Vesta

SWEETWATER CREEK
COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Thursday
September 3, 2026
4:00 p.m.

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

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

Sweetwater Creek
Community Development District

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

Board of Supervisors
Sweetwater Creek Community Development District

Dear Board Members,

The Regular Meeting of the Board of Supervisors of the Sweetwater Creek Community Development District is scheduled for **Thursday, September 3, 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, September 3, 2026
Time:	4:00 PM
Location:	Fitness Center, 1865 N. Loop Pkwy, St. Augustine, FL 32095

Revised Agenda

I. Roll Call

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

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

III. Presentation of Proof of Publication(s) — Exhibit 1 Pgs. 6-8

IV. Public Hearing - Revised Rules, Rates, Fees, Charges (Facility Fee)

A. Open the Public Hearing

B. Open the Public Comments

C. Close the Public Hearing

D. Consideration & Adoption of **Resolution 2026-16,** Adopting Revised Rules, Rates, Fees, Charges (Facility Fee) — Exhibit 2 Pgs. 10-12

V. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on August 6, 2026 — Exhibit 3 Pgs. 14-18

B. Consideration for Acceptance – The July 2026 Unaudited Financial Statements — Exhibit 4 Pgs. 20-49

C. Ratification of Chair/Vice Chair & District Staff Emergency Actions – Replacement of HVAC Condensers

VI. Staff Reports

A. Landscape Report – VerdeGo — Exhibit 5, Pgs. 51-59

B. Aquatics Report – Solitude Lake Management — Exhibit 6, Pgs. 61-90

C. District Engineer

D. District Counsel

E. District Manager

F. General Manager's Report — Exhibit 7, Pg. 92

1. Fitness Manager's Report — Exhibit 8, Pg. 94

G. District Horticulturalist – Louise Leister

VII. Business Items

A. Consideration for Acceptance of the Audit Committee's Recommendation & Authorization for Staff to Issue a Request for Proposals for Audit Services

VIII. Discussion Topics

IX. Supervisors' Requests

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

XI. Next Meeting Quorum Check: October 1 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**

XII. Adjournment

EXHIBIT 1

Ad Preview

NOTICE OF RULE DEVELOPMENT BY THE SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, and in connection with its ownership and operation of certain improvements, including recreational amenity facilities and improvements (hereinafter collectively referred to as the "Facilities"), the Sweetwater Creek Community Development District (the "District") hereby gives the public notice of its intent to adopt its proposed amendments to the Facility Policies and Rates, Rule No. 01; ("Amended Facility Policies and Rates"), which include amendments to the District's policies, rates, fees, and charges imposed on residents and non-residents utilizing the District's Facilities for lessons (collectively, the "Facility Rates").

The purpose and effect of the Amended Facility Policies and Rates are to provide for efficient and effective District operations of the District's Facilities and other properties, including by setting policies, rates, and fees relevant to implementation of the provisions of Section 190.035, Florida Statutes. General legal authority for the District to adopt the proposed Facility Rates include Chapters 120 and 190, Florida Statutes (2025), as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(2)(a), 190.012(3), 190.035, 190.041, 120.54, and 120.81(2), Florida Statutes (2025), as amended.

A copy of the proposed Facility Policies and Rates may be obtained by contacting the District Manager's Office, c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746.

District Manager
Sweetwater Creek Community Development District
Run Date: July 29, 2026
#12499654

Ad Preview

NOTICE OF RULEMAKING BY THE
SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Sweetwater Creek Community Development District (the "District") on **September 3, 2026, at 4:00 p.m., at 1865 North Loop Parkway, St. Augustine, Florida 32095.**

In accordance with Chapters 120 and 190, Florida Statutes, and in connection with its ownership and operation of certain improvements, including recreational amenity facilities and improvements (hereinafter collectively referred to as the "Facilities"), the Sweetwater Creek Community Development District (the "District") hereby gives the public notice of its intent to adopt its proposed amendments to the Facility Policies and Rates, Rule No. 01; ("Amended Facility Policies and Rates"). Prior notice of rule development was published in a newspaper of general circulation on July 29, 2026.

The purpose and effect of the Amended Facility Policies and Rates are to provide for efficient and effective District operations of the District's Facilities and other properties including by setting rules, rates, and fees relevant to implementation of the provisions of Section 190.035, Florida Statutes. General legal authority for the District to adopt the proposed rates includes Chapters 120 and 190, Florida Statutes (2025), as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(2)(a), 190.012(3), 190.035, 190.041, 120.54, and 120.81(2), Florida Statutes (2025), as amended.

The proposed rates included with the Facility Policies and Rates are attached as Exhibit A. The proposed rates, fees, and charges associated therewith may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. A copy of the proposed Facility Policies and Rates and any materials proposed to be incorporated by reference associated therewith may be obtained by contacting the District Manager's Office, c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office. This public hearing may be continued to a date, time, and place specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the 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 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 at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Office.

District Manager
Sweetwater Creek Community Development District
Run Date: August 5, 2026

Exhibit A
Proposed Revisions to Facility Rates

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

Proposed fee exemption:
Organizational and individuals with separate arrangement with the District as previously authorized in writing under a valid license agreement.

Ad Preview

NOTICE OF REGULAR MEETING OF THE SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors of the Sweetwater Creek Community Development District will hold their regular monthly meeting on Thursday, September 3, 2026, at 4:00 p.m., at 1865 North Loop Parkway, St. Augustine, FL 32095.

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

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

Any person requiring special accommodation in order to access and participate in the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Howard McGaffney
District Manager

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EXHIBIT 2

RESOLUTION 2026-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES, RATES, FEES AND CHARGES OF THE DISTRICT; 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 created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District ("**Board**") is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*, and to authorize user charges, rates, and fees; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the revised rules, rates, fees, and charges as set forth in **Exhibit A**;

WHEREAS, the Board further finds that the imposition of fees for utilization of the recreation facilities for fitness instruction providers is necessary in order to provide for the expenses associated with the operation and maintenance of the recreation facilities and is in the best interests of the District; and

WHEREAS, the Board finds that the fee structure outlined in **Exhibit A** is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption, including noticing and holding the requisite public hearing on September 3, 2026.

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

SECTION 1. The rules, rates, fees, and charges of the District set forth in **Exhibit A** are hereby adopted pursuant to this resolution as necessary for the conduct of District business. The rules, rates, fees, and charges described in **Exhibit A** shall stay in full force and effect until such time as they are otherwise amended by the Board.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 3rd day of September 2026.

ATTEST:	**SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: Revised Fee Schedule (Facility Fee)

Exhibit A

Revised Fee Schedule (Facility Fee)

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

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

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EXHIBIT 3

MINUTES OF MEETING

SWEETWATER CREEK

COMMUNITY DEVELOPMENT DISTRICT

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

FIRST ORDER OF BUSINESS – Roll Call

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

Present and constituting a quorum were:

Ron Cervelli	Board Supervisor, Chairman
Daniel Colin	Board Supervisor, Vice Chairman
Gary LaCombe	Board Supervisor, Assistant Secretary
Stephen Handler	Board Supervisor, Assistant Secretary
Kristen Cohen *(via phone)*	Board Supervisor, Assistant Secretary

Also, present were:

Howard McGaffney	District Manager, FCS Management Group
Mary Grace Henley *(via phone)*	District Counsel, Kilinski | Van Wyk PLLC
Erin Gunia	General Manager, Sweetwater Creek CDD
Cheryl Blythe	Fitness Center Manager, Sweetwater Creek CDD
Louise Leister	District Horticulturalist
Jay Bagley	Solitude Lake Management
Brian Cousino	VerdeGo
Jodi Moore	General Manager, Marshall Creek CDD
Kirk Hall	Resident
Tony Salvatore	Resident
Jim Turner	Resident

The following is a summary of the discussions and actions taken at the August 6, 2026 Sweetwater Creek CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by emailing PublicRecords@vestapropertyservices.com.

SECOND ORDER OF BUSINESS – Aquatics Report – Solitude Lake Management, *if in attendance*

Mr. Bagley provided a presentation and updates on the ponds. Discussion ensued.

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

There being no audience comments, the next item followed.

FOURTH ORDER OF BUSINESS – Exhibit 1: Presentation of Proof of Publication(s)

FIFTH ORDER OF BUSINESS – Public Hearings

Mr. McGaffney requested that they open both public hearings under one motion, and Ms. Henley agreed. He then provided a brief overview of the procedures for the public hearings.

On a MOTION by Mr. Cervelli, SECONDED by Mr. LaCombe, WITH ALL IN FAVOR, the Board opened the public hearings for the FY 2026-2027 budget and the FY 2026-2027 special assessments, for the Sweetwater Creek Community Development District.

A. FY 2026-2027 Budget Public Hearing

1. Open the Public Hearing

2. Exhibit 2: Presentation of Approved FY 2026-2027 Proposed Budget

Mr. McGaffney provided an overview of the recommended changes to the approved proposed FY 2026-2027 budget from the May Board meeting. The changes were an update to the year-to-date financials through June and to a few of the expense lines. He noted that the changes and updates reduced the budget from a 10.25% increase down to an 8.74% increase.

3. Open the Public Comments

Kirk Hall requested clarification on the assessment increase, whether it was a one-time fee or part of the overall assessment increase. Discussion ensued regarding assessments and the ERU.

A resident asked about the facility management fees. Mr. McGaffney provided an answer.

Tony Salvatore asked why certain lots were assessed differently than others. Discussion ensued.

Jim Turner requested clarification on how assessments were allocated. Discussion ensued.

A resident asked if the revenues from the fitness center included the revenues from the swim team. Discussion ensued.

A resident asked about the compounding of the increased assessment fees. Discussion ensued.

A resident discussed the capital fund regarding Rio Del Norte. Discussion ensued.

4. Close the Public Hearing

On a MOTION by Mr. Cervelli, SECONDED by Mr. LaCombe, WITH ALL IN FAVOR, the Board closed the public hearings for the FY 2026-2027 budget and the FY 2026-2027 special assessments, for the Sweetwater Creek Community Development District.

Discussion ensued among the Board regarding the budget as proposed and the 8.74% increase versus the 10.25% increase.

Ms. Henley provided a brief explanation of **Resolution 2026-13** and **Resolution 2026-14.**

5. Exhibit 3: Consideration & Adoption of **Resolution 2026-13,** Adopting FY 2026-2027 Budget Public Hearing

On a MOTION by Mr. Cervelli, SECONDED by Mr. Colin, WITH Ms. Cohen and Mr. LaCombe voting ‘yay’ and Dr. Handler voting ‘nay’, the Board adopted **Resolution 2026-13,** Adopting FY 2026-2027 Budget, as amended, for the Sweetwater Creek Community Development District.

B. FY 2026-2027 Special Assessments Public Hearing

1. Open the Public Hearing

2. Open the Public Comments

3. Close the Public Hearing

4. Exhibit 4: Consideration & Adoption of **Resolution 2026-14,** Imposing Special Assessments

The Board agreed to an assessment increase of 8.62%.

On a MOTION by Mr. Cervelli, SECONDED by Mr. Colin, WITH Ms. Cohen and Mr. LaCombe voting 'yay' and Dr. Handler voting 'nay', the Board adopted **Resolution 2026-14,** Imposing Special Assessments, as amended, for the Sweetwater Creek Community Development District.

SIXTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 5: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on July 2, 2026

B. Exhibit 6: Consideration for Acceptance – The June 2026 Unaudited Financial Statements

C. Exhibit 7: Ratification of VerdeGo Landscape Maintenance Agreement

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

SEVENTH ORDER OF BUSINESS – Staff Reports

A. District Engineer

There being no District Engineer, the next item followed.

B. District Counsel

Mr. Henley provided a brief update on the current legislative session.

C. District Manager

D. Exhibit 8: General Manager's Report

Ms. Gunia presented the report for the month and other updates.

1. Exhibit 9: Fitness Manager's Report

Ms. Blythe presented the report for the month.

The meeting recessed at approximately 5:33 p.m. and reconvened at approximately 5:42 p.m.

Supervisor Cohen left at approximately 5:55 p.m.

E. District Horticulturalist – Louise Leister

1. Exhibit 10: Presentation of VerdeGo Enhancement Plan & Consideration of Enhancement Proposals

Ms. Leister and Mr. Cousino presented the proposals for the enhancement project from VerdeGo. Discussion ensued regarding next possible steps based on recommendations and budget for both FY 2026 and FY 2027.

A. Exhibit 10A: Front of the Building - $83,325.98

On a MOTION by Dr. Handler, SECONDED by Mr. Cervelli, WITH ALL IN FAVOR, the Board approved the VerdeGo Enhancement proposal for the front of the building, in the amount of $83,325.98, for the Sweetwater Creek Community Development District.

B. Exhibit 10B: Back of the Building - $55,412.40

On a MOTION by Mr. Cervelli, SECONDED by Mr. Colin, WITH ALL IN FAVOR, the Board approved an allocated amount for the remainder of the 2026 Fiscal Year for landscape improvements, at a not-to-exceed of $75,000.00, for the Sweetwater Creek Community Development District.

EIGHTH ORDER OF BUSINESS – Business Items

A. Exhibit 11: Consideration for Acceptance the FY 2025 Final Financial Audit Report

Mr. McGaffney provided a brief overview of the audit report based on the executive summary.

On a MOTION by Mr. Colin, SECONDED by Dr. Handler, WITH ALL IN FAVOR, the Board accepted the FY 2025 Final Financial Audit Report, for the Sweetwater Creek Community Development District.

1. Exhibit 11A: Executive Summary
2. Exhibit 11B: Audit Letter
3. Exhibit 11C: Final Audit Report

B. Consideration of Appointing Audit Committee

Mr. McGaffney provided a brief explanation of the need for this.

On a MOTION by Mr. Cervelli, SECONDED by Dr. Handler, WITH ALL IN FAVOR, the Board appointed themselves as the Audit Committee, for the Sweetwater Creek Community Development District.

C. Exhibit 12: Consideration & Adoption of **Resolution 2026-15,** Approving FY 2026-2027 Meeting Schedule

Mr. McGaffney presented the proposed meeting schedule. Discussion ensued.

On a MOTION by Dr. Handler, SECONDED by Mr. Cervelli, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-15,** Approving FY 2026-2027 Meeting Schedule, for the Sweetwater Creek Community Development District.

D. Exhibit 13: Consideration of Temp Pools-Pool Resurfacing Proposal - NTE $192,118.22

On a MOTION by Mr. Colin, SECONDED by Dr. Handler, WITH ALL IN FAVOR, the Board approved the Temp Pools – Pool Resurfacing proposal, at a not-to-exceed of $192,118.22, for the Sweetwater Creek Community Development District.

NINTH ORDER OF BUSINESS – Discussion Topics

There being no discussion topics, the next item followed.

TENTH ORDER OF BUSINESS – Supervisors' Requests

There being no Supervisors' requests, the next item followed.

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

Ms. Moore thanked the Sweetwater Creek CDD staff for assisting with Marshall Creek CDD.

TWELFTH ORDER OF BUSINESS – Next Meeting Quorum Check: September 3 at 4:00PM

All four Board members present stated that they would be attending the next Board meeting on September 3 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, Mr. Colin made a motion to adjourn the meeting.

On a MOTION by Mr. Colin, SECONDED by Dr. Handler, WITH ALL IN FAVOR, the Board adjourned the meeting at 6:24 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 <u>September 3, 2026</u>.

