



***SWEETWATER CREEK
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

***Thursday
October 1, 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, October 1, 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, October 1, 2026

Time: 4:00 PM

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

2nd 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. 7-8](#)

IV. Presentation of District Engineer Proposals

A. Acree Engineering

[Exhibit 2](#)

[Pgs. 10-39](#)

B. Alliant Engineering

[Exhibit 3](#)

[Pgs. 41-75](#)

C. Kimley-Horn

[Exhibit 4](#)

[Pgs. 77-126](#)

D. Consideration of District Engineer RFP Proposals

V. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on September 3, 2026

[Exhibit 5](#)

[Pgs. 128-131](#)

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

[Exhibit 6](#)

[Pgs. 133-162](#)

V. Staff Reports

- A. Landscape Report – VerdeGo – *To Be Distributed, if available* [Exhibit 7](#)
- B. Aquatics Report – Solitude Lake Management – *To Be Distributed, if available* [Exhibit 8](#)
- C. District Engineer
- D. District Counsel
- E. District Manager
 - 1. 2026 Capital Reserve Fund Analysis Report – FCS Management Group [Exhibit 9](#)
[Pgs. 166-176](#)
- F. General Manager's Report [Exhibit 10](#)
[Pgs. 178-179](#)
 - 1. Fitness Manager's Report [Exhibit 11](#)
[Pg. 181](#)
- G. District Horticulturalist – Louise Leister

VII. Business Items

- A. Consideration of Conservation Area Mailers to Residents [Exhibit 12](#)
[Pgs. 183-185](#)
- B. Consideration for Acceptance the Audit Committee's Recommendation for Auditor
- C. Consideration of Approving Reduced Final Invoice for Duval Landscaping [Exhibit 13](#)
[Pg. 187](#)
- D. Consideration of Finalized FY 2025-2026 Performance Standards & Measures [Exhibit 14](#)
[Pgs. 189-190](#)
- E. Consideration of FY 2026-2027 Performance Standards & Measures [Exhibit 15](#)
[Pgs. 192-195](#)

VIII. Discussion Topics

- A. Tree Maintenance within CDD Owned Right of Ways
- B. November Meeting
- C. District Staff & Chair/Vice Chair Actions Regarding HVAC System Repairs [Exhibit 16](#)
[Pgs. 197-211](#)

IX. Supervisors' Requests

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

XI. Next Meeting Quorum Check: December 3rd 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

SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Sweetwater Creek Community Development District hereby requests proposals for annual financial auditing services from qualified independent Certified Public Accounting Firms. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the St. Johns County, Florida, and has an annual operating budget of approximately \$2,016,123. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2026, be completed and delivered to the District no later than May 15, 2027, and transmitted to the State of Florida no later than June 30, 2027.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, *Florida Statutes*; and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below. Proposers must provide one (1) electronic copy on a flash drive or other electronic device of their proposal to the offices of the District Manager, FCS Management Group/Vesta District Services, located at 250 International Parkway, Suite 208, Lake Mary, Florida 32746; Ph: (321) 263-0132 ("**District Manager**"), in an envelope marked on the outside "Auditing Services, Sweetwater Creek Community Development District." Proposals must be received by 12:00 p.m. on Tuesday, September 22, 2026, at the office of the District Manager. Please direct all questions regarding this Notice in writing to the District Manager. The District reserves the right to reject any and all proposals, waive minor irregularities or informalities in any proposal, and re-advertise for proposals. Additionally, there is no express or implied obligation for the District to reimburse proposers for any expenses associated with the preparation and submittal of the proposals in response to this request.

Sweetwater Creek Community Development District.
District Manager

Ad Preview

**SWEETWATER CREEK COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF BOARD OF
SUPERVISORS MEETING AND
NOTICE OF AUDIT COMMITTEE
MEETING**

The Audit Review Committee for the Sweetwater Creek Community Development District ("District") will hold an audit review committee meeting on Thursday, October 1, 2026, at 4:00 p.m., and located at 1865 N. Loop Pkwy, St. Augustine, FL 32095. At the meeting, the Audit Review Committee will review, discuss, and approve the selected auditor. The audit committee meeting will be held in conjunction with the regular meeting of the District's Board of Supervisors, which regular meeting will be held at the same date, time, and location as the audit review committee meeting.

The meetings are open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of Vesta District Services, located at 250 International Parkway Suite 208, Lake Mary, FL 32746. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodation to participate in these meetings is asked to advise the District Office at (321) 263-0132, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any action taken at the meetings is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Howard McGaffney

District Manager

Pub: 09/23/26 #12638716

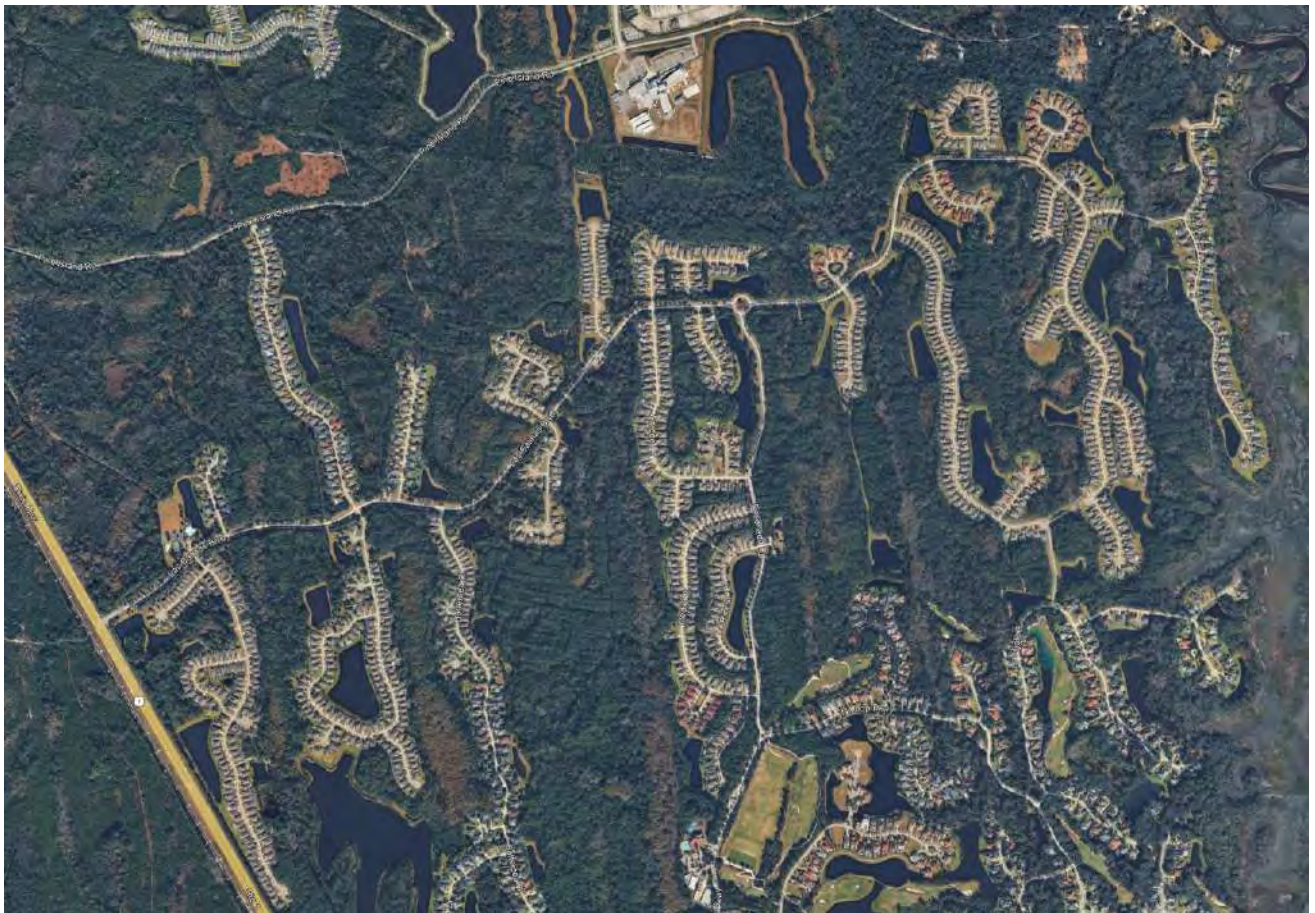
EXHIBIT 2



REQUEST FOR QUALIFICATIONS

District Engineer Services

Sweetwater Creek Community Development District



Submitted By:

Acre Engineering LLC
69 Crown Colony Road
St. Augustine, FL 32092
(904) 874-2307
Alex@acreeeng.com
www.acreeeng.com

Acree Engineering LLC

69 Crown Colony Road | Saint Augustine FL 32092

June 19, 2026

Board of Supervisors
Sweetwater Creek Community Development District
St. Augustine, Florida

RE: Request for Qualifications – District Engineer Services

Dear Board Members:

Acree Engineering, LLC is pleased to submit this Request for Qualifications package to provide District Engineer services for the Sweetwater Creek Community Development District (CDD).

As a Northeast Florida civil engineering firm built on practical experience, responsive service, and strong client relationships, we understand the importance of providing technically sound and fiscally responsible engineering support that protects the District's infrastructure investments while supporting long-term community growth. Our firm understands that the District Engineer serves not only as a technical consultant, but also as a trusted advisor to the Board of Supervisors, District Manager, contractors, consultants, and residents. We believe responsiveness, communication, accountability, and practical engineering judgment are essential to successfully serving the CDD.

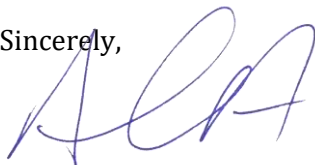
Acree Engineering offers several advantages aligned with the District's evaluation criteria:

- Local Northeast Florida presence with responsive accessibility
- Direct principal-level involvement on all assignments
- Experience with stormwater, utilities, infrastructure, and construction administration
- Familiarity with Jacksonville-area permitting and development coordination
- Practical, budget-conscious engineering solutions
- Strong commitment to communication and long-term client relationships

Unlike larger firms where projects are often delegated through multiple layers of management, Acree Engineering provides direct access to senior engineering professionals and decision-makers. Our clients receive responsive communication, dependable support, and practical solutions tailored to the unique needs of each project and community.

We appreciate the opportunity to submit our qualifications and would welcome the opportunity to serve the Sweetwater Creek CDD.

