanzo	1 class @ \$35.00	1202000 - Accounts Payable		35.00	60,667.00
	Bill Pmt -Check	07/01/2026	070126PR10	Miranda Bulger	6 Classes @ \$40.00	1202000 - Accounts Payable		240.00	60,427.00
	Bill Pmt -Check	07/01/2026	070126PR11	Patricia Scott	3 classes @ \$35.00	1202000 - Accounts Payable		105.00	60,322.00
	Bill Pmt -Check	07/01/2026	070126PR12	Ronald C. Cullum	3 Classes @ \$35.00	1202000 - Accounts Payable		105.00	60,217.00
	Bill Pmt -Check	07/01/2026	070126PR13	Tiffany Cunningham	4 Classes @ \$35.00	1202000 - Accounts Payable		140.00	60,077.00
	Bill Pmt -Check	07/03/2026	070326ACH1	Comcast	Fitness Center 1865 N. Loop Parkway	1202000 - Accounts Payable		127.76	59,949.24
	Bill Pmt -Check	07/03/2026	070326ACH2	Florida Natural Gas	1865 NORTH LOOP PARKWAY 05/04/26- 06/08/26	1202000 - Accounts Payable		21.16	59,928.08
	Bill Pmt -Check	07/06/2026	070626ACH1	Comcast	1865 N. Loop Parkway June 15, 2026 to July 14, 2026	1202000 - Accounts Payable		887.16	59,040.92
	Bill Pmt -Check	07/07/2026	070726ACH1	Republic Services #687	1865 N Loop Pkwy 7/1/26 - 7/31/26	1202000 - Accounts Payable		1,066.73	57,974.19
	Bill Pmt -Check	07/09/2026	100151	FCS Management Group LLC	Invoice: 20260708-001 (Reference: Infrastructure Reinvestment Plan. Check Stub Notes: Infrastru...	1202000 - Accounts Payable	5,000.00		52,974.19
	Bill Pmt -Check	07/09/2026	100152	Gannett FL LocalIQ	Invoice: 0007779350 (Reference: Legal Advertising.)	1202000 - Accounts Payable		112.39	52,861.80
	Bill Pmt -Check	07/09/2026	100153	Vesta District Services	Invoice: 433165 (Reference: Management Fees July 26.)	1202000 - Accounts Payable		4,310.17	48,551.63
	Bill Pmt -Check	07/09/2026	100154	Envera	Invoice: 770693 (Reference: Gate Access & Guard Monitoring July 26.)	1202000 - Accounts Payable		3,476.78	45,074.85
	Bill Pmt -Check	07/09/2026	100155	Unified Digital Systems LLC	Invoice: 1006-02 (Reference: IT Support July 26.)	1202000 - Accounts Payable		200.00	44,874.85
	Bill Pmt -Check	07/09/2026	070926PR1	Andrea Jomant	2 Classes @ \$35.00	1202000 - Accounts Payable		70.00	44,804.85
	Bill Pmt -Check	07/09/2026	070926PR2	Aristides Beaton	3 Classes @ \$35.00	1202000 - Accounts Payable		105.00	44,699.85
	Bill Pmt -Check	07/09/2026	070926PR3	Diane Stoever	13 Classes @ \$40.00	1202000 - Accounts Payable		520.00	44,179.85
	Bill Pmt -Check	07/09/2026	070926PR4	Elaina Wahl-Temple	2 Classes @ \$35.00	1202000 - Accounts Payable		70.00	44,109.85
	Bill Pmt -Check	07/09/2026	070926PR5	Lina Hermez	10 Classes @ \$40.00 & 2 Classes @ \$25.00	1202000 - Accounts Payable		450.00	43,659.85
	Bill Pmt -Check	07/09/2026	070926PR6	Madeline Rivera	3 Classes @ \$35.00	1202000 - Accounts Payable		105.00	43,554.85
	Bill Pmt -Check	07/09/2026	070926PR7	Marilyn J Costanzo	1 Class @ \$35.00	1202000 - Accounts Payable		35.00	43,519.85
	Bill Pmt -Check	07/09/2026	070926PR8	Miranda Bulger	7 Classes @ \$40.00	1202000 - Accounts Payable		280.00	43,239.85
	Bill Pmt -Check	07/09/2026	070926PR9	Patricia Scott	1 Class @ \$35.00	1202000 - Accounts Payable		35.00	43,204.85
	Bill Pmt -Check	07/09/2026	070926PR10	Ronald C. Cullum	2 Classes @ \$35.00	1202000 - Accounts Payable		70.00	43,134.85
	Bill Pmt -Check	07/09/2026	070926PR11	Tiffany Cunningham	4 Classes @ \$35.00	1202000 - Accounts Payable		140.00	42,994.85
	Bill Pmt -Check	07/13/2026	071326ACH1	Turner Pest Control	Pest Control.	1202000 - Accounts Payable		86.35	42,908.50
	Bill Pmt -Check	07/14/2026	100156	Solitude Lake Management LLC	Invoice: PSI280856 (Reference: Lak Management July 26.)	1202000 - Accounts Payable	2,084.00		40,824.50
	Bill Pmt -Check	07/14/2026	100157	Old City Tree Service	Invoice: 062426- (Reference: Dead Tree Removal & Tree Trimming.)	1202000 - Accounts Payable		3,400.00	37,424.50
	Bill Pmt -Check	07/20/2026	072026ACH1	St. Johns County Utility Department	1865 N LOOP PKWY 5/19/26 - 6/17/26	1202000 - Accounts Payable		821.42	36,603.08
	Bill Pmt -Check	07/20/2026	072026ACH2	St. Johns County Utility Department	1187 LAS CALINAS BLVD GUARDHOUSE 5/19/26 - 6/17/26	1202000 - Accounts Payable		34.94	36,568.14
	Bill Pmt -Check	07/20/2026	072026ACH3	St. Johns County Utility Department	491 ENSENADA DR 5/19/26 - 6/16/26	1202000 - Accounts Payable		16.03	36,552.11
Total 1101000 - Operating Account (Valley)							0.00	25,444.30	36,552.11
1101005 - Amenity OP Account									0.00
Total 1101005 - Amenity OP Account									0.00
1101010 - Debit Card Account									0.00
Total 1101010 - Debit Card Account									0.00
1101015 - SBA (GF)									7,525.00
Total 1101015 - SBA (GF)									7,525.00
1101020 - U.S. Bank Custody Account									1,254,939.74
Total 1101020 - U.S. Bank Custody Account									1,254,939.74
1101025 - POS Account									7,825.40
Total 1101025 - POS Account									7,825.40
2101000 - Operating Account (Trust)									0.00
Total 2101000 - Operating Account (Trust)									0.00
2101010 - Reserve - Bank United									96,869.99
Total 2101010 - Reserve - Bank United									96,869.99
2101015 - SBA (CRF)									396,678.09
Total 2101015 - SBA (CRF)									396,678.09

Sweetwater CDD
General Ledger Detail
June 2026

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
3101000 · DS 2019 A-1 Reserve								133,069.53
Total 3101000 · DS 2019 A-1 Reserve								133,069.53
3101001 · DS 2019 A-2 Reserve								107,600.00
Total 3101001 · DS 2019 A-2 Reserve								107,600.00
3101002 · DS 2019 Revenue								230,651.05
Total 3101002 · DS 2019 Revenue								230,651.05
3101003 · DS 2019 Prepayment								345.63
Total 3101003 · DS 2019 Prepayment								345.63
3101004 · DS 2019 Excess Revenue								0.04
Total 3101004 · DS 2019 Excess Revenue								0.04
3101005 · DS 2019 Sinking Fund A-2								0.00
Total 3101005 · DS 2019 Sinking Fund A-2								0.00
3101006 · DS 2019 Interest A-1								0.00
Total 3101006 · DS 2019 Interest A-1								0.00
3101007 · DS 2019 Interest A-2								0.00
Total 3101007 · DS 2019 Interest A-2								0.00
3101008 · DS 2019 Principal A-1								0.00
Total 3101008 · DS 2019 Principal A-1								0.00
3101009 · DS 2019 Rebate								56.45
Total 3101009 · DS 2019 Rebate								56.45
4101000 · DS 2019 A&C								32,447.50
Total 4101000 · DS 2019 A&C								32,447.50
1115000 · Accounts Receivable								0.00
Total 1115000 · Accounts Receivable								0.00
1120001 · Assessments Receivable								0.00
Total 1120001 · Assessments Receivable								0.00
1120002 · Assessments Receivable - Excess								0.00
Total 1120002 · Assessments Receivable - Excess								0.00
1131000 · Due From General Fund								100,000.00
Total 1131000 · Due From General Fund								100,000.00
1131001 · Due from Amenity								0.00
Total 1131001 · Due from Amenity								0.00
1131002 · Due from Capital Reserve								59,686.16
Total 1131002 · Due from Capital Reserve								59,686.16
1131003 · Due from Debt Service								0.00
Total 1131003 · Due from Debt Service								0.00
1131004 · Due from Capital Projects								0.00
Total 1131004 · Due from Capital Projects								0.00
1131010 · Due from Others								114.00
Total 1131010 · Due from Others								114.00
12100 · Inventory Asset								0.00
Total 12100 · Inventory Asset								0.00
1550000 · Prepaid Expenses								17,330.93
General Journal	07/01/2026	74		Poolsure - Pool Chemicals - Annual Contract Amortization	1530290 · Pool Chemicals		2,131.65	15,199.28
Total 1550000 · Prepaid Expenses						0.00	2,131.65	15,199.28
1560000 · Deposits								36,001.67
Total 1560000 · Deposits								36,001.67
1202000 · Accounts Payable								-11,680.96
Bill	07/01/2026	86541 7 26	Geneva Capital LLC	Fitness Equipment 7/26	1530380 · Fitness Equipment Rental		2,540.92	-14,221.88
Bill Pmt -Check	07/01/2026	070126ACH1	TECO	1885 N LOOP PKWY May 05, 2026 - Jun 08, 2026	1101000 · Operating Account (Valley)	94.41		-14,127.47
Bill Pmt -Check	07/01/2026	070126PR1	Andrea Jomant	2 Classes @ \$35.00	1101000 · Operating Account (Valley)	70.00		-14,057.47
Bill Pmt -Check	07/01/2026	070126PR2	Aristides Beaton	2 Classes @ \$35.00	1101000 · Operating Account (Valley)	70.00		-13,987.47
Bill Pmt -Check	07/01/2026	070126PR3	Caryn Register	4 classes @ \$35.00	1101000 · Operating Account (Valley)	140.00		-13,847.47
Bill Pmt -Check	07/01/2026	070126PR4	Diane Stoever	11 Classes @ \$40.00	1101000 · Operating Account (Valley)	440.00		-13,407.47
Bill Pmt -Check	07/01/2026	070126PR5	Eliana Roque	1 class @ \$40.00	1101000 · Operating Account (Valley)	40.00		-13,367.47
Bill Pmt -Check	07/01/2026	070126PR6	Erin Heaton	2 Classes @ \$35.00	1101000 · Operating Account (Valley)	70.00		-13,297.47
Bill Pmt -Check	07/01/2026	070126PR7	Lina Hermez	6 Classes @ \$40.00 & 1 Classes @ \$25.00	1101000 · Operating Account (Valley)	265.00		-13,032.47
Bill Pmt -Check	07/01/2026	070126PR8	Madeline Rivera	3 Classes @ \$35.00	1101000 · Operating Account (Valley)	105.00		-12,927.47

Sweetwater CDD
General Ledger Detail
June 2026

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Bill Pmt -Check	07/01/2026	070126PR9	Marilyn J Costanzo	1 class @ \$35.00	1101000 - Operating Account (Valley)	35.00		-12,892.47
Bill Pmt -Check	07/01/2026	070126PR10	Miranda Bulger	6 Classes @ \$40.00	1101000 - Operating Account (Valley)	240.00		-12,652.47
Bill Pmt -Check	07/01/2026	070126PR11	Patricia Scott	3 classes @ \$35.00	1101000 - Operating Account (Valley)	105.00		-12,547.47
Bill Pmt -Check	07/01/2026	070126PR12	Ronald C. Cullum	3 Classes @ \$35.00	1101000 - Operating Account (Valley)	105.00		-12,442.47
Bill Pmt -Check	07/01/2026	070126PR13	Tiffany Cunningham	4 Classes @ \$35.00	1101000 - Operating Account (Valley)	140.00		-12,302.47
Bill	07/01/2026	433165	Vesta District Services	Reference: Management Fees July 26.	-SPLIT-		4,310.17	-16,612.64
Bill	07/01/2026	770693	Envera	Reference: Gate Access & Guard Monitoring July 26.	1530150 - Security		3,476.78	-20,089.42
Bill	07/01/2026	PSI280856	Solitude Lake Management LLC	Reference: Lak Management July 26.	1520050 - Lake Maintenance		2,084.00	-22,173.42
Bill Pmt -Check	07/03/2026	070326ACH1	Comcast	Fitness Center 1865 N. Loop Parkway	1101000 - Operating Account (Valley)	127.76		-22,045.66
Bill Pmt -Check	07/03/2026	070326ACH2	Florida Natural Gas	1865 NORTH LOOP PARKWAY 05/04/26- 06/08/26	1101000 - Operating Account (Valley)	21.16		-22,024.50
Bill	07/03/2026	1006-02	Unified Digital Systems LLC	Reference: IT Support July 26.	1510090 - Information Technology		200.00	-22,224.50
Bill Pmt -Check	07/06/2026	070626ACH1	Comcast	1865 N. Loop Parkway June 15, 2026 to July 14, 2026	1101000 - Operating Account (Valley)	887.16		-21,337.34
Bill Pmt -Check	07/07/2026	070726ACH1	Republic Services #687	1865 N Loop Pkwy 7/1/26 - 7/31/26	1101000 - Operating Account (Valley)	1,066.73		-20,270.61
Bill	07/07/2026	44154 7.26	FPL	499 Ensenada Dr #IRR Jun 5, 2026 to Jul 7, 2026	1520000 - Electric		30.80	-20,301.41
Bill	07/07/2026	47285 7.26	FPL	336 Rio Del Norte Road #IRR Jun 5, 2026 to Jul 7, 2026	1520000 - Electric		38.86	-20,340.27
Bill	07/07/2026	37392 7.26	FPL	661 Ensenada Dr. #IRR Jun 5, 2026 to Jul 7, 2026	1520000 - Electric		66.32	-20,406.59
Bill	07/07/2026	20281 7.26	FPL	1504 Las Calinas Blvd #IRR Jun 5, 2026 to Jul 7, 2026	1520000 - Electric		93.34	-20,499.93
Bill	07/07/2026	10583 7.26	FPL	1329 Las Calinas Blvd #IRR Jun 5, 2026 to Jul 7, 2026	1520000 - Electric		70.07	-20,570.00
Bill	07/07/2026	70401 7.26	FPL	633 Glorieta Dr #IRR Jun 5, 2026 to Jul 7, 2026	1520000 - Electric		32.38	-20,602.38
Bill	07/07/2026	69248 7.26	FPL	166 Torcido Blvd #IRR Jun 5, 2026 to Jul 7, 2026	1520000 - Electric		68.26	-20,670.64
Bill	07/07/2026	61314 7.26	FPL	537 Ensenada Dr. #IRR Jun 5, 2026 to Jul 7, 2026	1520000 - Electric		39.81	-20,710.45
Bill	07/07/2026	58332 7.26	FPL	1802 N Loop PKWY #LGT Jun 5, 2026 to Jul 7, 2026	1520000 - Electric		30.80	-20,741.25
Bill	07/07/2026	56253 7.26	FPL	2064 Las Calinas Blvd #IRR Jun 5, 2026 to Jul 7, 2026	1520000 - Electric		37.01	-20,778.26
Bill	07/07/2026	52165 7.26	FPL	166 Pantano Vista Way # Fountain Jun 5, 2026 to Jul 7, 2026	1520000 - Electric		440.52	-21,218.78
Bill	07/07/2026	71537 7.26	FPL	43 Privado Ct #LITE Jun 5, 2026 to Jul 7, 2026	1520000 - Electric		37.07	-21,255.85
Bill	07/07/2026	88413 7.26	FPL	491 Ensenada Dr #Park Jun 5, 2026 to Jul 7, 2026	1530130 - General Utilities		37.97	-21,293.82
Bill	07/07/2026	83257 7.26	FPL	711 Enrede LN Jun 5, 2026 to Jul 7, 2026	1520000 - Electric		67.33	-21,361.15
Bill	07/07/2026	79354 7.26	FPL	97 Onda LN #IRR Jun 5, 2026 to Jul 7, 2026	1520000 - Electric		30.80	-21,391.95
Bill	07/07/2026	73535 7.26	FPL	1187 Las Calinas Blvd #LITE Jun 5, 2026 to Jul 7, 2026	1530130 - General Utilities		187.47	-21,579.42
Bill	07/07/2026	97256 7.26	FPL	2036 Las Calinas Blvd #IRR Jun 5, 2026 to Jul 7, 2026	1520000 - Electric		68.78	-21,648.20
Bill	07/08/2026	20260708-001	FCS Management Group LLC	Reference: Infrastructure Reinvestment Plan. Check Stub Notes: Infrastructure Reinvestment Plan.	1510160 - Miscellaneous		5,000.00	-26,648.20
Bill	07/08/2026	070626	Aristides Beaton	3 Classes @ \$35.00	1530360 - Outside Fitness		105.00	-26,753.20
Bill	07/08/2026	070626	Miranda Bulger	7 Classes @ \$40.00	1530360 - Outside Fitness		280.00	-27,033.20
Bill	07/08/2026	070626	Ronald C. Cullum	2 Classes @ \$35.00	1530360 - Outside Fitness		70.00	-27,103.20
Bill	07/08/2026	070626	Tiffany Cunningham	4 Classes @ \$35.00	1530360 - Outside Fitness		140.00	-27,243.20
Bill	07/08/2026	070626	Lina Hermez	10 Classes @ \$40.00 & 2 Classes @ \$25.00	-SPLIT-		450.00	-27,693.20
Bill	07/08/2026	070626	Andrea Jomant	2 Classes @ \$35.00	1530360 - Outside Fitness		70.00	-27,763.20
Bill	07/08/2026	070626	Madeline Rivera	3 Classes @ \$35.00	1530360 - Outside Fitness		105.00	-27,868.20
Bill	07/08/2026	070626	Patricia Scott	1 Class @ \$35.00	1530360 - Outside Fitness		35.00	-27,903.20
Bill	07/08/2026	070626	Diane Stoever	13 Classes @ \$40.00	1530360 - Outside Fitness		520.00	-28,423.20
Bill	07/08/2026	060826	Marilyn J Costanzo	1 Class @ \$35.00	1530360 - Outside Fitness		35.00	-28,458.20
Bill	07/08/2026	060826	Elaina Wahl-Temple	2 Classes @ \$35.00	1530360 - Outside Fitness		70.00	-28,528.20
Bill Pmt -Check	07/09/2026	100151	FCS Management Group LLC	Invoice: 20260708-001 (Reference: Infrastructure Reinvestment Plan. Check Stub Notes: Infrastru...	1101000 - Operating Account (Valley)	5,000.00		-23,528.20
Bill Pmt -Check	07/09/2026	100152	Gannett FL LocalIQ	Invoice: 000779350 (Reference: Legal Advertising.)	1101000 - Operating Account (Valley)	112.39		-23,415.81
Bill Pmt -Check	07/09/2026	100153	Vesta District Services	Invoice: 433165 (Reference: Management Fees July 26.)	1101000 - Operating Account (Valley)	4,310.17		-19,105.64
Bill Pmt -Check	07/09/2026	100154	Envera	Invoice: 770693 (Reference: Gate Access & Guard Monitoring July 26.)	1101000 - Operating Account (Valley)	3,476.78		-15,628.86
Bill Pmt -Check	07/09/2026	100155	Unified Digital Systems LLC	Invoice: 1006-02 (Reference: IT Support July 26.)	1101000 - Operating Account (Valley)	200.00		-15,428.86
Bill Pmt -Check	07/09/2026	070926PR1	Andrea Jomant	2 Classes @ \$35.00	1101000 - Operating Account (Valley)	70.00		-15,358.86
Bill Pmt -Check	07/09/2026	070926PR2	Aristides Beaton	3 Classes @ \$35.00	1101000 - Operating Account (Valley)	105.00		-15,253.86
Bill Pmt -Check	07/09/2026	070926PR3	Diane Stoever	13 Classes @ \$40.00	1101000 - Operating Account (Valley)	520.00		-14,733.86
Bill Pmt -Check	07/09/2026	070926PR4	Elaina Wahl-Temple	2 Classes @ \$35.00	1101000 - Operating Account (Valley)	70.00		-14,663.86
Bill Pmt -Check	07/09/2026	070926PR5	Lina Hermez	10 Classes @ \$40.00 & 2 Classes @ \$25.00	1101000 - Operating Account (Valley)	450.00		-14,213.86
Bill Pmt -Check	07/09/2026	070926PR6	Madeline Rivera	3 Classes @ \$35.00	1101000 - Operating Account (Valley)	105.00		-14,108.86
Bill Pmt -Check	07/09/2026	070926PR7	Marilyn J Costanzo	1 Class @ \$35.00	1101000 - Operating Account (Valley)	35.00		-14,073.86
Bill Pmt -Check	07/09/2026	070926PR8	Miranda Bulger	7 Classes @ \$40.00	1101000 - Operating Account (Valley)	280.00		-13,793.86
Bill Pmt -Check	07/09/2026	070926PR9	Patricia Scott	1 Class @ \$35.00	1101000 - Operating Account (Valley)	35.00		-13,758.86
Bill Pmt -Check	07/09/2026	070926PR10	Ronald C. Cullum	2 Classes @ \$35.00	1101000 - Operating Account (Valley)	70.00		-13,688.86
Bill Pmt -Check	07/09/2026	070926PR11	Tiffany Cunningham	4 Classes @ \$35.00	1101000 - Operating Account (Valley)	140.00		-13,548.86