______________________________	______________________________
Signature	**Signature**
______________________________	______________________________
Printed Name	**Printed Name**
Title: □ **Secretary** □ **Assistant Secretary**	**Title:** □ **Chairman** □ **Vice Chairman**

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EXHIBIT 4

Sweetwater Creek

Community Development District

Financial Statements (unaudited)

July 31, 2026

Sweetwater Creek CDD
Balance Sheet
July 31, 2026

	General Fund	Capital Reserves Fund	Series 2019 Debt Service Fund	Capital Project Fund	Total
ASSETS:					
Cash:					
Operating Account	$ 197,883	$ 97,137	$ -	$ -	$ 295,020
Operating Account - Amenity Account	-	-	-	-	-
POS Account - Amenity	9,405	-	-	-	9,405
Investments:					
State Board of Administration	7,550	397,971	-	-	405,520
U.S. Bank Custody Account	1,075,401	-	-	-	1,075,401
Debt Service Trust Accounts:	-	-	-	-	-
Series 2019:					
Revenue	-	-	238,243	-	238,243
Reserve A1	-	-	133,070	-	133,070
Reserve A2	-	-	107,600	-	107,600
Prepayment	-	-	346	-	346
Excess Revenue	-	-	0	-	0
Construction	-	-	-	32,541	32,541
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	15,199	-	-	-	15,199
Deposits	36,002	-	-	-	36,002
TOTAL ASSETS:	**1,401,240**	**595,108**	**479,315**	**32,541**	**2,508,204**
LIABILITIES:					
Accounts Payable	95,631	-	-	-	95,631
Accrued Expenses	26,871	-	-	-	26,871
Sales Tax Payable	34	-	-	-	34
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:	**222,535**	**59,686**	**-**	**-**	**282,221**
FUND BALANCES:					
Nonspendable:					
Prepaid	51,201	-	-	-	51,201
Restricted for:					
Debt Service	-	-	479,315	-	479,315
Assigned to:					
Reserves	-	-	-	-	-
Unassigned:	1,127,504	535,422	-	32,541	1,695,466
TOTAL FUND BALANCE:	**1,178,704**	**535,422**	**479,315**	**32,541**	**2,225,982**
TOTAL LIABILITIES & FUND BALANCE:	**$ 1,401,240**	**$ 595,108**	**$ 479,315**	**$ 32,541**	**$ 2,508,204**

Sweetwater Creek CDD
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period of October 1, 2025 through July 31, 2026

	Adopted Budget	Monthly Actual	Year-to-Date Actual	Year-to-Date Variance	Percentage Variance
REVENUES:					
Special Assessments (net)	$ 1,981,623	$ 16,817	$ 1,995,037	$ 13,414	100.68%
Fitness Center Revenue	4,500	1,055	8,052	3,552	178.92%
Interest/Miscellaneous	30,000	4,689	35,632	5,632	118.77%
Cost Share : Marshall Creek	-	-	-	-	
Insurance Proceeds	-	-	-	-	
TOTAL REVENUES:	**2,016,123**	**22,561**	**2,038,720**	**22,597**	**101.12%**
EXPENDITURES:					
General & Administrative:					
Supervisors Fees	14,000	1,000	12,000	(2,000)	85.71%
Engineering Services	20,000	-	35,554	15,554	177.77%
Legal Services	65,000	5,685	84,140	19,140	129.45%
Auditing Services	3,800	3,800	3,800	-	100.00%
Assessment Administration	5,460	417	9,667	4,207	177.05%
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	39,935	(6,475)	86.05%
Information Technology	1,556	200	5,112	3,556	328.53%
Website Maintenance	1,092	-	-	(1,092)	0.00%
Telephone	742	-	-	(742)	0.00%
Postage & Delivery	3,300	1,298	1,700	(1,600)	51.51%
Insurance - Public Officials	5,400	-	5,486	86	101.59%
Copies	4,200	-	823	(3,377)	19.61%
Legal Advertising	2,000	1,075	3,424	1,424	171.22%
Miscellaneous	1,500	6,099	8,472	6,972	564.79%
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**	**23,467**	**271,648**	**(13,414)**	**95.29%**
Operations & Maintenance:					
Electric	82,500	7,175	68,707	(13,793)	83.28%
Insurance - General Liability	6,629	-	6,246	(383)	94.22%
Landscape Maintenance	300,014	23,414	261,030	(38,984)	87.01%
Landscape Improvements	50,000	-	25,558	(24,442)	51.12%
Mulch	50,000	-	2,862	(47,138)	5.72%
Lake Maintenance	25,469	2,084	21,148	(4,321)	83.03%
Fountain Maintenance	1,500	-	7,373	5,873	491.55%
Irrigations - R & M	50,000	4,005	50,776	776	101.55%
Storm Clean-up	10,000	3,400	6,800	(3,200)	68.00%
Field - R & M	36,000	407	2,611	(33,389)	7.25%
Tree Removals	14,000	-	2,500	(11,500)	17.86%
Tree Replacements	2,000	-	-	(2,000)	0.00%
Tree Pruning	17,000	3,400	23,745	6,745	139.68%
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 July 31, 2026

	Adopted Budget	Monthly Actual	Year-to-Date Actual	Year-to-Date Variance	Percentage Variance
Signage Repair	1,000	1,106	2,065	1,065	206.47%
Holiday Decorations	5,000	125	3,878	(1,122)	77.55%
Miscellaneous Field Supplies	3,500	99	1,968	(1,532)	56.24%
Total Operations & Maintenance:	**656,862**	**45,214**	**487,266**	**(169,596)**	**74.18%**
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	122	3,088	1,048	151.38%
Training	500	-	-	(500)	0.00%
Office Supplies	2,500	32	1,387	(1,113)	55.49%
Office Equipment	2,500	-	1,838	(662)	73.53%
Telephone/Internet/TV	9,600	1,026	9,131	(469)	95.11%
Guardhouse - Internet/Telephone	2,000	150	1,498	(502)	74.90%
Field:					
Field Management	97,232	7,101	69,552	(27,680)	71.53%
Facility Management	291,523	24,987	248,384	(43,139)	85.20%
General Utilities	90,585	5,021	63,458	(27,127)	70.05%
Refuse Removal	9,600	1,025	10,008	408	104.24%
Security	41,857	6,961	39,898	(1,959)	95.32%
Janitorial Services	45,640	465	48,437	2,797	106.13%
Operating Supplies - Spa & Paper	4,000	212	2,814	(1,186)	70.35%
Operating Supplies - Uniforms	500	-	122	(378)	24.33%
Cleaning Supplies	10,000	152	1,991	(8,009)	19.91%
Landscape Maintenance & Improvements	50,000	91	10,236	(39,764)	20.47%
Gate - R & M	5,000	-	2,333	(2,667)	46.67%
Dog Park - R & M	6,000	176	941	(5,059)	15.69%
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	147	9,632	(26,368)	26.76%
Pest Control	1,800	86	1,268	(532)	70.46%
Pool Maintenance - Contract	20,442	-	-	(20,442)	0.00%
Pool - R & M	3,000	25	912	(2,088)	30.41%
Pool Chemicals	30,000	2,132	21,450	(8,550)	71.50%
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	-	1,026	(1,975)	34.18%
Guardhouse Maintenance	2,500	-	-	(2,500)	0.00%
Playground - R & M	5,000	-	-	(5,000)	0.00%
Fitness:					
Outside Fitness	60,000	3,710	38,388	(21,613)	63.98%
Fitness Equipment - R & M	5,000	449	3,206	(1,794)	64.12%

Sweetwater Creek CDD
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period of October 1, 2025 through July 31, 2026

	Adopted Budget	Monthly Actual	Year-to-Date Actual	Year-to-Date Variance	Percentage Variance
Fitness Equipment Rental	30,477	5,327	31,216	739	102.43%
Miniature Golf Course Maintenance	500	-	70	(430)	13.99%
Miscellaneous Fitness Supplies	4,000	120	9,334	5,334	233.34%
Capital Outlay - Machinery & Equipment	6,400	-	-	(6,400)	0.00%
Capital Outlay	-	-	1,335	1,335	
Total Amenities:	**974,199**	**59,517**	**701,534**	**(272,665)**	**72.01%**
Total Operations & Maintenance and Amenities	**1,916,123**	**128,198**	**1,460,448**	**(455,675)**	**76.22%**
Reserves					
Capital Reserve Transfer	100,000	-	100,000	-	100.00%
Total Reserves	**100,000**	**-**	**100,000**	**-**	**100.00%**
TOTAL EXPENDITURES & RESERVES:	2,016,123	128,198	1,560,448	(455,675)	77.40%
Revenues Over/(Under) Expenditures		(105,637)	478,273		
FUND BALANCE BEGINNING			700,432		
FUND BALANCE, ENDING			**$ 1,178,705**		

Sweetwater Creek CDD
Capital Reserve Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period of October 1, 2025 through July 31, 2026

	Adopted Budget	Year-to-Date Actual	Year-to-Date Variance	Percentage Variance
REVENUES:				
Capital Reserve - Transfer In	$ 100,000	$ 100,000	$ -	100.00%
Interest	10,000	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
Anticitpated Balance	**$ 958,542**

Capital Reserve - Actuals

Description	
Reserve Beginning of Year	$ 454,150
Contributions	100,000
Interest Income	12,539
Expenditures	32,827
Anticitpated 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 July 31, 2026

	Adopted Budget	Year-to-Date Actual	Variance	Percentage Variance
REVENUES:				
Special Assessments- Tax Roll	$ 734,966	$ 733,703	$ (1,262)	99.83%
Special Assessments- Prepayments	-	10,378	10,378	
Interest	-	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 July 31, 2026

	Adopted Budget	Year-to-Date Actual	Year-to-Date Variance	Percentage 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	$ -	$ -	$ 16,817	$ -	$ -	$ 1,995,037
Fitness Center Revenue	1,850	245	490	155	1,970	520	335	575	857	1,055	-	-	8,052
Interest/Miscellaneous	2,386	1,534	972	1,549	3,834	5,199	5,413	5,123	4,934	4,689	-	-	35,632
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	22,561	-	-	2,038,720
EXPENDITURES:													
General & Administrative:													
Supervisors Fees	2,000	1,000	1,000	1,000	1,600	800	2,000	800	1,000	1,000	-	-	12,200
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	5,685	-	-	84,140
Auditing Services	-	-	-	-	-	-	-	-	-	3,800	-	-	3,800
Assessment Administration	417	417	5,917	417	417	417	417	417	417	417	-	-	9,667
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	3,894	-	-	39,935
Information Technology	-	-	-	-	-	-	200	1,237	3,475	200	-	-	5,112
Website Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	87	55	46	-	111	-	25	77	-	1,298	-	-	1,700
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	1,075	-	-	3,424
Miscellaneous	800	(63)	-	-	-	-	1,540	-	96	6,099	-	-	8,472
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	15,110	23,467	-	-	271,848
Operations & Maintenance:													
Electric	6,447	6,071	6,032	7,211	7,224	7,090	7,116	7,189	7,153	7,175	-	-	68,707
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	23,414	-	-	261,030
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	2,084	-	-	21,186
Fountain Maintenance	7,373	-	-	-	-	-	-	-	-	-	-	-	7,373
Irrigations - R & M	1,236	219	2,750	190	4,229	16,420	2,333	15,084	-	4,005	-	-	46,467

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	-	-	6,800
Field - R & M	2,054	-	-	21	-	130	-	-	-	407	-	-	2,611
Tree Removals	1,250	1,250	-	-	-	-	-	-	-	-	-	-	2,500
Tree Replacements	-	-	-	-	-	-	-	-	-	-	-	-	-
Tree Pruning	10,145	-	-	-	-	-	-	3,400	6,800	3,400	-	-	23,745
Streetlight Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Signage Repair	4	-	394	-	105	-	-	425	31	1,106	-	-	2,065
Holiday Decorations	642	1,919	885	-	-	77	-	40	190	125	-	-	3,878
Miscellaneous Field Supplies	30	50	-	-	221	290	(2)	1,029	252	99	-	-	1,968
Total Operations & Maintenance:	70,852	37,926	40,389	33,817	41,197	54,982	39,866	57,586	61,166	45,214	-	-	482,995
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	122	-	-	3,088
Training	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	196	29	75	402	54	231	213	99	56	32	-	-	1,387
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	1,026	-	-	9,129
Guardhouse - Internet/Telephone	150	150	150	150	150	150	150	150	150	150	-	-	1,498
Field:													
Field Management	5,502	5,721	7,480	7,085	7,205	7,519	7,316	7,176	7,176	7,101	-	-	69,282
Facility Management	25,171	23,771	25,884	24,795	24,390	24,637	24,608	24,592	24,592	24,987			247,427
General Utilities	5,015	6,061	6,780	8,609	9,238	7,595	5,424	4,723	4,992	5,021	-	-	63,459
Refuse Removal	930	935	974	974	938	1,027	1,069	1,069	1,067	1,025	-	-	10,008
Security	3,526	3,428	3,548	3,452	3,477	4,608	3,477	3,477	3,945	6,961	-	-	39,898
Janitorial Services	4,035	4,368	5,687	5,291	4,665	5,021	4,794	4,750	4,750	465	-	-	43,826
Operating Supplies - Spa & Paper	387	527	159	-	188	391	383	271	296	212	-	-	2,814
Operating Supplies - Uniforms	-	55	-	-	-	-	-	-	32	-	-	-	88
Cleaning Supplies	410	213	68	258	308	100	168	166	148	152	-	-	1,991
Landscape Maintenance & Improvements	6,622	2,818	(2,022)	2,022	-	254	450	-	-	91	-	-	10,235
Gate - R & M	1,439	245	(1,439)	87	2,001	-	-	-	-	-	-	-	2,333
Dog Park - R & M	150	-	176	-	88	-	176	-	176	176	-	-	941
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	147	-	-	9,632

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	86	-	-	1,268
Pool Maintenance - Contract	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool - R & M	-	74	168	538	31	64	-	-	12	25	-	-	912
Pool Chemicals	2,158	2,158	2,158	2,132	2,132	2,132	2,132	2,132	2,188	2,132	-	-	21,450
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	3,710	-	-	38,388
Fitness Equipment - R & M	2,940	(1,541)	-	343	556	20	128	281	30	449	-	-	3,206
Fitness Equipment Rental	2,887	5,427	103	2,887	2,889	3,134	2,889	2,889	2,786	5,327	-	-	31,216
Miniature Golf Course Maintenance	-	-	-	70	-	-	-	-	-	-	-	-	70
Miscellaneous Fitness Supplies	632	1,612	3,265	437	247	1,363	-	1,657	-	120	-	-	9,334
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	59,517	-	-	695,074
Total Operations & Maintenance and Amenities	214,924	130,946	128,710	128,383	143,083	186,696	122,208	135,729	131,041	128,198	-	-	1,449,917
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	131,041	128,198	-	-	1,549,917
Revenues Over/(Under) Expenditures	**(310,688)**	**46,937**	**174,496**	**1,209,844**	**(31,337)**	**(145,223)**	**(94,308)**	**(126,486)**	**(125,250)**	**(105,637)**	**-**	**-**	**488,803**
													-

Sweetwater CDD
Cash and Investment Report
July 31, 2026

GENERAL FUND

Account Name	Bank Name	Investment Type	Maturity	Yield		Balance
Checking Account - Operating (GF)	Valley Bank	Checking Account - 1122	n/a	3.04%	$	197,883
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%		9,405
				Subtotal	**$**	**207,288**
SBA Trust Fund	Florida Prime	Agency Account - 3520	n/a	3.84%	$	7,550
US Bank Custody	US Bank	Custody Account - 9000	n/a	3.50%		1,075,401
				Subtotal	**$**	**1,082,951**
				Total GF	**$**	**1,282,689**

CAPITAL RESERVE FUND

Account Name	Bank Name	Investment Type	Maturity	Yield		Balance
Public Funds Account - Operating (CRF)	Bank United	Checking Account - 7487	n/a	3.30%	$	97,137
SBA Trust Fund	Florida Prime	Agency Account - 3521	n/a	3.84%		397,971
				Total CRF	**$**	**495,108**

DEBT SERVICE FUND

Account Name	Bank Name	Investment Type	Maturity	Yield		Balance
Series 2019a Revenue Account	US Bank		n/a	3.50%	$	238,243
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	**$**	**479,315**

CONSTRUCTION FUND

Account Name	Bank Name	Investment Type	Maturity	Yield		Balance
Series 2019 A&C Account	US Bank		n/a	3.50%	$	32,541
				Total CP	**$**	**32,541**
				Total All Funds	**$**	**2,289,653**

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
6/19/2026	Dist #10	-	-	-
7/2/2026	Dist #11	16,817.34	6,237.39	23,054.73
	Total Assessments Collected	1,995,036.76	739,940.67	2,734,977.43
	Balance of Receivable	-	-	-
	Percent Collected	100.68%	100.68%	100.68%

Sweetwater CDD
Notes to Financial Statements
July 31, 2026

General Fund

Assets

Cash and Investments - District's funds are held at Valley Bank & US Bank (Operating accounts), SBA (Operating & CRF accounts), Bank United(CRF account).
Prepaids - Envera - prepaid service, Poolsure - Prepaid pool chemical contract (Jan-Dec), Court Reserve - Oct-Apr subscription**,** McDirmit - audit not yet billed
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 General 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 - $23K for Duval Landscape for June services.
Due To Other Funds - An allocation of CFR expenses/contributions due to/from GF.