Sincerely,



Alex R. Acree, P.E.
President / Owner
Acree Engineering LLC

Acree Engineering LLC

69 Crown Colony Road | Saint Augustine FL 32092

TABLE OF CONTENTS

1. Why Acree Engineering
2. Understanding of District Engineering Services
3. Key Personnel
4. Representative District Engineering Experience
 - Sampson Creek CDD
 - South Village CDD
 - Heritage Landing CDD
 - Bannon Lakes CDD
 - Sweetwater Creek CDD
5. Selected Development Experience
 - Stillwater
 - Reserve East
 - Trout River Gardens
 - Beachside High School
 - UF Health Durbin Park
6. Response To Competitive Selection Criteria
7. Appendices
 - Standard Form 330
 - Professional Engineering License
 - Acree Engineering LLC Certification

Acree Engineering LLC

69 Crown Colony Road | Saint Augustine FL 32092

WHY ACREE ENGINEERING

Acree Engineering was founded on a simple principle: clients deserve direct access to experienced professionals who provide practical solutions, responsive service, and accountability from project initiation through completion.

As a locally owned Northeast Florida civil engineering firm, Acree Engineering combines the responsiveness of a small business with the experience gained from successfully delivering residential, commercial, institutional, and community infrastructure projects throughout the region.

Unlike larger consulting firms where projects are often delegated through multiple layers of management, Acree Engineering provides direct Principal involvement on every assignment. Clients receive timely communication, practical recommendations, and engineering solutions tailored to their specific needs and budget objectives.

Why Clients Choose Acree Engineering:

- Direct Access to the Principal Engineer
- Extensive Northeast Florida Experience
- Proven District Engineering Experience
- Stormwater and Infrastructure Expertise
- Responsive Client Service
- Practical and Cost-Conscious Solutions
- Strong Relationships with Local Agencies
- Commitment to Long-Term Partnerships

Built on Experience. Guided by Integrity. Grounded in Faith.

Acree Engineering LLC

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UNDERSTANDING OF DISTRICT ENGINEERING SERVICES

Acree Engineering understands that the District Engineer serves as much more than a design consultant. The District Engineer acts as a trusted advisor to the Board of Supervisors and District Manager, helping protect District infrastructure investments while providing technical guidance for both day-to-day operational issues and long-term capital planning initiatives.

Successful District Engineering requires responsiveness, accessibility, practical problem-solving, and a thorough understanding of community infrastructure systems. Acree Engineering recognizes the importance of providing timely recommendations that allow Boards to make informed decisions regarding maintenance, repairs, capital improvements, and budgeting.

Typical services provided include:

- Attendance at Board of Supervisors Meetings (virtually and/or in person as needed)
- Engineering Reports and Technical Memorandums
- Stormwater System Evaluations
- Roadway and Infrastructure Assessments
- Amenity Planning and Improvements
- Construction Administration and Observation
- Capital Improvement Planning
- Resident Concern Evaluations
- Coordination with District Staff and Contractors
- Agency Coordination and Permitting Support

Our goal is to provide practical engineering solutions that enhance community assets, extend infrastructure life cycles, and maximize value for District residents.

Acree Engineering LLC

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KEY PERSONNEL



Alex R. Acree, P.E.
President / Owner

Alex Acree serves as Principal Engineer and primary client contact for Acree Engineering LLC. With over 20 years of practicing civil engineering in the northeast Florida area, Mr. Acree has extensive experience in infrastructure design, stormwater management, utility coordination, permitting, and construction administration throughout Florida.

Mr. Acree provides direct oversight and involvement in all major client assignments, ensuring responsive communication, technical accuracy, and dependable project support.

Areas of Expertise:

- Civil Site Engineering
- Stormwater Systems
- Utility Infrastructure
- Permitting Coordination
- Construction Administration
- Infrastructure Planning
- Public Infrastructure Support

Education:

Florida State University: Bachelor of Science in Civil Engineering - 2005

Licensure:

Florida Professional Engineer - 2011

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REPRESENTATIVE DISTRICT ENGINEERING EXPERIENCE

SAMPSON CREEK CDD

While serving as District Engineer with a previous consulting firm, Alex Acree provided ongoing engineering services to the Sampson Creek Community Development District, serving approximately 800 homes within the St. Johns Golf & Country Club community in St. Johns County, Florida.

Responsibilities included attendance at monthly Board meetings, coordination with District staff, preparation of engineering recommendations, and management of capital improvement projects. Representative assignments included oversight of a community-wide roadway resurfacing program, design and implementation of splash pad and pool deck improvements, evaluation and repair recommendations for stormwater and drainage systems, and preparation of layouts for new tennis and pickleball court facilities.

SOUTH VILLAGE CDD

While serving as District Engineer with a previous consulting firm, Alex Acree provided engineering services to the South Village Community Development District, serving the Eagle Landing community in Clay County, Florida.

Responsibilities included participation in monthly Board meetings, ongoing coordination with District staff, preparation of engineering assessments, and management of capital improvement initiatives. Representative projects included design of a new stormwater outfall system, golf cart parking improvements, and monument signage enhancements.

HERITAGE LANDING CDD

While serving as District Engineer with a previous consulting firm, Alex Acree provided engineering services to the Heritage Landing Community Development District, serving approximately 1,154 homes in St. Johns County.

Services included monthly Board participation, stormwater system evaluations, conservation area flooding investigations, amenity improvement projects, infrastructure assessments, and coordination with District staff regarding maintenance and capital improvement planning.

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REPRESENTATIVE DISTRICT ENGINEERING EXPERIENCE (CONTINUED)

BANNON LAKES CDD

While serving as District Engineer with a previous consulting firm, Alex Acree provided engineering services to the Bannon Lakes Community Development District, serving approximately 1,000 residential units in St. Johns County.

Services included attendance at Board meetings, technical evaluations, traffic and intersection analysis, and coordination of traffic calming measures intended to improve safety and traffic operations throughout the community.

SWEETWATER CREEK CDD

While serving as District Engineer with a previous consulting firm, Alex Acree provided engineering services to the Sweetwater Creek Community Development District, serving approximately 736 residential units in St. Johns County.

In the short time that Alex Acree serviced as District Engineer, the services included attendance at Board meetings, conservation area flooding evaluations, coordination with St. Johns County Utility Department on force main improvements within the community and various coordination efforts and layouts associated with the Onda Park tract improvements.

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SELECTED DEVELOPMENT EXPERIENCE

In addition to extensive Community Development District experience, Alex Acree has served as Engineer of Record and lead civil engineer for a variety of residential, institutional, and public infrastructure projects throughout Northeast Florida. His experience spans all phases of project delivery, including due diligence, master planning, civil design, permitting, utility coordination, construction administration, and project closeout.

STILLWATER – ST. JOHNS COUNTY, FLORIDA

While serving with a previous consulting firm, Alex Acree acted as Engineer of Record for the Stillwater master-planned community, a 55+ active adult golf course development in St. Johns County. Mr. Acree was responsible for the project from initial concept planning through final design, permitting, and construction. The development was planned as a six-phase community supported by an integrated infrastructure network and master stormwater management system. Mr. Acree coordinated permitting with the St. Johns River Water Management District, St. Johns County, JEA, and the Florida Department of Environmental Protection. He also coordinated a cost-share agreement with JEA for significant utility transmission improvements, including potable water, sanitary sewer force main, and reclaimed water infrastructure necessary to support the development.

RESERVE EAST – FLAGLER COUNTY, FLORIDA

Mr. Acree served as Engineer of Record for Reserve East, a residential community located in Flagler County, Florida. He was responsible for all phases of planning, design, permitting, and construction administration. A key project objective was maximizing development potential while preserving environmentally sensitive wetland systems. Mr. Acree developed a master plan that strategically integrated residential neighborhoods around existing wetlands while avoiding impacts to adjacent jurisdictional wetlands. He also led the design of the master stormwater management system and coordinated permitting with the St. Johns River Water Management District, the City of Palm Coast, and the Florida Department of Environmental Protection.

TROUT RIVER GARDENS – JACKSONVILLE, FLORIDA

Mr. Acree served as Engineer of Record for Trout River Gardens, a residential development in Jacksonville, Florida. He directed preparation of the master development plan and coordinated design of the project's roadway, utility, and stormwater infrastructure. He managed agency coordination and permitting efforts with the St. Johns River Water Management District, the City of Jacksonville, JEA, and the Florida Department of Environmental Protection, providing continuity from initial planning through construction.

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SELECTED DEVELOPMENT EXPERIENCE (CONTINUED)

BEACHSIDE HIGH SCHOOL – ST. JOHNS COUNTY, FLORIDA

Mr. Acree provided civil engineering services for Beachside High School, a major educational facility developed by the St. Johns County School District to serve one of the fastest-growing regions in Northeast Florida. His involvement included site development design, utility infrastructure, stormwater management, permitting coordination, and construction support. The project required extensive coordination among the School District, utility providers, regulatory agencies, and project stakeholders to successfully deliver critical public infrastructure supporting the new campus.

UF HEALTH DURBIN PARK HOSPITAL CAMPUS – ST. JOHNS COUNTY, FLORIDA

Mr. Acree provided civil engineering services for the UF Health Durbin Park Hospital Campus, a major healthcare development serving northern St. Johns County. The project included planning, design, and implementation of site development improvements necessary to support a regional healthcare facility. Responsibilities included coordination of roadway, utility, and stormwater infrastructure, permitting support, and collaboration with regulatory agencies and utility providers. The project required significant coordination to accommodate current facility needs while supporting future campus expansion.

Acree Engineering LLC

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RESPONSE TO COMPETITIVE SELECTION CRITERIA

Ability and Adequacy of Professional Personnel (25 Points)

Acree Engineering provides direct principal-level involvement by an experienced Florida Professional Engineer with more than 20 years of civil engineering experience in Northeast Florida. Alex Acree, P.E. will serve as the District's primary engineering contact and will be directly involved in assignments, communications, technical recommendations, and coordination with the Board, District Manager, contractors, consultants, and regulatory agencies.

This structure provides the District with responsive access to senior technical decision-making without unnecessary layers of management. Our personnel approach is well suited for CDD service because it emphasizes availability, accountability, practical judgment, and continuity from initial issue identification through recommendation, implementation, and follow-up.