Sweetwater CDD General Ledger Detail June 2026

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Bill	07/09/2026	622481633	Turner Pest Control	Pest Control.	1530260 · Pest Control		86.35	-13,635.21
Bill	07/09/2026	64589 7/26	TECO	1865 N LOOP PKWY June 09, 2026 - July 07, 2026	1530130 · General Utilities		90.77	-13,725.98
Bill	07/09/2026	07163 7.26	FPL	Streetlights # Palencia N PH Jun 9, 2026 to Jul 9, 2026	1520000 · Electric		6,022.89	-19,748.87
Bill	07/09/2026	47441 7.26	FPL	1865 N Loop Pkwy Jun 9, 2026 to Jul 9, 2026	1530130 · General Utilities		3,830.29	-23,579.16
Bill	07/11/2026	1274272 7.26	Comcast	1865 N. Loop Parkway Jul 15, 2026 - Aug 14, 2026	1530090 · Telephone, Internet & TV		897.65	-24,476.81
Bill Pmt -Check	07/13/2026	071326ACH1	Turner Pest Control	Pest Control.	1101000 · Operating Account (Valley)	86.35		-24,390.46
Bill	07/13/2026	110427 7.26	Florida Natural Gas	1865 NORTH LOOP PARKWAY 05/04/26- 06/08/26	1530130 · General Utilities		19.25	-24,409.71
Bill Pmt -Check	07/14/2026	100156	Solitude Lake Management LLC	Invoice: PSI280856 (Reference: Lak Management July 26.)	1101000 · Operating Account (Valley)	2,084.00		-22,325.71
Bill Pmt -Check	07/14/2026	100157	Old City Tree Service	Invoice: 062426- (Reference: Dead Tree Removal & Tree Trimming.)	1101000 · Operating Account (Valley)	3,400.00		-18,925.71
Bill Pmt -Check	07/20/2026	072026ACH1	St. Johns County Utility Department	1865 N LOOP PKWY 5/19/26 - 6/17/26	1101000 · Operating Account (Valley)	821.42		-18,104.29
Bill Pmt -Check	07/20/2026	072026ACH2	St. Johns County Utility Department	1187 LAS CALINAS BLVD GUARDHOUSE 5/19/26 - 6/17/26	1101000 · Operating Account (Valley)	34.94		-18,069.35
Bill Pmt -Check	07/20/2026	072026ACH3	St. Johns County Utility Department	491 ENSENADA DR 5/19/26 - 6/16/26	1101000 · Operating Account (Valley)	16.03		-18,053.32
Total 1202000 · Accounts Payable						25,444.30	31,816.66	-18,053.32
1202010 · Accrued Expenses								-40,762.55
Total 1202010 · Accrued Expenses								-40,762.55
1202020 · Sales Tax Payable								-27.70
Total 1202020 · Sales Tax Payable								-27.70
1207000 · Due to General Fund								-59,686.16
Total 1207000 · Due to General Fund								-59,686.16
1207001 · Due to Amenity Funds								0.00
Total 1207001 · Due to Amenity Funds								0.00
1207002 · Due to Capital Reserve								-100,000.00
Total 1207002 · Due to Capital Reserve								-100,000.00
1207003 · Due to Debt Service								0.00
Total 1207003 · Due to Debt Service								0.00
1299999 · Outstanding Checks								0.00
Total 1299999 · Outstanding Checks								0.00
24000 · Payroll Liabilities								0.00
Total 24000 · Payroll Liabilities								0.00
4202000 · Contracts Payable								0.00
Total 4202000 · Contracts Payable								0.00
1271000 · FB - Unassigned								-501,852.39
Total 1271000 · FB - Unassigned								-501,852.39
1271100 · FB - Nonspendable								0.00
Total 1271100 · FB - Nonspendable								0.00
1271200 · FB - Assigned								-405,337.02
Total 1271200 · FB - Assigned								-405,337.02
1271300 · FB - Reserved								-774,253.45
Total 1271300 · FB - Reserved								-774,253.45
30000 · Opening Balance Equity								0.00
Total 30000 · Opening Balance Equity								0.00
32000 · Retained Earnings								-23,645.65
Total 32000 · Retained Earnings								-23,645.65
1300000 · Temporary Revenue								0.00
Total 1300000 · Temporary Revenue								0.00
1325000 · Special Assessments								-1,978,219.43
Total 1325000 · Special Assessments								-1,978,219.43
1325100 · Excess Revenue								0.00
Total 1325100 · Excess Revenue								0.00
1361000 · Interest Revenue								-30,465.21
Total 1361000 · Interest Revenue								-30,465.21
1369000 · Miscellaneous Revenue								-478.26
Total 1369000 · Miscellaneous Revenue								-478.26
1369010 · Fitness Center Revenue								-6,996.50
Total 1369010 · Fitness Center Revenue								-6,996.50
1369100 · Insurance Proceeds								0.00
Total 1369100 · Insurance Proceeds								0.00
1369200 · Cost Share Rev - Marshall Creek								0.00

Sweetwater CDD General Ledger Detail June 2026

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Total 1369200 · Cost Share Rev - Marshall Creek								0.00
2361000 · Interest CRF								-12,538.64
Total 2361000 · Interest CRF								-12,538.64
2369000 · Miscellaneous Rev								0.00
Total 2369000 · Miscellaneous Rev								0.00
3325000 · Spec Assessments - On Roll								-733,703.27
Total 3325000 · Spec Assessments - On Roll								-733,703.27
3325010 · Spec Assessments - Prepayments								-10,377.56
Total 3325010 · Spec Assessments - Prepayments								-10,377.56
3325100 · Excess DS Revenue								0.00
Total 3325100 · Excess DS Revenue								0.00
3361000 · Interest - DS 2019								-18,303.84
Total 3361000 · Interest - DS 2019								-18,303.84
4361000 · Interest								-1,607.99
Total 4361000 · Interest								-1,607.99
50000 · Cost of Goods Sold								0.00
Total 50000 · Cost of Goods Sold								0.00
1110000 · General & Administrative								248,180.94
1510000 · Supervisor Fees								11,000.00
Total 1510000 · Supervisor Fees								11,000.00
1510010 · Engineering Services								35,554.09
Total 1510010 · Engineering Services								35,554.09
1510020 · District Counsel								78,455.10
Total 1510020 · District Counsel								78,455.10
1510030 · Audit Fees								0.00
Total 1510030 · Audit Fees								0.00
1510040 · Assessment Administration								9,250.03
Bill	07/01/2026	433165	Vesta District Services	Management Fees July 26,	1202000 · Accounts Payable	416.67		9,666.70
Total 1510040 · Assessment Administration						416.67	0.00	9,666.70
1510050 · Arbitrage Rebate								450.00
Total 1510050 · Arbitrage Rebate								450.00
1510060 · Dissemination Agent								5,000.00
Total 1510060 · Dissemination Agent								5,000.00
1510070 · Trustee Fees								3,142.71
Total 1510070 · Trustee Fees								3,142.71
1510080 · Management Fees								36,041.50
Bill	07/01/2026	433165	Vesta District Services	Management Fees July 26,	1202000 · Accounts Payable	3,893.50		39,935.00
Total 1510080 · Management Fees						3,893.50	0.00	39,935.00
1510090 · Information Technology								4,912.00
Bill	07/03/2026	1006-02	Unified Digital Systems LLC	IT Support July 26,	1202000 · Accounts Payable	200.00		5,112.00
Total 1510090 · Information Technology						200.00	0.00	5,112.00
1510100 · Website Maintenance								0.00
Total 1510100 · Website Maintenance								0.00
1510110 · Telephone								0.00
Total 1510110 · Telephone								0.00
1510120 · Postage & Delivery								401.85
Total 1510120 · Postage & Delivery								401.85
1510130 · Public Official Insurance								5,486.00
Total 1510130 · Public Official Insurance								5,486.00
1510140 · Copies								823.44
Total 1510140 · Copies								823.44
1510150 · Legal Advertising								2,348.95
Total 1510150 · Legal Advertising								2,348.95
1510160 · Miscellaneous								2,373.27
Bill	07/08/2026	20260708-001	FCS Management Group LLC	Infrastructure Reinvestment Plan	1202000 · Accounts Payable	5,000.00		7,373.27
Total 1510160 · Miscellaneous						5,000.00	0.00	7,373.27
1510170 · Dues, Licenses & Subscriptions								525.00
Total 1510170 · Dues, Licenses & Subscriptions								525.00

Sweetwater CDD General Ledger Detail June 2026

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
1510180 · Cost Share - Marshall Creek CDD								52,417.00
Total 1510180 · Cost Share - Marshall Creek CDD								52,417.00
1510190 · Workers' Comp Insurance								0.00
Total 1510190 · Workers' Comp Insurance								0.00
1110000 · General & Administrative - Other								0.00
Total 1110000 · General & Administrative - Other								0.00
Total 1110000 · General & Administrative						9,510.17	0.00	257,691.11
1120000 · Operations & Maintenance								437,195.06
1520000 · Electric								61,531.90
Bill	07/07/2026	44154 7.26	FPL	499 Ensenada Dr #IRR Jun 5, 2026 to Jul 7, 2026	1202000 · Accounts Payable	30.80		61,562.70
Bill	07/07/2026	47285 7.26	FPL	336 Rio Del Norte Road #IRR Jun 5, 2026 to Jul 7, 2026	1202000 · Accounts Payable	38.86		61,601.56
Bill	07/07/2026	37392 7.26	FPL	661 Ensenada Dr. #IRR Jun 5, 2026 to Jul 7, 2026	1202000 · Accounts Payable	66.32		61,667.88
Bill	07/07/2026	20281 7.26	FPL	1504 Las Calinas Blvd #IRR Jun 5, 2026 to Jul 7, 2026	1202000 · Accounts Payable	93.34		61,761.22
Bill	07/07/2026	10583 7.26	FPL	1329 Las Calinas Blvd #IRR Jun 5, 2026 to Jul 7, 2026	1202000 · Accounts Payable	70.07		61,831.29
Bill	07/07/2026	70401 7.26	FPL	633 Glorieta Dr #IRR Jun 5, 2026 to Jul 7, 2026	1202000 · Accounts Payable	32.38		61,863.67
Bill	07/07/2026	69248 7.26	FPL	166 Torcido Blvd #IRR Jun 5, 2026 to Jul 7, 2026	1202000 · Accounts Payable	68.26		61,931.93
Bill	07/07/2026	61314 7.26	FPL	537 Ensenada Dr. #IRR Jun 5, 2026 to Jul 7, 2026	1202000 · Accounts Payable	39.81		61,971.74
Bill	07/07/2026	58332 7.26	FPL	1802 N Loop PKWY #LGT Jun 5, 2026 to Jul 7, 2026	1202000 · Accounts Payable	30.80		62,002.54
Bill	07/07/2026	56253 7.26	FPL	2064 Las Calinas Blvd #IRR Jun 5, 2026 to Jul 7, 2026	1202000 · Accounts Payable	37.01		62,039.55
Bill	07/07/2026	52165 7.26	FPL	166 Pantano Vista Way # Fountain Jun 5, 2026 to Jul 7, 2026	1202000 · Accounts Payable	440.52		62,480.07
Bill	07/07/2026	71537 7.26	FPL	43 Privado Ct #LITE Jun 5, 2026 to Jul 7, 2026	1202000 · Accounts Payable	37.07		62,517.14
Bill	07/07/2026	83257 7.26	FPL	711 Enrede LN Jun 5, 2026 to Jul 7, 2026	1202000 · Accounts Payable	67.33		62,584.47
Bill	07/07/2026	79354 7.26	FPL	97 Onda LN #IRR Jun 5, 2026 to Jul 7, 2026	1202000 · Accounts Payable	30.80		62,615.27
Bill	07/07/2026	97256 7.26	FPL	2036 Las Calinas Blvd #IRR Jun 5, 2026 to Jul 7, 2026	1202000 · Accounts Payable	68.78		62,684.05
Bill	07/09/2026	07163 7.26	FPL	Streetlights # Palencia N PH Jun 9, 2026 to Jul 9, 2026	1202000 · Accounts Payable	6,022.89		68,706.94
Total 1520000 · Electric						7,175.04	0.00	68,706.94
1520010 · General Insurance								6,246.00
Total 1520010 · General Insurance								6,246.00
1520020 · Landscape Maintenance								237,616.00
Total 1520020 · Landscape Maintenance								237,616.00
1520030 · Landscape Improvements								25,558.42
Total 1520030 · Landscape Improvements								25,558.42
1520040 · Mulch								2,861.59
Total 1520040 · Mulch								2,861.59
1520050 · Lake Maintenance								21,224.40
Bill	07/01/2026	PSI280856	Solitude Lake Management LLC	Lak Management July 26.	1202000 · Accounts Payable	2,084.00		23,308.40
Total 1520050 · Lake Maintenance						2,084.00	0.00	23,308.40
1520060 · Fountain Maintenance								7,373.26
Total 1520060 · Fountain Maintenance								7,373.26
1520070 · Irrigation Repairs & Maintenan								42,462.28
Total 1520070 · Irrigation Repairs & Maintenan								42,462.28
1520080 · Storm Clean-up								3,400.00
Total 1520080 · Storm Clean-up								3,400.00
1520090 · Field Repairs & Maintenance								2,204.12
Total 1520090 · Field Repairs & Maintenance								2,204.12
1520100 · Tree Removals								2,500.00
Total 1520100 · Tree Removals								2,500.00
1520110 · Tree Replacements								0.00
Total 1520110 · Tree Replacements								0.00
1520120 · Tree Pruning								20,345.00
Total 1520120 · Tree Pruning								20,345.00
1520130 · Streetlight Repairs								0.00
Total 1520130 · Streetlight Repairs								0.00
1520140 · Signage Repairs								958.87
Total 1520140 · Signage Repairs								958.87
1520150 · Holiday Decorations								1,043.97
Total 1520150 · Holiday Decorations								1,043.97
1520160 · Miscellaneous Field Supplies								1,869.25

Sweetwater CDD
General Ledger Detail
June 2026

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Total 1520160 - Miscellaneous Field Supplies								1,869.25
1520170 - Playground - R & M								0.00
Total 1520170 - Playground - R & M								0.00
1120000 - Operations & Maintenance - Other								0.00
Total 1120000 - Operations & Maintenance - Other								0.00
Total 1120000 - Operations & Maintenance						9,259.04	0.00	446,454.10
1130000 - Amenities - Administrative								71,306.96
1530000 - Property & Casualty Insurance								41,902.00
Total 1530000 - Property & Casualty Insurance								41,902.00
1530005 - Automobile Insurance								1,662.00
Total 1530005 - Automobile Insurance								1,662.00
1530010 - Facility Management								0.00
Total 1530010 - Facility Management								0.00
1530020 - Performance Incentive								10,000.00
Total 1530020 - Performance Incentive								10,000.00
1530030 - Information Technology								2,131.96
Total 1530030 - Information Technology								2,131.96
1530040 - Licenses & Permits								0.00
Total 1530040 - Licenses & Permits								0.00
1530050 - Subscriptions & Memberships								2,966.43
Total 1530050 - Subscriptions & Memberships								2,966.43
1530060 - Training								0.00
Total 1530060 - Training								0.00
1530065 - Travel & Per Diem								0.00
Total 1530065 - Travel & Per Diem								0.00
1530070 - Office Supplies								1,355.32
Total 1530070 - Office Supplies								1,355.32
1530080 - Office Equipment								1,838.34
Total 1530080 - Office Equipment								1,838.34
1530090 - Telephone, Internet & TV								8,102.71
Bill	07/11/2026	1274272 7.26	Comcast	1865 N. Loop Parkway Jul 15, 2026 - Aug 14, 2026	1202000 - Accounts Payable	897.65		9,000.36
Total 1530090 - Telephone, Internet & TV						897.65	0.00	9,000.36
1530100 - Guard House- Internet & Phone								1,348.20
Total 1530100 - Guard House- Internet & Phone								1,348.20
1130000 - Amenities - Administrative - Other								0.00
Total 1130000 - Amenities - Administrative - Other								0.00
Total 1130000 - Amenities - Administrative						897.65	0.00	72,204.61
1130001 - Amenities - Field								493,017.45
1530110 - Field Management								62,181.58
Total 1530110 - Field Management								62,181.58
1530115 - Facility Management								222,439.97
Total 1530115 - Facility Management								222,439.97
1530120 - Facility Maint - Cost Share								0.00
Total 1530120 - Facility Maint - Cost Share								0.00
1530125 - Maint & Repair - Field								0.00
Total 1530125 - Maint & Repair - Field								0.00
1530130 - General Utilities								58,437.46
Bill	07/07/2026	88413 7.26	FPL	491 Ensenada Dr #Park Jun 5, 2026 to Jul 7, 2026	1202000 - Accounts Payable	37.97		58,475.43
Bill	07/07/2026	73535 7.26	FPL	1187 Las Calinas Blvd #LITE Jun 5, 2026 to Jul 7, 2026	1202000 - Accounts Payable	187.47		58,662.90
Bill	07/09/2026	64589 7/26	TECO	1865 N LOOP PKWY June 09, 2026 - July 07, 2026	1202000 - Accounts Payable	90.77		58,753.67
Bill	07/09/2026	47441 7.26	FPL	1865 N Loop Pkwy Jun 9, 2026 to Jul 9, 2026	1202000 - Accounts Payable	3,830.29		62,583.96
Bill	07/13/2026	110427 7.26	Florida Natural Gas	1865 NORTH LOOP PARKWAY 05/04/26- 06/08/26	1202000 - Accounts Payable	19.25		62,603.21
Total 1530130 - General Utilities						4,165.75	0.00	62,603.21
1530140 - Refuse Removal								8,982.19
Total 1530140 - Refuse Removal								8,982.19
1530150 - Security								32,936.92
Bill	07/01/2026	770693	Envera	Gate Access & Guard Monitoring July 26.	1202000 - Accounts Payable	3,476.78		36,413.70
Total 1530150 - Security						3,476.78	0.00	36,413.70