Financial Overview / Highlights

> Total Non-Ad valorem special assessments are at 99.83% collected and total revenue is 100.68% of adopted budget.
> Total expenditures & reserves are 77.21% of adopted budget.
> Significant variances explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures				
Administrative				
Supervisors Fees	14,000	12,000	85.71%	2 meeting in Oct & April
Engineering Services	20,000	35,554	177.77%	Mathews Design Group
Legal Services	65,000	84,140	129.45%	Killinski services
Assessment Administration	5,460	9,667	177.05%	$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	39,935	86.05%	$1k for assessment methodology consultation
Information Technology	1,556	5,112	328.53%	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	3,424	171.22%	Gannett IQ - Advertising for meetings
Miscellaneous	1,500	8,472	564.79%	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
Operations & Maintenance:				
Insurance - General Liability	6,629	6,246	94.22%	Billed annually in October
Landscape Maintenance	300,014	261,030	87.01%	Includes Dog Park & Playground service (budgeted under amenity costs)
Fountain Maintenance	1,500	7,373	491.55%	Electrical work on Fountain Pool & Pond Pumps
Irrigations - R & M	50,000	50,776	101.55%	Misc irrigation & backflow repairs, mainline reroute
Tree Pruning	17,000	23,745	139.68%	Palm Pruning, dead tree removal
Holiday Decorations	5,000	3,878	77.55%	Christmas décor/July 4th décor
Amenities Administrative				
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	3,088	151.38%	Safesave, Court Reserve & Swish
Office Equipment	2,500	1,838	73.53%	Firewall - returned
Field:				
Field Management	97,232	69,552	71.53%	Vesta Property Services - Billed based on actual payroll costs
Facility Management	291,523	248,384	85.20%	Vesta Property Services - Billed based on actual payroll costs
Refuse Removal	9,600	10,008	104.24%	Republic Services - $973/mo
Janitorial Services	45,640	48,437	106.13%	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	1,268	70.46%	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	31,216	102.43%	Geneva & Chairman's equip rental contracts
Miscellaneous Fitness Supplies	4,000	9,334	233.34%	Exercise Equipment wipes

Sweetwater CDD
General Ledger Detail
June 2026

	Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
1101000 · Operating Account (Valley)									**62,101.41**
	Bill Pmt -Check	07/01/2026	070126ACH1	TECO	1865 N LOOP PKWY May 05, 2026 - Jun 08, 2026	1202000 · Accounts Payable		94.41	62,007.00
	Bill Pmt -Check	07/01/2026	070126PR1	Andrea Jomant	2 Classes @ $35.00	1202000 · Accounts Payable		70.00	61,937.00
	Bill Pmt -Check	07/01/2026	070126PR2	Aristides Beaton	2 Classes @ $35.00	1202000 · Accounts Payable		70.00	61,867.00
	Bill Pmt -Check	07/01/2026	070126PR3	Caryn Register	4 classes @ $35.00	1202000 · Accounts Payable		140.00	61,727.00
	Bill Pmt -Check	07/01/2026	070126PR4	Diane Stoever	11 Classes @ $40.00	1202000 · Accounts Payable		440.00	61,287.00
	Bill Pmt -Check	07/01/2026	070126PR5	Eliana Roque	1 class @ $40.00	1202000 · Accounts Payable		40.00	61,247.00
	Bill Pmt -Check	07/01/2026	070126PR6	Erin Heaton	2 Classes @ $35.00	1202000 · Accounts Payable		70.00	61,177.00
	Bill Pmt -Check	07/01/2026	070126PR7	Lina Hermez	6 Classes @ $40.00 & 1 Classes @ $25.00	1202000 · Accounts Payable		265.00	60,912.00
	Bill Pmt -Check	07/01/2026	070126PR8	Madeline Rivera	3 Classes @ $35.00	1202000 · Accounts Payable		105.00	60,807.00
	Bill Pmt -Check	07/01/2026	070126PR9	Marilyn J Costanzo	1 class @ $35.00	1202000 · Accounts Payable		35.00	60,772.00
	Bill Pmt -Check	07/01/2026	070126PR10	Miranda Bulger	6 Classes @ $40.00	1202000 · Accounts Payable		240.00	60,532.00
	Bill Pmt -Check	07/01/2026	070126PR11	Patricia Scott	3 classes @ $35.00	1202000 · Accounts Payable		105.00	60,427.00
	Bill Pmt -Check	07/01/2026	070126PR12	Ronald C. Cullum	3 Classes @ $35.00	1202000 · Accounts Payable		105.00	60,322.00
	Bill Pmt -Check	07/01/2026	070126PR13	Tiffany Cunningham	4 Classes @ $35.00	1202000 · Accounts Payable		140.00	60,182.00
	Bill Pmt -Check	07/03/2026	070326ACH1	Comcast	Fitness Center 1865 N. Loop Parkway	1202000 · Accounts Payable		127.76	60,054.24
	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	60,033.08
	Bill Pmt -Check	07/06/2026	070626ACH1	Comcast	1865 N. Loop Parkway June 15, 2026 to July 14, 2026	1202000 · Accounts Payable		887.16	59,145.92
	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	58,079.19
	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	53,079.19
	Bill Pmt -Check	07/09/2026	100152	Gannett FL LocalIQ	Invoice: 0007779350 (Reference: Legal Advertising.)	1202000 · Accounts Payable		112.39	52,966.80
	Bill Pmt -Check	07/09/2026	100153	Vesta District Services	Invoice: 433165 (Reference: Management Fees July 26.)	1202000 · Accounts Payable		4,310.17	48,656.63
	Bill Pmt -Check	07/09/2026	100154	Envera	Invoice: 770693 (Reference: Gate Access & Guard Monitoring July 26.)	1202000 · Accounts Payable		3,476.78	45,179.85
	Bill Pmt -Check	07/09/2026	100155	Unified Digital Systems LLC	VOID: Invoice: 1006-02 (Reference: IT Support July 26.) Lost check	1202000 · Accounts Payable	0.00		45,179.85
	Bill Pmt -Check	07/09/2026	070926PR1	Andrea Jomant	2 Classes @ $35.00	1202000 · Accounts Payable		70.00	45,109.85
	Bill Pmt -Check	07/09/2026	070926PR2	Aristides Beaton	3 Classes @ $35.00	1202000 · Accounts Payable		105.00	45,004.85
	Bill Pmt -Check	07/09/2026	070926PR3	Diane Stoever	13 Classes @ $40.00	1202000 · Accounts Payable		520.00	44,484.85
	Bill Pmt -Check	07/09/2026	070926PR4	Elaina Wahl-Temple	2 Classes @ $35.00	1202000 · Accounts Payable		70.00	44,414.85
	Bill Pmt -Check	07/09/2026	070926PR5	Lina Hermez	10 Classes @ $40.00 & 2 Classes @ $25.00	1202000 · Accounts Payable		450.00	43,964.85
	Bill Pmt -Check	07/09/2026	070926PR6	Madeline Rivera	3 Classes @ $35.00	1202000 · Accounts Payable		105.00	43,859.85
	Bill Pmt -Check	07/09/2026	070926PR7	Marilyn J Costanzo	1 Class @ $35.00	1202000 · Accounts Payable		35.00	43,824.85
	Bill Pmt -Check	07/09/2026	070926PR8	Miranda Bulger	7 Classes @ $40.00	1202000 · Accounts Payable		280.00	43,544.85
	Bill Pmt -Check	07/09/2026	070926PR9	Patricia Scott	1 Class @ $35.00	1202000 · Accounts Payable		35.00	43,509.85
	Bill Pmt -Check	07/09/2026	070926PR10	Ronald C. Cullum	2 Classes @ $35.00	1202000 · Accounts Payable		70.00	43,439.85
	Bill Pmt -Check	07/09/2026	070926PR11	Tiffany Cunningham	4 Classes @ $35.00	1202000 · Accounts Payable		140.00	43,299.85
	Transfer	07/09/2026			Funds Transfer	1101020 · U.S. Bank Custody Account	200,000.00		243,299.85
	Bill Pmt -Check	07/13/2026	071326ACH1	Turner Pest Control	Pest Control.	1202000 · Accounts Payable		86.35	243,213.50
	Bill Pmt -Check	07/14/2026	100156	Solitude Lake Management LLC	Invoice: PSI280856 (Reference: Lak Management July 26.)	1202000 · Accounts Payable		2,084.00	241,129.50
	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	237,729.50
	Bill Pmt -Check	07/17/2026	ACH07172026	FDOR	Sales tax payment	1202000 · Accounts Payable		98.56	237,630.94
	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	236,809.52
	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	236,774.58
	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	236,758.55
	Bill Pmt -Check	07/21/2026	072126ACH1	FPL	Streetlights # Palencia N PH Jun 9, 2026 to Jul 9, 2026	1202000 · Accounts Payable		6,022.89	230,735.66
	Bill Pmt -Check	07/21/2026	072126ACH2	FPL	1865 N Loop Pkwy Jun 9, 2026 to Jul 9, 2026	1202000 · Accounts Payable		3,830.29	226,905.37
	Bill Pmt -Check	07/21/2026	072126ACH3	FPL	166 Pantano Vista Way # Fountain Jun 5, 2026 to Jul 7, 2026	1202000 · Accounts Payable		440.52	226,464.85
	Bill Pmt -Check	07/21/2026	072126ACH4	FPL	1187 Las Calinas Blvd #LITE Jun 5, 2026 to Jul 7, 2026	1202000 · Accounts Payable		187.47	226,277.38
	Bill Pmt -Check	07/21/2026	072126ACH5	FPL	1504 Las Calinas Blvd #IRR Jun 5, 2026 to Jul 7, 2026	1202000 · Accounts Payable		93.34	226,184.04
	Bill Pmt -Check	07/21/2026	072126ACH6	FPL	1329 Las Calinas Blvd #IRR Jun 5, 2026 to Jul 7, 2026	1202000 · Accounts Payable		70.07	226,113.97
	Bill Pmt -Check	07/21/2026	072126ACH7	FPL	2036 Las Calinas Blvd #IRR Jun 5, 2026 to Jul 7, 2026	1202000 · Accounts Payable		68.78	226,045.19
	Bill Pmt -Check	07/21/2026	072126ACH8	FPL	166 Torcido Blvd #IRR Jun 5, 2026 to Jul 7, 2026	1202000 · Accounts Payable		68.26	225,976.93
	Bill Pmt -Check	07/21/2026	072126ACH9	FPL	711 Enrede LN Jun 5, 2026 to Jul 7, 2026	1202000 · Accounts Payable		67.33	225,909.60
	Bill Pmt -Check	07/21/2026	072126ACH10	FPL	661 Ensenada Dr. #IRR Jun 5, 2026 to Jul 7, 2026	1202000 · Accounts Payable		66.32	225,843.28
	Bill Pmt -Check	07/21/2026	072126ACH11	FPL	537 Ensenada Dr. #IRR Jun 5, 2026 to Jul 7, 2026	1202000 · Accounts Payable		39.81	225,803.47
	Bill Pmt -Check	07/21/2026	072126ACH12	FPL	336 Rio Del Norte Road #IRR Jun 5, 2026 to Jul 7, 2026	1202000 · Accounts Payable		38.86	225,764.61
	Bill Pmt -Check	07/21/2026	072126ACH13	FPL	491 Ensenada Dr #Park Jun 5, 2026 to Jul 7, 2026	1202000 · Accounts Payable		37.97	225,726.64
	Bill Pmt -Check	07/21/2026	072126ACH14	FPL	43 Privado Ct #LITE Jun 5, 2026 to Jul 7, 2026	1202000 · Accounts Payable		37.07	225,689.57
	Bill Pmt -Check	07/21/2026	072126ACH15	FPL	2064 Las Calinas Blvd #IRR Jun 5, 2026 to Jul 7, 2026	1202000 · Accounts Payable		37.01	225,652.56

Sweetwater CDD
General Ledger Detail
June 2026

	Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
	Bill Pmt -Check	07/21/2026	072126ACH16	FPL	633 Glorieta Dr #IRR Jun 5, 2026 to Jul 7, 2026	1202000 · Accounts Payable		32.38	225,620.18
	Bill Pmt -Check	07/21/2026	072126ACH17	FPL	499 Ensenada Dr #IRR Jun 5, 2026 to Jul 7, 2026	1202000 · Accounts Payable		30.80	225,589.38
	Bill Pmt -Check	07/21/2026	072126ACH18	FPL	1802 N Loop PKWY #LGT Jun 5, 2026 to Jul 7, 2026	1202000 · Accounts Payable		30.80	225,558.58
	Bill Pmt -Check	07/21/2026	072126ACH19	FPL	97 Onda LN #IRR Jun 5, 2026 to Jul 7, 2026	1202000 · Accounts Payable		30.80	225,527.78
	Bill Pmt -Check	07/22/2026	072226BOS1	Daniel L Colin	BOS Meeting 7/2/26	1202000 · Accounts Payable		200.00	225,327.78
	Bill Pmt -Check	07/22/2026	072226BOS2	Gary M. LaCombe	BOS Meeting 7/2/26	1202000 · Accounts Payable		200.00	225,127.78
	Bill Pmt -Check	07/22/2026	072226BOS3	Kristen Cohen	BOS Meeting 7/2/26	1202000 · Accounts Payable		200.00	224,927.78
	Bill Pmt -Check	07/22/2026	072226BOS4	Ronald J Cervelli	BOS Meeting 7/2/26	1202000 · Accounts Payable		200.00	224,727.78
	Bill Pmt -Check	07/22/2026	072226BOS5	Stephen J Handler	BOS Meeting 7/2/26	1202000 · Accounts Payable		200.00	224,527.78
	Bill Pmt -Check	07/22/2026	072226PR1	Andrea Jomant	1 Class @ $35.00	1202000 · Accounts Payable		35.00	224,492.78
	Bill Pmt -Check	07/22/2026	072226PR2	Aristides Beaton	2 Classes @ $35.00	1202000 · Accounts Payable		70.00	224,422.78
	Bill Pmt -Check	07/22/2026	072226PR3	Diane Stoever	9 Classes @ $40.00	1202000 · Accounts Payable		360.00	224,062.78
	Bill Pmt -Check	07/22/2026	072226PR4	Elaina Wahl-Temple	3 Classes @ $35.00	1202000 · Accounts Payable		105.00	223,957.78
	Bill Pmt -Check	07/22/2026	072226PR5	Johanna Santinho	1 Class @ $35.00	1202000 · Accounts Payable		35.00	223,922.78
	Bill Pmt -Check	07/22/2026	072226PR6	Lina Hermez	11 Classes @ $40.00 & 2 Classes @ $25.00	1202000 · Accounts Payable		490.00	223,432.78
	Bill Pmt -Check	07/22/2026	072226PR7	Madeline Rivera	4 Classes @ $35.00	1202000 · Accounts Payable		140.00	223,292.78
	Bill Pmt -Check	07/22/2026	072226PR8	Miranda Bulger	7 Classes @ $40.00	1202000 · Accounts Payable		280.00	223,012.78
	Bill Pmt -Check	07/22/2026	072226PR9	Patricia Scott	1 Class @ $35.00	1202000 · Accounts Payable		35.00	222,977.78
	Bill Pmt -Check	07/22/2026	072226PR10	Ronald C. Cullum	4 Classes @ $35.00	1202000 · Accounts Payable		140.00	222,837.78
	Bill Pmt -Check	07/22/2026	072226PR11	Tiffany Cunningham	4 Classes @ $35.00	1202000 · Accounts Payable		140.00	222,697.78
	Bill Pmt -Check	07/23/2026	072326ACH1	AT&T	Guardhouse Telephone July 02 - Aug 01	1202000 · Accounts Payable		149.80	222,547.98
	Bill Pmt -Check	07/24/2026	072426ACH1	Comcast	Fitness Center 1865 N. Loop Parkway	1202000 · Accounts Payable		129.68	222,418.30
	Bill Pmt -Check	07/27/2026	072726ACH1	Geneva Capital LLC	Fitness Equipment 7/26	1202000 · Accounts Payable		2,540.92	219,877.38
	Bill Pmt -Check	07/28/2026	072826ACH1	Valley Bank Credit Card	Various Purchases	1202000 · Accounts Payable		3,146.20	216,731.18
	Bill Pmt -Check	07/29/2026	100158	Old City Tree Service	Invoice: 070926- (Reference: Dead Tree Removal & Tree Trimming.) Invoice: 071426- (Reference:...	1202000 · Accounts Payable		6,800.00	209,931.18
	Bill Pmt -Check	07/29/2026	100159	AlphaGraphics Tampa Print	Invoice: 262162 (Reference: Mailings.)	1202000 · Accounts Payable		1,297.82	208,633.36
	Bill Pmt -Check	07/29/2026	100160	Village Key & Alarm Inc	Invoice: 361036 (Reference: Security Monitoring 6/1/26 - 8/31/26.)	1202000 · Accounts Payable		120.00	208,513.36
	Bill Pmt -Check	07/29/2026	100161	Hidden Eyes LLC	Invoice: 110956 (Reference: Service Call on Gate.)	1202000 · Accounts Payable		3,364.00	205,149.36
	Bill Pmt -Check	07/29/2026	100162	Kilinski Van Wyk PLLC	Invoice: 15467 (Reference: Legal Services June 26.)	1202000 · Accounts Payable		5,685.18	199,464.18
	Bill Pmt -Check	07/29/2026	100163	LIVunLTD	Invoice: CINV-207388 (Reference: Fitness Equipment Service.)	1202000 · Accounts Payable		449.00	199,015.18
	Bill Pmt -Check	07/29/2026	100164	Louise Leister	Invoice: 67856 (Reference: Landscape Consultation.)	1202000 · Accounts Payable		1,000.00	198,015.18
	Bill Pmt -Check	07/29/2026	100165	Verdego, LLC	Invoice: 30000 (Reference: Irrigation - Decoder.)	1202000 · Accounts Payable		343.36	197,671.82
	Bill Pmt -Check	07/30/2026	4673	Unified Digital Systems LLC	Reference: IT Support July 26.	1202000 · Accounts Payable		200.00	197,471.82
	Bill Pmt -Check	07/31/2026	073126ACH1	TECO	1865 N LOOP PKWY June 09, 2026 - July 07, 2026	1202000 · Accounts Payable		90.77	197,381.05
	Deposit	07/31/2026			Interest	1361000 · Interest Revenue	501.91		197,882.96
Total 1101000 · Operating Account (Valley)							200,501.91	64,720.36	197,882.96
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**
	Deposit	07/31/2026			Interest	1361000 · Interest Revenue	24.53		7,549.53
Total 1101015 · SBA (GF)							24.53	0.00	7,549.53
1101020 · U.S. Bank Custody Account									**1,254,939.74**
	Deposit	07/01/2026			Interest	1361000 · Interest Revenue	3,644.29		1,258,584.03
	Deposit	07/01/2026			Deposit	1325000 · Special Assessments	16,817.34		1,275,401.37
	Transfer	07/09/2026			Funds Transfer	1101000 · Operating Account (Valley)		200,000.00	1,075,401.37
Total 1101020 · U.S. Bank Custody Account							20,461.63	200,000.00	1,075,401.37
1101025 · POS Account									**7,825.40**
	Deposit	07/31/2026			Deposit	-SPLIT-	1,556.51		9,381.91
	Deposit	07/31/2026			Interest	1361000 · Interest Revenue	22.84		9,404.75
Total 1101025 · POS Account							1,579.35	0.00	9,404.75
2101000 · Operating Account (Truist)									**0.00**
Total 2101000 · Operating Account (Truist)									0.00
2101010 · Reserve - Bank United									**96,869.99**
	Deposit	07/31/2026			Interest	1361000 · Interest Revenue	267.47		97,137.46
Total 2101010 · Reserve - Bank United							267.47	0.00	97,137.46
2101015 · SBA (CRF)									**396,678.09**