Consultant's Past Performance (25 Points)

Acree Engineering brings strong, relevant experience supporting public infrastructure, utilities, stormwater systems, permitting coordination, construction administration, and community development projects throughout Northeast Florida. Alex Acree has approximately a decade of experience serving as District Engineer for multiple CDDs in St. Johns, Duval, and Clay Counties, including work involving Board meeting participation, engineering reports, resident concern evaluations, capital improvement planning, construction observation, and coordination with District staff and contractors.

Representative District experience includes Sampson Creek CDD, South Village CDD, Heritage Landing CDD, Bannon Lakes CDD and Sweetwater Creek CDD. These assignments included roadway resurfacing, stormwater and drainage evaluations, amenity improvements, traffic and safety evaluations, utility coordination, and long-term infrastructure support. This past performance demonstrates the ability to understand District priorities, communicate clearly with Boards and managers, and provide recommendations that are technically sound, practical, and budget-conscious.

Geographic Location (20 Points)

Acree Engineering is headquartered in St. Augustine, Florida, and just over 12 miles the Sweetwater Creek CDD. Our local presence allows timely attendance at meetings, prompt site visits when issues arise, and efficient coordination with District staff, contractors, regulatory agencies, and utility providers.

Our experience throughout the Northeast Florida region provides familiarity with local development patterns, stormwater conditions, permitting expectations, agency review processes, and construction practices. This geographic proximity and regional knowledge will allow Acree Engineering to support the Sweetwater Creek CDD efficiently and effectively.

Acree Engineering LLC

69 Crown Colony Road | Saint Augustine FL 32092

RESPONSE TO COMPETITIVE SELECTION CRITERIA (CONTINUED)

Willingness to Meet Time and Budget Requirements (15 Points)

Acree Engineering understands that CDD engineering services must be delivered in a manner that respects Board schedules, operational needs, resident expectations, and District budget constraints. Our lean operational structure allows us to respond quickly, communicate directly, and avoid inefficiencies commonly associated with larger project teams.

We are committed to providing timely recommendations, clearly defined scopes, practical alternatives, and cost-conscious engineering solutions. Direct principal involvement also improves efficiency by allowing decisions, technical direction, and client communication to occur promptly, helping the District maintain progress on routine operational matters and capital improvement initiatives.

Certified Minority Business Enterprise (5 Points)

Acree Engineering is not currently a Certified Minority Business Enterprise. However, our firm remains committed to working collaboratively with qualified consultants, vendors, and service providers when specialized support is needed.

Recent, Current and Projected Workloads (5 Points)

Acree Engineering intentionally maintains a manageable workload to ensure that each client receives timely, attentive, and high-quality service. We do not pursue volume at the expense of responsiveness; instead, we manage assignments in a manner that allows senior-level attention, clear communication, and dependable follow-through.

Based on our current and projected workload, Acree Engineering has the capacity to provide responsive District Engineer services to the Sweetwater Creek CDD. Our firm's size and management approach allow us to prioritize District needs, respond to time-sensitive matters, and maintain continuity of service.

Volume of Work Previously Awarded to Consultant by District (5 Points)

Acree Engineering has not previously been awarded work by the Sweetwater Creek CDD, however Alex Acree has served as District Engineer for the CDD with a previous employer. We would welcome the opportunity to establish a long-term professional relationship with the Board and District Manager by providing practical engineering guidance, timely communication, and dependable support for the District's infrastructure and community needs.

Acree Engineering LLC

69 Crown Colony Road | Saint Augustine FL 32092

APPENDICES

- Standard Form 330
- Professional Engineering License
- Acree Engineering LLC Certification

ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State)

Sweetwater Creek Community Development District RFQ, St. Johns County, FL

2. PUBLIC NOTICE DATE

05/26/2026

3. SOLICITATION OR PROJECT NUMBER

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Alex R. Acree, P.E., President/Owner

5. NAME OF FIRM

Acree Engineering LLC

6. TELEPHONE NUMBER

(904)874-2307

7. FAX NUMBER

8. E-MAIL ADDRESS

Alex@acreeeng.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	(Check)			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V PARTNER	SUBCON-TRACTOR			
a.	☒	☐	☐	Acree Engineering LLC ☐ CHECK IF BRANCH OFFICE	69 Crown Colony Road St. Augustine, FL 32092 ☐	District Engineer ☐
b.	☐	☐	☐	☐ CHECK IF BRANCH OFFICE		
c.	☐	☐	☐	☐ CHECK IF BRANCH OFFICE		
d.	☐	☐	☐	☐ CHECK IF BRANCH OFFICE		
e.	☐	☐	☐	☐ CHECK IF BRANCH OFFICE		
f.	☐	☐	☐	☐ CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

☐ (Attached)

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Alex R. Acree, P.E.	Principal in Charge, District Engineer	a. TOTAL 21	b. WITH CURRENT FIRM 0
15. FIRM NAME AND LOCATION <i>(City and State)</i> Acree Engineering LLC, St. Augustine, FL			
16. EDUCATION <i>(Degree and Specialization)</i> Florida State University Bachelor of Science - Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> State of Florida Registered Professional Engineer	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION <i>(City and State)</i> Sampson Creek CDD, St. Augustine, FL	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2016-2026	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE The Sampson Creek CDD serves the St. Johns Golf & Country Club community, which contains approximately 788 single-family homes with associated recreational, stormwater, private roadways and common area infrastructure. Alex served as the District Engineer for the CDD from 2016-2024.		
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE South Village CDD serves the Eagle Landing community, consisting of approximately 1,500 homes and extensive community infrastructure including roadway, stormwater, recreational, golf course, and common-area facilities. The District is responsible for the long-term operation and maintenance of these facilities. Alex served as the District Engineer for the CDD from 2020-2025.		
(1) TITLE AND LOCATION <i>(City and State)</i> Stillwater, St. Augustine, FL	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2018-2024	CONSTRUCTION <i>(If applicable)</i> 2020-2024
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Stillwater is a premier 55+ gated golf course community, consisting of approximately 549 homes and a full complement of recreational amenities, including an 18-hole golf course, clubhouse, fitness facilities, and community infrastructure maintained through a master-planned development framework. Alex served as Engineer of Record for the development from initial conceptual design through construction completion.		
(1) TITLE AND LOCATION <i>(City and State)</i> Trout River Gardens, Jacksonville, FL	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2022-2025	CONSTRUCTION <i>(If applicable)</i> 2024-2025
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Trout River Gardens is a residential subdivision in North Jacksonville, consisting of approximately 180 single-family residential lots with associated roadway, drainage, utility, and common-area infrastructure. Alex served as Engineer of Record for the development from initial conceptual design through construction completion.		
(1) TITLE AND LOCATION <i>(City and State)</i> Reserve East, Palm Coast, FL	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2020-2025	CONSTRUCTION <i>(If applicable)</i> 2024-2025
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Reserve East is a residential master-planned community in Flagler County, Florida, featuring 210 single-family homes and associated infrastructure including roadways, drainage systems, utilities, and recreational amenities. Alex served as Engineer of Record for the development from initial conceptual design through construction completion.		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 1
21. TITLE AND LOCATION <i>(City and State)</i> Sampson Creek CDD, St. Augustine, FL	22. YEAR COMPLETED PROFESSIONAL SERVICES 2016-2026 CONSTRUCTION <i>(If applicable)</i>	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Governmental Management Services, LLC	b. POINT OF CONTACT NAME Daniel Laughlin	c. POINT OF CONTACT TELEPHONE NUMBER (904)940-5850
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Sampson Creek CDD serves the St. Johns Golf & Country Club community, which contains approximately 788 single-family homes with associated recreational, stormwater, private roadways and common area infrastructure. While serving as District Engineer with a previous consulting firm, Alex Acree provided ongoing engineering services to the Sampson Creek CDD while working directly with the District's Board of Supervisors, District Manager, operations staff, and contractors to support the maintenance, evaluation, and enhancement of community infrastructure and recreational facilities.

Responsibilities included attendance at monthly Board meetings, coordination with District staff, preparation of engineering recommendations, and management of capital improvement projects. Representative assignments included oversight of a community-wide roadway resurfacing program, design and implementation of a new splash pad and associated pool deck improvements, evaluation and repair recommendations for various stormwater and drainage systems, and preparation of layouts for new tennis and pickleball court facilities. Through proactive engineering support and practical problem-solving, Mr. Acree assisted the District in maintaining and improving critical infrastructure while enhancing community amenities for residents.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 2
21. TITLE AND LOCATION <i>(City and State)</i> South Village CDD, Orange Park, FL	22. YEAR COMPLETED PROFESSIONAL SERVICES 2020-2026 CONSTRUCTION <i>(If applicable)</i>	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Governmental Management Services, LLC	b. POINT OF CONTACT NAME Marilee Giles	c. POINT OF CONTACT TELEPHONE NUMBER (904)940-5850
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

South Village CDD serves the Eagle Landing community, consisting of approximately 1,500 homes and extensive community infrastructure including roadway, stormwater, recreational, golf course, and common-area facilities. The District is responsible for the long-term operation and maintenance of these facilities. While serving as District Engineer with a previous consulting firm, Alex Acree provided engineering services to the South Village CDD, while working closely with the District's Board of Supervisors, District Manager, and operations personnel.

His responsibilities included participation in monthly Board meetings, ongoing coordination with District staff, preparation of engineering assessments, and management of capital improvement initiatives. Representative projects included the design of a new stormwater outfall system to improve drainage performance, preparation of a golf cart parking layout to enhance functionality within community facilities, and coordination of monument signage improvements. These efforts helped the District address operational needs, maintain community assets, and plan for long-term infrastructure performance.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 3
21. TITLE AND LOCATION <i>(City and State)</i> Stillwater, St. Augustine, FL	22. YEAR COMPLETED PROFESSIONAL SERVICES 2018-2024 CONSTRUCTION <i>(If applicable)</i> 2020-2024	

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Lennar Homes, LLC	b. POINT OF CONTACT NAME Danielle Mayoros	c. POINT OF CONTACT TELEPHONE NUMBER (904) 380-0779

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

While serving with a previous consulting firm, Alex Acree acted as Engineer of Record for the Stillwater master-planned community, a 55+ active adult golf course development in St. Johns County, Florida. Mr. Acree was responsible for the project from initial concept planning through final design, permitting, and construction, serving as the primary engineering representative for the developer throughout all phases of project delivery.