Sweetwater CDD
General Ledger Detail
June 2026

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
1530160 · Janitorial Services								43,360.67
Total 1530160 · Janitorial Services								43,360.67
1530170 · Operating Supplies- Spa & Paper								2,601.52
Total 1530170 · Operating Supplies- Spa & Paper								2,601.52
1530180 · Operating Supplies - Uniforms								87.58
Total 1530180 · Operating Supplies - Uniforms								87.58
1530190 · Cleaning Supplies								1,838.46
Total 1530190 · Cleaning Supplies								1,838.46
1530200 · Landscape- Maint & Improv								10,144.44
Total 1530200 · Landscape- Maint & Improv								10,144.44
1530210 · Gate - R & M								2,333.46
Total 1530210 · Gate - R & M								2,333.46
1530220 · Dog Park - R & M								765.57
Total 1530220 · Dog Park - R & M								765.57
1530230 · Park Mulch								3,600.00
Total 1530230 · Park Mulch								3,600.00
1530240 · Misc Field Supplies								3,939.08
Total 1530240 · Misc Field Supplies								3,939.08
1530250 · Building - R & M								9,485.43
Total 1530250 · Building - R & M								9,485.43
1530260 · Pest Control								1,181.99
Bill	07/09/2026	622481633	Turner Pest Control	Pest Control.	1202000 · Accounts Payable	86.35		1,268.34
Total 1530260 · Pest Control						86.35	0.00	1,268.34
1530270 · Pool Maintenance - Contract								0.00
Total 1530270 · Pool Maintenance - Contract								0.00
1530280 · Pool - R & M								887.34
Total 1530280 · Pool - R & M								887.34
1530290 · Pool Chemicals								19,318.62
General Journal	07/01/2026	74		Poolsure - Pool Chemicals - Annual Contract Amortization	1550000 · Prepaid Expenses	2,131.65		21,450.27
Total 1530290 · Pool Chemicals						2,131.65	0.00	21,450.27
1530300 · Signage & Amenity Repairs								73.97
Total 1530300 · Signage & Amenity Repairs								73.97
1530305 · Holiday Decor - Field								2,709.00
Total 1530305 · Holiday Decor - Field								2,709.00
1530310 · Special Events								2,196.89
Total 1530310 · Special Events								2,196.89
1530320 · Park - R & M								3,074.81
Total 1530320 · Park - R & M								3,074.81
1530330 · Pickleball - R & M								440.50
Total 1530330 · Pickleball - R & M								440.50
1530340 · Guardhouse Maintenance								0.00
Total 1530340 · Guardhouse Maintenance								0.00
1530350 · Playground - R & M								0.00
Total 1530350 · Playground - R & M								0.00
1130001 · Amenities - Field - Other								0.00
Total 1130001 · Amenities - Field - Other								0.00
Total 1130001 · Amenities - Field						9,860.53	0.00	502,877.98
1130002 · Fitness								73,942.67
1530360 · Outside Fitness								34,677.50
Bill	07/08/2026	070626	Aristides Beaton	3 Classes @ \$35.00	1202000 · Accounts Payable	105.00		34,782.50
Bill	07/08/2026	070626	Miranda Bulger	7 Classes @ \$40.00	1202000 · Accounts Payable	280.00		35,062.50
Bill	07/08/2026	070626	Ronald C. Cullum	2 Classes @ \$35.00	1202000 · Accounts Payable	70.00		35,132.50
Bill	07/08/2026	070626	Tiffany Cunningham	4 Classes @ \$35.00	1202000 · Accounts Payable	140.00		35,272.50
Bill	07/08/2026	070626	Lina Hermez	10 Classes @ \$40.00	1202000 · Accounts Payable	400.00		35,672.50
Bill	07/08/2026	070626	Lina Hermez	2 Classes @ \$25.00	1202000 · Accounts Payable	50.00		35,722.50
Bill	07/08/2026	070626	Andrea Jomant	2 Classes @ \$35.00	1202000 · Accounts Payable	70.00		35,792.50
Bill	07/08/2026	070626	Madeline Rivera	3 Classes @ \$35.00	1202000 · Accounts Payable	105.00		35,897.50
Bill	07/08/2026	070626	Patricia Scott	1 Class @ \$35.00	1202000 · Accounts Payable	35.00		35,932.50

Sweetwater CDD
General Ledger Detail
June 2026

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Bill	07/08/2026	070626	Diane Stoever	13 Classes @ \$40.00	1202000 - Accounts Payable	520.00		36,452.50
Bill	07/08/2026	060826	Marilyn J Costanzo	1 Class @ \$35.00	1202000 - Accounts Payable	35.00		36,487.50
Bill	07/08/2026	060826	Elaina Wahl-Temple	2 Classes @ \$35.00	1202000 - Accounts Payable	70.00		36,557.50
Total 1530360 - Outside Fitness						1,880.00	0.00	36,557.50
1530370 - Fitness Equipment - R & M								2,756.94
Total 1530370 - Fitness Equipment - R & M								2,756.94
1530380 - Fitness Equipment Rental								25,889.56
Bill	07/01/2026	86541 7.26	Geneva Capital LLC	Fitness Equipment 7/26	1202000 - Accounts Payable	2,540.92		28,430.48
Total 1530380 - Fitness Equipment Rental						2,540.92	0.00	28,430.48
1530390 - Miniature Golf Course Maint								69.97
Total 1530390 - Miniature Golf Course Maint								69.97
1530400 - Miscellaneous Fitness Supplies								9,213.74
Total 1530400 - Miscellaneous Fitness Supplies								9,213.74
1530410 - Cap Outlay - Machinery & Equip								0.00
Total 1530410 - Cap Outlay - Machinery & Equip								0.00
1530420 - Capital Outlay								1,334.96
Total 1530420 - Capital Outlay								1,334.96
1130002 - Fitness - Other								0.00
Total 1130002 - Fitness - Other								0.00
Total 1130002 - Fitness						4,420.92	0.00	78,363.59
1140000 - Reserves								0.00
1540000 - Capital Reserve Transfer								0.00
Total 1540000 - Capital Reserve Transfer								0.00
1140000 - Reserves - Other								0.00
Total 1140000 - Reserves - Other								0.00
Total 1140000 - Reserves								0.00
2530010 - Capital Outlay - CRF								32,827.16
Total 2530010 - Capital Outlay - CRF								32,827.16
2530020 - Repair & Maintenance								0.00
Total 2530020 - Repair & Maintenance								0.00
2530030 - Other Current Charges								0.00
Total 2530030 - Other Current Charges								0.00
3517710 - Principal Expense DS2019-A1								370,000.00
Total 3517710 - Principal Expense DS2019-A1								370,000.00
3517715 - Principal Expense DS2019-A2								135,000.00
Total 3517715 - Principal Expense DS2019-A2								135,000.00
3517720 - Interest Expense DS2019-A1								155,531.28
Total 3517720 - Interest Expense DS2019-A1								155,531.28
3517725 - Interest Expense DS2019-A2								83,650.00
Total 3517725 - Interest Expense DS2019-A2								83,650.00
3517740 - Special Call DS2019-A1								0.00
Total 3517740 - Special Call DS2019-A1								0.00
3517745 - Special Call DS2019-A2								0.00
Total 3517745 - Special Call DS2019-A2								0.00
4510010 - Capital Outlay								66,147.47
Total 4510010 - Capital Outlay								66,147.47
66000 - Payroll Expenses								0.00
Total 66000 - Payroll Expenses								0.00
3810000 - Transfer In								-100,000.00
Total 3810000 - Transfer In								-100,000.00
5810000 - Transfers Out								100,000.00
Total 5810000 - Transfers Out								100,000.00
No acctnt								0.00
Total no acctnt								0.00
TOTAL						59,392.61	59,392.61	0.00

EXHIBIT 7

LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

THIS AGREEMENT (“Agreement”) is made and entered into effective the 2nd day of August 2026, by and between:

SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in St. Johns County, Florida, whose mailing address is c/o DPF Management & Consulting, LLC d/b/a Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 (“**District**”); and

VERDEGO, LLC, a Florida limited liability company, whose address is 3335 N. State Street, Bunnell, Florida 32110 (“**Contractor**”).

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, including but not limited to, landscaping and irrigation improvements; and

WHEREAS, the District desires to retain an independent contractor to provide landscape and irrigation maintenance services within the District; and

WHEREAS, to solicit such services, the District conducted a competitive proposal process based on a project manual and determined to make an award of a contract for landscape and irrigation maintenance services to the Contractor, based on certain proposal pricing provided by Contractor; and

WHEREAS, Contractor represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and are incorporated by reference as a material part of this Agreement.

2. SCOPE OF SERVICES.

- a. The Contractor shall provide the services described in the Scope of Services attached hereto as **Exhibit A** and for the areas identified in the Landscape Maintenance Areas Exhibit attached hereto as **Exhibit C (“Work”)**.
- b. The Contractor agrees that the Landscape Maintenance Areas Exhibit attached hereto as **Exhibit C** is the District’s best estimate of the District’s landscape needs, but that other areas may also include landscaping that requires

maintenance. The Contractor agrees that the District may, in its discretion, add up to 0.5 acre(s) of landscaping area to the Work, with no adjustment to price, and may add additional acreage of landscaping area to the Work beyond the 0.5 acre(s) using the unit pricing set forth in **Exhibit B**.

- c. The Contractor shall perform the Work consistent with the presently established, high quality standards of the District, and shall assign such staff as may be required for coordinating, expediting, and controlling all aspects of the Work.
- d. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Notwithstanding any other provision of this Agreement, the District reserves the right in its discretion to remove from this Agreement any portion of the Work and to separately contract for such services. In the event that the District contracts with a third party to install certain landscaping or to otherwise perform services that might otherwise constitute a portion of the Work, Contractor agrees that it will be responsible for any such landscaping installed by the third party, and shall continue to perform all other services comprising the Work, including any future services that apply to the landscaping installed by the third party or to the areas where services were performed by the third party.
- e. All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

3. MANNER OF CONTRACTOR'S PERFORMANCE.

- a. The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Additional Services Order (see Section 7.c. herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as USF, IFAS, etc. The Contractor shall document all work performed under **Exhibit A** (Scope of Services) utilizing the Contractor's standard forms and documentation procedures. Upon request by the District, the Contractor shall provide any additional supporting documentation, records, or information reasonably necessary to verify services performed, compliance with the Scope of Services, or related project requirements. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
- b. In the event that time is lost due to heavy rains ("**Rain Days**"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to, and approval by, the District Representatives (defined below).
- c. Contractor in conducting the Work shall use all due care to protect against any harm to persons or property. If the Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting, irrigation system components, entry monuments, etc., the

Contractor shall immediately notify the District and repair all damage – and/or replace damaged property – to the satisfaction of the District.

- d. Contractor shall maintain at all times strict discipline among its employees and shall not employ for performance of Work contemplated under this Agreement any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen shall perform all Work on the premises in a uniform to be designed by the Contractor and shall maintain themselves in a neat and professional manner. No smoking in or around the buildings will be permitted. No solicitation of any kind is permitted on District property.

4. INSPECTIONS.

- a. The District shall designate in writing one or more persons to act as the District's representatives with respect to the services to be performed under this Agreement ("**District Representatives**"). The District Manager and General Manager shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services. This authority shall include but not be limited to verification of correct timing of services to be performed, methods of pruning, pest control and disease control. The District hereby designates its **General Manager**, to act as the District Representative. The Contractor shall not take direction from anyone other than the District Manager or the General Manager (e.g., the Contractor shall not take direction from individual District Board Supervisors, any representatives of any local homeowner's associations, any residents, etc.). The District Representative shall serve as the primary point of contact regarding this Agreement. In the event the District Representative is unavailable or the District Representative is unable to provide necessary direction, the Contractor shall immediately contact the District Manager. The District shall have the right to change its designated representative at any time by written notice to the Contractor.
- b. The Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule of work for the upcoming month.
- c. The Contractor agrees to meet with a District Representative, when requested, to walk the property to discuss conditions, schedules, and items of concern regarding this Contract. At that time, the District will compile a list of landscape related items ("**Field Inspection Report**") that should be performed before the next walk through or other designated time. The Contractor shall be required to provide, in writing, (typically within seven (7) calendar days) what actions shall be taken to remedy those findings within the Field Inspection Report. Response shall include a timeline as to when items shall be completed as well as diagnosis and treatment plans for those items requiring such. If the Contractor does not respond within the specified time, the first offense will result in a written warning; the second offense will result in a second written warning, and the Board of Supervisors for the District will be notified; the third offense shall constitute

cause for termination of this Agreement at the District's discretion. If the deficient items have not been rectified to the District's satisfaction within the stated time provided in the response to the Field Inspection Report, (but in no circumstance no longer than a one (1)-month period), the District reserves the right to subcontract out such work and withhold the cost of such work from the Contractor's next monthly invoice. The District will be responsible for scheduling the inspections. The District must have no less than five (5) days' notice if there is a need to reschedule. Inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Work.

- d. Any oversight by the District Representative of Contractor's Services is not intended to mean that the District shall underwrite, guarantee, or ensure that the Services is properly done by Contractor, and it is Contractor's responsibility to perform the Services in accordance with this Agreement.

5. SUBCONTRACTORS. The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

6. [RESERVED].

7. COMPENSATION; TERM.

- a. This Agreement shall be effective as of August 2, 2026 ("**Effective Date**"). The initial term of this Agreement shall begin on the Effective Date and continue through September 30, 2027, identified as "Year 1" in the proposal attached as **Exhibit B ("Initial Term")**, unless terminated earlier pursuant to the terms of this Agreement. At the end of the Initial Term, this Agreement may be eligible for up to four (4) annual renewals with the same terms set forth herein, in the District's sole discretion. Notwithstanding anything to the contrary herein, the District's obligation to pay under this Agreement are contingent upon an annual appropriation by the District's Board of Supervisors and the levy of a valid operations and maintenance special assessment. In the event that such annual appropriation is not made, this Agreement shall be terminated with no further obligations of the Contractor.
- b. As compensation for the Work, the District agrees to pay Contractor **Three Hundred Eighty-Six Thousand, Eight Hundred Thirty-Five Dollars and Zero Cents** (\$386,835.00) for Work provided during the Initial Term, in monthly amounts of **Twenty-Seven Thousand, Six Hundred Thirty-One Dollars and Seven Cents** (\$27,631.07). Compensation for any renewal term will be as stated in the proposal attached as **Exhibit B**. For the Initial Term and any renewals, if exercised, such compensation covers only the items specified as Parts 1 – 5 in the Contractor's Proposal Form – Part IV – Pricing ("**Contract Amount**"), attached hereto as **Exhibit B**. Additionally, for the services specified as Part 6 and Additional Services in the Contractor's Proposal Form – Part IV – Pricing,

attached hereto as **Exhibit B**, and only after applying the provisions of Sections 7.c. and 7.d. below, the District agrees to pay Contractor pursuant to Section 7.d. below for such actual services rendered using the pricing specified in the Contractor's Proposal Form – Part IV – Pricing. All additional work or services, and related compensation, shall be governed by Section 7.c. of this Agreement.

- c. *Additional Work.* Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and irrigation systems, such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Additional Services Order ("**ASO**"). The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed change order. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's proposal pricing (attached as part of **Exhibit B**). Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.
- d. *Payments by District.* The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall be for services actually rendered in the preceding month and shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et seq., Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
- e. *Payments by Contractor.* Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), *Florida Statutes*, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the District. Unless prohibited by law, District may at any time make payments due to Contractor directly or by joint check, to any person or entity for obligations incurred by Contractor in connection with the performance of Work, unless Contractor has first delivered written notice to District of a dispute with any such person or entity and has furnished security satisfactory to District insuring against claims therefrom. Any payment so made will be credited against sums due Contractor in the same manner as if such payment had been made directly to Contractor. The provisions of this Section are intended solely for the benefit of District and will not extend to the benefit of any third persons, or obligate District or its sureties in any way to any third party. Subject to the terms of this Section, Contractor will at all times keep the District's property, and each part thereof,

free from any attachment, lien, claim of lien, or other encumbrance arising out of the Work. The District may demand, from time to time in its sole discretion, that Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Work including, with respect to each such potential lien claimant, the name, scope of Work, sums paid to date, sums owed, and sums remaining to be paid. Contractor waives any right to file mechanic's and construction liens.

8. INSURANCE.

- a.** At the Contractor's sole expense, the Contractor shall maintain throughout the term of this Agreement the following insurance:
 - i. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
 - ii. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, with limits of not less than \$2,000,000 combined single limit bodily injury and property damage liability, and further including, but not being limited to, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
 - iii. Employer's Liability Coverage with limits of at least \$1,000,000 per accident or disease.
 - iv. Commercial Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
 - v. Contractors Pollution Liability with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability.
- b.** The District and its respective staff, supervisors, officers, agents, and consultants shall be named as additional insureds on all above listed policies except Workers' Compensation and Employer's Liability Coverage. No policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement. Such insurance shall be considered primary and non-contributory with respect to the additional insureds, all such required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- c.** The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
- d.** The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely

responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.

- e. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
- f. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all subcontractors to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to subcontractors.
- g. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due Contractor.

9. INDEMNIFICATION. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its, supervisors, staff, officers, consultants, agents, subcontractors and employees of each and any of all of the foregoing entities and individuals (together, "**Indemnitees**") from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused, in part or in whole, by the negligence, recklessness, or intentionally wrongful misconduct of the Contractor, or any subcontractor, supplier, or any individual or entity directly or indirectly employed or used by any of the Contractor to perform any of the work. In the event that any indemnification, defense or hold harmless provision of this Agreement is determined to be unenforceable, the provision shall be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The Contractor shall ensure that any and all subcontractors, and suppliers, include this express paragraph for the benefit of the Indemnitees. This section shall survive any termination of this Agreement.

10. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

11. WARRANTY AND COVENANT.

- a. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and services for a period of one (1) year after acceptance by the District

or longer as required under Florida law. With respect to any and all plant material provided pursuant to this Agreement, or any separate work authorization issued hereunder, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one (1) year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Work, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of the Work.

- b.** Contractor hereby covenants to the District that it shall perform the Work:
 - i.** using its best skill and judgment and in accordance with generally accepted professional standards; and
 - ii.** in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals (including any permits and approvals relating to water rights), including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform.
- c.** Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

12. ENVIRONMENTAL ACTIVITIES. The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

13. ACCEPTANCE OF THE SITE.

- a. Inspection; limited representation.** Contractor confirms it had a reasonable opportunity to visually inspect the readily accessible portions of the Site before submitting its proposal. Based on that inspection, Contractor represents that the Site and existing landscaping and irrigation system appeared, to the best of its knowledge, generally consistent with applicable community standards. This representation does not extend to material pre-existing conditions as described in Section 13.d, as documented under Section 13.b, nor to conditions not reasonably discoverable by visual inspection, including latent defects, concealed conditions, non-apparent deferred maintenance, or components near the end of their useful life.
- b. Site documentation inspection.** Between July 27, 2026 and July 31, 2026, on a date and time coordinated with the District Representative, Contractor shall conduct an on-site inspection of the Site together with the District Representative or the District Representative's designee. During the inspection, Contractor shall photograph the Site and identify, in a written report, any material existing deficiencies in the landscaping and irrigation system. Contractor shall deliver the photographs and report to the District Representative no later than 5:00 p.m. on July 31, 2026. Subject to Section 13.a, the conditions reasonably identified in that report shall constitute material pre-existing conditions as described in Section 13.d.
- c. Acceptance "as is" for routine maintenance.** Contractor accepts the Site "as is" for purposes of the routine Work described in the Scope of Services attached as Exhibit A. At no additional cost, Contractor is responsible for ordinary care, health, and maintenance of the existing landscaping and irrigation system consistent with industry-standard practices and this Agreement together with its Exhibits, including routine repair or replacement of components that fail or wear out in the ordinary course (e.g., routine pruning, minor irrigation repairs).
- d. Material pre-existing conditions.** Contractor is not responsible for the costs to repair, replace, or remediate material pre-existing deficiencies, latent or concealed conditions, defective original design or installation, material age-related deterioration, or material damage not caused by Contractor. Contractor must notify the District promptly, and no later than three (3) business days, after discovering any such defect. Any resulting repair, replacement, or remediation outside of the regular Work may proceed only after full execution of a written change order signed by both Parties.
- e. Contractor-caused damage.** Contractor remains responsible, at its own cost, for damage directly caused by its negligence, willful misconduct, or material failure to perform the Work.

14. TAX-EXEMPT DIRECT PURCHASES. The parties agree that the District, in its discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping services, including but not limited to the direct purchase of fertilizer. In such event, the following conditions shall apply:

- a.** The District may elect to purchase any or all materials directly from a supplier identified by Contractor.