Sweetwater CDD
General Ledger Detail
June 2026

	Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
	Deposit	07/31/2026			Interest	2361000 · Interest CRF	1,292.83		397,970.92
Total 2101015 · SBA (CRF)							1,292.83	0.00	397,970.92
3101000 · DS 2019 A-1 Reserve									**133,069.53**
	Deposit	07/01/2026			Interest	3361000 · Interest - DS 2019	382.40		133,451.93
	Transfer	07/02/2026			Funds Transfer	3101002 · DS 2019 Revenue		382.40	133,069.53
Total 3101000 · DS 2019 A-1 Reserve							382.40	382.40	133,069.53
3101001 · DS 2019 A-2 Reserve									**107,600.00**
	Deposit	07/01/2026			Interest	3361000 · Interest - DS 2019	309.21		107,909.21
	Transfer	07/02/2026			Funds Transfer	3101002 · DS 2019 Revenue		309.21	107,600.00
Total 3101001 · DS 2019 A-2 Reserve							309.21	309.21	107,600.00
3101002 · DS 2019 Revenue									**230,651.05**
	Deposit	07/01/2026			Interest	3361000 · Interest - DS 2019	662.69		231,313.74
	Transfer	07/02/2026			Funds Transfer	3101001 · DS 2019 A-2 Reserve	309.21		231,622.95
	Transfer	07/02/2026			Funds Transfer	3101003 · DS 2019 Prepayment	0.37		231,623.32
	Transfer	07/02/2026			Funds Transfer	3101000 · DS 2019 A-1 Reserve	382.40		232,005.72
	Deposit	07/02/2026			Deposit	3325000 · Spec Assessments - On Roll	6,237.39		238,243.11
Total 3101002 · DS 2019 Revenue							7,592.06	0.00	238,243.11
3101003 · DS 2019 Prepayment									**345.63**
	Deposit	07/01/2026			Interest	3361000 · Interest - DS 2019	0.37		346.00
	Transfer	07/02/2026			Funds Transfer	3101002 · DS 2019 Revenue		0.37	345.63
Total 3101003 · DS 2019 Prepayment							0.37	0.37	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**
	Deposit	07/01/2026			Interest	4361000 · Interest	93.24		32,540.74
Total 4101000 · DS 2019 A&C							93.24	0.00	32,540.74
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

Sweetwater CDD
General Ledger Detail
June 2026

	Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
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									**-56,405.71**
	Bill	07/01/2026	86541 7.26	Geneva Capital LLC	Fitness Equipment 7/26	1530380 · Fitness Equipment Rental		2,540.92	-58,946.63
	Bill Pmt -Check	07/01/2026	070126ACH1	TECO	1865 N LOOP PKWY May 05, 2026 - Jun 08, 2026	1101000 · Operating Account (Valley)	94.41		-58,852.22
	Bill Pmt -Check	07/01/2026	070126PR1	Andrea Jomant	2 Classes @ $35.00	1101000 · Operating Account (Valley)	70.00		-58,782.22
	Bill Pmt -Check	07/01/2026	070126PR2	Aristides Beaton	2 Classes @ $35.00	1101000 · Operating Account (Valley)	70.00		-58,712.22
	Bill Pmt -Check	07/01/2026	070126PR3	Caryn Register	4 classes @ $35.00	1101000 · Operating Account (Valley)	140.00		-58,572.22
	Bill Pmt -Check	07/01/2026	070126PR4	Diane Stoever	11 Classes @ $40.00	1101000 · Operating Account (Valley)	440.00		-58,132.22
	Bill Pmt -Check	07/01/2026	070126PR5	Eliana Roque	1 class @ $40.00	1101000 · Operating Account (Valley)	40.00		-58,092.22
	Bill Pmt -Check	07/01/2026	070126PR6	Erin Heaton	2 Classes @ $35.00	1101000 · Operating Account (Valley)	70.00		-58,022.22
	Bill Pmt -Check	07/01/2026	070126PR7	Lina Hermez	6 Classes @ $40.00 & 1 Classes @ $25.00	1101000 · Operating Account (Valley)	265.00		-57,757.22
	Bill Pmt -Check	07/01/2026	070126PR8	Madeline Rivera	3 Classes @ $35.00	1101000 · Operating Account (Valley)	105.00		-57,652.22
	Bill Pmt -Check	07/01/2026	070126PR9	Marilyn J Costanzo	1 class @ $35.00	1101000 · Operating Account (Valley)	35.00		-57,617.22
	Bill Pmt -Check	07/01/2026	070126PR10	Miranda Bulger	6 Classes @ $40.00	1101000 · Operating Account (Valley)	240.00		-57,377.22
	Bill Pmt -Check	07/01/2026	070126PR11	Patricia Scott	3 classes @ $35.00	1101000 · Operating Account (Valley)	105.00		-57,272.22
	Bill Pmt -Check	07/01/2026	070126PR12	Ronald C. Cullum	3 Classes @ $35.00	1101000 · Operating Account (Valley)	105.00		-57,167.22
	Bill Pmt -Check	07/01/2026	070126PR13	Tiffany Cunningham	4 Classes @ $35.00	1101000 · Operating Account (Valley)	140.00		-57,027.22
	Bill	07/01/2026	433165	Vesta District Services	Reference: Management Fees July 26.	-SPLIT-		4,310.17	-61,337.39
	Bill	07/01/2026	770693	Envera	Reference: Gate Access & Guard Monitoring July 26.	1530150 · Security		3,476.78	-64,814.17
	Bill	07/01/2026	PSI280856	Solitude Lake Management LLC	Reference: Lak Management July 26.	1520050 · Lake Maintenance		2,084.00	-66,898.17
	Bill	07/01/2026	335341682 7/26	AT&T	Guardhouse Telephone July 02 - Aug 01	1530100 · Guard House- Internet & Phone		149.80	-67,047.97
	Bill	07/01/2026	361036	Village Key & Alarm Inc	Reference: Security Monitoring 6/1/26 - 8/31/26.	1530150 · Security		120.00	-67,167.97
	Bill Pmt -Check	07/03/2026	070326ACH1	Comcast	Fitness Center 1865 N. Loop Parkway	1101000 · Operating Account (Valley)	127.76		-67,040.21
	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		-67,019.05
	Bill	07/03/2026	1006-02	Unified Digital Systems LLC	Reference: IT Support July 26.	1510090 · Information Technology		200.00	-67,219.05
	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		-66,331.89
	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		-65,265.16
	Bill	07/07/2026	44154 7.26	FPL	499 Ensenada Dr #IRR Jun 5, 2026 to Jul 7, 2026	1520000 · Electric		30.80	-65,295.96
	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	-65,334.82
	Bill	07/07/2026	37392 7.26	FPL	661 Ensenada Dr. #IRR Jun 5, 2026 to Jul 7, 2026	1520000 · Electric		66.32	-65,401.14
	Bill	07/07/2026	20281 7.26	FPL	1504 Las Calinas Blvd #IRR Jun 5, 2026 to Jul 7, 2026	1520000 · Electric		93.34	-65,494.48
	Bill	07/07/2026	10583 7.26	FPL	1329 Las Calinas Blvd #IRR Jun 5, 2026 to Jul 7, 2026	1520000 · Electric		70.07	-65,564.55
	Bill	07/07/2026	70401 7.26	FPL	633 Glorieta Dr #IRR Jun 5, 2026 to Jul 7, 2026	1520000 · Electric		32.38	-65,596.93
	Bill	07/07/2026	69248 7.26	FPL	166 Torcido Blvd #IRR Jun 5, 2026 to Jul 7, 2026	1520000 · Electric		68.26	-65,665.19
	Bill	07/07/2026	61314 7.26	FPL	537 Ensenada Dr. #IRR Jun 5, 2026 to Jul 7, 2026	1520000 · Electric		39.81	-65,705.00
	Bill	07/07/2026	58332 7.26	FPL	1802 N Loop PKWY #LGT Jun 5, 2026 to Jul 7, 2026	1520000 · Electric		30.80	-65,735.80
	Bill	07/07/2026	56253 7.26	FPL	2064 Las Calinas Blvd #IRR Jun 5, 2026 to Jul 7, 2026	1520000 · Electric		37.01	-65,772.81
	Bill	07/07/2026	52165 7.26	FPL	166 Pantano Vista Way # Fountain Jun 5, 2026 to Jul 7, 2026	1520000 · Electric		440.52	-66,213.33
	Bill	07/07/2026	71537 7.26	FPL	43 Privado Ct #LITE Jun 5, 2026 to Jul 7, 2026	1520000 · Electric		37.07	-66,250.40
	Bill	07/07/2026	88413 7.26	FPL	491 Ensenada Dr #Park Jun 5, 2026 to Jul 7, 2026	1530130 · General Utilities		37.97	-66,288.37
	Bill	07/07/2026	83257 7.26	FPL	711 Enrede LN Jun 5, 2026 to Jul 7, 2026	1520000 · Electric		67.33	-66,355.70
	Bill	07/07/2026	79354 7.26	FPL	97 Onda LN #IRR Jun 5, 2026 to Jul 7, 2026	1520000 · Electric		30.80	-66,386.50
	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	-66,573.97
	Bill	07/07/2026	97256 7.26	FPL	2036 Las Calinas Blvd #IRR Jun 5, 2026 to Jul 7, 2026	1520000 · Electric		68.78	-66,642.75
	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	-71,642.75
	Bill	07/08/2026	070626	Aristides Beaton	3 Classes @ $35.00	1530360 · Outside Fitness		105.00	-71,747.75
	Bill	07/08/2026	070626	Miranda Bulger	7 Classes @ $40.00	1530360 · Outside Fitness		280.00	-72,027.75
	Bill	07/08/2026	070626	Ronald C. Cullum	2 Classes @ $35.00	1530360 · Outside Fitness		70.00	-72,097.75
	Bill	07/08/2026	070626	Tiffany Cunningham	4 Classes @ $35.00	1530360 · Outside Fitness		140.00	-72,237.75
	Bill	07/08/2026	070626	Lina Hermez	10 Classes @ $40.00 & 2 Classes @ $25.00	-SPLIT-		450.00	-72,687.75
	Bill	07/08/2026	070626	Andrea Jomant	2 Classes @ $35.00	1530360 · Outside Fitness		70.00	-72,757.75
	Bill	07/08/2026	070626	Madeline Rivera	3 Classes @ $35.00	1530360 · Outside Fitness		105.00	-72,862.75
	Bill	07/08/2026	070626	Patricia Scott	1 Class @ $35.00	1530360 · Outside Fitness		35.00	-72,897.75
	Bill	07/08/2026	070626	Diane Stoever	13 Classes @ $40.00	1530360 · Outside Fitness		520.00	-73,417.75
	Bill	07/08/2026	060826	Marilyn J Costanzo	1 Class @ $35.00	1530360 · Outside Fitness		35.00	-73,452.75
	Bill	07/08/2026	060826	Elaina Wahl-Temple	2 Classes @ $35.00	1530360 · Outside Fitness		70.00	-73,522.75