The development was planned and designed as a multi-phase community consisting of six distinct construction phases supported by an integrated infrastructure network. Mr. Acree led the preparation of master development plans, roadway and utility layouts, stormwater management systems, and permitting documentation required for agency approvals. He coordinated extensively with the St. Johns River Water Management District, St. Johns County, the Florida Department of Environmental Protection, and JEA to secure all necessary development permits.

A key component of the project included negotiation and coordination of a cost-share agreement with JEA for significant utility transmission improvements, including potable water, sanitary sewer force main, and reclaimed water infrastructure necessary to serve the development and surrounding area. Mr. Acree also led the design of the community's master stormwater management system, providing a comprehensive drainage solution that supported phased development while meeting regulatory requirements. Through each stage of planning, design, permitting, and construction, he provided technical leadership and coordination to successfully advance the project from concept to completion.

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25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 4
21. TITLE AND LOCATION <i>(City and State)</i> Trout River Gardens, Jacksonville, FL	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022-2025	CONSTRUCTION <i>(If applicable)</i> 2024-2025

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER City Gate Partners	b. POINT OF CONTACT NAME Pat Metcalf	c. POINT OF CONTACT TELEPHONE NUMBER (904) 403-7650

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

While serving with a previous consulting firm, Alex Acree acted as Engineer of Record for Trout River Gardens, a residential development located in Jacksonville, Florida. Mr. Acree was responsible for leading the project from initial concept planning through final design, permitting, and construction, serving as the primary engineering representative for the developer throughout all phases of project delivery.

Mr. Acree directed the preparation of the master development plan and coordinated the design of the project's civil infrastructure, including roadway, utility, and stormwater management systems. Working closely with the development team, he guided the project through the entitlement and permitting process while balancing regulatory requirements, construction feasibility, and project objectives.

A significant component of his role involved coordination with multiple regulatory and utility agencies, including the St. Johns River Water Management District, the City of Jacksonville, JEA, and the Florida Department of Environmental Protection. Mr. Acree managed agency reviews, prepared permitting documentation, responded to technical comments, and coordinated approvals necessary to advance the project into construction.

Throughout the development process, Mr. Acree provided technical leadership and project management oversight, ensuring that infrastructure improvements were designed and constructed in accordance with applicable standards while supporting the successful delivery of the residential community. His involvement from concept planning through construction provided continuity and accountability throughout the life of the project.

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25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 5
21. TITLE AND LOCATION <i>(City and State)</i> Reserve East, Palm Coast, FL	22. YEAR COMPLETED PROFESSIONAL SERVICES 2020-2025 CONSTRUCTION <i>(If applicable)</i> 2024-2025	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Century Communities	b. POINT OF CONTACT NAME Stephen Cummons	c. POINT OF CONTACT TELEPHONE NUMBER (904) 618-3220
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

While serving with a previous consulting firm, Alex Acree acted as Engineer of Record for Reserve East, a master-planned residential community located in Flagler County, Florida. Mr. Acree was responsible for all aspects of civil engineering services from initial site planning through design, permitting, and construction administration, working closely with the developer and regulatory agencies to guide the project from concept to implementation.

A significant project objective was the creation of a comprehensive development plan that maximized the residential yield of the property while preserving environmentally sensitive wetland systems. Mr. Acree led the preparation of the master development plan, strategically integrating residential neighborhoods around existing wetland features and avoiding impacts to adjacent jurisdictional wetlands. This approach allowed the project to maintain valuable natural resources while achieving the owner's development goals.

Mr. Acree was also responsible for the design of the project's master stormwater management system, providing regional drainage solutions that supported the overall development while satisfying local and state regulatory requirements. He managed permitting efforts with the St. Johns River Water Management District, the City of Palm Coast, and the Florida Department of Environmental Protection, coordinating agency reviews and approvals throughout the entitlement process. His leadership throughout planning, design, permitting, and construction contributed to the successful delivery of a complex residential development that balanced environmental stewardship with practical development objectives.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 6
21. TITLE AND LOCATION <i>(City and State)</i> Kirkwood Grove, Jacksonville, FL	22. YEAR COMPLETED PROFESSIONAL SERVICES 2021-2024 CONSTRUCTION <i>(If applicable)</i> 2024	

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Atlee Development Group	b. POINT OF CONTACT NAME Mike Atlee	c. POINT OF CONTACT TELEPHONE NUMBER (904) 384-6964

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

While serving with a previous consulting firm, Alex Acree provided civil engineering services for Kirkwood Grove, a residential townhome community located in Jacksonville, Florida. The development consisted of approximately 56 townhome units and was designed to provide attainable homeownership opportunities within close proximity to I-295, I-10, and other major transportation corridors serving western Duval County.

Mr. Acree was responsible for guiding the project through planning, civil engineering design, permitting, and construction. His duties included preparation of site development plans, stormwater management systems, utility infrastructure design, and coordination with regulatory agencies to obtain all required development approvals. Permitting efforts included coordination with the St. Johns River Water Management District, the City of Jacksonville, JEA, Florida Department of Environmental Protection, and the Florida Department of Transportation.

Throughout the project, Mr. Acree worked closely with the developer, utility providers, regulatory agencies, and construction team to facilitate the successful delivery of the community's infrastructure improvements. His involvement helped advance the project from initial planning through construction while maintaining compliance with local and state development requirements.

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25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 7
21. TITLE AND LOCATION <i>(City and State)</i> Bannon Lakes CDD, St. Augustine, FL	22. YEAR COMPLETED PROFESSIONAL SERVICES 2023-2026 CONSTRUCTION <i>(If applicable)</i>	

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Governmental Management Services, LLC	b. POINT OF CONTACT NAME Jim Oliver	c. POINT OF CONTACT TELEPHONE NUMBER (904)940-5850

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

While serving as District Engineer with a previous consulting firm, Alex Acree provided engineering services to the Bannon Lakes CDD. The CDD serves the Bannon Lakes master-planned community in St. Johns County, Florida, encompassing approximately 1,000 residential units, including single-family homes and townhomes, together with community amenities, roadway infrastructure, stormwater systems, and common areas.

In his role as District Engineer, Mr. Acree attended monthly Board meetings (as needed) and worked closely with the District Manager, Board members, and community stakeholders to evaluate infrastructure needs and provide engineering recommendations. His responsibilities included ongoing technical support, review of operational concerns, and coordination of improvement initiatives intended to enhance safety and functionality throughout the community.

Representative assignments included traffic and intersection evaluations to assess roadway operations and resident concerns, as well as coordination with local agencies and stakeholders regarding traffic calming measures within the community. Through regular interaction with District staff and leadership, Mr. Acree provided practical engineering guidance that assisted the District in addressing transportation-related issues while supporting the long-term maintenance and operation of community infrastructure.

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25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 8
21. TITLE AND LOCATION <i>(City and State)</i> Heritage Landing CDD, St. Augustine, FL	22. YEAR COMPLETED PROFESSIONAL SERVICES 2023-2026 CONSTRUCTION <i>(If applicable)</i>	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Rizzetta & Company, Inc.	b. POINT OF CONTACT NAME Lesley Gallagher	c. POINT OF CONTACT TELEPHONE NUMBER (904)436-6270
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

While serving as District Engineer with a previous consulting firm, Alex Acree provided engineering services to the Heritage Landing CDD, which serves the Heritage Landing master-planned community in St. Johns County, Florida, encompassing approximately 1,154 single-family homes together with community amenities, roadway infrastructure, stormwater management facilities, conservation areas, and common areas. Working closely with the District's Board of Supervisors, District Manager, operations staff, and community stakeholders, Mr. Acree provided ongoing engineering consultation related to the maintenance, evaluation, and improvement of District-owned infrastructure and amenities.

As District Engineer, Mr. Acree regularly attended Board meetings, coordinated with District staff, and provided technical recommendations regarding infrastructure performance, maintenance needs, and capital improvement planning. A significant portion of his work involved evaluating stormwater management systems throughout the community, investigating drainage concerns, and developing practical solutions to improve system performance and protect District assets.

Mr. Acree also performed evaluations related to flooding concerns within and adjacent to conservation areas, including assessment of existing drainage conditions, review of environmental constraints, and coordination with District staff regarding potential corrective measures. In addition, he provided engineering support for various amenity improvement projects, assisting the District with planning, evaluation, and implementation efforts intended to enhance community facilities and resident experience. Through proactive engineering guidance and responsive client service, Mr. Acree helped the District address operational challenges while supporting the long-term stewardship of community infrastructure and amenities.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 9
21. TITLE AND LOCATION <i>(City and State)</i> Flagler Hospital - Durbin, St. Augustine, FL	22. YEAR COMPLETED PROFESSIONAL SERVICES 2020-2026 CONSTRUCTION <i>(If applicable)</i> 2024-	

23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER UF Health	b. POINT OF CONTACT NAME Nancy McLaren	c. POINT OF CONTACT TELEPHONE NUMBER (904)244-4088

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

While serving with a previous consulting firm, Alex Acree provided civil engineering services for the UF Health Durbin Park Hospital Campus, a major healthcare development located in northern St. Johns County, Florida. The project consists of a multi-building healthcare campus designed to provide expanded medical services to one of the fastest-growing regions in Northeast Florida, including a full-service hospital, medical office facilities, and supporting infrastructure.

Mr. Acree was involved in the planning, design, permitting, and implementation of site development improvements necessary to support the campus, including roadway, utility, and stormwater infrastructure. Working closely with the owner, design team, utility providers, and regulatory agencies, he assisted in navigating the complex coordination required for a large-scale institutional development.

The project required extensive coordination with St. Johns County, the St. Johns River Water Management District, JEA, and other regulatory agencies to secure development approvals and facilitate construction. Particular emphasis was placed on the integration of regional utility infrastructure, stormwater management systems, transportation access, and phased development planning to accommodate future campus expansion.

Through collaborative project management and technical leadership, Mr. Acree helped advance the development of a significant healthcare facility that will expand access to medical services and support continued growth throughout northern St. Johns County.

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25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 10
21. TITLE AND LOCATION <i>(City and State)</i> High School III, St. Augustine, FL	22. YEAR COMPLETED PROFESSIONAL SERVICES 2020-2023 CONSTRUCTION <i>(If applicable)</i> 2021-2023	

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER St. Johns County School District	b. POINT OF CONTACT NAME Steve Cade	c. POINT OF CONTACT TELEPHONE NUMBER (904)547-8150
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

While serving with a previous consulting firm, Alex Acree provided civil engineering services for the Beachside High School campus, a major educational facility developed by the St. Johns County School District to serve the rapidly growing northeastern portion of St. Johns County. The project involved the development of a new high school campus designed to accommodate approximately 2,100 students and provide long-term educational capacity for one of the fastest-growing regions in Florida.