- b. Contractor shall furnish detailed Purchase Order Requisition Forms (“**Requisitions**”) for all materials to be directly purchased by the District.
- c. Upon receipt of a Requisition, the District shall review the Requisition and, if approved, issue its own purchase order directly to the supplier, with delivery to be made to the District on an F.O.B. job site basis.
- d. The purchase order issued by the District shall include the District’s consumer certificate of exemption number issued for Florida sales and use tax purposes.
- e. Contractor will have contractual obligations to inspect, accept delivery of, and store the materials pending use of the materials as part of the landscaping services. The Contractor’s possession of the materials will constitute a bailment. The Contractor, as bailee, will have the duty to safeguard, store and protect the materials while in its possession until returned to the District through use of the materials.
- f. After verifying that delivery is in accordance with the purchase order, Contractor will submit a list indicating acceptance of goods from suppliers and concurrence with the District’s issuance of payment to the supplier. District will process the invoices and issue payment directly to the supplier.
- g. The District may purchase and maintain insurance sufficient to cover materials purchased directly by the District.
- h. All payments for direct purchase materials made by the District, together with any state or local tax savings, shall be deducted from the compensation provided for in this Agreement.

15. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

16. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity for breach of this Agreement, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District’s right to protect its rights from interference by a third party to this Agreement.

17. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

18. SUCCESSORS; ASSIGNMENT. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the parties to this Agreement, except as expressly limited in this Agreement. Notwithstanding the foregoing, Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.

19. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing ninety (90) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 4 of this Agreement are taken, the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Any termination by the District shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, and as Contractor's sole remedy, Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

20. E-VERIFY REQUIREMENTS. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

21. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

22. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

23. AGREEMENT; AMENDMENTS. This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. To the extent of any inconsistency between this document and the exhibits attached hereto, this Agreement shall control. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

24. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be St. Johns County, Florida.

25. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

26. NOTICES. Any notice, demand, request or communication required or permitted hereunder ("**Notice**") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

A. If to the District: Sweetwater Creek Community Development District
c/o DPFG Management & Consulting, LLC d/b/a
Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746
Attn: Sweetwater Creek CDD, District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: Sweetwater Creek CDD, District Counsel

B. If to Contractor: VerdeGo, LLC
3335 N. State Street
Bunnell, Florida 32110
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal

holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

27. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

28. PUBLIC RECORDS. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Vesta District Services** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. Contractor acknowledges that, pursuant to Section 287.058(1)(c), *Florida Statutes*, the District may unilaterally cancel this Agreement if the Contractor refuses to allow public access to all documents, papers, letters, or other material made or received by the Contractor in conjunction with this Agreement, unless such records are exempt under Florida law.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (321) 263-0132, PUBLICRECORDS@VESTAPROPERTYSERVICES.COM, AND 250 INTERNATIONAL PARKWAY, SUITE 208, LAKE MARY, FLORIDA 32746.

29. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

30. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

31. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

32. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(14), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.

33. PUBLIC ENTITY CRIMES. Contractor represents that in entering into this Agreement, Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed on the convicted vendor list, Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

34. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

35. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties execute this Agreement as set forth below.

**SWEETWATER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

ronald cervelli

ronald cervelli (Jul 29, 2026 17:17:20 EDT)

By: Ronald Cervelli

Its: Chairman

VERDEGO, LLC,
a Florida limited liability company



By: Alan Hall

Its: Vice President

Exhibit A: Scope of Services
Exhibit B: Proposal Pricing (Part IV of Proposal Form)
Exhibit C: Maintenance Map

EXHIBIT A

Scope of Services

Definitions:

All capitalized terms used herein that are defined in Section 4.a. of the Agreement and not otherwise defined herein shall have the meanings ascribed to them in the Agreement.

General Requirements:

The Contractor shall provide labor, equipment, and materials to maintain the landscape and irrigation for the lands owned by the Sweetwater Creek Community Development District.

Reporting:

The Contractor will notify the General Manager by phone or email whenever the crew is onsite and has performed a service. **Weekly services reports shall be emailed to the General Manager in pdf format outlining the completed services for the week, any discrepancies from what was required, a date specific to complete the work, and any notes of issues that are outside the scope of work that need addressed. The Contractor shall ensure photos documentation, descriptions and locations are included in all reporting.**

The Contractor shall email a monthly Landscape and/or Irrigation Maintenance report in pdf format to the General Manager. The report will be included in the monthly Board meeting agendas. The report will summarize the work completed in the prior month by departments and locations within the community, and will include photo documentation of: **Pest Control, Trees and Shrubs, Annuals, Ornamental Grasses, Chemical Applications, Mowing, Irrigation, Irrigation Repairs, Sod Replacement, and special projects needing attention.**

Quality Control Inspections:

A qualified representative from the Contractor's firm shall accompany the District Representative on monthly quality inspections. Any deficiencies within the scope of service shall be corrected with 7 days of each inspection.

Monthly Pest Inspections: Turf, Beds, Trees, Shrubs, Ornamentals and Groundcover shall be completed by a qualified technician or representative of the company. The monthly reports shall include a summary of findings and treatments by location with photo documentation.

Attendance at Meetings:

Upon request of the District, the Contractor shall attend regularly scheduled District meetings.

Licensure:

Contractor must have and maintain the appropriate licensure for business operation within St. Johns and the State of Florida. This includes irrigation licensing, pest control business license and applicable business license.

IN THE EVENT THAT THE PROPERTY IS NOT TO INDUSTRY STANDARD CONDITIONS, THE PROPOSER SHALL SUBMIT AS PART OF ITS PROPOSAL, A LIST OF ITEMS AND PROPOSED PRICING TO BRING THE PROPERTY UP TO INDUSTRY STANDARD CONDITIONS. OTHERWISE, THE PROPOSER SHALL BE DEEMED TO HAVE ACCEPTED THE SITE AND SHALL MAINTAIN THE SITE IN A CONDITION CONSISTENT WITH INDUSTRY STANDARDS AND AT THE LUMP SUM PRICING SET FORTH IN THE PROPOSAL.

PART 1: GENERAL LANDSCAPE AND LAWN MAINTENANCE

Mowing:

All grass areas and pond banks shall be mowed according to the following schedule, ensuring completion within four (4) days after commencement of each mowing event:

- Growing Season (March 1 – October 31):
 - o All Bermuda Turf: Weekly, maintained at a height of 0.75–1.25 inches for Celebration Bermuda and 1.5–2 inches for other Bermuda varieties.
 - o St. Augustine Turf and Bahia Roadsides: Weekly, maintained at a height of 3.5–4 inches.
 - o Pond Banks: Weekly, maintained at a height of 4–4.5 inches to minimize erosion.
- Dormant Season (November 1 – February 28/29):
 - o All Bermuda Turf and St. Augustine Turf: Twice monthly.
 - o Bahia Roadsides: Twice monthly.
 - o Pond Banks: Once monthly.
- Grass and weeds within turf shall not exceed 5 inches in height.
- No more than one-third of the leaf blade height shall be removed during any single mowing.
- Rotary mowers with mulching decks are required, with the mulching kit in the “closed” position at all times, particularly when mowing pond banks and parks.
- Pond banks shall be mowed in a counterclockwise direction to reintroduce nutrients into the soil.
- Clippings may remain on the lawn if no visible clumps are present post-mowing. Large clumps must be collected and removed or left to dry for no more than one day and redistributed. In case of fungal disease outbreaks, clippings shall be collected until the disease is controlled.
- Mowers must blow clippings away from pond banks to prevent debris from entering water.
- Contractor shall restore any damage caused by mowing equipment within 24 hours at their sole cost.

String Trimming

- Trimming around obstacles (e.g., fence posts, signs, lights) and at pond edges, bridge entrances, control structures, and mitered end sections shall occur at every mowing event.
- Trimming height shall match or slightly exceed mowing height to prevent scalping, particularly at pond banks to minimize erosion.
- Trimmings shall not enter water bodies, and excessive clippings shall be hand-removed.

Edging

- Hard-edged areas (curbs, sidewalks, bike paths, trails) shall be vertically edged at every mowing event.
- Soft-edged areas (tree rings, shrub, and groundcover bed lines) shall be edged every other week during the growing season and monthly during the dormant season.
- Chemical edging is prohibited.
- All edging shall meet the DISTRICT’s satisfaction.

Weeding

- All ground cover, turf areas, shrub beds, tree rings, natural areas, and hardscape shall be kept reasonably free of weeds and grasses, and maintained in a neat, orderly, and cultivated condition at all times, as determined by the DISTRICT at its sole discretion.
- Weed control shall be achieved through:
 - o Careful application of pre- and post-emergent herbicides, including as part of fertilizer mixtures or spot treatments on an as-needed basis.
 - o Hand pulling when weeds dominate planting beds, as post-emergent herbicides are prohibited in such cases.

- All shrub beds, tree rings, and other landscape beds shall be maintained during each mowing service by removing all weeds, trash, and undesirable material (e.g., leaves and debris) to ensure a neat and tidy appearance.
- Non-selective, post-emergent herbicides shall not be used to control weed or sod growth around structures (e.g., street signs, utility boxes, streetlights, pavement, tree rings).
- The Contractor shall be responsible for:
 - o Replacing any turf or ornamental plants damaged or killed by herbicide application or overspray (selective or non-selective) at their sole expense.
 - o Repairing any damage caused by herbicide overspray to plants or turf.
 - o Keeping fence lines clear of weeds, undesirable vines, overhanging limbs, and landscape shrubs growing through.
- All paved areas, including but not limited to pool deck pavers, other paver surfaces, sidewalk expansion joints, curb and gutters, curb and gutter expansion joints, and bike lane edges along roadways, shall be kept free of weeds and debris.
- Weed control in paved areas shall be achieved through:
 - o Mechanical means (e.g., line trimmer).
 - o Careful application of pre- and post-emergent herbicides, avoiding non-selective herbicides in curblane expansion joints to prevent chemical travel into turf, which could cause regularly spaced dead patches behind curbs and sidewalks.
- Weeds greater than two (2) inches in height or width in paved areas shall be hand-pulled, not sprayed.
- No sprays with dyes may be used on any paved areas.

Cleanup

- The contractor shall ensure the premises are left in a neat and orderly condition after all work is completed. All clippings, trimmings, debris, dirt, or other unsightly material shall be removed immediately from the premises and disposed of outside the community.
- The contractor shall ensure all palm fronds and down tree limbs are picked up and disposed of.
- All debris, including grass clippings, shall be promptly removed using the contractor's own waste disposal methods, never utilizing property dumpsters.
- Grass clippings shall be blown off sidewalks, streets, curbs, and other hardscape areas within two hours of mowing and edging, and directed into turf areas, not mulched bed areas or tree rings, which must remain free of clippings.
- High traffic areas (e.g., pickleball courts, fitness center sidewalks, pool areas, walking trails) shall be blown clean immediately after mowing and edging.
- No clippings or debris shall be blown into storm drains, curb inlets, or pool areas.
- All hard-scape areas, roads, sidewalks, parking lots, curbs, and storm gutters shall be kept free of dirt, silt, and other debris after each weekly maintenance operation.

Debris And Trash Removal

- Grounds shall be policed for trash and debris prior to each mowing event.
- Trash along the water's edge, in and around all common areas including random signage (e.g., realtor, yard sale, for rent signs), shall be bagged and removed during every service visit.

General Requirements-Landscape Maintenance

- The Contractor shall perform 52 weekly visits year-round, endeavoring to complete work by Friday each week.
- A knowledgeable supervisor must be present during every maintenance visit.
- Contractor vehicles shall not block traffic or lines of sight, must display company logos, and be licensed and tagged.
- Lawn shall not grow in an unsightly manner. Any issues shall be corrected within 24 hours of DISTRICT notice.

- Maintenance activities (mowing, edging, trimming, blowing) shall be completed in small, manageable sections.
- Grass clippings, trimmed weeds, turf, dirt, or debris shall not remain on surfaces for more than two hours. High-traffic areas (park sites, sidewalks, pickleball courts, fitness center, parking lots) shall be cleaned immediately after mowing and edging.
- If a mowing event is missed, the Contractor shall perform the service within the same week (including Saturdays with prior approval) or provide a credit for future services or an additional mowing event, as determined by the DISTRICT.
- The Contractor shall provide all necessary equipment, protective clothing, and gear without additional charges to the DISTRICT.
- The Contractor shall train personnel in the DISTRICT's Landscape Maintenance Program, general horticultural practices, and wetland species identification to prevent damage to wetlands, littoral shelves, mitigation areas, and uplands.
- The Contractor shall be responsible for all damage caused by mowing, trimming, or fertilizing activities, including repairs to surfaces damaged by equipment.

Tree Pruning

- All trimmings from pruning shall be removed immediately from the premises and disposed of outside the community.
- Deciduous Trees: Prune during dormancy to ensure uniform growth, removing dead or broken branches and sucker growth at the base by hand year-round.
- Evergreen Trees: Prune in early summer and fall to maintain proper growth and head shape.
- General Pruning:
 - o Remove branches up to 4 inches in diameter and up to 15 feet in height to prevent encroachment onto buildings, roofs, signage, play structures, fences, walls, or to ensure streetlights and traffic signage are not obstructed.
 - o Maintain clearance of:
 - 12 feet above sidewalks.
 - 14.5 feet above roadways.
 - 8 feet in medians.
 - 10–15 feet under limbs over sidewalks, nature trails, parking lots, and roadways, per DOT specifications and tree species.
 - o Prune to remove dead wood, limb up multi-stem trees blocking irrigation, and clear bike paths of overhanging vegetation.
- Grape Myrtles:
 - o Prune in March after the threat of frost using the pencil pruning method, avoiding "hat racking."
 - o Remove dead wood and sucker growth.
- Moss Removal:
 - o Remove Spanish and ball moss from all trees up to 15 feet on an as needed / directed basis.

Shrub Pruning

- All trimmings from pruning shall be removed immediately from the premises and disposed of outside the community.
- Prune shrubs to maintain their natural shape, fullness, and intended function, avoiding balled or boxed forms unless required by design.
- Remove dead or broken limbs as needed to ensure a neat and clean appearance.
- Prune flowering shrubs immediately after blossoms cure, restricting top pruning to shaping terminal growth.
- Maintain appropriate distances from pedestrian and vehicular areas.

- Pruning shall be performed with horticultural skill under the supervision of a highly trained foreman to maintain the DISTRICT's aesthetic standards.
- Sterilize pruning equipment between shrub groupings, especially when fungal diseases are present.
- Wetland Areas
 - o Where wetlands are adjacent to turf areas (along roadways or lake banks), cut back wetland material to prevent reduction of the turf area size.

General Requirements- Tree, Shrub Pruning

- Ensure all plant material within clear sight lines and visibility triangles at roadway intersections and medians is maintained at or below required heights.
- Contractor shall identify non-compliant areas and, after conferring with the DISTRICT's representative, prune to achieve compliance. If pruning is insufficient due to permanent grades, propose and execute an alternative solution.
- Keep mulch pulled away from the base of all landscape lights (especially LEDs with circuit boards) at all times.
- All pruning activities shall comply with University of Florida agriculture standards.

PART 2: CHEMICAL, FERTILIZATION, WEED CONTROL, LAWN PEST PROGRAM

Soil Analysis

- Conduct soil testing once annually before March fertilization to determine pH, nitrogen (N), phosphorus (P), potassium (K), and other nutrient levels to guide fertilizer selection.
- Submit test results to the DISTRICT's General Manager to ensure proper growth, color, and health of all sod and plant material.

Turf Fertilization

- Bermuda and St. Augustine Turf:
 - o Fertilize five times per year with granular slow-release fertilizers, applying 1 lb of total nitrogen per 1,000 sq. ft. per application, with nitrogen in slow-release form.
 - o Follow the University of Florida IFAS Guidelines for high-maintenance South Florida turf (south of a line from Tampa to Vero Beach), unless soil tests indicate otherwise and also consider University of Florida IFAS Guidelines for North Florida (Northeast Florida in particular):
 - St. Augustine Sod:
 - February: Complete fertilizer based on soil tests + pre-emergent herbicide (PreM).
 - April: Soluble nitrogen at 0.5 lbs. N/1,000 sq. ft.
 - May: Slow-release nitrogen (SRN) at 1.0 lbs. N/1,000 sq. ft.
 - July: SRN at 1.0 lbs. N/1,000 sq. ft.
 - September: SRN at 1.0 lbs. N/1,000 sq. ft.
 - November: Complete fertilizer based on soil tests + PreM.
 - Bermuda Sod:
 - February: Complete fertilizer based on soil tests + PreM.
 - March: Soluble nitrogen at 0.5 lbs. N/1,000 sq. ft.
 - April: SRN at 1.0 lbs. N/1,000 sq. ft.
 - May: Complete fertilizer based on soil tests.
 - June: SRN at 1.0 lbs. N/1,000 sq. ft.
 - July: Foliar iron (ferrous sulfate, 2 oz/3-5 gal. H₂O/1,000 sq. ft.).
 - September: SRN at 1.0 lbs. N/1,000 sq. ft.
 - November: Complete fertilizer based on soil tests + PreM.
 - Bahia Sod:
 - February: Complete fertilizer based on soil tests + PreM.
 - April: Soluble nitrogen at 0.5 lbs. N/1,000 sq. ft.
 - June: SRN at 1.0 lbs. N/1,000 sq. ft.
 - October: Complete fertilizer based on soil tests + PreM.
 - Zoysia Sod:
 - February: Complete fertilizer based on soil tests + PreM.
 - April: Soluble nitrogen at 0.5 lbs. N/1,000 sq. ft.
 - May: SRN at 1.0 lbs. N/1,000 sq. ft.
 - July: SRN at 1.0 lbs. N/1,000 sq. ft.
 - September: Soluble nitrogen at 0.5 lbs. N/1,000 sq. ft.
 - November: Complete fertilizer based on soil tests + PreM.
 - o Maintain turf in a uniformly green, healthy, and thick condition, avoiding surge growth or burning. Replace any grass damaged due to improper maintenance at the Contractor's expense.

Ornamental Grasses:

- o Fertilize four times per year according to the Contractor's submitted agronomic program.

Shrub, Tree, Groundcover, and Palm Fertilization

- **Shrubs, Trees, and Groundcovers:**

- o Fertilize three times per year (March, June, October) with a complete fertilizer (4-6 lbs. N/1,000 sq. ft./year, minimum 50% slow-release nitrogen), based on soil test results.
- o Apply by hand, broadcasting evenly around plants, avoiding direct contact with stems or trunks, and never piling fertilizer around plants.
- o Brush or blow off any fertilizer remaining on plant leaves to prevent burn. Replace any plant material damaged by fertilization burn at the Contractor's expense.

- **Palms:**

- o Fertilize four times per year (March, June, September, November) with 1.5 lbs. of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 sq. ft. of canopy.
- o Use 100% slow-release nitrogen, potassium, and magnesium, with water-soluble micronutrients.
- o Broadcast evenly under the dripline, keeping fertilizer at least 6 inches from the trunk.
- o Apply fungicide every 90 days.

- **Seasonal Annuals:**

- o Fertilize every 30 days with water-soluble nitrogen.

- **Additional Applications:**

- o Apply additional micronutrients or manganese to palms and magnolias as needed.
- o If environmental conditions require additional nutrient applications to maintain uniformly green and healthy turf, the Contractor shall notify the DISTRICT's representative and propose adjustments.

Weed Control

- Apply a minimum of two pre-emergent herbicide applications (fall and spring) to all irrigated Bermuda and St. Augustine turf areas.
- Use post-emergent herbicides as needed to maintain acceptable weed control levels.
- Follow the University of Florida "Guides to Insect Disease, Nematodes and Weed Control" for all chemical applications.
- All spraying must be performed by or under the direct supervision of a licensed applicator, with all chemicals and pesticides purchased at the Contractor's expense.
- Replace any trees, sod or plant material damaged by the application of chemical, fertilization, weed and pest control, at the Contractor's expense.
- Submit an outline of the agronomic weed control program with the fertilization program in the proposal package.