Sweetwater CDD
General Ledger Detail
June 2026

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
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		-68,522.75
Bill Pmt -Check	07/09/2026	100152	Gannett FL LocalIQ	Invoice: 0007779350 (Reference: Legal Advertising.)	1101000 · Operating Account (Valley)	112.39		-68,410.36
Bill Pmt -Check	07/09/2026	100153	Vesta District Services	Invoice: 433165 (Reference: Management Fees July 26.)	1101000 · Operating Account (Valley)	4,310.17		-64,100.19
Bill Pmt -Check	07/09/2026	100154	Envera	Invoice: 770693 (Reference: Gate Access & Guard Monitoring July 26.)	1101000 · Operating Account (Valley)	3,476.78		-60,623.41
Bill Pmt -Check	07/09/2026	100155	Unified Digital Systems LLC	VOID: Invoice: 1006-02 (Reference: IT Support July 26.) Lost check	1101000 · Operating Account (Valley)	0.00		-60,623.41
Bill Pmt -Check	07/09/2026	070926PR1	Andrea Jomant	2 Classes @ $35.00	1101000 · Operating Account (Valley)	70.00		-60,553.41
Bill Pmt -Check	07/09/2026	070926PR2	Aristides Beaton	3 Classes @ $35.00	1101000 · Operating Account (Valley)	105.00		-60,448.41
Bill Pmt -Check	07/09/2026	070926PR3	Diane Stoever	13 Classes @ $40.00	1101000 · Operating Account (Valley)	520.00		-59,928.41
Bill Pmt -Check	07/09/2026	070926PR4	Elaina Wahl-Temple	2 Classes @ $35.00	1101000 · Operating Account (Valley)	70.00		-59,858.41
Bill Pmt -Check	07/09/2026	070926PR5	Lina Hermez	10 Classes @ $40.00 & 2 Classes @ $25.00	1101000 · Operating Account (Valley)	450.00		-59,408.41
Bill Pmt -Check	07/09/2026	070926PR6	Madeline Rivera	3 Classes @ $35.00	1101000 · Operating Account (Valley)	105.00		-59,303.41
Bill Pmt -Check	07/09/2026	070926PR7	Marilyn J Costanzo	1 Class @ $35.00	1101000 · Operating Account (Valley)	35.00		-59,268.41
Bill Pmt -Check	07/09/2026	070926PR8	Miranda Bulger	7 Classes @ $40.00	1101000 · Operating Account (Valley)	280.00		-58,988.41
Bill Pmt -Check	07/09/2026	070926PR9	Patricia Scott	1 Class @ $35.00	1101000 · Operating Account (Valley)	35.00		-58,953.41
Bill Pmt -Check	07/09/2026	070926PR10	Ronald C. Cullum	2 Classes @ $35.00	1101000 · Operating Account (Valley)	70.00		-58,883.41
Bill Pmt -Check	07/09/2026	070926PR11	Tiffany Cunningham	4 Classes @ $35.00	1101000 · Operating Account (Valley)	140.00		-58,743.41
Bill	07/09/2026	622481633	Turner Pest Control	Pest Control.	1530260 · Pest Control		86.35	-58,829.76
Bill	07/09/2026	64589 7/26	TECO	1865 N LOOP PKWY June 09, 2026 - July 07, 2026	1530130 · General Utilities		90.77	-58,920.53
Bill	07/09/2026	07163 7.26	FPL	Streetlights # Palencia N PH Jun 9, 2026 to Jul 9, 2026	1520000 · Electric		6,022.89	-64,943.42
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	-68,773.71
Bill	07/09/2026	070926-	Old City Tree Service	Reference: Dead Tree Removal & Tree Trimming.	1520080 · Storm Clean-up		3,400.00	-72,173.71
Bill	07/11/2026	1274272 7.26	Comcast	1865 N. Loop Parkway Jul 15, 2026 - Aug 14, 2026	1530090 · Telephone, Internet & TV		897.65	-73,071.36
Bill Pmt -Check	07/13/2026	071326ACH1	Turner Pest Control	Pest Control.	1101000 · Operating Account (Valley)	86.35		-72,985.01
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	-73,004.26
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		-70,920.26
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		-67,520.26
Bill	07/14/2026	071426-	Old City Tree Service	Reference: Dead Tree Removal & Tree Trimming.	1520120 · Tree Pruning		3,400.00	-70,920.26
Bill	07/15/2026	968276894 7.26	Comcast	Fitness Center 1865 N. Loop Parkway	-SPLIT-		128.36	-71,048.62
Bill	07/16/2026	3618397 7.26	Republic Services #687	1865 N Loop Pkwy 8/1/26 - 8/31/26	1530140 · Refuse Removal		1,025.31	-72,073.93
Bill	07/16/2026	110956	Hidden Eyes LLC	Reference: Service Call on Gate.	1530150 · Security		3,364.00	-75,437.93
Bill	07/17/2026	15467	Kilinski Van Wyk PLLC	Reference: Legal Services June 26.	1510020 · District Counsel		5,685.18	-81,123.11
Bill	07/17/2026	June tax pymt	FDOR	Sales tax payment	1510160 · Miscellaneous		98.56	-81,221.67
Bill Pmt -Check	07/17/2026	ACH07172026	FDOR	Sales tax payment	1101000 · Operating Account (Valley)	98.56		-81,123.11
Bill	07/19/2026	127508 7.26	St. Johns County Utility Department	1865 N LOOP PKWY 6/17/26 - 7/19/26	1530130 · General Utilities		804.31	-81,927.42
Bill	07/19/2026	125768 7.26	St. Johns County Utility Department	491 ENSENADA DR 6/17/26 - 7/19/26	1530130 · General Utilities		15.99	-81,943.41
Bill	07/19/2026	131201 7.26	St. Johns County Utility Department	1187 LAS CALINAS BLVD GUARDHOUSE 6/17/26 - 7/19/26	1530130 · General Utilities		34.83	-81,978.24
Bill	07/19/2026	67856	Louise Leister	Reference: Landscape Consultation.	1510160 · Miscellaneous		1,000.00	-82,978.24
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		-82,156.82
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		-82,121.88
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		-82,105.85
Bill	07/20/2026	262162	AlphaGraphics Tampa Print	Reference: Mailings.	1510120 · Postage & Delivery		1,297.82	-83,403.67
Bill	07/20/2026	29926	Verdego, LLC	Reference: Irrigation Inspection July 26.	1520070 · Irrigation Repairs & Maintenanc		2,026.00	-85,429.67
Bill Pmt -Check	07/21/2026	072126ACH1	FPL	Streetlights # Palencia N PH Jun 9, 2026 to Jul 9, 2026	1101000 · Operating Account (Valley)	6,022.89		-79,406.78
Bill Pmt -Check	07/21/2026	072126ACH2	FPL	1865 N Loop Pkwy Jun 9, 2026 to Jul 9, 2026	1101000 · Operating Account (Valley)	3,830.29		-75,576.49
Bill Pmt -Check	07/21/2026	072126ACH3	FPL	166 Pantano Vista Way # Fountain Jun 5, 2026 to Jul 7, 2026	1101000 · Operating Account (Valley)	440.52		-75,135.97
Bill Pmt -Check	07/21/2026	072126ACH4	FPL	1187 Las Calinas Blvd #LITE Jun 5, 2026 to Jul 7, 2026	1101000 · Operating Account (Valley)	187.47		-74,948.50
Bill Pmt -Check	07/21/2026	072126ACH5	FPL	1504 Las Calinas Blvd #IRR Jun 5, 2026 to Jul 7, 2026	1101000 · Operating Account (Valley)	93.34		-74,855.16
Bill Pmt -Check	07/21/2026	072126ACH6	FPL	1329 Las Calinas Blvd #IRR Jun 5, 2026 to Jul 7, 2026	1101000 · Operating Account (Valley)	70.07		-74,785.09
Bill Pmt -Check	07/21/2026	072126ACH7	FPL	2036 Las Calinas Blvd #IRR Jun 5, 2026 to Jul 7, 2026	1101000 · Operating Account (Valley)	68.78		-74,716.31
Bill Pmt -Check	07/21/2026	072126ACH8	FPL	166 Torcido Blvd #IRR Jun 5, 2026 to Jul 7, 2026	1101000 · Operating Account (Valley)	68.26		-74,648.05
Bill Pmt -Check	07/21/2026	072126ACH9	FPL	711 Enrede LN Jun 5, 2026 to Jul 7, 2026	1101000 · Operating Account (Valley)	67.33		-74,580.72
Bill Pmt -Check	07/21/2026	072126ACH10	FPL	661 Ensenada Dr. #IRR Jun 5, 2026 to Jul 7, 2026	1101000 · Operating Account (Valley)	66.32		-74,514.40
Bill Pmt -Check	07/21/2026	072126ACH11	FPL	537 Ensenada Dr. #IRR Jun 5, 2026 to Jul 7, 2026	1101000 · Operating Account (Valley)	39.81		-74,474.59
Bill Pmt -Check	07/21/2026	072126ACH12	FPL	336 Rio Del Norte Road #IRR Jun 5, 2026 to Jul 7, 2026	1101000 · Operating Account (Valley)	38.86		-74,435.73
Bill Pmt -Check	07/21/2026	072126ACH13	FPL	491 Ensenada Dr #Park Jun 5, 2026 to Jul 7, 2026	1101000 · Operating Account (Valley)	37.97		-74,397.76
Bill Pmt -Check	07/21/2026	072126ACH14	FPL	43 Privado Ct #LITE Jun 5, 2026 to Jul 7, 2026	1101000 · Operating Account (Valley)	37.07		-74,360.69
Bill Pmt -Check	07/21/2026	072126ACH15	FPL	2064 Las Calinas Blvd #IRR Jun 5, 2026 to Jul 7, 2026	1101000 · Operating Account (Valley)	37.01		-74,323.68
Bill Pmt -Check	07/21/2026	072126ACH16	FPL	633 Glorieta Dr #IRR Jun 5, 2026 to Jul 7, 2026	1101000 · Operating Account (Valley)	32.38		-74,291.30

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Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Bill Pmt -Check	07/21/2026	072126ACH17	FPL	499 Ensenada Dr #IRR Jun 5, 2026 to Jul 7, 2026	1101000 · Operating Account (Valley)	30.80		-74,260.50
Bill Pmt -Check	07/21/2026	072126ACH18	FPL	1802 N Loop PKWY #LGT Jun 5, 2026 to Jul 7, 2026	1101000 · Operating Account (Valley)	30.80		-74,229.70
Bill Pmt -Check	07/21/2026	072126ACH19	FPL	97 Onda LN #IRR Jun 5, 2026 to Jul 7, 2026	1101000 · Operating Account (Valley)	30.80		-74,198.90
Bill	07/21/2026	070226	Ronald J Cervelli	BOS Meeting 7/2/26	1510000 · Supervisor Fees		200.00	-74,398.90
Bill	07/21/2026	070226	Daniel L Colin	BOS Meeting 7/2/26	1510000 · Supervisor Fees		200.00	-74,598.90
Bill	07/21/2026	070226	Stephen J Handler	BOS Meeting 7/2/26	1510000 · Supervisor Fees		200.00	-74,798.90
Bill	07/21/2026	070226	Kristen Cohen	BOS Meeting 7/2/26	1510000 · Supervisor Fees		200.00	-74,998.90
Bill	07/21/2026	070226	Gary M. LaCombe	BOS Meeting 7/2/26	1510000 · Supervisor Fees		200.00	-75,198.90
Bill	07/21/2026	072026	Aristides Beaton	2 Classes @ $35.00	1530360 · Outside Fitness		70.00	-75,268.90
Bill	07/21/2026	072026	Miranda Bulger	7 Classes @ $40.00	1530360 · Outside Fitness		280.00	-75,548.90
Bill	07/21/2026	072026	Ronald C. Cullum	4 Classes @ $35.00	1530360 · Outside Fitness		140.00	-75,688.90
Bill	07/21/2026	072026	Tiffany Cunningham	4 Classes @ $35.00	1530360 · Outside Fitness		140.00	-75,828.90
Bill	07/21/2026	072026	Lina Hermez	11 Classes @ $40.00 & 2 Classes @ $25.00	-SPLIT-		490.00	-76,318.90
Bill	07/21/2026	072026	Andrea Jomant	1 Class @ $35.00	1530360 · Outside Fitness		35.00	-76,353.90
Bill	07/21/2026	072026	Madeline Rivera	4 Classes @ $35.00	1530360 · Outside Fitness		140.00	-76,493.90
Bill	07/21/2026	072026	Patricia Scott	1 Class @ $35.00	1530360 · Outside Fitness		35.00	-76,528.90
Bill	07/21/2026	072026	Diane Stoever	9 Classes @ $40.00	1530360 · Outside Fitness		360.00	-76,888.90
Bill	07/21/2026	072026	Elaina Wahl-Temple	3 Classes @ $35.00	1530360 · Outside Fitness		105.00	-76,993.90
Bill	07/21/2026	072026	Johanna Santinho	1 Class @ $35.00	1530360 · Outside Fitness		35.00	-77,028.90
Bill Pmt -Check	07/22/2026	072226BOS1	Daniel L Colin	BOS Meeting 7/2/26	1101000 · Operating Account (Valley)	200.00		-76,828.90
Bill Pmt -Check	07/22/2026	072226BOS2	Gary M. LaCombe	BOS Meeting 7/2/26	1101000 · Operating Account (Valley)	200.00		-76,628.90
Bill Pmt -Check	07/22/2026	072226BOS3	Kristen Cohen	BOS Meeting 7/2/26	1101000 · Operating Account (Valley)	200.00		-76,428.90
Bill Pmt -Check	07/22/2026	072226BOS4	Ronald J Cervelli	BOS Meeting 7/2/26	1101000 · Operating Account (Valley)	200.00		-76,228.90
Bill Pmt -Check	07/22/2026	072226BOS5	Stephen J Handler	BOS Meeting 7/2/26	1101000 · Operating Account (Valley)	200.00		-76,028.90
Bill Pmt -Check	07/22/2026	072226PR1	Andrea Jomant	1 Class @ $35.00	1101000 · Operating Account (Valley)	35.00		-75,993.90
Bill Pmt -Check	07/22/2026	072226PR2	Aristides Beaton	2 Classes @ $35.00	1101000 · Operating Account (Valley)	70.00		-75,923.90
Bill Pmt -Check	07/22/2026	072226PR3	Diane Stoever	9 Classes @ $40.00	1101000 · Operating Account (Valley)	360.00		-75,563.90
Bill Pmt -Check	07/22/2026	072226PR4	Elaina Wahl-Temple	3 Classes @ $35.00	1101000 · Operating Account (Valley)	105.00		-75,458.90
Bill Pmt -Check	07/22/2026	072226PR5	Johanna Santinho	1 Class @ $35.00	1101000 · Operating Account (Valley)	35.00		-75,423.90
Bill Pmt -Check	07/22/2026	072226PR6	Lina Hermez	11 Classes @ $40.00 & 2 Classes @ $25.00	1101000 · Operating Account (Valley)	490.00		-74,933.90
Bill Pmt -Check	07/22/2026	072226PR7	Madeline Rivera	4 Classes @ $35.00	1101000 · Operating Account (Valley)	140.00		-74,793.90
Bill Pmt -Check	07/22/2026	072226PR8	Miranda Bulger	7 Classes @ $40.00	1101000 · Operating Account (Valley)	280.00		-74,513.90
Bill Pmt -Check	07/22/2026	072226PR9	Patricia Scott	1 Class @ $35.00	1101000 · Operating Account (Valley)	35.00		-74,478.90
Bill Pmt -Check	07/22/2026	072226PR10	Ronald C. Cullum	4 Classes @ $35.00	1101000 · Operating Account (Valley)	140.00		-74,338.90
Bill Pmt -Check	07/22/2026	072226PR11	Tiffany Cunningham	4 Classes @ $35.00	1101000 · Operating Account (Valley)	140.00		-74,198.90
Bill	07/22/2026	CINV-207388	LIVunLTD	Reference: Fitness Equipment Service.	1530370 · Fitness Equipment - R & M		449.00	-74,647.90
Bill Pmt -Check	07/23/2026	072326ACH1	AT&T	Guardhouse Telephone July 02 - Aug 01	1101000 · Operating Account (Valley)	149.80		-74,498.10
Bill Pmt -Check	07/24/2026	072426ACH1	Comcast	Fitness Center 1865 N. Loop Parkway	1101000 · Operating Account (Valley)	129.68		-74,368.42
Bill Pmt -Check	07/27/2026	072726ACH1	Geneva Capital LLC	Fitness Equipment 7/26	1101000 · Operating Account (Valley)	2,540.92		-71,827.50
Bill Pmt -Check	07/28/2026	072826ACH1	Valley Bank Credit Card	Various Purchases	1101000 · Operating Account (Valley)	3,146.20		-68,681.30
Bill	07/28/2026	30000	Verdego, LLC	Reference: Irrigation - Decoder.	1520020 · Landscape Maintenance		343.36	-69,024.66
Bill Pmt -Check	07/29/2026	100158	Old City Tree Service	Invoice: 070926- (Reference: Dead Tree Removal & Tree Trimming.) Invoice: 071426- (Reference:...	1101000 · Operating Account (Valley)	6,800.00		-62,224.66
Bill Pmt -Check	07/29/2026	100159	AlphaGraphics Tampa Print	Invoice: 262162 (Reference: Mailings.)	1101000 · Operating Account (Valley)	1,297.82		-60,926.84
Bill Pmt -Check	07/29/2026	100160	Village Key & Alarm Inc	Invoice: 361036 (Reference: Security Monitoring 6/1/26 - 8/31/26.)	1101000 · Operating Account (Valley)	120.00		-60,806.84
Bill Pmt -Check	07/29/2026	100161	Hidden Eyes LLC	Invoice: 110956 (Reference: Service Call on Gate.)	1101000 · Operating Account (Valley)	3,364.00		-57,442.84
Bill Pmt -Check	07/29/2026	100162	Kilinski Van Wyk PLLC	Invoice: 15467 (Reference: Legal Services June 26.)	1101000 · Operating Account (Valley)	5,685.18		-51,757.66
Bill Pmt -Check	07/29/2026	100163	LIVunLTD	Invoice: CINV-207388 (Reference: Fitness Equipment Service.)	1101000 · Operating Account (Valley)	449.00		-51,308.66
Bill Pmt -Check	07/29/2026	100164	Louise Leister	Invoice: 67856 (Reference: Landscape Consultation.)	1101000 · Operating Account (Valley)	1,000.00		-50,308.66
Bill Pmt -Check	07/29/2026	100165	Verdego, LLC	Invoice: 30000 (Reference: Irrigation - Decoder.)	1101000 · Operating Account (Valley)	343.36		-49,965.30
Bill Pmt -Check	07/30/2026	4673	Unified Digital Systems LLC	Reference: IT Support July 26.	1101000 · Operating Account (Valley)	200.00		-49,765.30
Bill Pmt -Check	07/31/2026	073126ACH1	TECO	1865 N LOOP PKWY June 09, 2026 - July 07, 2026	1101000 · Operating Account (Valley)	90.77		-49,674.53
Bill	07/31/2026	86541 8.26	Geneva Capital LLC	Fitness Equipment 8/26	1530380 · Fitness Equipment Rental		2,540.92	-52,215.45
Bill	07/31/2026	30271	Verdego, LLC	Reference: Irrigation Repairs.	1520070 · Irrigation Repairs & Maintenanc		356.58	-52,572.03
Bill	07/31/2026	0007822999	Gannett FL LocalIQ	Reference: Legal Advertising July 26.	1510150 · Legal Advertising		1,075.49	-53,647.52
Bill	07/31/2026	433970	Vesta Property Services	Reference: Amenity Management Fees July 26.	-SPLIT-		37,302.49	-90,950.01
Bill	07/31/2026	30314	Verdego, LLC	Reference: Irrigation Repairs July 26.	1520070 · Irrigation Repairs & Maintenanc		993.00	-91,943.01
Bill	07/31/2026	073126 CC	Valley Bank Credit Card	Various Purchases	-SPLIT-		3,687.54	-95,630.55
Total 1202000 · Accounts Payable						64,720.36	103,945.20	-95,630.55

	Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
1202010 · Accrued Expenses									**-38,640.11**
	General Journal	07/01/2026	76R		First Horizons - Monthly Lake Maintenance - June	1520050 · Lake Maintenance	2,122.44		-36,517.67
	General Journal	07/01/2026	76R		Vesta June Field Mgmt fee	1520050 · Lake Maintenance	7,176.20		-29,341.47
	General Journal	07/01/2026	76R		Vesta June Facility Mgmt fee	1520050 · Lake Maintenance	24,591.62		-4,749.85
	General Journal	07/01/2026	76R		Vesta June Janitorial fee	1520050 · Lake Maintenance	4,749.85		0.00
	General Journal	07/31/2026	79		To accrue July landscape maint	1520020 · Landscape Maintenance		23,070.50	-23,070.50
	General Journal	07/31/2026	79		To accrue audit fees not yet billed	1520020 · Landscape Maintenance		3,800.00	-26,870.50
Total 1202010 · Accrued Expenses							38,640.11	26,870.50	-26,870.50
1202020 · Sales Tax Payable									**-27.70**
	General Journal	07/31/2026	78		To reclassify month of July sales deposits	1300000 · Temporary Revenue		6.50	-34.20
Total 1202020 · Sales Tax Payable							0.00	6.50	-34.20
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**
	Deposit	07/31/2026			7/1 deposit	1101025 · POS Account		395.00	-395.00
	Deposit	07/31/2026			7/3 deposit	1101025 · POS Account		255.00	-650.00
	Deposit	07/31/2026			7/6 deposit	1101025 · POS Account		53.25	-703.25
	Deposit	07/31/2026			7/8 deposit	1101025 · POS Account		475.00	-1,178.25
	Deposit	07/31/2026			7/15 deposit	1101025 · POS Account		26.63	-1,204.88
	Deposit	07/31/2026			7/21 deposit	1101025 · POS Account		105.00	-1,309.88
	Deposit	07/31/2026			7/22 deposit	1101025 · POS Account		26.63	-1,336.51
	Deposit	07/31/2026			7/27 deposit	1101025 · POS Account		220.00	-1,556.51
	General Journal	07/31/2026	78		To reclassify month of July sales deposits	-SPLIT-	1,556.51		0.00
Total 1300000 · Temporary Revenue							1,556.51	1,556.51	0.00
1325000 · Special Assessments									**-1,978,219.43**
	Deposit	07/01/2026			Tax Dist #11	1101020 · U.S. Bank Custody Account		16,817.34	-1,995,036.77
Total 1325000 · Special Assessments							0.00	16,817.34	-1,995,036.77
1325100 · Excess Revenue									**0.00**
Total 1325100 · Excess Revenue									0.00
1361000 · Interest Revenue									**-30,465.21**
	Deposit	07/01/2026			Interest	1101020 · U.S. Bank Custody Account		3,644.29	-34,109.50
	Deposit	07/31/2026			Interest	1101025 · POS Account		22.84	-34,132.34
	Deposit	07/31/2026			Interest	1101000 · Operating Account (Valley)		501.91	-34,634.25
	Deposit	07/31/2026			Interest	2101010 · Reserve - Bank United		267.47	-34,901.72

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	Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
	Deposit	07/31/2026			Interest	1101015 · SBA (GF)		24.53	-34,926.25
Total 1361000 · Interest Revenue							0.00	4,461.04	-34,926.25
1369000 · Miscellaneous Revenue									**-478.26**
	General Journal	07/31/2026	78		To reclassify month of July sales deposits taxable	1300000 · Temporary Revenue		100.00	-578.26
	General Journal	07/31/2026	78		To reclassify month of July sales deposits	1300000 · Temporary Revenue		395.01	-973.27
Total 1369000 · Miscellaneous Revenue							0.00	495.01	-973.27
1369010 · Fitness Center Revenue									**-6,996.50**
	General Journal	07/31/2026	78		To reclassify month of July sales deposits	1300000 · Temporary Revenue		1,055.00	-8,051.50
Total 1369010 · Fitness Center Revenue							0.00	1,055.00	-8,051.50
1369100 · Insurance Proceeds									**0.00**
Total 1369100 · Insurance Proceeds									0.00
1369200 · Cost Share Rev - Marshall Creek									**0.00**
Total 1369200 · Cost Share Rev - Marshall Creek									0.00
2361000 · Interest CRF									**-12,538.64**
	Deposit	07/31/2026			Interest	2101015 · SBA (CRF)		1,292.83	-13,831.47
Total 2361000 · Interest CRF							0.00	1,292.83	-13,831.47
2369000 · Miscellaneous Rev									**0.00**
Total 2369000 · Miscellaneous Rev									0.00
3325000 · Spec Assessments - On Roll									**-733,703.27**
	Deposit	07/02/2026			Tax Collector	3101002 · DS 2019 Revenue		6,237.39	-739,940.66
Total 3325000 · Spec Assessments - On Roll							0.00	6,237.39	-739,940.66
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**
	Deposit	07/01/2026			Interest	3101001 · DS 2019 A-2 Reserve		309.21	-18,613.05
	Deposit	07/01/2026			Interest	3101003 · DS 2019 Prepayment		0.37	-18,613.42
	Deposit	07/01/2026			Interest	3101000 · DS 2019 A-1 Reserve		382.40	-18,995.82
	Deposit	07/01/2026			Interest	3101002 · DS 2019 Revenue		662.69	-19,658.51
Total 3361000 · Interest - DS 2019							0.00	1,354.67	-19,658.51
4361000 · Interest									**-1,607.99**
	Deposit	07/01/2026			Interest	4101000 · DS 2019 A&C		93.24	-1,701.23
Total 4361000 · Interest							0.00	93.24	-1,701.23
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**
	Bill	07/21/2026	070226	Ronald J Cervelli	BOS Meeting 7/2/26	1202000 · Accounts Payable	200.00		11,200.00
	Bill	07/21/2026	070226	Daniel L Colin	BOS Meeting 7/2/26	1202000 · Accounts Payable	200.00		11,400.00
	Bill	07/21/2026	070226	Stephen J Handler	BOS Meeting 7/2/26	1202000 · Accounts Payable	200.00		11,600.00
	Bill	07/21/2026	070226	Kristen Cohen	BOS Meeting 7/2/26	1202000 · Accounts Payable	200.00		11,800.00
	Bill	07/21/2026	070226	Gary M. LaCombe	BOS Meeting 7/2/26	1202000 · Accounts Payable	200.00		12,000.00
Total 1510000 · Supervisor Fees							1,000.00	0.00	12,000.00
1510010 · Engineering Services									**35,554.09**
Total 1510010 · Engineering Services									35,554.09
1510020 · District Counsel									**78,455.10**
	Bill	07/17/2026	15467	Kilinski Van Wyk PLLC	Legal Services June 26.	1202000 · Accounts Payable	5,685.18		84,140.28
Total 1510020 · District Counsel							5,685.18	0.00	84,140.28
1510030 · Audit Fees									**0.00**
	General Journal	07/31/2026	79		To accrue audit fees not yet billed	1520020 · Landscape Maintenance	3,800.00		3,800.00
Total 1510030 · Audit Fees							3,800.00	0.00	3,800.00
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

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	Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
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**
	Bill	07/20/2026	262162	AlphaGraphics Tampa Print	Mailings.	1202000 · Accounts Payable	1,297.82		1,699.67
Total 1510120 · Postage & Delivery							1,297.82	0.00	1,699.67
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**
	Bill	07/31/2026	0007822999	Gannett FL LocalIQ	Reference: Legal Advertising July 26.	1202000 · Accounts Payable	1,075.49		3,424.44
Total 1510150 · Legal Advertising							1,075.49	0.00	3,424.44
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
	Bill	07/17/2026	June tax pymt	FDOR	Sales tax paid	1202000 · Accounts Payable	98.56		7,471.83
	Bill	07/19/2026	67856	Louise Leister	Landscape Consultation.	1202000 · Accounts Payable	1,000.00		8,471.83
Total 1510160 · Miscellaneous							6,098.56	0.00	8,471.83
1510170 · Dues, Licenses & Subscriptions									**525.00**
Total 1510170 · Dues, Licenses & Subscriptions									525.00
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							23,467.22	0.00	271,648.16
1120000 · Operations & Maintenance									**441,465.62**
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**

Sweetwater CDD
General Ledger Detail
June 2026

	Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Total 1520010 · General Insurance									6,246.00
1520020 · Landscape Maintenance									**237,616.00**
	Bill	07/28/2026	30000	Verdego, LLC	Irrigation - Decoder.	1202000 · Accounts Payable	343.36		237,959.36
	General Journal	07/31/2026	79		To accrue July landscape maint	-SPLIT-	23,070.50		261,029.86
Total 1520020 · Landscape Maintenance							23,413.86	0.00	261,029.86
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									**21,185.96**
	Bill	07/01/2026	PSI280856	Solitude Lake Management LLC	Lak Management July 26.	1202000 · Accounts Payable	2,084.00		23,269.96
	General Journal	07/01/2026	76R		Reverse of GJE 76 -- First Horizons - Monthly Lake Maintenance - June	-SPLIT-		2,122.44	21,147.52
Total 1520050 · Lake Maintenance							2,084.00	2,122.44	21,147.52
1520060 · Fountain Maintenance									**7,373.26**
Total 1520060 · Fountain Maintenance									7,373.26
1520070 · Irrigation Repairs & Maintenanc									**46,771.28**
	Bill	07/20/2026	29926	Verdego, LLC	Reference: Irrigation Inspection July 26.	1202000 · Accounts Payable	2,026.00		48,797.28
	Bill	07/31/2026	30271	Verdego, LLC	Reference: Irrigation Repairs.	1202000 · Accounts Payable	356.58		49,153.86
	Bill	07/31/2026	30314	Verdego, LLC	Reference: Irrigation Repairs July 26.	1202000 · Accounts Payable	993.00		50,146.86
	Bill	07/31/2026	073126 CC	Valley Bank Credit Card	1st Water Treatment	1202000 · Accounts Payable	595.00		50,741.86
	Bill	07/31/2026	073126 CC	Valley Bank Credit Card	Home Depot	1202000 · Accounts Payable	33.92		50,775.78
Total 1520070 · Irrigation Repairs & Maintenanc							4,004.50	0.00	50,775.78
1520080 · Storm Clean-up									**3,400.00**
	Bill	07/09/2026	070926-	Old City Tree Service	Dead Tree Removal & Tree Trimming.	1202000 · Accounts Payable	3,400.00		6,800.00
Total 1520080 · Storm Clean-up							3,400.00	0.00	6,800.00
1520090 · Field Repairs & Maintenance									**2,204.12**
	Bill	07/31/2026	073126 CC	Valley Bank Credit Card	Home Depot	1202000 · Accounts Payable	36.88		2,241.00
	Bill	07/31/2026	073126 CC	Valley Bank Credit Card	Home Depot	1202000 · Accounts Payable	17.94		2,258.94
	Bill	07/31/2026	073126 CC	Valley Bank Credit Card	Amazon	1202000 · Accounts Payable	15.99		2,274.93
	Bill	07/31/2026	073126 CC	Valley Bank Credit Card	Home Depot	1202000 · Accounts Payable	86.78		2,361.71
Total 1520090 · Field Repairs & Maintenance							157.59	0.00	2,361.71
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**
	Bill	07/14/2026	071426-	Old City Tree Service	Dead Tree Removal & Tree Trimming.	1202000 · Accounts Payable	3,400.00		23,745.00
Total 1520120 · Tree Pruning							3,400.00	0.00	23,745.00
1520130 · Streetlight Repairs									**0.00**
Total 1520130 · Streetlight Repairs									0.00
1520140 · Signage Repairs									**958.87**
	Bill	07/31/2026	073126 CC	Valley Bank Credit Card	Smart Sign	1202000 · Accounts Payable	1,090.62		2,049.49
	Bill	07/31/2026	073126 CC	Valley Bank Credit Card	Amazon	1202000 · Accounts Payable	15.18		2,064.67
Total 1520140 · Signage Repairs							1,105.80	0.00	2,064.67
1520150 · Holiday Decorations									**1,043.97**
	Bill	07/31/2026	073126 CC	Valley Bank Credit Card	Amazon	1202000 · Accounts Payable	31.92		1,075.89
Total 1520150 · Holiday Decorations							31.92	0.00	1,075.89
1520160 · Miscellaneous Field Supplies									**1,869.25**
	Bill	07/31/2026	073126 CC	Valley Bank Credit Card	Circle K	1202000 · Accounts Payable		1.00	1,868.25
	Bill	07/31/2026	073126 CC	Valley Bank Credit Card	Circle K	1202000 · Accounts Payable	101.00		1,969.25
	Bill	07/31/2026	073126 CC	Valley Bank Credit Card	Circle K	1202000 · Accounts Payable		1.00	1,968.25
Total 1520160 · Miscellaneous Field Supplies							101.00	2.00	1,968.25
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							44,873.71	2,124.44	484,214.89

Sweetwater CDD
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	Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
1130000 · Amenities - Administrative									**71,308.88**
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**
	Bill	07/31/2026	073126 CC	Valley Bank Credit Card	SafeSave	1202000 · Accounts Payable	36.79		3,003.22
	Bill	07/31/2026	073126 CC	Valley Bank Credit Card	Swish	1202000 · Accounts Payable	85.00		3,088.22
Total 1530050 · Subscriptions & Memberships							121.79	0.00	3,088.22
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**
	Bill	07/31/2026	073126 CC	Valley Bank Credit Card	Amazon	1202000 · Accounts Payable	32.05		1,387.37
Total 1530070 · Office Supplies							32.05	0.00	1,387.37
1530080 · Office Equipment									**1,838.34**
Total 1530080 · Office Equipment									1,838.34
1530090 · Telephone, Internet & TV									**8,104.63**
	Bill	07/11/2026	1274272 7.26	Comcast	1865 N. Loop Parkway Jul 15, 2026 - Aug 14, 2026	1202000 · Accounts Payable	897.65		9,002.28
	Bill	07/15/2026	968276894 7.26	Comcast	Fitness Center 1865 N. Loop Parkway	1202000 · Accounts Payable	130.28		9,132.56
	Bill	07/15/2026	968276894 7.26	Comcast	Fitness Center 1865 N. Loop Parkway	1202000 · Accounts Payable		1.92	9,130.64
Total 1530090 · Telephone, Internet & TV							1,027.93	1.92	9,130.64
1530100 · Guard House- Internet & Phone									**1,348.20**
	Bill	07/01/2026	335341682 7/26	AT&T	Guardhouse Telephone July 02 - Aug 01	1202000 · Accounts Payable	149.80		1,498.00
Total 1530100 · Guard House- Internet & Phone							149.80	0.00	1,498.00
1130000 · Amenities - Administrative - Other									**0.00**
Total 1130000 · Amenities - Administrative - Other									0.00
Total 1130000 · Amenities - Administrative							1,331.57	1.92	72,638.53
1130001 · Amenities - Field									**531,242.28**
1530110 · Field Management									**69,627.27**
	General Journal	07/01/2026	76R		Vesta June Field Mgmt fee	1520050 · Lake Maintenance		7,176.20	62,451.07
	Bill	07/31/2026	433970	Vesta Property Services	Reference: Amenity Management Fees July 26.	1202000 · Accounts Payable	6,267.47		68,718.54
	Bill	07/31/2026	433970	Vesta Property Services	Reference: Amenity Management Fees July 26.	1202000 · Accounts Payable	833.33		69,551.87
Total 1530110 · Field Management							7,100.80	7,176.20	69,551.87
1530115 · Facility Management									**247,988.45**
	General Journal	07/01/2026	76R		Vesta June Facility Mgmt fee	1520050 · Lake Maintenance		24,591.62	223,396.83
	Bill	07/31/2026	433970	Vesta Property Services	Reference: Amenity Management Fees July 26.	1202000 · Accounts Payable	24,987.00		248,383.83
Total 1530115 · Facility Management							24,987.00	24,591.62	248,383.83
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
	Bill	07/19/2026	127508 7.26	St. Johns County Utility Department	1865 N LOOP PKWY 6/17/26 - 7/19/26	1202000 · Accounts Payable	804.31		63,407.52