Mr. Acree was involved in the planning, design, permitting, and construction of site development improvements necessary to support the school campus, including roadway, utility, stormwater management, recreational sport fields and supporting infrastructure systems. Working closely with the School District, project consultants, utility providers, and regulatory agencies, he assisted in coordinating the numerous technical and permitting requirements associated with a large public institutional development.

The project required extensive coordination with St. Johns County, the St. Johns River Water Management District, utility providers, and other reviewing agencies to obtain development approvals and facilitate construction. Particular emphasis was placed on the design of stormwater management systems, utility infrastructure, traffic circulation, student drop-off operations, and campus access improvements necessary to support daily operations while maintaining compliance with local and state regulations.

Through collaborative project management and technical leadership, Mr. Acree helped advance the project from planning through construction, contributing to the successful delivery of a critical public facility that supports the continued growth of St. Johns County.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

[illegible]

29. EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>	NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>
1	Sampson Creek CDD	6	Kirkwood Grove
2	South Village CDD	7	Bannon Lakes CDD
3	Stillwater	8	Heritage Landing CDD
4	Trout River Gardens	9	Flagler Hospital - Durbin
5	Reserve East	10	High School III

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE

32. DATE

33. NAME AND TITLE

Alex R. Acree, P.E., President/Owner

ARCHITECT-ENGINEER QUALIFICATIONS						
PART II - GENERAL QUALIFICATIONS <i>(If a firm has branch offices, complete for each specific branch office seeking work.)</i>						
2a. FIRM (or Branch Office) NAME Acree Engineering LLC				3. YEAR ESTABLISHED 2026	4. UNIQUE ENTITY IDENTIFIER	
2b. STREET 69 Crown Colony Rd				5. OWNERSHIP		
2c. CITY St. Augustine		2d. STATE FL	2e. ZIP CODE 32092	a. TYPE LLC	b. SMALL BUSINESS STATUS	
6a. POINT OF CONTACT NAME AND TITLE Alex R. Acree, P.E., President/Owner				7. NAME OF FIRM (If Block 2a is a Branch Office)		
6b. TELEPHONE NUMBER (904)874-2307		6c. EMAIL ADDRESS Alex@acreeeng.com				
8a. FORMER FIRM NAME(S) (If any)			8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER		
9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
12	Civil Engineer	1		C05	Child Care/Development Facilities	
02	Administrative	1		C10	Commercial Shopping Centers	
				E02	Educational Facilities	
				H07	Parking Lots	
				H09	Hospital & Medical Facilities	
				H10	Hotels	
				H11	Housing (Single & Multi Family)	1
				I01	Industrial Buildings	1
				O01	Office Buildings; Industrial Parks	1
				R04	Recreation Facilities	
				S13	Stormwater Handling & Facilities	
	Other Employees					
Total		2	0			
11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER				
a. Federal Work		1. Less than \$100,000			6. \$2 million to less than \$5 million	
b. Non-Federal Work		2. \$100,000 to less than \$250,000			7. \$5 million to less than \$10 million	
c. Total Work		3. \$250,000 to less than \$500,000			8. \$10 million to less than \$25 million	
		4. \$500,000 to less than \$1 million			9. \$25 million to less than \$50 million	
		5. \$1 million to less than \$2 million			10. \$50 million or greater	
12. AUTHORIZED REPRESENTATIVE The foregoing is a statement of facts.						
a. SIGNATURE					b. DATE	
c. NAME AND TITLE Alex R. Acree, P.E., President/Owner						



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

ACREE, ALEXANDER R

69 CROWN COLONY RD
ST AUGUSTINE FL 32092

LICENSE NUMBER: PE73155

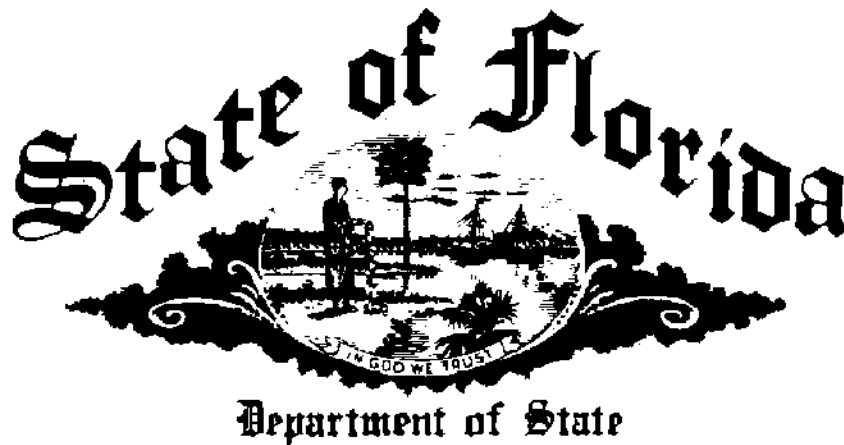
EXPIRATION DATE: FEBRUARY 28, 2027

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I certify from the records of this office that ACREE ENGINEERING LLC, is a limited liability company organized under the laws of the State of Florida, filed on February 2, 2026.

The document number of this company is L26000049586.

I further certify that said company has paid all fees due this office through December 31, 2026, and its status is active.

Authentication Code: 726A00002265-020326-L26000049586-1/1



Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Third day of February, 2026


Secretary of State

EXHIBIT 3

QUALIFICATION STATEMENT

Continuing Professional Engineering Services

PREPARED FOR:

The Sweetwater Creek Community Development District

Located in St. Johns County, Florida

June 19, 2026



ALLIANT

SUBMITTED TO:

Registered Agent:

Mr. Howard "Mac" McGaffney

Sweetwater Creek Community Development
District

Registered Office:

Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

SUBMITTED FROM:

Client Manager:

Joseph Schofield, PE
Associate | Senior Civil Engineer

Alliant Engineering Inc.

10475 Fortune Parkway, Suite 101
Jacksonville, Florida 32256

June 19, 2026

**RE: Continuing Professional Engineering Services
for the Sweetwater Creek Community
Development District**

.....

Mr. Howard "Mac" McGaffney
District Manager

Vesta Property Services
250 International Parkway
Suite 208
Lake Mary, Florida 32746



.....

Alliant Engineering, Inc.
10475 Fortune Parkway
Suite 101
Jacksonville, Florida 32256

Dear Ms. Ripoll and Members of the Evaluation Committee:

Alliant Engineering Inc. (Alliant) is pleased to submit our qualifications for continuing professional engineering services for **The Sweetwater Creek Community Development District**. We are a licensed, experienced, and multidisciplinary firm prepared to support the District's broad range of infrastructure, including stormwater management, landscaping improvements, utilities, roadway improvements, transportation, surveying, structural services, and construction phase support.

Alliant has served Florida communities since establishing our Jacksonville office in 2015, with additional regional support in Tampa and national technical depth from our Minneapolis headquarters. Our team understands the operating environment, infrastructure systems, and regulatory landscape in Northeast Florida, and we are familiar with facilities like those operated and maintained by the District.

Joseph Schofield, PE, will serve as Client Manager and primary point of contact. Joseph brings extensive municipal experience across Florida and will ensure each task order is staffed appropriately, delivered on schedule, and supported by a clear quality control process. Under his leadership, Alliant will provide consistent communication, responsive project oversight, and coordination with agencies.

With more than 200 professionals nationwide, Alliant offers the District a powerful base of licensed engineers, surveyors, designers, planners, and inspectors. Our Florida based staff support rapid response assignments, and our continuing contract experience reinforces our ability to act as an extension of the District staff from planning through design, permitting, and construction.

We appreciate the opportunity to serve **The Sweetwater Creek Community Development District** and are committed to delivering high quality, reliable work. Please contact us with any questions or for additional information.

Sincerely,

Alliant Engineering, Inc.A handwritten signature in blue ink, appearing to read 'Joe Schofield', is written over a blue circular stamp.**Joseph Schofield, PE**, Client Manager☎ 904.256.4866 ✉ jschofield@alliant-inc.com

Table of Contents

1. LICENSES	4
2. STATE OF FLORIDA SEAL.....	5
3. STATEMENT OF QUALIFICATIONS UTILIZING FORM 330.....	7
a. Ability and Adequacy of Professional Personnel.....	10
b. Certified Minority Business	16
c. Willingness to meet time and budget.....	18
d. Past experience and performance, including, but not limited to experience as a district engineer.....	20
e. Geographic Location	30
f. Current and projected workloads	31
g. Volume of work previously awarded by the district.....	32
i. Identify the specific individual who will be handling district meetings, construction services, and other engineering tasks.	33
h. Additional Information.	33

List of Exhibits

1. Exhibit 1 – Organizational Chart	8
2. Exhibit 2 – Projected Schedule.....	31
3. Exhibit 3 – Location map.....	30

1.

Firm Licenses

Alliant is licensed to perform professional engineering and landscape architecture in the State of Florida and is certified with the Florida Department of State as an S-Corporation. A copy of the firm's licenses and key staff licenses are included in this proposal.

No judicial or administrative agency or qualification board has ever investigated Alliant or any of its employees. Neither Alliant nor any Alliant employee, including its engineers, has ever received prior adverse decision or settlement relating to a violation of ethical standards.