General Requirements-Fertilization and Weed Control

- **It Is The Contractor's Responsibility To Replace Any Plant Material Damaged By Fertilization Burn Due To His Mishandling Of Product.**
- Comply with St. Johns County fertilizer ordinances, including the Florida Green Industries Best Management Practices (GIBMP) guidelines, prohibiting fertilizer application:
 - o During rain at the application site.
 - o Within the time period of a flood, tropical storm, or hurricane watch/warning issued by the National Weather Service for any portion of St. Johns County.
 - o Within 36 hours prior to a rain event, it is likely to produce 2 inches or more in a 24-hour period.
- Apply fertilizers uniformly based on annual soil tests. Correct any streaking immediately at no cost to the DISTRICT.

- Use spreader deflector shields with broadcast or rotary spreaders to deflect fertilizer granules away from impervious surfaces and surface waters. Do not apply fertilizer within 10 feet of the landward extent of any surface water.
- Immediately sweep or blow fertilizer off hard surfaces into lawns or beds to avoid staining. The Contractor is responsible for removing any stains caused by mishandling fertilizer.
- Provide fertilizer analysis tags to the DISTRICT to verify correct formulation and quantity. Payment will not be made until verification and proper application are confirmed.
- Notify the DISTRICT five working days in advance of scheduled fertilization. Failure to notify may result in forfeiture of payment for unnotified applications.
- The Contractor shall submit a comprehensive agronomic program for St. Augustine, Bermuda, and ornamental grasses in the proposal package.

List fertilization for those plant materials requiring specialized applications, attach a separate sheet if needed.

PART 3: PEST CONTROL: TREES, SHRUBS, ORNAMENTALS, GROUND COVER

- The Contractor shall conduct bi-monthly site visits to perform visual inspections of the entire site, including turfgrass, shrub beds, tree bases, mulch areas, and edges near structures/water features, to identify active mounds (defined as those with visible soil disturbance or ant activity).
- The Contractor shall conduct monthly inspections of all trees, ornamental plants, groundcovers, and other landscape features to identify pest, weed, and disease issues not addressed by the turf fertilization and weed control program or otherwise not specifically outlined in other Parts of the Scope of Services.
- The Contractor shall provide a monthly allowance for pest control treatments (e.g., pesticides, herbicides, or other treatments for trees, ornamentals, groundcovers, etc.), excluding those already included in the turf fertilizer section. The monthly allowance shall be determined by the Contractor based on their professional experience and expertise, reflecting the anticipated needs for pest and disease control.
- The Contractor shall fill in the monthly allowance in the table below and calculate the total annual allowance. The monthly allowance is not expected to be used equally each month; some months may require no treatments, while others may require more extensive treatments. The intent is to establish an annual allowance to cover pest control services. The total annual allowance should represent a reasonable estimate of the comprehensive pest control costs over the year, inclusive of labor, materials, and any necessary equipment or certifications.
- Before any pest control applications or treatments are performed, the Contractor shall submit a detailed proposal to the General Manager or District Manager for approval. Treatments shall only be invoiced in the month following the actual rendering of services, reflecting the portion of the allowance used for that specific event.
- All pest control applications shall comply with the University of Florida “Guides to Insect Disease, Nematodes and Weed Control” and be performed by or under the direct supervision of a licensed applicator, with all chemicals purchased at the Contractor’s expense.

PEST CONTROL TREES, SHRUBS, ORNAMENTALS, GROUND COVER		
MONTH	TREATMENTS (Indicate which months treatments are most likely necessary, and the type of treatment / application to be used)	ALLOWANCE PER MONTH
January		\$
February		\$
March		\$
April		\$
May		\$
June		\$
July		\$
August		\$
September		\$
October		\$
November		\$
December		\$
TOTAL ANNUAL ALLOWANCE		\$

PART 4: SEASONAL FLOWER ROTATION

- Contractor shall install 2,000 (4") annuals four (4) times per year for a total of 8,000 (4") annuals per year, at the direction of the General Manager. Areas include the Fitness Center, intersection of North Loop Pkwy., and Ensenada Dr., and at the North Guard House.
- The District desires uniformity in the colors of the seasonal flowers throughout the District. The contractor shall coordinate all rotations with the General Manager.
- At any time during the contract, The District reserves the right to subcontract any annual installation to an outside vendor

PART 5: IRRIGATION MAINTENANCE PROGRAM

Provide Pricing in Part 5 for Irrigation Services at 3 Days / Week

Provide Pricing Based on Scope Outlined Below

The Contractor shall perform monthly inspections and maintenance of all irrigation system components within the District, encompassing approximately **152 zones, 10 controllers, 9 pump stations pulling from ponds, and 7 wells pulling from the ground**. Routine maintenance includes the following tasks, with all activities reported to the General Manager.

Irrigation Controllers

- Conduct semi-automatic start of each controller.
- Verify proper operation and program timing adjustments based on site conditions, daylight saving time, and seasonal requirements.
- Lubricate and adjust mechanical components as needed.
- Test backup programming support devices.
- Ensure proper operation of automatic rain shutoff devices. If absent, include a proposal for installation in the 30-day irrigation audit.

Water Sources

- Perform visual inspections of water sources.
- Clean all ground strainers and filters.
- Test pumps weekly at design capacities and confirm backflow preventers are operational, reporting issues immediately to the District Manager.
- Test automatic protection devices.

Irrigation Systems

- Manually test and inspect each irrigation zone for full functionality.
- Clean, raise, and adjust sprinkler heads for optimal arc pattern and coverage.
- Clear debris from valve irrigation boxes.
- Ensure drip tubing is covered with mulch before leaving the property.

Reporting Requirements

- Weekly services reports shall be emailed to the General Manager in pdf format outlining the completed services for the week, any discrepancies from what was required, a date specific to complete the work, and any notes of issues that are outside the scope of work that need addressed.
- Submit detailed monthly reports to the General Manager by email, including:
 - o Photos: This is a mandatory requirement
 - o Irrigation Wet Check and Repairs Completed.
 - o Maintenance tasks performed.
 - o General comments.
- Maintain copies of reports for Contractor records and provide copies to the General Manager or designee weekly.

Additional Repairs

Non-routine repairs, such as those involving automatic valves, control wires, controllers, pumps, or other major components, are excluded from routine maintenance. The Contractor shall:

- Provide photo documentation, location, and details
- Submit a separate price list for such repairs.
- Provide written estimates for below-ground repairs (e.g., valves, pumps, wiring) for District Manager approval before proceeding.
- In emergencies, make diligent efforts to contact the General Manager and District Manager with an estimated cost prior to repairs. Mainline breaks or valves stuck in the "open" position are considered emergencies.
- All controllers, valves and major irrigation components shall not be discarded, rather they will be provided to the General Manager after completion.

Responsibilities

- **“Upon the successful negotiation of an annual agreement for services, and within the first ninety (90) days of the contract beginning, the contractor shall be required to locate and provide the District with the locations of all control valves for the purpose of using the irrigation services map.”** This shall be done at no additional cost to the District.
- Upon contract execution, the Contractor assumes responsibility for all unreported maintenance deficiencies for components 2 inches or smaller (sprinkler heads, nozzles, drip lines, main/delivery lines, and fittings), performing repairs immediately.
- Notify the General Manager of the irrigation technician’s weekly schedule.
- Ensure shrubs, groundcovers, and turf around sprinkler heads are trimmed for maximum clearance and coverage.
- Report all known repair needs before leaving the property.

Watering Compliance

- Adhere to all St. Johns County, St. Johns River Water Management District, and other governmental watering regulations, adjusting zone times based on site and climatic conditions.
- Ensure turf and plant material remain healthy. If irrigation system limitations prevent adequate coverage, notify the District Manager and apply for a variance.
- Any fines imposed by local or state agencies for violations will be deducted from the Contractor’s monthly payment.

Emergency Services

- Provide emergency service availability after normal working hours, including an emergency contact number for the District Manager and General Manager.
- Address mainline breaks and stuck-open valves as emergencies.

Freeze Protection

- Include a description and per-application cost for providing freezing protection for pumps and wells.

NOTE: Contractors shall ensure 8 hours per day for irrigation, 3 days = 24 hours per week

PART 6: PINE BARK MULCH AND PINE STRAW APPLICATIONS

This Part is not to be included in the Annual Pricing Form
Provide Separate Pricing Based on Scope Outlined Below

The Contractor shall determine the appropriate quantities of mulch and pine straw required for the specified areas based on field measurements conducted at the time of bidding. The Contractor is responsible for ensuring accurate measurements and calculations to provide sufficient coverage for all designated areas. **Application Schedule: First top-dressing in October; the Second top-dressing in April.**

Installation shall meet the following requirements and include all labor and material:

Pine Bark Mulch Installation

- Locations: Fitness Center, Guard House, Privado Ct. (Privado Park), and the Roundabout.
- Material: Grade "A" Medium Pine Bark Mulch, per specifications.
- Depth Requirement: Each top-dressing shall achieve a uniform depth of 3 inches after compaction.
- Responsibility: The Contractor shall calculate and propose the necessary cubic yards of mulch for each application based on field measurements to ensure adequate coverage and compliance with specifications.

Pine Straw Installation

- Locations: All common areas and roadway beds including along Ensenada Dr., Las Calinas Blvd., Pantano Vista Way, and Rio Del Norte Rd, Mitad Cir. (La Palma Park).
- Material: High-quality pine straw, per specifications.
- Application: The Contractor shall determine the appropriate quantity of pine straw required based on field measurements to ensure uniform coverage across all specified areas.
- The District reserves the right to subcontract any mulching or pine straw application to an outside vendor at its discretion.

Location	Application	Number of Bales	Price
Ensenada Dr	Pine straw		
Las Calinas Blvd.	Pine straw		
Pantano Vista Way	Pine straw		
Rio Del Norte Rd.	Pine straw		
Mitad Cir. (La Palma Park)	Pine straw		
Ensenada Park	Pine straw		
Location	Application	Number of Cubic Yards	Price
Fitness Center	Pine Bark		
North Guard House	Pine Bark		
Privado Ct. (Privado Park)	Pine Bark		
Roundabout	Pine Bark		
N. Loop / Ensenada Intersection	Pine Bark		

Note: Playground mulch is NOT included in the RFP. The District will request separate proposals at the time the playground mulch is needed.

EXHIBIT B
Proposal Pricing

[See following pages]

PROPOSAL FORM
SECTION IV PRICING

NOTE: This pricing form is intended to cover pricing for the first three (3) years of the contract. The District may, in its sole discretion, renew the contract for up to two (2) additional one (1)-year terms (i.e., Year 4 and Year 5), and it is assumed that prices will remain the same through each of the two (2) additional potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the pricing stated below will be binding for the first three (3) years, and the third year of pricing will remain in effect for Year 4 and Year 5.

NOTE: Part 6 is not to be included in the Total Annual Amount. Provide individual annual pricing for these parts in the table below.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

YEAR 1 (August 2, 2026 – September 30, 2027) (14 months)	ANNUAL COST
PART 1: General Landscape and Lawn Maintenance	\$ 318,746.82
PART 2: Chemical, Fertilization, Weed Control, Lawn Pest Program	\$ 26,793.68
PART 3: Pest Control: Trees, Shrubs, Ornamentals, Ground Cover	\$ 5,199.87
PART 4: Seasonal Flower Rotation 4 INSTALLATIONS X 2000 ANNUALS=8,000 ANNUALS PER YEAR	\$ 19,600.00
PART 5: Irrigation Maintenance Program (3 days / week)	\$ 16,494.63
TOTAL Parts 1 - 5	\$ 386,835.00
PART 6: Pine Bark Mulch and Pine Straw (2 applications / YR.)	\$ 89,865.00
Per Acre for Incremental Landscape Area Beyond the 0.5 Acre Buffer	\$ 85.00 per Acre

YEAR 2 (October 1, 2027 – September 30, 2028) (12 months)	ANNUAL COST
PART 1: General Landscape and Lawn Maintenance	\$ 269,247.25
PART 2: Chemical, Fertilization, Weed Control, Lawn Pest Program	\$ 26,793.68
PART 3: Pest Control: Trees, Shrubs, Ornamentals, Ground Cover	\$ 5,199.87
PART 4: Seasonal Flower Rotation 4 INSTALLATIONS X 2000 ANNUALS=8,000 ANNUALS PER YEAR	\$ 19,600.00
PART 5: Irrigation Maintenance Program (3 days / week)	\$ 13,939.20
TOTAL Parts 1 - 5	\$ 334,780.00
PART 6: Pine Bark Mulch and Pine Straw (2 applications / YR.)	\$ 89,865.00
Per Acre for Incremental Landscape Area Beyond the 0.5 Acre Buffer	\$ 85.00 per Acre

YEAR 3 (October 1, 2028 – September 30, 2029) (12 months)	ANNUAL COST
PART 1: General Landscape and Lawn Maintenance	\$ 277,324.67
PART 2: Chemical, Fertilization, Weed Control, Lawn Pest Program	\$ 27,597.49
PART 3: Pest Control: Trees, Shrubs, Ornamentals, Ground Cover	\$ 5,355.87
PART 4: Seasonal Flower Rotation 4 INSTALLATIONS X 2000 ANNUALS=8,000 ANNUALS PER YEAR	\$ 20,188.00
PART 5: Irrigation Maintenance Program (3 days / week)	\$ 14,357.37
TOTAL Parts 1 - 5	\$ 344,823.40

PART 6: Pine Bark Mulch and Pine Straw (2 applications / YR.)	\$ 91,500.00
Per Acre for Incremental Landscape Area Beyond the 0.5 Acre Buffer	\$ 90.00 per Acre

Years 1-3 MUST be provided. If Years 4 and 5 Differ, please confirm below:

YEAR 4 (October 1, 2029 – September 30, 2030) (12 months)	ANNUAL COST
PART 1: General Landscape and Lawn Maintenance	\$ 285,644.41
PART 2: Chemical, Fertilization, Weed Control, Lawn Pest Program	\$ 26,365.41
PART 3: Pest Control: Trees, Shrubs, Ornamentals, Ground Cover	\$ 5,516.55
PART 4: Seasonal Flower Rotation 4 INSTALLATIONS X 2000 ANNUALS=8,000 ANNUALS PER YEAR	\$ 20,188.00
PART 5: Irrigation Maintenance Program (3 days / week)	\$ 14,788.09
TOTAL Parts 1 - 5	\$ 352,502.46
PART 6: Pine Bark Mulch and Pine Straw (2 applications / YR.)	\$ 91,500.00
Per Acre for Incremental Landscape Area Beyond the 0.5 Acre Buffer	\$ 90.00 per Acre

YEAR 5 (October 1, 2030 – September 30, 2031) (12 months)	ANNUAL COST
PART 1: General Landscape and Lawn Maintenance	\$ 294,213.74
PART 2: Chemical, Fertilization, Weed Control, Lawn Pest Program	\$ 27,156.37
PART 3: Pest Control: Trees, Shrubs, Ornamentals, Ground Cover	\$ 5,682.05
PART 4: Seasonal Flower Rotation 4 INSTALLATIONS X 2000 ANNUALS=8,000 ANNUALS PER YEAR	\$ 20,188.00
PART 5: Irrigation Maintenance Program (3 days / week)	\$ 15,231.73
TOTAL Parts 1 - 5	\$ 362,471.89
PART 6: Pine Bark Mulch and Pine Straw (2 applications / YR.)	\$ 91,500.00
Per Acre for Incremental Landscape Area Beyond the 0.5 Acre Buffer	\$ 90.00 per Acre

PART 6: PINE BARK MULCH AND PINE STRAW APPLICATIONS

This Part is not to be included in the Annual Pricing Form

Provide Separate Pricing Based on Scope Outlined Below

The Contractor shall determine the appropriate quantities of mulch and pine straw required for the specified areas based on field measurements conducted at the time of bidding. The Contractor is responsible for ensuring accurate measurements and calculations to provide sufficient coverage for all designated areas. **Application Schedule: First top-dressing in October; the Second top-dressing in April.**
Installation shall meet the following requirements and include all labor and material:

Pine Bark Mulch Installation

- Locations: Fitness Center, Guard House, Privado Ct. (Privado Park), and the Roundabout.
- Material: Grade "A" Medium Pine Bark Mulch, per specifications.
- Depth Requirement: Each top-dressing shall achieve a uniform depth of 3 inches after compaction.
- Responsibility: The Contractor shall calculate and propose the necessary cubic yards of mulch for each application based on field measurements to ensure adequate coverage and compliance with specifications.

Pine Straw Installation

- Locations: All common areas and roadway beds including along Ensenada Dr., Las Calinas Blvd., Pantano Vista Way, and Río Del Norte Rd, Mitad Cir. (La Palma Park).
- Material: High-quality pine straw, per specifications.
- Application: The Contractor shall determine the appropriate quantity of pine straw required based on field measurements to ensure uniform coverage across all specified areas.
- The District reserves the right to subcontract any mulching or pine straw application to an outside vendor at its discretion.

Location	Application	Number of Bales	Price
Ensenada Dr	Pine straw	3,050	\$24,420.00
Las Calinas Blvd.	Pine straw	2,800	\$22,400.00
Pantano Vista Way	Pine straw	200	\$1,600.00
Río Del Norte Rd.	Pine straw	200	\$1,600.00
Mitad Cir. (La Palma Park)	Pine straw	240	\$1,920.00
Ensenada Park	Pine straw	800	\$6,400.00
Location	Application	Number of Cubic Yards	Price
Fitness Center	Pine Bark	170	\$11,050.00
North Guard House	Pine Bark	30	\$1,950.00
Privado Ct. (Privado Park)	Pine Bark	150	\$9,750.00
Roundabout	Pine Bark	70	\$4,550.00
N. Loop / Ensenada Intersection	Pine Bark	65	\$4,225.00

Note: Playground mulch is NOT included in the RFP. The District will request separate proposals at the time the playground mulch is needed.

PROPOSAL FORM
SECTION IV PRICING
RATES FOR ADDITIONAL SERVICES

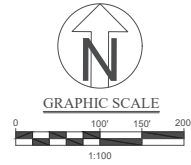
Provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

GENERAL LANDSCAPE SERVICES	HOURLY RATE
Mowers w/operator	\$60.00 per acre
Bush-Hog w/operator	\$125 per acrea
General Laborer-with hand equipment	\$60.00 per hour
General Laborer-trash pickup	\$60 per hour- excessive trash fee extra
Chem / Fert Technician liquid with truck	\$350 per acre
Chem / Fert Technician with granular applicator	\$300 per acrea
Certified Irrigation Technician	\$65.00 per hour
General Laborer-Irrigation Breaks/Repairs	\$65.00 per hour (parts not included)
Vine Removal	N/A
EMERGENCY OR DISASTER DEBRIS REMOVAL	HOURLY RATE
Supervisor with transportation	\$95.00 per hour
Chainsaw w/operator	\$95.00 per hour
Bobcat w/operator	\$195.00 per hour
Front End Loader/Bucket Tractor w/operator	\$195.00 per hour
Grapple, Loader w/operator	\$195.00 per hour
Dump Truck for Debris Removal w/operator	\$150.00 per hour
Certified Arborist	
Horticulturalist Consultant	
Freeze Protection	
After Hours Emergency Services	dependent on the project

Costs for equipment and personnel are only payable when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply the District with all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

EXHIBIT C
Maintenance Map

[See following pages]



HATCH & SYMBOL LEGEND	
COMMON AREA	
POND BANK	
METER READING LOCATION	
STAFF READING LOCATION	
WELL INSTALLED W/OUT METER	
CONTROLLER AND PUMP LOCATION	
IRRIGATION VALVE LOCATION	

REVISIONS

DATE

BY

DESCRIPTION

EXHIBIT 8

PALENCIASM

A Story of Discovery, Exploration, and Settlement

July Operations Report-

Tree Work:

Old City Tree trimmed and lifted 88 trees. Most of which were on Ensenada and Las Calinas. Additionally, they removed or fell 21 trees that posed a risk to people or structures. As we enter Hurricane Season, identifying and addressing any trees of concern is critical.

Landscaping:

We are still managing everything with drought restrictions. Verdego begins maintaining our property on the second of August. At that time, smaller projects/improvements will continue. The Capital Project list has been updated. Our Account Manager and Regional Manager audited the property on July 28th. This allowed them to take pictures of all areas to document the status of the landscaping and to make plans for care.

Parks and Ponds:

Solitude continues to treat the ponds.

Gym and Pool:

The fountain remains off until the water restrictions are lifted.

Pickleball: Despite the outrageous heat and humidity, Open Play has been well attended and continues to thrive. We currently have 885 memberships.

SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT
FY 2026 CAPITAL IMPROVEMENT PLAN (CIP)
Revised June 24th

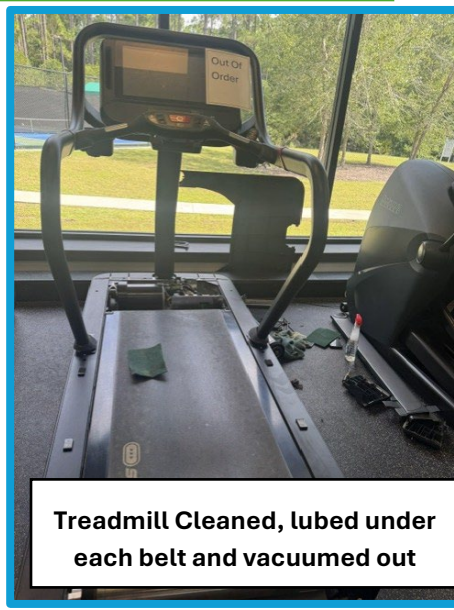
Line	Description	Funded By:	Estimated Budget	Approved Budget	Variance (+/-)	Invoiced Amount	Date of Install	Comments/Notes	Completed
1	Improvement Plan				\$0			Below are a list of Priority Landscape Projects	
2	Road Repairs-Medio	O&M	\$10,000	\$0	-\$10,000			Medio: Proposal for Geo Tech	
3	Fitness Center-Front 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	Ensenada Park-Rubber Mulch	O&M	\$10,000	\$0	-\$10,000			Cleanout, remove dead material, tree work, basketball court	
8	Ensenada/Medio-Entrance	O&M	\$2,500	\$0	-\$2,500			Cleanout, remove flax lily and blue daze and grasses, plant asiatic jasmine and hedge	
9	Ensenada/Rincon	O&M	\$2,500	\$0	-\$2,500			Cleanout, remove shrubs, flax lily and blue daze. Plant jack frost, legustrum, othei	
10	Glorietta/Las Calinas Both Corners	O&M	\$5,000	\$1,764	-\$3,236		06/08-06/10	Cleanout, remove shrubs, plant viburnum, ginger, african iris	
11	Las Calinas/ Barbella-hide pump	O&M	\$2,500	\$721	-\$1,779		06/08-06/10	Cleanout, remove shrubs, plant viburnum, ginger, african iris	
12	Ensenada South to North-Ornamental Grasses	O&M	\$17,138	\$0	-\$17,138			Remove spartina from the right side of the road and replant/plant new on left side	
13	Mini Golf / La Palma Park	O&M	\$2,500	\$0	-\$2,500			Cleanout, replant	
14	Rio Del Norte and Panta Vista Way Beds	O&M	\$5,000	\$1,965	-\$3,035		06/08-06/10	Remove dead plant material	
15	Las Calinas Shrub Glorietta to 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 9

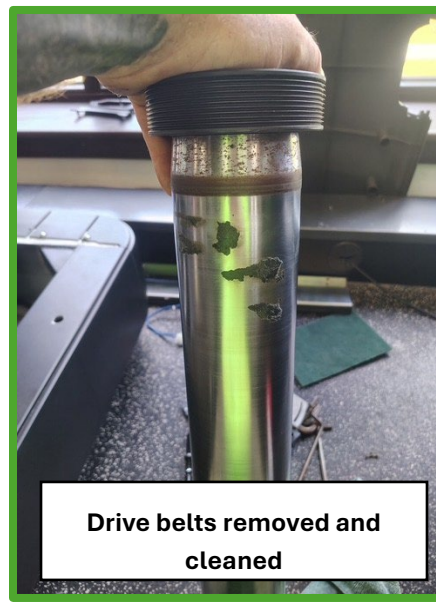
Fitness Manager:



Elliptical Wheels and Rails
cleaned



Treadmill Cleaned, lubed under
each belt and vacuumed out



Drive belts removed and
cleaned



Treadmill Belts on 2 were replaced
3 others ordered

These Numbers below are with the
new check in program (EZ facility).
Please note that some people have not
yet done paperwork and we are letting
them know as they visit the gym.
Numbers may still be off because
of this



❖ Fitness Attendance	❖ # 6050	7/1-7/29
❖ Class Attendance	❖ # 675	7/1-7/29
❖ Pickleball Members	❖ # 885	



PB Courts

Shark Week

Become a Gym Shark

[Return to Agenda Pg. 2](#)

EXHIBIT 10



Proposal for Clubhouse Enhancement
Sweetwater CDD



Sweetwater CDD Board of Directors,

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

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

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

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

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

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

Sincerely,

Brian Cousino
Branch Manager



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

BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER





BEFORE

AFTER





BEFORE



AFTER



BEFORE

AFTER





BEFORE



AFTER



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



BEFORE

AFTER





BEFORE

AFTER





BEFORE

AFTER





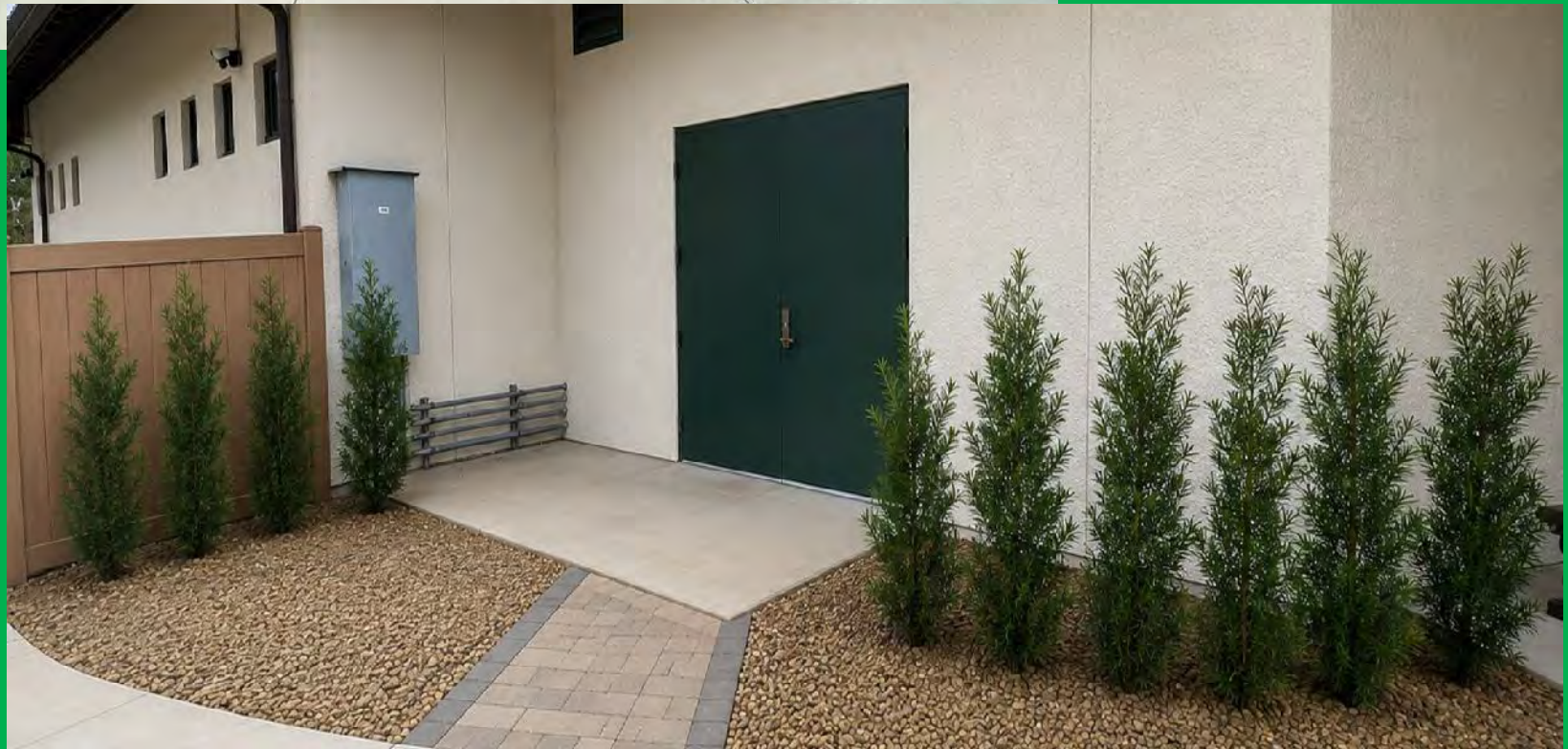
BEFORE



AFTER



BEFORE



AFTER

BEFORE



AFTER

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

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

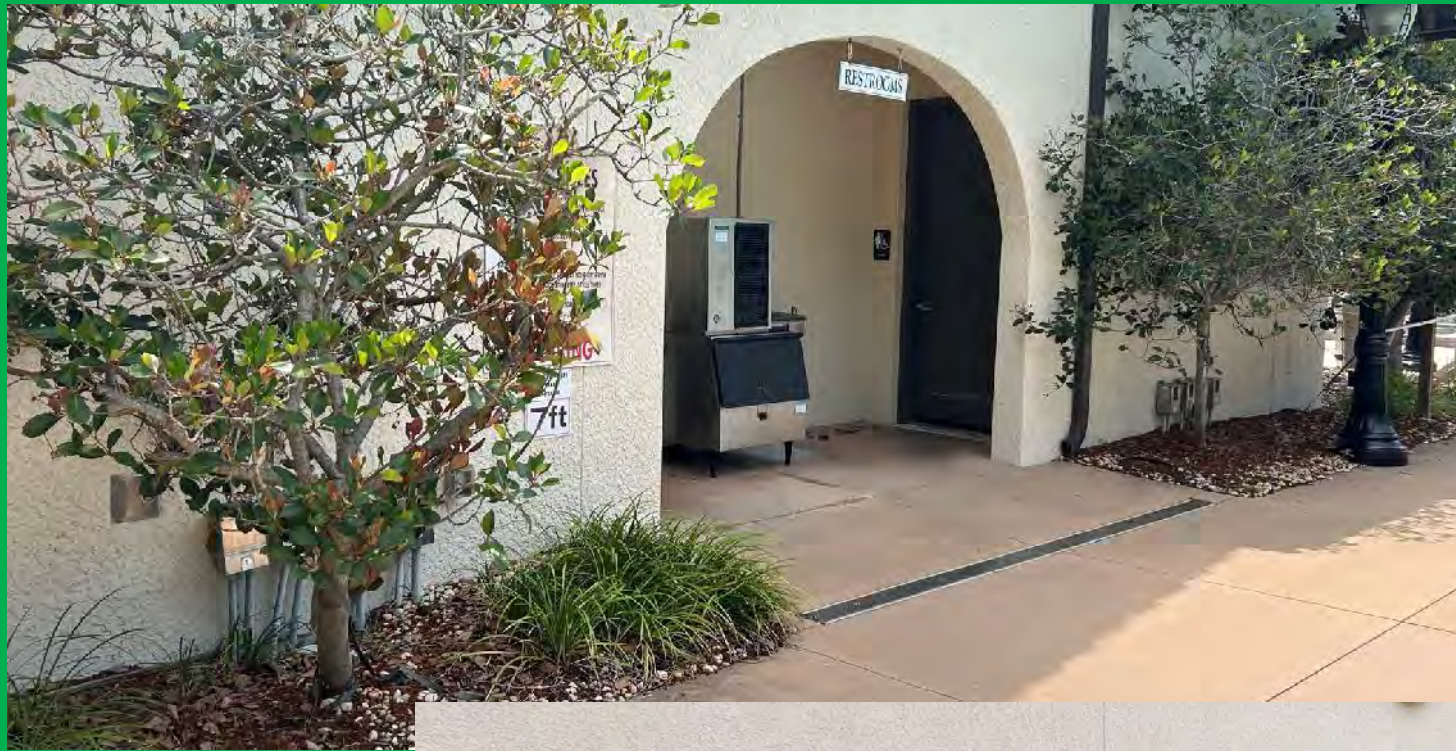




BEFORE

AFTER





BEFORE

AFTER





BEFORE

AFTER





BEFORE

AFTER





BEFORE

AFTER





BEFORE

AFTER





BEFORE

AFTER





BEFORE

AFTER





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

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

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



THANK YOU

EXHIBIT 10A

Mailing Address

FCS Management Group
1865 N Loop Parkway
St Augustine, FL 32092

Job Address

Sweetwater Creek CDD
1865 N Loop Parkway
St Augustine, FL 32092

Date: May 22, 2026

Phone: Lake Mary

Opportunity#: 28205

Job Summary:

Sweetwater CDD Clubhouse Landscape Enhancement Front Of The Building:

- This proposal cover the following areas: the oval parking lot beds that only have oak trees in them currently, these will only be stoned, the fence running along the parking lot blocking the pool area, the beds across the entire front of the building, the center median when you turn in, and the bed on the right side of the building
- Remove existing landscape along the front of the building, bed along the fence in the parking lot and bed along building by golf cart parking area. Existing Oaks, Hollies and Palm Trees all remain.
- Remove excess mulch, soil and debris build up to create a level clean area for installation. Get areas along sidewalks and curbs brought down below the edge so new material sits flush with grade
- Along parking lot fence install red and white fountain grasses in soften the fence line. Plants will not be planted in rows but rather small groupings with plenty of space in between so it does not become crowded
- Install 4 large Coquina boulders with holes as 4 different focal points. One at the center median and the others all highlighting a visual spot as you come across the buildings front
- Using a mix of Dwarf Bottlebrush, Carissa Holly, Foxtail Fern, Orange Bird Of Paradise, Shell Ginger and Regina Iris create planted areas across the front and right side of the building.
- The plantings are not to be planted in hedge form, but pockets of plants so as you walk the front the beds highlight areas of leaf color, texture and provide different flowering plants at different times of year
- Install a mix of 1 1/2" Brown River Rock to form the base as the ground cover and add Tennessee Creek Rounds 2"-5" throughout the base giving a textured feel to the ground cover.
- Install new annual soil amendments to the flower locations allowing the flowers to thrive in a well balanced soil while also raising them up an couple inches for better visibility
- Convert the existing overhead irrigation to drip irrigation in all new planting areas, that will help conserve water and direct the water being used directly to the plant material
- This is a sustainable landscape, minimizing the hard shearing of bushes and focuses more on the

flow and function of the plants. The stone allows for minimal reinvestment caused by the typical yearly mulching needed.

Landscape Enhancement

Quantity	Description	Unit	Unit Price	Ext Price
1.00	Landscape Removal And Bed Grading	LS	\$6,500.00	\$6,500.00
1.00	Landscape Installation Labor	LS	\$7,750.00	\$7,750.00
1.00	Disposal Fee	Ea	\$1,200.00	\$1,200.00
3.00	European Fan Palm	45g	\$425.00	\$1,275.00
14.00	Bird Of Paradise 'Orange'	15g	\$175.00	\$2,450.00
31.00	Bottlebrush Bush, Dwarf	7g	\$87.00	\$2,697.00
50.00	Holly, Carissa - (e)	7g	\$48.00	\$2,400.00
25.00	Azalea Fashion - (e)	7g	\$48.00	\$1,200.00
15.00	Ginger, Varigated - (e)	3g	\$25.00	\$375.00
45.00	Fern, Foxtail - (e)	3g	\$18.75	\$843.75
60.00	Iris, Regina	3g	\$18.75	\$1,125.00
40.00	Fountain Grass, White - (e)	3g	\$17.25	\$690.00
40.00	Fountain Grass, Red - (e)	3g	\$17.25	\$690.00
70.00	River Rock 1 1/2" - Brown	CY	\$325.00	\$22,750.00
40.00	Tennessee Creek Rounds Small (2"-4")	TN	\$525.00	\$21,000.00
4.00	Large Coquina Boulder With Holes	Ea	\$700.00	\$2,800.00
8.00	Small-Medium Coquina Boulder	Ea	\$150.00	\$1,200.00
10.00	Weed Barrier 3x300 Ft. Roll	Ea	\$175.00	\$1,750.00
1.00	Irrigation Allowance - Installation of Drip	LS	\$4,630.23	\$4,630.23
Landscape Enhancement Total				\$83,325.98

Proposal Total: \$83,325.98

Note: This proposal includes all labor and material necessary to complete the job.

Payment due 30 days after receipt of invoice.

All plant material under 15g is guaranteed for 90 days. Plant material over 15g is guaranteed for one year as long as proper maintenance and landscape practices are being performed. All work to be completed in a workman-like manner according to standard practices. Any changes or additional work from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimates. Any verbal authorizations given by the customer will be treated the same as a written order even if authorization is not written.

Verdego employees are fully covered by workman's compensation insurance.



PROPOSAL

ACCEPTANCE OF PROPOSAL

I/WE have reviewed your proposal and hereby indicate our acceptance of the same, as per the scope, specifications and amounts mentioned in the proposal form. I/We agree to the proposed terms of payment and will release the funds as per agreed herein.

By _____
Brian Cousino
Date 5/22/2026
VerdeGo

By _____
Date _____
FCS Management Group

EXHIBIT 10B

Mailing Address

FCS Management Group
1865 N Loop Parkway
St Augustine, FL 32092

Job Address

Sweetwater Creek CDD
1865 N Loop Parkway
St Augustine, FL 32092

Date: May 22, 2026

Phone: Lake Mary

Opportunity#: 28499

Job Summary:**Sweetwater CDD Clubhouse Landscape Enhancement Back Of The Building**

- This proposal covers the following areas: back of the building including, along the glass gym windows, small bed that will become butterfly garden, area by the back bike rack and down that side of the building towards the gate to the pool area,, the Crape Myrtle bed, the green service door area and inside the pool area landscape beds.
- Remove all plant material, mulch and current white river rock used in some of the pool beds
- Along back gym windows, install Nellie Stevens Holly trees and azaleas. Add flagstone stepping stones out the back door. Install a Podocarpus Pringles low 2' border hedge by the building
- By the bike rack, use larger stone to hide the drain grate and stone the area with River Rock
- Down the sidewalk against the building to the pool gate, install European fan palms. Remove shrubs by the green service door, install a hedge along the fence. Install a paver walkway to connect concrete pad to sidewalk, fill the remaining area with River Rock
- Clean up the area where the Crape Myrtles are and Pine Straw that area. Idea is you can add 2 new benches to that area or repurpose the ones by the Bocce ball area
- Remove the plants and white stone in front of the Podocarpus hedge running along the pool deck and install new river rock
- Remove the trees in the two small beds against the building and add African Iris and new stone to that area
- The bed left of the Bocce area along the building add Dwarf Bottlebrush, 2 European fan palms, add a small Podocarpus Pringles hedge to hit the electrical items in the corner by the fence
- By the pool emergency gate add 2 large pots with micro drip. Plants in these pots we recommend changing every few months
- Right side of Bocce area Install European fan palm, Regina Iris and Podocarpus Pringles
- Around side pool building, remove palms in the beds, install low Podocarpus Pringle border by the sitting area. On the side where the swim team keeps their equipment install large Podocarpus to shield that area.
- River Rock will be used in all beds within the pool area, bed along the back gym windows, bed running down the sidewalk to the pool gate and green service door area
- Tennessee Creek Rounds (Large) will be used around the drain by the bike rack, drain by the Bocce court and placed in the beds by the Bocce courts and few others for a decorative look. Unlike the front Landscape they are not blended with the River Rock. With the pool area it is best

to have flat bed areas to limit any possible trip Hazards.

- The circle bed by the pickle ball courts in the open grass area will be transformed into a butterfly garden.
- Convert the existing overhead irrigation to drip irrigation in planting beds
- The use of stone throughout the landscaped areas will reduce the cost of yearly mulching, keep the pool and patio area clean from mulch washing out and provide a clean new look.