Sweetwater CDD
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	Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
	Bill	07/19/2026	125768 7.26	St. Johns County Utility Department	491 ENSENADA DR 6/17/26 - 7/19/26	1202000 · Accounts Payable	15.99		63,423.51
	Bill	07/19/2026	131201 7.26	St. Johns County Utility Department	1187 LAS CALINAS BLVD GUARDHOUSE 6/17/26 - 7/19/26	1202000 · Accounts Payable	34.83		63,458.34
Total 1530130 · General Utilities							5,020.88	0.00	63,458.34
1530140 · Refuse Removal									**8,982.19**
	Bill	07/16/2026	3618397 7.26	Republic Services #687	1865 N Loop Pkwy 8/1/26 - 8/31/26	1202000 · Accounts Payable	1,025.31		10,007.50
Total 1530140 · Refuse Removal							1,025.31	0.00	10,007.50
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
	Bill	07/01/2026	361036	Village Key & Alarm Inc	Security Monitoring 6/1/26 - 8/31/26.	1202000 · Accounts Payable	120.00		36,533.70
	Bill	07/16/2026	110956	Hidden Eyes LLC	Service Call on Gate.	1202000 · Accounts Payable	3,364.00		39,897.70
Total 1530150 · Security							6,960.78	0.00	39,897.70
1530160 · Janitorial Services									**47,972.25**
	General Journal	07/01/2026	76R		Vesta June Janitorial fee	1520050 · Lake Maintenance		4,749.85	43,222.40
	Bill	07/31/2026	433970	Vesta Property Services	Reference: Amenity Management Fees July 26.	1202000 · Accounts Payable	5,214.69		48,437.09
Total 1530160 · Janitorial Services							5,214.69	4,749.85	48,437.09
1530170 · Operating Supplies- Spa & Paper									**2,601.52**
	Bill	07/31/2026	073126 CC	Valley Bank Credit Card	Amazon	1202000 · Accounts Payable	92.12		2,693.64
	Bill	07/31/2026	073126 CC	Valley Bank Credit Card	Amazon	1202000 · Accounts Payable	32.04		2,725.68
	Bill	07/31/2026	073126 CC	Valley Bank Credit Card	Amazon	1202000 · Accounts Payable	88.31		2,813.99
Total 1530170 · Operating Supplies- Spa & Paper							212.47	0.00	2,813.99
1530180 · Operating Supplies - Uniforms									**121.66**
Total 1530180 · Operating Supplies - Uniforms									121.66
1530190 · Cleaning Supplies									**1,838.46**
	Bill	07/31/2026	073126 CC	Valley Bank Credit Card	Amazon	1202000 · Accounts Payable	152.16		1,990.62
	Bill	07/31/2026	073126 CC	Valley Bank Credit Card	Home Depot	1202000 · Accounts Payable	115.83		2,106.45
Total 1530190 · Cleaning Supplies							267.99	0.00	2,106.45
1530200 · Landscape- Maint & Improv									**10,144.44**
	Bill	07/31/2026	073126 CC	Valley Bank Credit Card	Home Depot	1202000 · Accounts Payable	91.38		10,235.82
Total 1530200 · Landscape- Maint & Improv							91.38	0.00	10,235.82
1530210 · Gate - R & M									**2,333.46**
Total 1530210 · Gate - R & M									2,333.46
1530220 · Dog Park - R & M									**765.57**
	Bill	07/31/2026	073126 CC	Valley Bank Credit Card	Amazon	1202000 · Accounts Payable	175.88		941.45
Total 1530220 · Dog Park - R & M							175.88	0.00	941.45
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**
	Bill	07/31/2026	073126 CC	Valley Bank Credit Card	Home Depot	1202000 · Accounts Payable	56.79		9,542.22
	Bill	07/31/2026	073126 CC	Valley Bank Credit Card	Wilson Heating	1202000 · Accounts Payable	90.00		9,632.22
Total 1530250 · Building - R & M							146.79	0.00	9,632.22
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**
	Bill	07/31/2026	073126 CC	Valley Bank Credit Card	Amazon	1202000 · Accounts Payable	24.97		912.31
Total 1530280 · Pool - R & M							24.97	0.00	912.31
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**
	Bill	07/31/2026	073126 CC	Valley Bank Credit Card	Amazon	1202000 · Accounts Payable	39.39		2,748.39

Sweetwater CDD
General Ledger Detail
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	Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
	Bill	07/31/2026	073126 CC	Valley Bank Credit Card	Amazon	1202000 · Accounts Payable	53.46		2,801.85
Total 1530305 · Holiday Decor - Field							92.85	0.00	2,801.85
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									**1,025.50**
Total 1530330 · Pickleball - R & M									1,025.50
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							53,539.79	36,517.67	548,264.40
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
	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
	Bill	07/21/2026	072026	Aristides Beaton	2 Classes @ $35.00	1202000 · Accounts Payable	70.00		36,627.50
	Bill	07/21/2026	072026	Miranda Bulger	7 Classes @ $40.00	1202000 · Accounts Payable	280.00		36,907.50
	Bill	07/21/2026	072026	Ronald C. Cullum	4 Classes @ $35.00	1202000 · Accounts Payable	140.00		37,047.50
	Bill	07/21/2026	072026	Tiffany Cunningham	4 Classes @ $35.00	1202000 · Accounts Payable	140.00		37,187.50
	Bill	07/21/2026	072026	Lina Hermez	11 Classes @ $40.00	1202000 · Accounts Payable	440.00		37,627.50
	Bill	07/21/2026	072026	Lina Hermez	2 Classes @ $25.00	1202000 · Accounts Payable	50.00		37,677.50
	Bill	07/21/2026	072026	Andrea Jomant	1 Class @ $35.00	1202000 · Accounts Payable	35.00		37,712.50
	Bill	07/21/2026	072026	Madeline Rivera	4 Classes @ $35.00	1202000 · Accounts Payable	140.00		37,852.50
	Bill	07/21/2026	072026	Patricia Scott	1 Class @ $35.00	1202000 · Accounts Payable	35.00		37,887.50
	Bill	07/21/2026	072026	Diane Stoever	9 Classes @ $40.00	1202000 · Accounts Payable	360.00		38,247.50
	Bill	07/21/2026	072026	Elaina Wahl-Temple	3 Classes @ $35.00	1202000 · Accounts Payable	105.00		38,352.50
	Bill	07/21/2026	072026	Johanna Santinho	1 Class @ $35.00	1202000 · Accounts Payable	35.00		38,387.50
Total 1530360 · Outside Fitness							3,710.00	0.00	38,387.50
1530370 · Fitness Equipment - R & M									**2,756.94**
	Bill	07/22/2026	CINV-207388	LIVunLTD	Fitness Equipment Service.	1202000 · Accounts Payable	449.00		3,205.94
	Bill	07/31/2026	073126 CC	Valley Bank Credit Card	Sportsmith	1202000 · Accounts Payable	133.16		3,339.10
Total 1530370 · Fitness Equipment - R & M							582.16	0.00	3,339.10
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
	Bill	07/31/2026	86541 8.26	Geneva Capital LLC	Fitness Equipment 8/26	1202000 · Accounts Payable	2,540.92		30,971.40
	Bill	07/31/2026	073126 CC	Valley Bank Credit Card	Debows	1202000 · Accounts Payable	245.00		31,216.40
Total 1530380 · Fitness Equipment Rental							5,326.84	0.00	31,216.40
1530390 · Miniature Golf Course Maint									**69.97**
Total 1530390 · Miniature Golf Course Maint									69.97
1530400 · Miscellaneous Fitness Supplies									**9,213.74**
	Bill	07/31/2026	073126 CC	Valley Bank Credit Card	Amazon	1202000 · Accounts Payable	89.99		9,303.73
	Bill	07/31/2026	073126 CC	Valley Bank Credit Card	Amazon	1202000 · Accounts Payable	29.99		9,333.72
Total 1530400 · Miscellaneous Fitness Supplies							119.98	0.00	9,333.72
1530410 · Cap Outlay - Machinery & Equip									**0.00**

Sweetwater CDD
General Ledger Detail
June 2026

	Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
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							9,738.98	0.00	83,681.65
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 accnt									**0.00**
Total no accnt									0.00
TOTAL							**470,373.25**	**470,373.25**	**0.00**

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EXHIBIT 5

VERDEGO LANDSCAPE

MONTH-TO-DATE SERVICE SUMMARY

August 2026 Monthly Landscape Maintenance Report

Sweetwater Creek Community Development District

REPORTING PERIOD	August 3-18, 2026
REPORT COMPILED	August 19, 2026
PREPARED BY	Joshua Clarke
SERVICE PROVIDER	VerdeGo Landscape

Completed work included full-service mowing, edging, string trimming and blowing; targeted weed control; shrub and palm maintenance; pond-area mowing; office and clubhouse detailing; and Agrowpro chemical and fertilizer service on August 17-18.

Executive Summary

During the documented August service period, the VerdeGo team completed two weekly landscape-maintenance rotations across Sweetwater Creek CDD. Core services remained active throughout the community, and weather-related interruptions were absorbed through planned carryover work so the weekly rotation stayed on track. The month-to-date effort combined routine mowing with a stronger detail focus on weeds, landscape beds, palms, shrubs, pond areas, office and clubhouse grounds, entrances, and other visible community features. Agrowpro also serviced the property on August 17 and August 18 for scheduled chemical and fertilizer applications.

2	Weekly service rotations documented	**10**	Weekday service periods addressed
2	Pond areas carried over and completed	**Daily**	Focal-point and high-visibility attention
2	Agrowpro treatment dates completed	**Chem + Fert**	Chemical and fertilizer service

Key Results

- Completed scheduled mowing, edging, string trimming and blowing throughout common areas, including pond locations and daily service zones.
- Completed concrete edging during the first reporting week and maintained clean transitions along curbs, sidewalks and landscaped areas.
- Reduced visible weed pressure through hand-pulling and targeted herbicide applications in flower beds, pavement cracks, curb lines, office grounds, entrance beds and other problem areas.
- Improved plant presentation through shrub trimming, palm trimming, palm-boot removal, crape-myrtle sucker removal and cleanup of clipped material.
- Maintained clubhouse, office, guard-gate and entrance areas as daily visual priorities, including blowing, raking, bagging and debris removal.
- Used next-day carryover plans to complete rain-delayed work without losing the overall weekly maintenance sequence.
- Completed scheduled Agrowpro chemical and fertilizer service across August 17 and August 18.

Overall Assessment

The documented work shows consistent attention to both baseline maintenance and appearance-driven detail work. Turf corridors were kept serviceable and visually uniform, high-profile beds received targeted cleanup, pond-edge material was trimmed, and crews returned promptly to delayed tasks. The result was continued progress toward a cleaner drive-through presentation across the community.

Completed Work by Service Category

Service Area	Work Completed
Turf and mowing	Full-service mowing was completed across scheduled common-area zones, including designated pond areas and daily service routes. Rain-delayed sections were carried forward and completed during the next available service period.
Edging and hardscape	Concrete edging was completed during the first reporting week. Crews also edged scheduled areas and treated weeds in sidewalk and pavement cracks to improve line definition and the drive-through appearance.
Weed control	Hand-pulling and targeted spraying were completed in flower beds, entrance beds, office areas, curb lines, cracks, the Coontie-palm island and blue-daze planting areas. Approximately half of August 14 was devoted to detailed weed control.
Shrubs and palms	Shrubs were trimmed for appearance and growth management. Palms were trimmed as needed, palm boots were removed, pool-area palms were detailed, and suckers were removed from the bases of crape myrtles.
Ponds and common areas	Scheduled pond mowing was completed, including two pond locations carried over from the preceding service day. Crews maintained surrounding turf and ornamental-grass areas and removed or staged cut material for cleanup.
Office, clubhouse and entrances	The clubhouse and office received focused cleanup, weed removal, blowing, raking and debris collection. The second entrance and guard-gate landscaping were trimmed to improve visibility and curb appeal.
Crew coordination	The onsite foreman reviewed expectations, procedures and the daily sign-in requirement with the crew. Daily focal-point reviews were used to keep entrances, common areas and high-visibility locations presentation-ready.
Chemical and fertilizer service	Agrowpro serviced Sweetwater Creek CDD on August 17 and August 18, 2026, completing the scheduled chemical and fertilizer service for the property.

Weather continuity: Inclement weather postponed flower-bed hand weeding during the first week and interrupted Day 1 production during the second week. In both cases, the outstanding work was prioritized at the next service opportunity and the scheduled rotation was recovered.

Weekly Detail: August 3-7, 2026

The first weekly rotation combined routine full-service maintenance with targeted enhancement work at the clubhouse, office, entrances, guard gate, pool area and landscaped islands. Rain affected one planned hand-weeding task, but the crew moved it to the following morning and completed the deferred work.

Day 1 - Monday, August 3

- Met with the onsite foreman to review property expectations, operating procedures and the requirement for every crew member to sign in before beginning work.
- Completed full landscape maintenance in all Day 1 areas, including mowing, edging, trimming and blowing.

Day 2 - Tuesday, August 4

- Focused on the clubhouse area, treating weeds in sidewalk and pavement cracks, trimming shrubs, removing palm boots, trimming palms, and raking and bagging leaves and landscape debris.
- Completed the scheduled full-service route for Day 2. Planned flower-bed hand weeding was postponed because of inclement weather and scheduled first for the next morning.

Day 3 - Wednesday, August 5

- Completed the postponed hand-pulling in designated flower beds.
- Trimmed the second entrance and guard-gate landscaping to improve visibility and curb appeal; hand-pulled the landscaped island containing Coontie palms.
- Completed the Day 3 full-service route and blew off the office area.

Day 4 - Thursday, August 6

- Performed additional office-area cleanup and detail work, removed weeds from surrounding beds and problem areas, and trimmed palms in the pool area.
- Completed scheduled mowing except for two pond locations, which were carried forward for completion.

Day 5 - Friday, August 7

- Detailed the office area through hand-pulling and targeted spraying, then completed the regular Day 5 service route.
- Finished the two pond locations carried over from Day 4 and closed the week with the planned rotation complete.

Week 1 outcome: Routine services were completed, concrete edging was finished, and focused cleanup improved the presentation of the clubhouse, office, entrances, pool area and multiple landscape beds.

Weekly Detail: August 10-14, 2026

The second weekly rotation emphasized mowing continuity, pond-area completion and detailed weed control. Rain interrupted the first service day, but the crew recovered the delayed work at the start of Day 2 and maintained the remainder of the weekly schedule.

Day 1 - Monday, August 10

- Focused on mowing and weed control in the scheduled Day 1 service areas.
- Rain interrupted production; unfinished sections were identified and carried over to the start of Day 2.

Day 2 - Tuesday, August 11

- Completed the outstanding Day 1 mowing and weed-control work before beginning the scheduled Day 2 areas.
- Completed all Day 2 service areas and restored the weekly rotation to schedule.

Day 3 - Wednesday, August 12

- Mowed all scheduled pond areas while maintaining progress throughout the community.
- Completed the assigned Day 3 work and remained on schedule.