OTSR

- ◆ 6.1 – Traffic Engineering Studies
- ◆ 6.2 – Traffic Signal Timing
- ◆ 6.3.1 – Intelligent Transportation Systems Analysis and Design
- ◆ 6.3.2 – Intelligent Transportation Systems Implementation
- ◆ 6.3.3 – Intelligent Transportation Traffic Engineering Systems Communications
- ◆ 7.3 – Signalization
- ◆ 8.1 – Control Surveying
- ◆ 8.2 – Design, Right-of-Way, and Construction Surveying
- ◆ 8.4 – Right of Way Mapping

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE

June 19, 2026

32. DATE

Curt Wimpée, PE / Principal, VP Southeast Region

32. NAME AND TITLE


Ron DeSantis, Governor

Melanie S. Griffin, Secretary


STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES



SCHOFIELD, JOSEPH RYAN
10475 FORTUNE PKWY
SUITE 101
JACKSONVILLE FL 32256

LICENSE NUMBER: PE69219

EXPIRATION DATE: FEBRUARY 28, 2027
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Ron DeSantis, Governor

Melanie S. Griffin, Secretary


STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES



WIMPEE, CURTIS MARCEL
11410 WILDECROFT TERRACE
JACKSONVILLE FL 32223

LICENSE NUMBER: PE79764

EXPIRATION DATE: FEBRUARY 28, 2027
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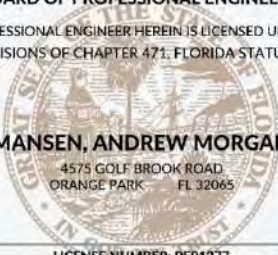
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Ron DeSantis, Governor

Melanie S. Griffin, Secretary


STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES



MANSSEN, ANDREW MORGAN
4575 GOLF BROOK ROAD
ORANGE PARK FL 32065

LICENSE NUMBER: PE91277

EXPIRATION DATE: FEBRUARY 28, 2027
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Melanie S. Griffin, Secretary


STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES



OESTMAN, ADAM VIKTOR
12844 BEAUBIEN RD
JACKSONVILLE FL 32258

LICENSE NUMBER: PE98440

EXPIRATION DATE: FEBRUARY 28, 2027
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2.

State of Florida Department of State

I certify from the records of this office that ALLIANT ENGINEERING, INCORPORATED is a Minnesota corporation authorized to transact business in the State of Florida, qualified on March 10, 2011.

The document number of this corporation is F11000001096.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on February 23, 2026, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Twenty-first day of April, 2026*


Secretary of State

Tracking Number: 2936827003CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



3.

Engineer's Qualifications Statement Utilizing Standard Form 330

**ARCHITECT – ENGINEER QUALIFICATIONS
PART I – CONTRACT SPECIFIC QUALIFICATIONS**

A. CONTRACT INFORMATION

Response to Request for Qualifications for the Sweetwater Creek CDD, St. Johns County, Florida

1. TITLE AND LOCATION (City and State)

2. PUBLIC NOTICE DATE

N/A

3. SOLICITATION OR PROJECT NUMBER

N/A

B. ARCHITECT ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Joseph Schofield, PE | Client Manager

5. NAME OF FIRM

Alliant Engineering Inc.

6. TELEPHONE NUMBER

904.256.4866

7. FAX NUMBER

8. EMAIL ADDRESS

JSchofield@alliant-inc.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors)

	(Check)				9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	PARTNER	SUBCON-TRACTOR			
a.	☒				Alliant Engineering, Inc. ☒ CHECK IF BRANCH OFFICE	10475 Fortune Parkway, Suite 101 Jacksonville, Florida 32256	Project Management, Civil Engineering, Landscape Services, Permitting, and Land Survey.
b.							
c.							
d.							
e.							

D. ORGANIZATIONAL CHART OF PROPOSED TEAM (EXHIBIT 1)

☒ (Attached on following page)

D. ORGANIZATIONAL CHART – PROPOSED TEAM (EXHIBIT 1)

Clayton Walley, L.S.
Principal – VP Florida Land Survey



Curt Wimpée, PE
Principal – VP Southeast Region



Joseph Schofield, PE
Associate – Senior Civil Engineer
CDD Client Manager



Adam Oestman, PE
Senior Civil Engineer



Amie Lozanski
CDD Project Coordinator



Andrew Mansen, PE
Professional Engineer
CDD Project Assistant



Ashley Rivera
Graduate Landscape Architect

3a.

Ability and Adequacy of Professional Personnel *(Resumes)*

PART E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS PROJECT

12. NAME Joseph Schofield, PE	13. ROLE IN THIS CONTRACT Senior Civil Engineer	14. YEARS EXPERIENCE <table border="1"> <tr> <td>a. TOTAL</td> <td>b. WITH CURRENT FIRM</td> </tr> <tr> <td>23</td> <td>5</td> </tr> </table>		a. TOTAL	b. WITH CURRENT FIRM	23	5
a. TOTAL	b. WITH CURRENT FIRM						
23	5						
15. FIRM NAME AND LOCATION (City and State) Alliant Engineering Inc.							
16. EDUCATION (Degree and Specialization) BS, Civil Engineering, University of Florida (UNF)		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer in Florida (69219)					
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Conduct safety diagnostics to assist roadway authorities to establish Quiet Zones in accordance with the FRA Train Horn Rule according to 49 CFR § 222.39. Road and bridge construction on or over railroad property.							

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
a. BEACHVIEW COVE SUBDIVISION, ORMOND BEACH, FL Mr. Schofield was the Project Manager overseeing design and permitting a 28-lot single family subdivision with private lift station on A-1-A adjacent to the Atlantic Ocean. All entitlements received and construction is underway. The project includes a planned FPL power pole relocation, work within the coastal construction control line (CCCL), and coordination of turtle friendly street lighting design.		
b. PONCE PRESERVE SUBDIVISION, PALM COAST, FL Mr. Schofield was the Project Manager overseeing design and permitting for a 74-lot single family subdivision. All entitlements have been received; construction start date is undetermined at this time.		
c. RYAN'S LANDING SUBDIVISION, PALM COAST, FL Project Manager overseeing design and permitting for a 95-lot single family subdivision. All entitlements have been received; construction start date is undetermined at this time.		
d. OCEAN GARDEN TOWNHOMES, AMELIA ISLAND, FL Alliant provided engineering and permitting services with Mr. Schofield as the Project Manager for the Ocean Gardens Townhome development, a multi-phase residential project located along Maxine Street and A1A on Amelia Island. The scope included full civil design for internal roadways, stormwater management systems, utility networks, and a private lift station, as well as coordination with multiple agencies including Nassau County, FGUA, SJRWMD, FDOT, and FDEP. Alliant led the preparation and submitting applications, responded to agency comments, and supported platting coordination. Services were delivered in three phases totaling approximately 61 townhome units and included strategic planning for site access, recreation, and stormwater integration.		
e. PANAMA CITY BEACH MOB EXPANSION, PANAMA CITY BEACH, FL Mr. Schofield serves as the Lead Civil Design Engineer for the project, overseeing the development and coordination of all civil engineering elements. Alliant's master planning effort was structured to support the project's long-term objectives, incorporating phased roadway expansion, infrastructure capacity, and anticipated regional growth over a 10–30-year planning horizon. The design approach prioritized efficient site access, intuitive circulation, and clear wayfinding, ensuring alignment with operational needs while directly enhancing the patient and visitor experience. These considerations were integrated into the overall project framework to support functionality, safety, and future adaptability.		

PART E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS PROJECT

12. NAME Andrew Mansen, PE	13. ROLE IN THIS CONTRACT Project Assistant	14. YEARS EXPERIENCE c. TOTAL 14 d. WITH CURRENT FIRM 5	
15. FIRM NAME AND LOCATION (City and State) Alliant Engineering Inc.			
16. EDUCATION (Degree and Specialization) BS, Civil Engineering, California State University		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer in Florida (91277)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
a. BARBER POINTE SUBDIVISION, MACCLENNY, FL Andrew designed major stormwater pond systems for challenging topography; lead right-of-way infrastructure and extensive utility layout including water, storm, sanitary systems, and offsite force main extension while balancing the import/export of this 300-unit subdivision located on a hillside. Determined phasing of on and offsite construction and coordinated this work with Baker County along County Road 23A right-of-way.		
b. GROVELAND RETAIL DEVELOPMENT, GROVELAND, FL Andrew was the civil engineering lead on this project. He prepared FDOT-compliant stormwater calculations. Designed utility improvements and offsite roadway turn lanes in the US 27 right-of-way.		
c. THE HARBOUR, JACKSONVILLE, FL Engineering design of a multi-use marina and commercial development adjacent to the Intracoastal Waterway. Site improvements included environmental remediation of the previous industrial shipyard, public-use wet slip, a dry stacking boat storage warehouse with unloading platform, parking garage, a 560-unit apartment, restaurant, multi-use hotel/commercial building, and a 136-space marina. The project included wetland remediation, marina dredging, seawall and deep piling installation, underground stormwater retention chambers and underdrains, roadways and parking, and JEA Class I lift station. Coordinated with the City of Jacksonville, JEA, Florida DEP, Florida DOT, SJRWMD, FEMA, and US Army Corps of Engineers.		
d. SOLETA LAKES SUBDIVISION, PALM COAST, FL Andrew designed a large interconnected, multi-pond subdivision partially located in existing wetlands. He worked with the City for land swaps and expanding the storage volume of the city stormwater canal system.		
e. ST. ISABEL SUBDIVISION, PALM COAST, FL Andrew prepared stormwater designs for a property around intricate shaped property lines as well as a road overpass of a creek with adjacent wetlands. Performed nutrient impairment calculations and mixing calculations for downstream impacts.		

PART E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS PROJECT

12. NAME Adam Oestman, PE	13. ROLE IN THIS CONTRACT Senior Civil Engineer	14. YEARS EXPERIENCE <table border="1"> <tr> <td>e. TOTAL</td> <td>f. WITH CURRENT FIRM</td> </tr> <tr> <td>7</td> <td>5</td> </tr> </table>		e. TOTAL	f. WITH CURRENT FIRM	7	5
e. TOTAL	f. WITH CURRENT FIRM						
7	5						
15. FIRM NAME AND LOCATION (City and State) Alliant Engineering Inc.							
16. EDUCATION (Degree and Specialization) BS, Civil Engineering, University of Florida (UNF)		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer in Florida (98440)					
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)							

19. RELEVANT PROJECTS

a. (1) TITLE AND LOCATION (City and State) WHITEVIEW MULTI-FAMILY AND DISC GOLF PARK	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
Lead Design Engineer that prepared construction documents for 316 multi-family units in a master planned area featuring a community pool, cabana, and kayak launch. The project also included the construction documents for a developer-built disc golf park dedicated to the city.		
b. (1) TITLE AND LOCATION (City and State) CARMEL COURT IN BAY HILL VILLAGE, CLAY COUNTY, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
Adam was lead design engineer that prepared construction documents for 35 townhomes. The project included stormwater calculations and erosion control for offsite runoff, as well as construction administration for the duration of the project.		
c. (1) TITLE AND LOCATION (City and State) SAWMILL BRANCH SUBDIVISION AND ROUNDABOUT, PALM COAST, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
Adam was lead design engineer working seamlessly to provide comprehensive design and permitting services in coordination with FDOT and project stakeholders. While guiding this transportation project through ever stage, Adam and his team were shaping the subdivision Sawmill Branch, an exciting new neighborhood featuring 1,000 homes, complete with a pool, clubhouse, dog park, and playground.		
d. (1) TITLE AND LOCATION (City and State) RYAN'S LANDING SUBDIVISION, PALM COAST, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
Lead design engineer preparing the construction documents for a 95 single-family residential subdivision. Project included additional design and permitting for nutrient treatment as the project discharges to a nutrient sensitive area.		
e. (1) TITLE AND LOCATION (City and State) SHADOWCREST AT ROLLING HILLS, GREEN COVE SPRINGS, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
Lead design engineer preparing the construction documents for a 247 single-family residential subdivision, as well as associated construction administration throughout the project.		