Landscape Enhancement

Quantity	Description	Unit	Unit Price	Ext Price
1.00	Landscape Removal And Prep	LS	\$8,600.00	\$8,600.00
1.00	Landscape Installation Labor	LS	\$8,750.00	\$8,750.00
1.00	Disposal Fee	Ea	\$1,200.00	\$1,200.00
3.00	European Fan Palm	30g	\$375.00	\$1,125.00
3.00	Holly, Nellie Stevens 7'-8'	30g	\$700.00	\$2,100.00
3.00	European Fan Palm	15g	\$250.00	\$750.00
21.00	Bottlebrush Bush, Dwarf - (e)	7g	\$87.00	\$1,827.00
20.00	Podocarpus	7g	\$55.00	\$1,100.00
55.00	Azalea Fashion	7g	\$48.00	\$2,640.00
65.00	Podocarpus Pringle	3g	\$22.00	\$1,430.00
21.00	African Iris, White	3g	\$17.25	\$362.25
23.00	Iris, Regina	3g	\$18.75	\$431.25
7.00	Plumbago, Blue	3g	\$18.75	\$131.25
3.00	Plumbago, White	3g	\$18.75	\$56.25
10.00	African Bush Daisy	3g	\$18.75	\$187.50
15.00	Lantana, Ann Marie	1g	\$11.00	\$165.00
7.00	Milkweed	1g	\$11.00	\$77.00
40.00	Pine Straw - Installed	Bale	\$12.50	\$500.00
800.00	Sod Installed - St. Augustine	Sq Ft	\$1.27	\$1,016.00
45.00	River Rock 1 1/2" - Brown	CY	\$325.00	\$14,625.00
7.00	Tennessee Creek Rounds Large (12"-18"	TN	\$525.00	\$3,675.00
6.00	Weed Barrier 3x300 Ft. Roll	Ea	\$175.00	\$1,050.00
1.00	Paver Pad	LS	\$380.00	\$380.00
1.00	Flagstone Stepping Stones	LS	\$375.00	\$375.00
1.00	Irrigation Allowance -Installation Of Drip	Ea	\$2,858.90	\$2,858.90
Landscape Enhancement Total				\$55,412.40

PROPOSAL

Proposal Total: \$55,412.40

Note: This proposal includes all labor and material necessary to complete the job.

Payment due 30 days after receipt of invoice.

All plant material under 15g is guaranteed for 90 days. Plant material over 15g is guaranteed for one year as long as proper maintenance and landscape practices are being performed. All work to be completed in a workman-like manner according to standard practices. Any changes or additional work from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimates. Any verbal authorizations given by the customer will be treated the same as a written order even if authorization is not written.

Verdego employees are fully covered by workman's compensation insurance.

ACCEPTANCE OF PROPOSAL

I/WE have reviewed your proposal and hereby indicate our acceptance of the same, as per the scope, specifications and amounts mentioned in the proposal form. I/We agree to the proposed terms of payment and will release the funds as per agreed herein.

By	
	Brian Cousino
Date	5/22/2026
	VerdeGo

By _____

Date _____

FCS Management Group

EXHIBIT 11

EXHIBIT 11A

TO: Board of Supervisors, Sweetwater Creek CDD

From: Office of the District Manager

DATE: July 22, 2026

SUBJECT: EXECUTIVE SUMMARY – FY 2025 ANNUAL FINANCIAL AUDIT REPORT

Dear Board of Supervisors, Sweetwater Creek CDD:

I have reviewed the attached financial audit report and Board Letter for the Sweetwater Creek Community Development District for the fiscal year ended September 30, 2025, prepared by our independent auditors, McDirmit Davis. This memo summarizes the key findings, opinions, and changes in financial metrics from the prior fiscal year for the Board's consideration.

AUDIT OPINION & FINDINGS

Clean Opinion: The auditors issued an "unmodified" (clean) opinion, affirming that the District's financial statements present fairly, in all material respects, the financial position of the District in accordance with Generally Accepted Accounting Principles (GAAP).

Compliance & Internal Controls: The audit identified no material weaknesses in internal control over financial reporting. Furthermore, testing disclosed no instances of noncompliance, no findings from the prior year required corrective action, and the District did not meet any conditions of a statutory financial emergency.

Financial Highlights (FY 2024 vs. FY 2025): The District's overall financial health improved during FY 2025, highlighted by an increase in total revenues and a favorable reduction in total expenses, resulting in an overall positive net position increase.

Metric	FY 2024	FY 2025	Net Change
Total Assets	\$13,787,351	\$13,267,167	(\$520,184)
Total Revenues	\$2,562,911	\$2,853,592	+\$290,681
Total Expenses	\$2,921,900	\$2,792,007	(\$129,893)
Unallocated Depreciation	\$889,705	\$807,533	(\$82,172)
Total Net Position	\$5,390,521	\$5,452,106	+\$61,585
Gov. Fund Balance	\$1,681,440	\$1,705,091	+\$23,651

DETAILED ANALYSIS OF CHANGES

- **Fund Balance:** The total governmental fund balance ended at \$1,705,091, a net increase of \$23,651 over the prior year. This was primarily driven by the General Fund increasing by \$198,582 due to higher assessment revenues. The Capital Reserve Fund decreased by \$196,380 due to capital outlay expenditures.
- **Revenues & Expenses:** Revenues saw a positive increase of \$290,681, bringing total revenues to \$2.85M, driven by steady program and general revenues. Simultaneously, total expenses decreased by \$129,893 down to \$2.79M. These dual improvements drove the positive change in net position.
- **Assets & Depreciation:** Total assets decreased by \$520,184, dropping to \$13.27M. This decrease is standard and expected, driven primarily by the ongoing depreciation of our infrastructure. Unallocated depreciation expense for FY 2025 was \$807,533, leaving our net capital assets at \$11,491,476 at year-end.

CONCLUSION & RECOMMENDATION

The FY 2025 audit reflects a financially sound year for the Sweetwater Creek CDD with strict adherence to compliance and accounting standards. I recommend the Board of Supervisors accept the FY 2025 Audit Report as presented by the Independent Auditing Firm.

Very Respectfully,

District Manager
Sweetwater Creek CDD

EXHIBIT 11B

To the Board of Supervisors
Sweetwater Creek Community Development District

We have audited the financial statements of Sweetwater Creek Community Development District (the "District") as of and for the year ended September 30, 2025, and have issued our report thereon dated July 17, 2026. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated July 29, 2025, our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm have complied with all relevant ethical requirements regarding independence.

Significant Risks

We have identified the following significant risks:

- Management override of internal controls is considered an inherent risk according to GAAS
- Improper revenue recognition is considered an inherent risk according to GAAS

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note 1 to the financial statements. There have been no initial selection of accounting policies and no changes in significant accounting policies or their application during 2025. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates and Related Disclosures

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are:

Management's estimate of the allowance for doubtful accounts is based on historical collection levels. We evaluated the key factors and assumptions used to develop the allowance estimate and determined that it is reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

Management's estimate of depreciation is based on the estimated useful lives of the capital assets. We evaluated the key factors and assumptions used to develop the depreciation estimate and determined that it is reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the District's financial statements relate to fair value estimates and contingencies.

Significant Unusual Transactions

For purposes of this communication, professional standards require us to communicate to you significant unusual transactions identified during our audit. There were no significant unusual transactions identified as a result of our audit procedures.

Identified or Suspected Fraud

We have not identified or obtained information that indicates fraud may have occurred.

Significant Difficulties Encountered During the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. Management has corrected all identified misstatements. Uncorrected misstatements or matters underlying those uncorrected misstatements could potentially cause future period financial statements to be materially misstated, even though the uncorrected misstatements are immaterial to the financial statements currently under audit.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. None of the misstatements identified by us as a result of our audit procedures and corrected by management were material, either individually or in the aggregate to the financial statements taken as a whole or applicable opinion units.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the District's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

We have requested certain written representations from management, which are included in the attached letter dated July 17, 2026.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

This report is intended solely for the information and use of the Board of Supervisors and management of the District and is not intended to be and should not be used by anyone other than these parties.

McDiarmid Davis

Orlando, Florida
July 17, 2026

Sweetwater Creek Community Development District
250 International Parkway, Suite 208
Lake Mary, Florida 32746

July 17, 2026

McDermitt Davis, LLC
1800 Pembroke Drive, Suite 170
Orlando, FL 32810

This representation letter is provided in connection with your audit of the governmental activities and each major fund of the Sweetwater Creek Community Development District as of September 30, 2025 and for the year then ended, and the related notes to the financial statements, for the purpose of expressing opinions on whether the basic financial statements present fairly, in all material respects, the financial position, results of operations, of the various opinion units of the Sweetwater Creek Community Development District in accordance with accounting principles generally accepted for governments in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information such that, in the light of surrounding circumstances, there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

We confirm that, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves as of July 17, 2026.

Financial Statements

- We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated July 29, 2025, for the preparation and fair presentation of the financial statements of the various opinion units referred to above in accordance with U.S. GAAP.
- We acknowledge our responsibility for the design, implementation, and maintenance of the system of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- We acknowledge our responsibility for compliance with the laws, regulations, and provisions of contracts and grant agreements.
- We have reviewed, approved, and taken responsibility for the financial statements and related notes.
- We have a process to track the status of audit findings and recommendations.
- We have identified and communicated to you all previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
- The methods, data, and significant assumptions used by us in making accounting estimates and their related disclosures, are appropriate to achieve recognition, measurement, or disclosure that is reasonable in the context of the applicable financial reporting framework.
- All related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.
- All events subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed.
- The effects of all known actual or possible litigation and claims have been accounted for and disclosed in accordance with U.S. GAAP.
- There is no summary of unrecorded misstatements since all adjustments proposed by the auditor, material and immaterial, have been recorded.
- All component units, as well as joint ventures with an equity interest, are included and other joint ventures and related organizations are properly disclosed.

- All funds and activities are properly classified.
- All funds that meet the quantitative criteria in GASB Statement No. 34, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments*, GASB Statement No. 37, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments: Omnibus* as amended, and GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, for presentation as major are identified and presented as such and all other funds that are presented as major are considered important to financial statement users.
- All components of net position, nonspendable fund balance, and restricted, committed, assigned, and unassigned fund balance are properly classified and, if applicable, approved.
- Our policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position/fund balance are available is appropriately disclosed and net position/fund balance is properly recognized under the policy.
- All revenues within the statement of activities have been properly classified as program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
- All expenses have been properly classified in or allocated to functions and programs in the statement of activities, and allocations, if any, have been made on a reasonable basis.
- All interfund and intra-entity transactions and balances have been properly classified and reported.
- Special items and extraordinary items have been properly classified and reported.
- Deposit and investment risks have been properly and fully disclosed.
- Capital assets, including infrastructure assets, are properly capitalized, reported, and if applicable, depreciated.
- We have reviewed capital assets and infrastructure for impairment whenever events or changes in circumstances have indicated that the carrying amount of the assets might not be recoverable and have appropriately recorded the adjustment, if necessary.
- All required supplementary information is measured and presented within the prescribed guidelines.
- With regard to investments and other instruments reported at fair value:
 - The underlying assumptions are reasonable and they appropriately reflect management's intent and ability to carry out its stated courses of action.
 - The measurement methods and related assumptions used in determining fair value are appropriate in the circumstances and have been consistently applied.
 - The disclosures related to fair values are complete, adequate, and in accordance with U.S. GAAP.
 - There are no subsequent events that require adjustments to the fair value measurements and disclosures included in the financial statements.
- With respect to nonattest services provided, drafting the financial statements, we have performed the following:
 - Made all management decisions and performed all management functions;
 - Assigned a competent individual to oversee the services;
 - Evaluated the adequacy of the services performed;
 - Evaluated and accepted responsibility for the result of the service performed; and
 - Established and maintained controls, including a process to monitor the system of internal control.

Information Provided

- We have provided you with:
 - Access to all information, of which we are aware that is relevant to the preparation and fair presentation of the financial statements of the various opinion units referred to above, such as records, documentation, meeting minutes, and other matters;
 - Additional information that you have requested from us for the purpose of the audit;
 - Unrestricted access to persons within the entity and others from whom you determined it necessary to obtain audit evidence.
- All transactions have been recorded in the accounting records and are reflected in the financial statements.
- We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- We have provided to you our evaluation of the entity's ability to continue as a going concern, including significant conditions and events present, and we believe that our use of the going concern basis of accounting is appropriate.
- We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
 - Management;
 - Employees who have significant roles in internal control; or
 - Others where the fraud could have a material effect on the financial statements.
- We have no knowledge of any allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, vendors, regulators, or others.

- We are not aware of any pending or threatened litigation, claims, and assessments whose effects should be considered when preparing the financial statements and we have not consulted legal counsel concerning litigation, claims, or assessments.
- We have disclosed to you the identity of all the entity's related parties and the nature of all the related party relationships and transactions of which we are aware.
- There have been no communications from regulatory agencies concerning noncompliance with or deficiencies in accounting, internal control, or financial reporting practices.
- Sweetwater Creek Community Development District has no plans or intentions that may materially affect the carrying value or classification of assets and liabilities.
- We have disclosed to you all guarantees, whether written or oral, under which Sweetwater Creek Community Development District is contingently liable.
- We have disclosed to you all nonexchange financial guarantees, under which we are obligated and have declared liabilities and disclosed properly in accordance with GASB Statement No. 70, *Accounting and Financial Reporting for Nonexchange Financial Guarantees*, for those guarantees where it is more likely than not that the entity will make a payment on any guarantee.
- For nonexchange financial guarantees where we have declared liabilities, the amount of the liability recognized is the discounted present value of the best estimate of the future outflows expected to be incurred as a result of the guarantee. Where there was no best estimate but a range of estimated future outflows has been established, we have recognized the minimum amount within the range.
- We have disclosed to you all significant estimates and material concentrations known to management that are required to be disclosed in accordance with GASB Statement No. 62 (GASB-62), *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*. Significant estimates are estimates at the balance sheet date that could change materially within the next year. Concentrations refer to volumes of business, revenues, available sources of supply, or markets or geographic areas for which events could occur that would significantly disrupt normal finances within the next year.
- We have identified and disclosed to you the laws, regulations, and provisions of contracts and grant agreements that could have a direct and material effect on financial statement amounts, including legal and contractual provisions for reporting specific activities in separate funds.
- There are no:
 - Violations or possible violations of laws or regulations, or provisions of contracts or grant agreements whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency, including applicable budget laws and regulations.
 - Unasserted claims or assessments that our lawyer has advised are probable of assertion and must be disclosed in accordance with GASB-62.
 - Other liabilities or gain or loss contingencies that are required to be accrued or disclosed by GASB-62.
 - Continuing disclosure consent decree agreements or filings with the Securities and Exchange Commission and we have filed updates on a timely basis in accordance with the agreements (Rule 240, 15c2-12).
- Sweetwater Creek Community Development District has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset or future revenue been pledged as collateral, except as disclosed to you.
- We have complied with all aspects of grant agreements and other contractual agreements that would have a material effect on the financial statements in the event of noncompliance.

Signed: 
Howard McGaffney (Jul 21, 2026 11:07:49 EDT)

Title: _____

Signed: Patricia Kehr

Title: Accounting Manager

EXHIBIT 11C

Financial Report

Year Ended September 30, 2025

**Sweetwater Creek
Community Development District**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Sweetwater Creek Community Development District

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, and each major fund of the *Sweetwater Creek Community Development District* (the "District"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* (GAS), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibility for the Audit of Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and GAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and GAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated July 17, 2026, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

McDermitt Davis

Orlando, Florida
July 17, 2026

Our discussion and analysis of the *Sweetwater Creek Community Development District* (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

Financial Highlights

- The assets of the District exceeded its liabilities at September 30, 2025 by \$5,452,106, an increase in net position of \$61,585 in comparison with the prior year.
- At September 30, 2025, the District's governmental funds reported fund balances of \$1,705,091, an increase of \$23,651 in comparison with the prior year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the *Sweetwater Creek Community Development District's* financial statements. The District's financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to financial statements.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets, liabilities, and deferred inflows/outflows with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, maintenance and operations, and recreation facilities.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: Governmental Funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, debt service fund, and capital projects fund, which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Government-Wide Financial Analysis

Statement of Net Position

The District's net position was \$5,452,106 September 30, 2025. The following analysis focuses on the net position of the District's governmental activities.

	September 30, 2025	September 30, 2024
Assets, excluding capital assets	\$ 1,775,691	\$ 1,802,822
Capital assets, net of depreciation	11,491,476	11,984,529
Total assets	13,267,167	13,787,351
Deferred outflows of resources	111,881	119,976
Liabilities, excluding long-term liabilities	170,230	226,228
Long-term liabilities	7,756,712	8,290,578
Total liabilities	7,926,942	8,516,806
Net Position:		
Net investment in capital assets	4,569,482	4,663,431
Restricted for debt service	113,220	85,825
Restricted for capital projects	68,971	139,414
Unrestricted	700,433	501,851
Total net position	\$ 5,452,106	\$ 5,390,521

The following is a summary of the District's governmental activities for the year ended September 30, 2025.

	2025	2024
Revenues:		
Program revenues	\$ 2,712,299	\$ 2,519,968
General revenues	141,293	42,943
Total revenues	2,853,592	2,562,911
Expenses:		
General government	224,810	184,360
Maintenance and operations	671,501	663,858
Recreation facilities	823,717	905,537
Unallocated depreciation	807,533	889,705
Interest on long-term debt	264,446	278,440
Total expenses	2,792,007	2,921,900
Change in net position	61,585	(358,989)
Net position, beginning of year	5,390,521	5,749,510
Net position, ending	\$ 5,452,106	\$ 5,390,521

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2025 was \$2,792,007, the majority were recreation facilities and depreciation expenses.

Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$1,705,091. Of this total, \$42,573 is non-spendable, \$1,004,658 is restricted, and the remainder of \$657,860 is unassigned.

The General Fund increased \$198,582 due to increased assessment revenues. The debt service fund increased \$21,449 because of increased investment revenue. The capital projects fund decreased \$196,380 as a result of capital outlay expenditures.

General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget to actual comparison for the general fund, including the original budget and final adopted budget, is shown on page 12. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There were no budget amendments during the year. The legal level of budgetary control is at the fund level.

Capital Asset and Debt Administration

Capital Assets

At September 30, 2025, the District had \$11,491,476 invested in infrastructure and equipment. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt

At September 30, 2025, the District had \$7,760,000 in bonds and \$62,072 in leases outstanding. More detailed information about the District's capital debt is presented in the notes to the financial statements.

Requests for Information

If you have questions about this report or need additional financial information, contact the *Sweetwater Creek Community Development District's* Finance Department at 250 International Parkway, Suite 208, Lake Mary, Florida 32746.