Day 4 - Thursday, August 13

- Completed the final two pond areas carried over from Day 3.
- Finished mowing all scheduled Day 4 service areas.

Day 5 - Friday, August 14

- Dedicated approximately half of the day to detailed weed control through targeted spraying and hand-pulling.
- Hand-pulled corner landscape beds along the main road, including beds containing blue daze; removed suckers from crape-myrtle bases to improve form and promote cleaner growth.
- Completed mowing throughout all scheduled Day 5 service areas.

Daily Community Focus

At the end of each service day, crews addressed primary community focal points and other high-visibility locations. This daily practice supported a cleaner, more consistent appearance across entrances, common areas and the main drive-through route.

Completion Summary

Across the two documented weeks, the maintenance program achieved its central objective: complete the weekly service rotation while steadily advancing detail work. The combination of routine turf care, weed reduction, pruning, bed cleanup and rapid weather recovery produced visible progress without sacrificing scheduled coverage.

Agrowpro Chemical and Fertilizer Service: August 17-18

Agrowpro was onsite on Monday, August 17, and Tuesday, August 18, 2026, to complete the property's scheduled chemical and fertilizer service. This treatment supports the ongoing health, color and overall performance of the turf and landscape material as part of the community's broader maintenance program.

Photo Documentation: Entrances and Common Areas

The images below document work areas, crew activity and completed presentation conditions during the reporting period.

PHOTO 1 Corner landscape bed and curb interface documented during the community detail-service review.

PHOTO 2 Community monument bed and surrounding turf identified as a high-visibility focal point.

PHOTO 3 Crew performing cleanup and detail work at the monument bed.

PHOTO 4 Maintained turf and sidewalk corridor following routine mowing and blowing.

Photo Documentation: Turf and Landscape Beds

PHOTO 5 Interior sidewalk corridor documented for detail attention and removal of visible cut material.

PHOTO 6 Landscape bed with trimmed shrubs and a defined curb and sidewalk edge.

PHOTO 7 Clubhouse frontage documented during focused office and clubhouse detail work.

PHOTO 8 Clubhouse landscape-bed cleanup with collected debris staged for removal.

Photo Documentation: Pond and Turf Operations

PHOTO 9 Pond-edge ornamental grasses documented before detailed trimming.

PHOTO 10 Pond-edge ornamental grasses after trimming, with cut material staged for removal.

PHOTO 13 Turf corridor alongside the sidewalk during routine mowing operations.

Photographic record supports the written service summary by showing active crew cleanup, maintained turf corridors, detailed high-visibility beds, clubhouse grounds and pond-edge trimming.

Photo Documentation: Median Bed Detail

PHOTO 11 Median annual bed before detailed weed removal.

PHOTO 12 Median annual bed after detail work, with clearer planting definition and reduced weed pressure.

Source record: Weekly Landscape Status Reports dated August 7 and August 14, 2026, together with their photographic pages and the Agrowpro service update for August 17-18. Repeated copies of the same seven photographs in the source PDF were consolidated here so each unique image appears once.

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EXHIBIT 6

Tab 1

Pond Assessment Report

Account Information

Field	Details
Account Name	Sweetwater Creek CDD
Previous/ Scheduled Treatment	August 20th/ September
Report Date	11 Aug 2026
Assessed By	Nate Barsczewski

Sweetwater Creek CDD

Pond Details and Current Conditions

Pond Name/ Number: 1

Description of Current Conditions:
Very minor algae growth along the perimeter of the pond stemming from submerged Slender Spikerush growing to the top. Minor amounts of invasive Torpedo Grass growing around the shoreline.

Recommendations:
As this is our first few months of taking over services I will not have any recommendations for the ponds yet. This inspection occurred on August 11th and a treatment by your technician was performed on August 20th.

Pond Name/ Number: 2

Description of Current Conditions:
Moderate algae growth present along the shoreline growing off of submerged slender spikerush. Very minimal grasses observed along the perimeter.

Recommendations:
As this is our first few months of taking over services I will not have any recommendations for the ponds yet. This inspection occurred on August 11th and a treatment by your technician was performed on August 20th.

Pond Name/ Number: 3

Description of Current Conditions:
This pond has some submerged vegetation growing in the pond though it has not surfaced and isn't causing any algae blooms. Minor shoreline grasses around the perimeter. No algae detected or trash found.

Recommendations:
As this is our first few months of taking over services I will not have any recommendations for the ponds yet. This inspection occurred on August 11th and a treatment by your technician was performed on August 20th.

Pond Name/ Number: 4

Description of Current Conditions:
Minimal shoreline vegetation growing around the perimeter of the pond. No algae detected. Submerged slender spikerush is present but not surfacing. Very little trash was observed along the banks.

Recommendations:
As this is our first few months of taking over services I will not have any recommendations for the ponds yet. This inspection occurred on August 11th and a treatment by your technician was performed on August 20th.

Pond Name/ Number: 5

Description of Current Conditions:
Moderate amounts of shoreline vegetation along the residential side of the pond. Algae only found along the bank in between the shoreline growth. Submerged slender spikerush is present and has surfaced in a few spots.

Recommendations:
As this is our first few months of taking over services I will not have any recommendations for the ponds yet. This inspection occurred on August 11th and a treatment by your technician was performed on August 20th.

Pond Name/ Number: 6

Description of Current Conditions:
Moderate growth of invasive shoreline torpedo grass. No algae or submerged vegetation detected. No trash found either.

Recommendations:
As this is our first few months of taking over services I will not have any recommendations for the ponds yet. This inspection occurred on August 11th and a treatment by your technician was performed on August 20th.

Pond Name/ Number: 7

Description of Current Conditions:
Very minimal amounts of shoreline grasses spotted around the perimeter of the pond. There is some submerged vegetation starting to surface as well. No algae was detected in the pond this time.

Recommendations:
As this is our first few months of taking over services I will not have any recommendations for the ponds yet. This inspection occurred on August 11th and a treatment by your technician was performed on August 20th.

Pond Name/ Number: 8

Description of Current Conditions:
Minor algae around the perimeter of the pond growing along minor shoreline grasses. The pond also has some slender spikerush that is not surfacing. No trash observed in the pond.

Recommendations:
As this is our first few months of taking over services I will not have any recommendations for the ponds yet. This inspection occurred on August 11th and a treatment by your technician was performed on August 20th.

Pond Name/ Number: 9

Description of Current Conditions:
No algae seen in the pond. I noticed a moderate amount of invasive torpedo grass growth along the natural edge of the pond. We'll reach this with a boat to maintain growth. No trash observed.

Recommendations:
As this is our first few months of taking over services I will not have any recommendations for the ponds yet. This inspection occurred on August 11th and a treatment by your technician was performed on August 20th.

Pond Name/ Number: 10

Description of Current Conditions:
Moderate algae growth observed stemming from submerged slender spikerush growing in the pond. Minimal shoreline vegetation found around the pond. No trash seen in or around the pond.

Recommendations:
As this is our first few months of taking over services I will not have any recommendations for the ponds yet. This inspection occurred on August 11th and a treatment by your technician was performed on August 20th.

Pond Name/ Number: 11

Description of Current Conditions:
No shoreline vegetation observed this visit. Main issue that this pond is dealing with is a large ring of slender spikerush growth. Algae is present in spots as well. No trash was found in this pond.

Recommendations:
As this is our first few months of taking over services I will not have any recommendations for the ponds yet. This inspection occurred on August 11th and a treatment by your technician was performed on August 20th. A courtesy phosphorus remediation treatment was performed on this pond. Further treatments would be recommended.

Pond Name/ Number: 12

Description of Current Conditions:
Extremely minimal spots of invasive Torpedo Grass found around the shoreline. No algae was seen on the pond. Submerged vegetation was not present either. No trash found in or around the pond. Biofilm was observed on the pond. This is a non living byproduct of natural processes happening within the pond.

Recommendations:
As this is our first few months of taking over services I will not have any recommendations for the ponds yet. This inspection occurred on August 11th and a treatment by your technician was performed on August 20th.

Pond Name/ Number: 13

Description of Current Conditions:
Very minor amounts of invasive Torpedo Grass were found around the perimeter. No algae was seen. Submerged vegetation was not present during this inspection. Trash was also not a thing on this pond.

Recommendations:
As this is our first few months of taking over services I will not have any recommendations for the ponds yet. This inspection occurred on August 11th and a treatment by your technician was performed on August 20th.

Pond Name/ Number: 14

Description of Current Conditions:
Very minimal algae growth observed. Submerged Slender Spikerush is present in the pond but has yet to surface. This is a native plant so we control it as needed or when it tops out. No trash found in or around the pond.

Recommendations:
As this is our first few months of taking over services I will not have any recommendations for the ponds yet. This inspection occurred on August 11th and a treatment by your technician was performed on August 20th.

Pond Name/ Number: 15

Description of Current Conditions:
No algae seen. No trash found. Minimal growth of shoreline vegetation. Also no submerged vegetation either.

Recommendations:
As this is our first few months of taking over services I will not have any recommendations for the ponds yet. This inspection occurred on August 11th and a treatment by your technician was performed on August 20th.

Pond Name/ Number: 16

Description of Current Conditions:
Heavy amounts of invasive torpedo grass around the residential perimeter of the pond. Algae growth is observed growing with the vegetation. No submerged vegetation or trash found during this visit.

Recommendations:
As this is our first few months of taking over services I will not have any recommendations for the ponds yet. This inspection occurred on August 11th and a treatment by your technician was performed on August 20th.

Pond Name/ Number: 17

Description of Current Conditions:
On this pond there is very little shoreline growth present. There is some algae again stemming from the submerged slender spikerush that is surfacing. No trash found at this time.

Recommendations:
As this is our first few months of taking over services I will not have any recommendations for the ponds yet. This inspection occurred on August 11th and a treatment by your technician was performed on August 20th.

Pond Name/ Number: 18

Description of Current Conditions:
On this pond I found only a couple pockets of shoreline grasses. No algae detected on this pond. No submerged vegetation was found. Also no trash was found in or around the pond.

Recommendations:
As this is our first few months of taking over services I will not have any recommendations for the ponds yet. This inspection occurred on August 11th and a treatment by your technician was performed on August 20th.

Pond Name/ Number: 19

Description of Current Conditions:
Here I noticed heavy growth of algae and submerged slender spikerush though the algae looks like it had just been treated as the growth was white indicating treatment. Very little shoreline vegetation was observed in spots around the perimeter.

Recommendations:
As this is our first few months of taking over services I will not have any recommendations for the ponds yet. This inspection occurred on August 11th and a treatment by your technician was performed on August 20th.

Pond Name/ Number: 20

Description of Current Conditions:
No invasive shoreline vegetation observed. Algae was non-existent as well. Some slender spikerush had surfaced but didn't look healthy at all. No trash was found around the pond.

Recommendations:
As this is our first few months of taking over services I will not have any recommendations for the ponds yet. This inspection occurred on August 11th and a treatment by your technician was performed on August 20th.

Pond Name/ Number: 21

Description of Current Conditions:
Minor submerged slender spikerush growth was found around the perimeter of the pond. No algae growth or invasive shoreline vegetation detected. No trash was found in or around the pond.

Recommendations:
As this is our first few months of taking over services I will not have any recommendations for the ponds yet. This inspection occurred on August 11th and a treatment by your technician was performed on August 20th.

Pond Name/ Number: 22

Description of Current Conditions:
Very minor amounts of invasive Torpedo Grass were found around the perimeter. No algae was seen. Submerged vegetation was not present during this inspection. Trash was also not a thing on this pond.

Recommendations:
As this is our first few months of taking over services I will not have any recommendations for the ponds yet. This inspection occurred on August 11th and a treatment by your technician was performed on August 20th.

Pond Name/ Number: 23

Description of Current Conditions:
Moderate amounts of invasive Torpedo Grass around the perimeter shoreline of the pond. No trash found in or around the area. Algae coverage topped off Submerged Slender Spikerush present within the same area.

Recommendations:
As this is our first few months of taking over services I will not have any recommendations for the ponds yet. This inspection occurred on August 11th and a treatment by your technician was performed on August 20th.

Pond Name/ Number: 24

Description of Current Conditions:
Minor amounts of invasive Torpedo Grass around the perimeter shoreline of the pond. No trash found in or around the area. Algae coverage around the perimeter of the pond at this time.

Recommendations:
As this is our first few months of taking over services I will not have any recommendations for the ponds yet. This inspection occurred on August 11th and a treatment by your technician was performed on August 20th.

Pond Name/ Number: 25

Description of Current Conditions:
Minor amounts of invasive Torpedo Grass around the perimeter shoreline of the pond. No trash found in or around the area. Topped off Submerged Slender Spikerush present within the same area.

Recommendations:
As this is our first few months of taking over services I will not have any recommendations for the ponds yet. This inspection occurred on August 11th and a treatment by your technician was performed on August 20th. A courtesy phosphorus remediation treatment was performed on this pond. Further treatments would be recommended.

Pond Name/ Number: 26

Description of Current Conditions:
Algae coverage is about 30% of the pond but looks unhealthy and previously treated. No submerged vegetation observed at this time. No trash or invasive shoreline vegetation detected either.

Recommendations:
As this is our first few months of taking over services I will not have any recommendations for the ponds yet. This inspection occurred on August 11th and a treatment by your technician was performed on August 20th. A courtesy phosphorus remediation treatment was performed on this pond. Further treatments would be recommended.

Pond Name/ Number: 27

Description of Current Conditions:
Minor amounts of invasive Torpedo Grass around the perimeter shoreline of the pond. No trash found in or around the area. Algae spotted around that growth but very little was found.

Recommendations:
As this is our first few months of taking over services I will not have any recommendations for the ponds yet. This inspection occurred on August 11th and a treatment by your technician was performed on August 20th.

Pond Name/ Number: 28

Description of Current Conditions:
No signs of any shoreline grasses around the perimeter. Algae growth was present. Submerged Slender Spikerush was found along the banks of the pond and has topped off in the pond causing the algae. No trash found and water levels are a little lower than the historic normal line.
Recommendations:
As this is our first few months of taking over services I will not have any recommendations for the ponds yet. This inspection occurred on August 11th and a treatment by your technician was performed on August 20th. A courtesy phosphorus remediation treatment was performed on this pond. Further treatments would be recommended.

Signature

Nate Barsczewski

If you have any questions or concerns you are more than welcome to contact me at any time! As the region's Account Manager/ Customer Advocate I am here to ensure your ponds are taken care of and your voice is heard. You can reach me at the email I sent you this through or call/ text me at **631.655.9992**. Have a great rest of your day!

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EXHIBIT 7

Palencia℠

A Story of Discovery, Exploration, and Settlement

August Operations Report:

Landscaping:

Verdego has been maintaining the common areas and keeping up with the smaller projects that we completed over the summer. The Fitness Center remodel will begin the week of September 7th. We expect the project to take two to three weeks. There should be little disruption to the residents.

Afternoon rain has begun. Although we are gaining inches, we are still in a drought and have Level Three Water Restrictions.

Parks and Ponds:

Pond #26 on Rio del Norte has vastly improved. Solitude has been attending to our challenging ponds more than twice month.

Gym and Pool: The portable AC cooling units have been doing a sufficient job to keep the building's temperature at an acceptable level. All hours, classes and activities have resumed. The estimate for time for a repair is approximately seven weeks. Our unit is 16 years old and parts are not readily available.

Maintenance:

Multiple street signs have been replaced, street poles painted, cardio equipment repaired, replaced door molding and trim, and addressed moss and limb concerns.

Pickleball: The summer has remained busy. We expanded the reservation of Saturday morning Open Play to accommodate the volume. The fall league will begin on October 7th.

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EXHIBIT 8

August Fitness Report:

Fitness Numbers	
Member visits	#6091 (Aug 1-25th)
of those visits # of tenants	#469
Y14 kids/ Y16 kids	#100/ #217
Classes attended	#450 individuals
Pb Members	#891

Pickleball court was ready for "Back to School"

Fitness Center Back wall

With a few days of closing early, the staff was able to give the fitness center a good cleaning each night before opening the following morning.

- Weekly AC emails from Erin with the updates were sent out
- Comcast came out to replace a Cable box for the Elliptical
- Replaced Treadmill belt on treadmill 4

Personal Training Revenue	Shirt Revenue
June - $1145.00	June -$275.00
July - $1055.00	July - $100.00
August- $360	August -$0.00

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