PART E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS PROJECT

12. NAME Curt Wimpée, PE	13. ROLE IN THIS CONTRACT Principal VP Southeast Region	14. YEARS EXPERIENCE g. TOTAL 29 h. WITH CURRENT FIRM 11	
15. FIRM NAME AND LOCATION (City and State) Alliant Engineering Inc.			
16. EDUCATION (Degree and Specialization) BS, Civil Engineering, University of Minnesota		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer in Florida (79764), Minnesota (40487), Georgia (031340), N. Carolina (053415), S. Carolina (41355), and Tennessee (125610).	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) American Society of Professional Engineers, FCARD, NEFBA, NAIOP, ULI, and ICSC			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
a. CITY OF BUNNELL, BUNNEL, FL Engineer of Record for city infrastructure projects. Projects include roadway paving, assessment, rehabilitation, replacement, stormwater system design and modeling, water main (potable and reclaim) extensions, rehabilitation, replacements, sanitary sewer design and rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. City Council presentations and representation, public messaging, and interaction.		
b. TOWN OF ORANGE PARK, ORANGE PARK, FL Professional Engineering Services on an on-going basis. Projects are based on a work order system. Alliant recently completed a comprehensive assessment of pavement conditions within the Town of Orange Park. The assessment aimed to evaluate the current state of pavement infrastructure, identify deficiencies, and recommend appropriate maintenance or rehabilitation strategies in a detailed report.		
c. CITY OF JACKSONVILLE BEACH, JACKSONVILLE BEACH, FL Engineer of Record for city infrastructure projects. Projects to include roadway and paving assessments, stormwater design and modeling (potable and reclaim) extensions/rehabilitation/replacements, sanitary sewer design & rehabilitation. Cost estimating and engineering reports associated with all aspects of these infrastructure projects. Council presentations and representation, and public messaging and interaction.		
d. CITY OF FERNANDINA BEACH, FERNANDINA BEACH, FL City's Engineer of Record for a broad range of municipal infrastructure projects, providing consistent technical leadership and oversight for roadway paving, stormwater modeling, and the design of watermain and sanitary sewer systems. Our role includes developing cost estimates, preparing comprehensive engineering reports, delivering presentations to City Council, and supporting public engagement efforts to ensure transparent and well-informed decision-making.		

PART E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS PROJECT

12. NAME Ashley Rivera	13. ROLE IN THIS CONTRACT Graduate Landscape Architect	14. YEARS EXPERIENCE <table border="1"> <tr> <td data-bbox="1047 207 1286 310"> i. TOTAL 4 </td> <td data-bbox="1286 207 1529 310"> j. WITH CURRENT FIRM 3 </td> </tr> </table>		i. TOTAL 4	j. WITH CURRENT FIRM 3
i. TOTAL 4	j. WITH CURRENT FIRM 3				
15. FIRM NAME AND LOCATION (City and State) Alliant Engineering Inc.					
16. EDUCATION (Degree and Specialization) BS, Landscape Architecture, University of Ana G. Mendez, PR Currently Pursuing Licensure as a Landscape Architect in FL		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Pending			
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)					

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State) ELLIANOS COFFEE, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
a. Ashley is part of the design team contributing to the landscape architecture design for a 1.19-acre commercial site. She developed code-compliant landscape and irrigation plans, including tree inventory and mitigation strategies, to align with municipal requirements while enhancing the overall site functionality. Collaborated closely with the civil engineering team to integrate planting design within circulation, utilities, and stormwater systems, ensuring a cohesive and efficient site layout. The project also included preparation of as-built documentation to reflect final constructed conditions, supporting long-term compliance and project closeout.		
(1) TITLE AND LOCATION (City and State) STOWE AVENUE PLAZA, ORANGE PARK, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
b. Ashley designed a conceptual site plan and rendering for a streetscape and plaza transformation along Stowe Avenue. The project reimagines the corridor by introducing a pedestrian-focused environment through partial roadway closure, creating space for a vibrant public plaza anchored by a shade pavilion, enhanced landscaping, and improved parking. The design focuses on activating the streetscape with flexible gathering areas, integrated walkways, and seating elements that encourage community interaction and support adjacent local businesses. Thoughtful landscape and hardscape solutions were incorporated to enhance connectivity, create a strong sense of place, and bring new life to the corridor through engaging and functional outdoor spaces.		
(1) TITLE AND LOCATION (City and State) WORLD GOLF COMMERCIAL, ST. AUGUSTINE, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
c. Ashley is part of the design team for a 1.79-acre office development within the World Golf Village PUD, contributing to both landscape architecture and site design coordination. She designed landscape and irrigation plans, along with tree mitigation strategies, to meet County requirements while enhancing the overall site character. Working alongside the civil engineering team to integrate planting design within parking, circulation, drainage, and utility systems, ensuring a cohesive and efficient layout. Involved throughout the project lifecycle from concept planning through permitting, supporting a well-coordinated and functional development that responds to both regulatory and design goals.		
(1) TITLE AND LOCATION (City and State) VILLAGE AT TOWN CENTER, JACKSONVILLE, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
d. Ashley was part of the design team for an exciting and transformative development located in the heart of Jacksonville, offering a unique "Live, Work, Dine, & Play" environment. Located near the popular St. Johns Town Center, this 36-acre community aims to enhance accessibility and create a vibrant, dynamic space that fosters a strong sense of identity. Three public parks will be central to the community, including the expansive Pablo Park, designed with ample green space, safe walkways, seating areas, cafes, and event spaces for food trucks and markets. Two additional pocket parks along the main boulevard will enhance the area's appeal, offering scenic walkways, lakeside views, and outdoor relaxation spaces.		

PART E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS PROJECT

12. NAME Clayton Walley, L.S., PSM	13. ROLE IN THIS CONTRACT VP Florida Land Survey	14. YEARS EXPERIENCE <table border="1"> <tr> <th data-bbox="1047 207 1286 262">k. TOTAL</th> <th data-bbox="1286 207 1529 262">l. WITH CURRENT FIRM</th> </tr> <tr> <td data-bbox="1047 262 1286 310">25</td> <td data-bbox="1286 262 1529 310">7</td> </tr> </table>		k. TOTAL	l. WITH CURRENT FIRM	25	7
k. TOTAL	l. WITH CURRENT FIRM						
25	7						
15. FIRM NAME AND LOCATION (City and State) Alliant Engineering Inc.							
16. EDUCATION (Degree and Specialization) A.A.S. Industrial Engineering Technology, Paul D. Camp Community College BS, Business, Project Management, University of Phoenix		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Licensed Land Surveyor in Florida (LS7209)					
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)							

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
a. STADIUM OF THE FUTURE, JACKSONVILLE, FL Alliant provided professional surveying services to support the construction of concrete structures for the Stadium of the Future project in Jacksonville, FL. Services included project management and startup data preparation, layout of all concrete structures, and comprehensive site calculations to support construction accuracy. Alliant's work began two weeks after receipt of approved plans and CAD files, with scheduling coordinated closely with the client to optimize field crew efficiency and reduce idle time. The project was delivered with a high-quality layout and reliable as-built documentation for agency approval.	2025	
b. RIVER CITY ACADEMY, JACKSONVILLE, FL Alliant delivered a full suite of construction layout and as-built surveying services for the River City Science Academy project. Scope included horizontal and vertical control, staking of utilities and site features such as silt fences, stormwater structures, parking lots, and curb and gutter, as well as as-built data collection and final CAD drafting for submittal. Alliant's internal quality control process, advanced field technology, and pre-calculated data workflows allowed accurate, efficient fieldwork and reduced costs for the client. Optional services such as building pad layout and storm-tech system staking were also available.		
c. PECAN PARK ROAD, JACKSONVILLE, FL Survey Manager on this project, which will add extra traffic lanes and add new infrastructure while raising the overall elevation of the roadway. Responsible for QC field work including construction stake out, as-built collection, coordinating settlement monitoring, monitoring of bridge structure, and overall project fluidity. Held regular field meetings with CEI to discuss settlement plate monitoring results.		
d. LIGHTHOUSE HARBOR SUBDIVISION, PALM COAST, FL Pre-Development work completed for approximately 845 residential units within the subdivision. Work included boundary survey, topographic survey, tree survey, preliminary and final platting which completed the subdivision of land into legally recognized lots approved for development.		



3b.

**Alliant Engineering Inc. is not a Certified
Minority Business**



3c.

Willingness to Meet Time and Budgets



Alliant understands that success under a continuing services contract is defined not by a single project, but by the consistent ability to manage multiple concurrent projects while maintaining predictable schedules, disciplined cost control, and clear communication with District staff. Our approach emphasizes early scope definition, right-sized staffing, proactive coordination, and continuous budget and schedule tracking throughout each assignment.

Alliant is fully committed to meeting the District's time and budget requirements for all assigned work orders. Our team has a proven record of delivering on-call engineering services, on schedule, and within agreed upon budgets for clients under contracts of similar size, scope, and complexity.

Our ability to meet time and budget requirements begins with experienced, engaged project management. Work orders are led by senior project managers who are directly involved in scope development, fee preparation, and work planning. Because the same individuals who lead the work also development the task specific scope, schedule, and level of effort, assumptions are well understood and budgets are realistic from the outset.