FINANCIAL STATEMENTS

Sweetwater Creek Community Development District
Statement of Net Position
September 30, 2025

	Governmental Activities
Assets	
Cash	\$ 387,352
Investments	389,173
Assessments receivable	28,054
Accounts receivable	833
Prepaid costs	6,571
Deposits	36,002
Restricted assets:	
Temporarily restricted investments	927,706
Capital Assets:	
Capital assets not being depreciated	533,600
Capital assets being depreciated, net	10,957,876
Total assets	13,267,167
Deferred Outflow of Resources:	
Deferred charges on refunding	111,881
Liabilities	
Accounts payable and accrued expenses	70,600
Accrued interest payable	99,630
Noncurrent liabilities:	
Due within one year	525,341
Due in more than one year	7,231,371
Total liabilities	7,926,942
Net Position	
Net investment in capital assets	4,569,482
Restricted for debt service	113,220
Restricted for capital projects	68,971
Unrestricted	700,433
Total net position	\$ 5,452,106

Sweetwater Creek Community Development District
Statement of Activities
Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenue		Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions		
Governmental Activities:					
General government	\$ 224,810	\$ 246,871	\$ -	\$ -	\$ 22,061
Maintenance and operations	671,501	737,395	-	-	65,894
Recreation facilities	823,717	914,459	-	-	90,742
Unallocated depreciation	807,533	-	-	-	(807,533)
Interest on long-term debt	264,446	753,880	34,034	25,660	549,128
Total governmental activities	\$ 2,792,007	\$ 2,652,605	\$ 34,034	\$ 25,660	(79,708)
General Revenues:					
Miscellaneous					141,293
Change in net position					61,585
Net position, beginning					5,390,521
Net position - ending					\$ 5,452,106

Balance Sheet - Governmental Funds

September 30, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
Assets				
Cash	\$ 291,522	\$ -	\$ 95,830	\$ 387,352
Investments	389,173	445,539	482,167	1,316,879
Assessment receivable	20,073	7,981	-	28,054
Receivables	833	-	-	833
Due from other funds	26,859	-	-	26,859
Deposits	36,002	-	-	36,002
Prepaid expenses	6,571	-	-	6,571
Total assets	\$ 771,033	\$ 453,520	\$ 577,997	\$ 1,802,550
Liabilities and Fund Balances				
Liabilities:				
Accounts payable and accrued expenses	\$ 70,600	\$ -	\$ -	\$ 70,600
Due to other funds	-	-	26,859	26,859
Total liabilities	70,600	-	26,859	97,459
Fund Balances:				
Nonspendable	42,573	-	-	42,573
Restricted for:				
Debt service	-	453,520	-	453,520
Capital projects	-	-	551,138	551,138
Unassigned	657,860	-	-	657,860
Total fund balances	700,433	453,520	551,138	1,705,091
Total liabilities and fund balances	\$ 771,033	\$ 453,520	\$ 577,997	
Amounts reported for governmental activities in the statement of net position are different because:				
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.				11,491,476
Deferred charges on refunding are not financial resources and, therefore are not reported as assets in governmental funds.				111,881
Liabilities not due and payable from current available resources are not reported in governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide statements.				
Accrued interest payable			(99,630)	
Bonds payable			(7,756,712)	(7,856,342)
Net position of governmental activities				\$ 5,452,106

Sweetwater Creek Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
Year Ended September 30, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Assessments	\$ 1,888,814	742,954	\$ -	\$ 2,631,768
Assessments - prepayments	-	10,926	-	10,926
Investment income	41,811	34,034	25,660	101,505
Miscellaneous income	109,393	-	-	109,393
Total revenues	2,040,018	787,914	25,660	2,853,592
Expenditures				
Current				
General government	224,349	-	461	224,810
Maintenance and operations	664,402	-	-	664,402
Recreational facilities	823,717	-	-	823,717
Debt Service:				
Interest	5,374	251,465	-	256,839
Principal	23,594	515,000	-	538,594
Capital Outlay	-	-	321,579	321,579
Total expenditures	1,741,436	766,465	322,040	2,829,941
Excess (Deficit) of Revenues Over expenditures	298,582	21,449	(296,380)	23,651
Other Financing Sources (Uses)				
Transfers In	-	-	100,000	100,000
Transfers Out	(100,000)	-	-	(100,000)
Total other financing sources (uses)	(100,000)	-	100,000	-
Net change in fund balance	198,582	21,449	(196,380)	23,651
Fund balances, beginning of year	501,851	432,071	747,518	1,681,440
Fund balances, end of year	\$ 700,433	\$ 453,520	\$ 551,138	\$ 1,705,091

Sweetwater Creek Community Development District
**Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of
Governmental Funds to the Statement of Activities**
Year Ended September 30, 2025

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net change in fund balances - total governmental funds	\$	23,651
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Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources; however, in the statement of net position the cost of those assets is recorded as capital assets:

Capital outlay	\$	314,480	
Depreciation expense		<u>(807,533)</u>	(493,053)

Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.		538,594
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest		5,216	
Amortization of bond discount		(4,728)	
Amortization of deferred charge on refunding		<u>(8,095)</u>	<u>(7,607)</u>

Change in net position of governmental activities	\$	<u>61,585</u>
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Sweetwater Creek Community Development District
Statement of Revenues, Expenditures and Changes in
Fund Balance Budget and Actual - General Fund
Year Ended September 30, 2025

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
Revenues				
Assessments	\$ 1,857,822	\$ 1,857,822	1,888,814	\$ 30,992
Investment income	25,000	25,000	41,811	16,811
Miscellaneous income	2,000	2,000	109,393	107,393
Total revenues	1,884,822	1,884,822	2,040,018	155,196
Expenditures				
Current				
General government	276,222	276,222	224,349	51,873
Maintenance and operations	625,410	625,410	664,402	(38,992)
Recreational facilities	883,190	883,190	823,717	59,473
Debt Service				
Principal	-	-	23,594	(23,594)
Interest	-	-	5,374	(5,374)
Total expenditures	1,784,822	1,784,822	1,741,436	43,386
Excess (Deficit) of Revenues Over Expenditures	100,000	100,000	298,582	198,582
Other Financing Sources (Uses)				
Transfers out	(100,000)	(100,000)	(100,000)	-
Total other financing sources (uses)	(100,000)	(100,000)	(100,000)	-
Net change in fund balance	-	-	198,582	198,582
Fund balance, beginning	501,851	501,851	501,851	-
Fund balance, ending	\$ 501,851	\$ 501,851	\$ 700,433	\$ 198,582

NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The *Sweetwater Creek Community Development District*, (the "District") was established on May 24, 2006 by the St Johns County, Florida Ordinance No. 2006-59, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and collect non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. All supervisors are elected by qualified electors of the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for, among other things:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements 14, 39 and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

Government-Wide and Fund Financial Statements

The financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants, contributions and investment income that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting; however, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. These assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

General Fund - Is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund - Is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund - Accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance

Restricted Assets

These assets represent cash and investments set aside pursuant to bond covenants.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Accounts Receivable

All receivables are shown net of an allowance for uncollectibles.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., utilities system, stormwater system, landscaping and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the primary government are depreciated using the straight-line method over the estimated useful lives. Estimated useful lives for financial reporting purposes are as follows:

Assets	Years
Entrance road/spine road	30
Neighborhood infrastructure	30
Master stormwater	30
Entry features	25
Recreational facility	30
Other infrastructure	10-30
Equipment	7
Lease assets	5

Long Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of premiums or discounts.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

Leases

The District is a lessee for equipment leases. The District recognizes a lease liability and an intangible right to use lease asset (lease asset) in the government-wide financial statements. At the commencement of a lease, the District initially measures the lease liability at the present value of the payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of the lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over the lease term.

Key estimates and judgments related to leases include how the District determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The District uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the District generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease and any extensions that are deemed reasonably certain to be exercised. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the District is reasonably certain to exercise.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The District monitors changes in circumstances that would require a remeasurement of its leases and will remeasure lease assets and liabilities if certain changes occur that are expected to significantly affect the amount of the lease liabilities.

Lease assets are reported with other capital assets, and lease liabilities are reported with long-term liabilities on the statement of net position.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has one item that qualifies for reporting in this category: the deferred charge on refunding reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2025.

Net Position Flow Assumption

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

Fund Balance Flow Assumption

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

New Accounting Standards

In fiscal year 2025, the District has not implemented any new accounting standards with a material effect on the District's financial statements.

NOTE 2 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board proposed budgets for the fiscal year commencing the following October 1.
2. A public hearing is conducted to obtain public comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. Subject to certain limited exceptions set forth in the District's appropriation resolutions adopted each year, all budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

NOTE 3 DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

Under GASB 72, assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted prices for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

Instead of establishing a written investment policy, the District elected to limit investments to those approved by Florida Statutes and the District Trust Indenture. Authorized District investments include, but are not limited to:

1. The State Board of Administration Local Government Investment Pool (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing savings accounts and certificates of deposit in state-certified qualified public depositories;
4. Direct obligations of the U.S. Treasury.

Investment Type	Fair Value	Credit Rating	Weighted Average Maturity
U.S. Bank Money Market	\$ 824,556	N/A	N/A
Florida Prime	492,323	AAA	47 days
Total	\$ 1,316,879		

Credit Risk:

For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating. Investment ratings by investment type are included in the preceding summary of investments.

Custodial Credit Risk:

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2025, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2025, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk:

The District's investment policy does not specify limits on the amount the District may invest in any one issuer.

Interest Rate Risk:

The District's investment policy does not specifically address interest rate risk; however, the general investment policy is to apply the prudent-person rule: Investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and in general, avoid speculative investments. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

NOTE 4 TRANSFERS AND INTERFUND BALANCES

During the year ended September 30, 2025, the general fund transferred \$100,000 to the capital projects fund for reserves. At September 30, 2025, the capital projects fund owed the general fund \$26,859.

NOTE 5 CAPITAL ASSETS

The following is a summary of changes in the capital assets for the year ended September 30, 2025:

	Beginning Balance	Additions	Disposals	Ending Balance
Governmental Activities				
Capital assets, not being depreciated:				
Construction in progress	\$ 533,600	\$ -	\$ -	\$ 533,600
Total capital assets, not being depreciated	533,600	-	-	533,600
Capital assets being depreciated:				
Entrance road/spine road	6,795,572	-	-	6,795,572
Neighborhood infrastructure	5,797,708	22,080	-	5,819,788
Master stormwater	3,063,807	-	-	3,063,807
Entry features	1,368,959	-	-	1,368,959
Recreational facilities	3,512,648	179,526	-	3,692,174
Equipment	134,845	112,874	-	247,719
Lease assets	121,582	-	-	121,582
Other infrastructure	1,787,582	-	-	1,787,582
Total capital assets, being depreciated	22,582,703	314,480	-	22,897,183
Less Accumulated Depreciation for:				
Entrance road/spine road	(3,624,304)	(226,519)	-	(3,850,823)
Neighborhood infrastructure	(3,092,112)	(193,625)	-	(3,285,737)
Master stormwater	(1,634,032)	(102,127)	-	(1,736,159)
Entry features	(711,854)	(54,758)	-	(766,612)
Recreational facilities	(1,340,657)	(117,687)	-	(1,458,344)
Equipment	(47,626)	(29,423)	-	(77,049)
Lease assets	(40,527)	(24,316)	-	(64,843)
Other infrastructure	(640,662)	(59,078)	-	(699,740)
Total accumulated depreciation	(11,131,774)	(807,533)	-	(11,939,307)
Total capital assets being depreciated, net	11,450,929	(493,053)	-	10,957,876
Governmental activities capital assets, net	\$ 11,984,529	\$ (493,053)	\$ -	\$ 11,491,476

NOTE 6 LONG-TERM LIABILITIES

In July 2019, the District issued \$10,805,000 of Capital Improvement Revenue and Refunding Bonds, Series 2019 consisting of \$7,825,000 of Series 2019A-1 Bonds and \$2,980,000 of Series 2019A-2 Bonds. The Series 2019A-1 Bonds consist of \$3,645,000 Serial Bonds maturing May 1, 2020 through 2029 with fixed interest rates ranging from 2% to 2.5%, \$1,725,000 Term Bonds due on May 1, 2033 with a fixed interest rate of 2.875% and \$2,455,000 Term Bonds due May 1, 2038 with a fixed interest rate of 3.0%. The Series 2019A-2 Bonds consist of \$1,300,000 Term Bonds due on May 1, 2029 with a fixed interest rate of 3.5% and \$1,680,000 Term Bonds due May 1, 2038 with a fixed interest rate of 4.0%. The Bonds were issued to refund the remaining balance on the Series 2007A Bonds and fund improvements to existing facilities, including various recreational improvements. Interest on the Bonds is due serially commencing on May 1, 2020 through May 1, 2038.

NOTE 6 LONG-TERM LIABILITIES (CONTINUED)

The Bond Indenture requires that the District maintain adequate funds in the reserve account to meet the debt service reserve requirement as defined in the Indenture. The reserve requirement has been met for the fiscal year ended September 30, 2025.

The Bond Indenture also has certain restrictions and requirements relating principally to the use of the proceeds to pay for the infrastructure improvements and the procedure to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service. The District is in compliance with the requirements of the Bond Indenture.

As of September 30, 2025, total principal and interest remaining on the Series 2019 Bonds was \$9,605,558. For the fiscal year ended September 30, 2025, principal and interest paid was \$766,465 and special assessment revenue pledged was \$753,880.

At September 30, 2025, the scheduled debt service requirements on the bonds payable were as follows:

<u>Year Ending September 30,</u>	<u>Governmental Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2026	\$ 500,000	\$ 239,113
2027	510,000	226,700
2028	525,000	213,538
2029	540,000	199,494
2030	555,000	184,494
2031 - 2035	3,055,000	644,869
2036- 2038	2,075,000	137,350
	<u>\$ 7,760,000</u>	<u>\$ 1,845,558</u>

Leases

The District entered into a lease agreement on February 25, 2023, to lease fitness equipment. The lease requires 60 monthly payments of \$2,414. There are no variable payment components of the lease. The lease liability is measured at a discount rate of 7.166%. As a result of the lease, the District has recorded a right to use asset with a net book value of \$56,739 as of September 30, 2025.

The future minimum lease obligations and the present value of these lease payments as of September 30, 2025 were as follows:

<u>Year Ending September 30,</u>	<u>Governmental Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2026	\$ 25,341	\$ 3,627
2027	27,218	1,750
2028	9,513	143
	<u>\$ 62,072</u>	<u>\$ 5,520</u>

NOTE 6 LONG-TERM LIABILITIES (CONTINUED)

Long-term debt activity for the year ended September 30, 2025 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Due Within One Year
Governmental Activities					
Bonds Payable- Public Offering:					
Series 2019 A-1	\$ 5,980,000	\$ -	\$ (380,000)	\$ 5,600,000	\$ 370,000
Series 2019 A-2	2,295,000	-	(135,000)	2,160,000	130,000
Less:					
Original issue discount	(70,088)	-	4,728	(65,360)	-
Lease liability	85,666	-	(23,594)	62,072	25,341
Total	\$ 8,290,578	\$ -	\$ (533,866)	\$ 7,756,712	\$ 525,341

NOTE 7 MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreements, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

NOTE 8 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. The District did not file any claims under this commercial coverage during the last three years.

NOTE 9 COST SHARING AGREEMENT

The District has entered into a cost sharing agreement with Marshall Creek Community Development District ("Marshall Creek"), whereby the Districts share certain costs associated with the maintenance, operation, upkeep, repair and replacement of reciprocally used facilities. The Districts each pay a portion of the costs and all costs are shared at approximately 66.7% Marshall Creek and 33.3% Sweetwater Creek, which is based on a formula set forth in the cost sharing agreement. Each District's respective portion is subject to change based on the number of platted lots in each District, as set forth in more detail in the cost sharing agreement. In connection with the agreement, the District received \$97,561 from Marshall Creek which is included in miscellaneous revenues in the accompanying Statement of Activities and Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds.

COMPLIANCE SECTION

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE
AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Sweetwater Creek Community Development District

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (Government Auditing Standards), the financial statements of the governmental activities and each major fund of the *Sweetwater Creek Community Development District* (the "District") as of and for the year ended September 30, 2025 and the related notes to the financial statements, which collectively comprise the District's financial statements and have issued our report thereon dated July 17, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be a material weakness or significant deficiency. Given these limitations, during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

McDermitt Davis

Orlando, Florida
July 17, 2026

MANAGEMENT LETTER

Board of Supervisors
Sweetwater Creek Community Development District

Report on the Financial Statements

We have audited the financial statements of *Sweetwater Creek Community Development District*, (the "District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated July 17, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated July 17, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no such findings in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information (Unaudited)

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the District reported:

- a. The total number of District employees compensated in the last pay period of the District's fiscal year as 0.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as 16. Independent contractors include contractors that received nonemployee compensation.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as zero.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$165,844.

- e. Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as none
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final budget under Section 189.016(6), Florida Statutes, as included in the budget statement.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District as:

Operations and Maintenance	\$2,451.36 - \$3,897.66
Debt Service Series 2019 A-1	\$791.70 - \$2,963.01
Debt Service Series 2019 A-2	\$138.64 - \$262.42
- b. The total amount of special assessments collected by or on behalf of the District as \$2,642,694.
- c. The total amount of outstanding bonds issued by the District and the terms of such bonds as disclosed in the notes.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

McDermitt Davis

Orlando, Florida
July 17, 2026



1800 Pembroke Drive, Suite 170
Orlando, Florida 32810
407-843-5406
www.mcderritdavis.com

**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

Board of Supervisors
Sweetwater Creek Community Development District

We have examined *Sweetwater Creek Community Development District's* (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2025.

McDermitt Davis

Orlando, Florida
July 17, 2026

EXHIBIT 12

RESOLUTION 2026-15

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SWEETWATER CREEK
COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE
FOR FISCAL YEAR 2026-2027 AND PROVIDING FOR AN EFFECTIVE DATE**

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

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

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

WHEREAS, the Board desires to adopt the Fiscal Year 2026-2027 meeting schedule attached as **Exhibit A**.

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

1. **ADOPTING ANNUAL MEETING SCHEDULE.** The Fiscal Year 2026-2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 6th day of August, 2026.

ATTEST:

**SWEETWATER CREEK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

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

EXHIBIT "A"

BOARD OF SUPERVISORS MEETING DATES SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026-2027

The Board of Supervisors of the Sweetwater Creek Community Development District will hold their regular meetings for Fiscal Year 2026-2027 at 1865 North Loop Parkway, St. Augustine, FL 32095, at 4:00 p.m. unless otherwise indicated as follows:

October 1st, 2026 at 4:00 p.m.
December 3rd, 2026 at 4:00 p.m. (Oath of Office)
January 7th, 2027 at 4:00 p.m.
February 4th, 2027 at 4:00 p.m.
March 4th, 2027 at 4:00 p.m.
April 1st, 2027 at 4:00 p.m. (Budget Session)
May 6th, 2027 at 4:00 p.m. (Approve Budget)
June 3rd, 2027 at 4:00 p.m.
July 1st, 2027 at 4:00 p.m.
August 5th, 2027 at 4:00 p.m. (Adopt Budget)
September 2nd, 2027 at 4:00 p.m.

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from 250 International Parkway, Suite 208, Lake Mary, Florida 32746 or by calling (321) 263-0132.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (321) 263-0132 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

EXHIBIT 13



1512 Millcoe Road, Jacksonville FL 32225 / Phone: (904) 724-8967 / Fax: (904) 724-8155
CPC # 1457065

Prepared for	Palencia Lap Pool	Date	5.7.26
Located at	1865 North Loop Parkway	Cell:	-
	St Augustine, FL 32095	Contact	-
Email	egunia@vestapropertyservices.com	Wheel:	Pump:
		POOL SIZE	4570 SPA SIZE 0

Prep and plaster the pool, #### sq ft, located at the address above.

Included Services / Warranty

Drain & Secure / Pool Wash / Bond Kote
15 year PEBBLE plaster material warranty
5 Year warranty on labor
Balance chemicals

PROJECT DETAILS

QTY included INCLUDES WHITE PEBBLE FINISH AS DIRECTED BY THE DEPARTMENT OF HEALTH

1	DRAIN AND SECURE POOL.
0	REPLACE 6 X6 SMOOTH WATERLINE TILE, INCLUDING DEPTH MARKERS TO MEET SATE CODES.
0	INSTALL 6 X 6 NON-SKID TILE ON GUTTER LIP, INCLUDES GUTTER FITTINGS.
0	REPLACE 6 X 6 MUDCAP BACKSPLASH TILE.
80	INSTALL NEW 2 X 6 STEP TRIM TILE.
32	INSTALL NEW DEPTH MARKERS.
70	INSTALL NEW BREAK LANE TILE.
700	INSTALL NEW RACE LANE TILE.
0	REMOVE AND REPLACE ROPE ANCHORS.
0	GUTTER CHIP-OUT.
0	REMOVE AND INSTALL NEW HANDRAIL(S).
2	REMOVE AND INSTALL NEW LADDER(S).
3	INSTALL NEW VGB MAIN DRAIN FRAME AND GRATES.
0	INSTALL NEW RETURNS.
8	INSTALL NEW LIGHTS.
10	REMOVE AND REPLACE FLOORHEADS.
0	INSTALL NEW RECESSED STEPS.
0	REMOVE AND REPLACE COPING.
0	INSTALL NEW RECESSED STEPS.
0	REPAIR EXPANSION JOINT WITH LIKE MATERIAL.

****IF POOL NEEDS A FULL CHIP OUT, PLEASE ADD \$35,000.00**

**INCLUDES PERMITS AND ASSOCIATED FEES AND SUBMISSION OF VGB TO HEALTH DEPARTMENT.
OWNER RESPONSIBLE FOR CHEMICALS AND MAINTENANCE.**

	TOTAL FOR THE ABOVE SERVICES	\$157,118.22
PRICE GOOD FOR 30 DAYS	25% DOWN PAYMENT DUE UPON CONTRACT SIGNING	\$39,279.56
	50% PAYMENT DUE 7 DAYS BEFORE PLASTER	\$78,559.11
	25% FINAL PAYMENT DUE UPON DOH INSPECTION	\$39,279.56

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 _____