ACCURACY OF ENGINEER'S ESTIMATES ON RECENT PROJECTS

At Alliant we bring precision to every engineer's estimate! Our expert team crafts highly accurate forecasts for construction costs by meticulously calculating detailed quantities, leveraging the latest market pricing, and rigorously validating every assumption through comprehensive constructability reviews and seamless agency collaboration. We don't just rely on theory, we actively track recent bid results from similar projects and tap into up-to-date local cost data, dramatically reducing the risk of cost overruns. Thanks to our disciplined and proactive approach, our estimates consistently align with awarded bids, empowering our clients to make confident budgeting and funding decisions.



3d.

Past Experience and Performance

(Example Projects and CDD Experience)

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS UNDER THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Completed one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 1				
21. TITLE AND LOCATION <i>(City and State)</i> BEACHVIEW COVE, ORMOND BEACH, FL		22. YEARS COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (If Applicable)</td> </tr> <tr> <td>2023</td> <td></td> </tr> </table>	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)	2023	
PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)					
2023						
23. PROJECT OWNERS INFORMATION						
a. PROJECT OWNER Seagate Communities, Inc.	b. POINT OF CONTACT NAME Robert Gazzoli	c. POINT OF CONTACT TELEPHONE NUMBER (386) 206-5838				

24. BRIEF DESCRIPTION OF PROJECT



Nestled amidst ocean vistas and bordered by numerous state parks, this budding community of 28 single-family homes promises a peaceful, serene place to live.

Alliant provided professional surveying and platting services for the Beachview Cove development in Volusia County. Our team conducted fieldwork and prepared the plat in accordance with Chapter 177 of the Florida Statutes and applicable local municipal standards. Services included setting all required Permanent Reference Monuments (PRMs),

We began work within three weeks of receiving the executed proposal and supporting documentation, working closely with the client to ensure timely delivery. In addition to surveying and platting, Alliant led the site's civil engineering efforts, securing all necessary entitlements and permits to facilitate development.

With infrastructure now fully completed and model homes going vertical, Alliant is proud to see Beachview Cove coming to life.



25. FIRMS INVOLVED WITH THIS PROJECT

a. FIRM NAME Alliant Engineering Inc.	b. FIRM LOCATION Jacksonville, FL	c. ROLE Civil Engineer
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F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS UNDER THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Completed one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 2
21. TITLE AND LOCATION <i>(City and State)</i> AJ JOHNS AND BURNHAM		22. YEARS COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If Applicable)

23. PROJECT OWNERS INFORMATION

a. PROJECT OWNER AJ Johns and Burnham	b. POINT OF CONTACT NAME Todd Patrick	c. POINT OF CONTACT TELEPHONE NUMBER (904) 641-2055
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24. BRIEF DESCRIPTION OF PROJECT

Our scope of work included layout staking for clearing limits, silt fencing, and pond construction, as well as establishing site control for GPS-guided machinery. We also conducted post-grading topographic surveys and provided as-built reviews and certifications. Through our efficient pre-calculated layout process and daily field reporting, we ensured precise and timely support throughout the project's development.



Wildlight is a 24,000-acre master-planned community in Nassau County, Florida designed to harmonize modern living with natural surroundings.

With over 7,000 acres dedicated to conservation and plans for more than 20,000 homes, Wildlight is poised to evolve over the coming decades into a vibrant, sustainable town. Alliant is proud to support this long-term vision by providing professional surveying services for Parcel 4B—an essential component of Wildlight's ongoing expansion.

By facilitating the foundational development of Parcel 4B, Alliant is helping advance Wildlight's mission to create a community that blends diverse housing, integrated amenities, and preserved natural spaces—setting a new benchmark for thoughtful, long-term regional growth.


25. FIRMS INVOLVED WITH THIS PROJECT

a. FIRM NAME	b. FIRM LOCATION	c. ROLE
Alliant Engineering Inc.	Jacksonville, FL	Survey

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS UNDER THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Completed one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 3		
21. TITLE AND LOCATION (City and State) SADDLEBROOK LANDINGS APARTMENTS, JACKSONVILLE, FL		22. YEARS COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (If Applicable)</td> </tr> </table>	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)			
23. PROJECT OWNERS INFORMATION				
a. PROJECT OWNER Landings Real Estate Group	b. POINT OF CONTACT NAME Chris Bicho	c. POINT OF CONTACT TELEPHONE NUMBER (401) 845-2200		
24. BRIEF DESCRIPTION OF PROJECT				



Alliant played a key role in bringing Saddlebrook Landings to life, a 216-unit apartment community nestled along Normandy Boulevard in Jacksonville, Florida.

Alliant provided civil site engineering, surveying, and permitting services for the phased development of this growing community. Our team led the preparation of final construction documents, including grading, utility design, stormwater management, and erosion control plans, while also offering construction administration support throughout the project.

We coordinated with multiple agencies to secure the necessary permits, including the City of Jacksonville, FDOT, SJRWMD, and FDEP, as well as with landscape and irrigation consultants to ensure a cohesive site design. With a focus on both current infrastructure needs and long-term growth, Alliant's work is helping shape a thriving residential hub in one of Florida's fastest-growing regions.

25. FIRMS INVOLVED WITH THIS PROJECT

a. FIRM NAME	b. FIRM LOCATION	c. ROLE
Alliant Engineering Inc.	Jacksonville, FL	Civil Engineering, Land Survey

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS UNDER THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Completed one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 4		
21. TITLE AND LOCATION <i>(City and State)</i> WHITEVIEW VILLAGE SUBDIVISION, PALM COAST, FL		22. YEARS COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (If Applicable)</td> </tr> </table>	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)			
23. PROJECT OWNERS INFORMATION				
a. PROJECT OWNER KB Home	b. POINT OF CONTACT NAME Scott Blunck	c. POINT OF CONTACT TELEPHONE NUMBER (904) 596-6631		

24. BRIEF DESCRIPTION OF PROJECT



Located in Palm Coast, Florida, Whiteview Village provides housing for 202 families and features community amenities including a pool, cabana, and kayak launch—perfectly suited for Florida’s sunny climate.

Alliant played a key role in bringing this commuter-friendly neighborhood to life. The project’s success was driven by strong collaboration and partnerships across disciplines, showcasing how Alliant delivers value through integrated design, coordination, and a commitment to community-focused development.

25. FIRMS INVOLVED WITH THIS PROJECT

a. FIRM NAME Alliant Engineering Inc.	b. FIRM LOCATION Jacksonville, FL	c. ROLE Civil Engineering, Land Survey
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F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS UNDER THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Completed one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 5		
21. TITLE AND LOCATION <i>(City and State)</i> MARBELLA MULTI-FAMILY, PALM COAST, FL		22. YEARS COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (If Applicable)</td> </tr> </table>	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)			

23. PROJECT OWNERS INFORMATION

a. PROJECT OWNER Mesa Capital Partners	b. POINT OF CONTACT NAME Ty Mitchell	c. POINT OF CONTACT TELEPHONE NUMBER (678) 904-3223
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24. BRIEF DESCRIPTION OF PROJECT


Located in Palm Coast, Florida, Marbella's 19-acre site is located within the Whiteview Village master planned development.

Marbella has a total of 316 residential units composed of two-story carriage homes and three-story walk-up buildings. Amenities include a clubhouse with community space and fitness center, plus a resort-style pool with a pavilion and grilling stations, a dog park, ample green space and garage parking.

Alliant played a key role in civil design and survey.



MESA
CAPITAL PARTNERS

25. FIRMS INVOLVED WITH THIS PROJECT

a. FIRM NAME Alliant Engineering Inc.	b. FIRM LOCATION Jacksonville, FL	c. ROLE Civil Engineering, Land Survey
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F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS UNDER THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Completed one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 6
21. TITLE AND LOCATION <i>(City and State)</i> RIVERFRONT PLAZA, JACKSONVILLE, FL		22. YEARS COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If Applicable)
23. PROJECT OWNERS INFORMATION		
a. PROJECT OWNER City of Jacksonville	b. POINT OF CONTACT NAME Debbie Carter	c. POINT OF CONTACT TELEPHONE NUMBER (904) 574-9000

24. BRIEF DESCRIPTION OF PROJECT

As part of the City of Jacksonville's ambitious redevelopment initiative, Riverfront Plaza is emerging as a vibrant waterfront destination that celebrates the city's connection to the St. Johns River. The project envisions expansive open parkland, immersive public art, versatile event spaces, and seamless pedestrian access—all designed to create lasting value for residents and visitors alike.

Alliant is proud to support this transformative effort by providing precise and responsive professional surveying services. Our team is responsible for layout staking, the preparation of as-built documentation, and daily field reporting to ensure clarity, accuracy, and compliance. By working in close coordination with contractors and city staff, we help bring the vision of Riverfront Plaza to life with the precision and care it deserves. This is more than construction—it's community building, placemaking, and a bold step toward redefining Jacksonville's downtown riverfront.



25. FIRMS INVOLVED WITH THIS PROJECT

a. FIRM NAME	b. FIRM LOCATION	c. ROLE
Alliant Engineering Inc.	Jacksonville, FL	Land Survey

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS UNDER THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Completed one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 7 & 8		
21. TITLE AND LOCATION (City and State) SAWMILL BRANCH SUBDIVISION AND ROUNDABOUT, PALM COAST, FL		22. YEARS COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (If Applicable)</td> </tr> </table>	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)			

23. PROJECT OWNERS INFORMATION

a. PROJECT OWNER D.R. Horton	b. POINT OF CONTACT NAME Shane Ricci	c. POINT OF CONTACT TELEPHONE NUMBER (952) 985-7272
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24. BRIEF DESCRIPTION OF PROJECT

Sawmill Branch is a large-scale residential development in northern Palm Coast, FL, located off US 1. At full build-out, it will include up to 2,200 homes across seven phases, with amenities such as central clubhouse, dog park, and a pool designed to bring neighbors together. The site sits near the historic Hewitt Sawmill, a colonial era water-powered mill that once supplied lumber.

Before construction began, the site was densely wooded and featured a large creek running through the property. Our survey team handled the topographic and boundary work and will lead the platting process upon completion of the site. One of the biggest design challenges was traffic. With thousands of new residents expected, the intersection of Old Kings Road and US 1 needed a safer, more efficient solution. Originally planned as a signalized intersection, it was reimagined as a roundabout, a rare move for our typical Florida land development projects. The Project Manager, collaborated with our transportation team to make it happen, leveraging a national expertise with local insight.

Another design element Alliant takes pride in is the network of trails that weave throughout the neighborhood creating spaces for walking, biking, and everyday connection.

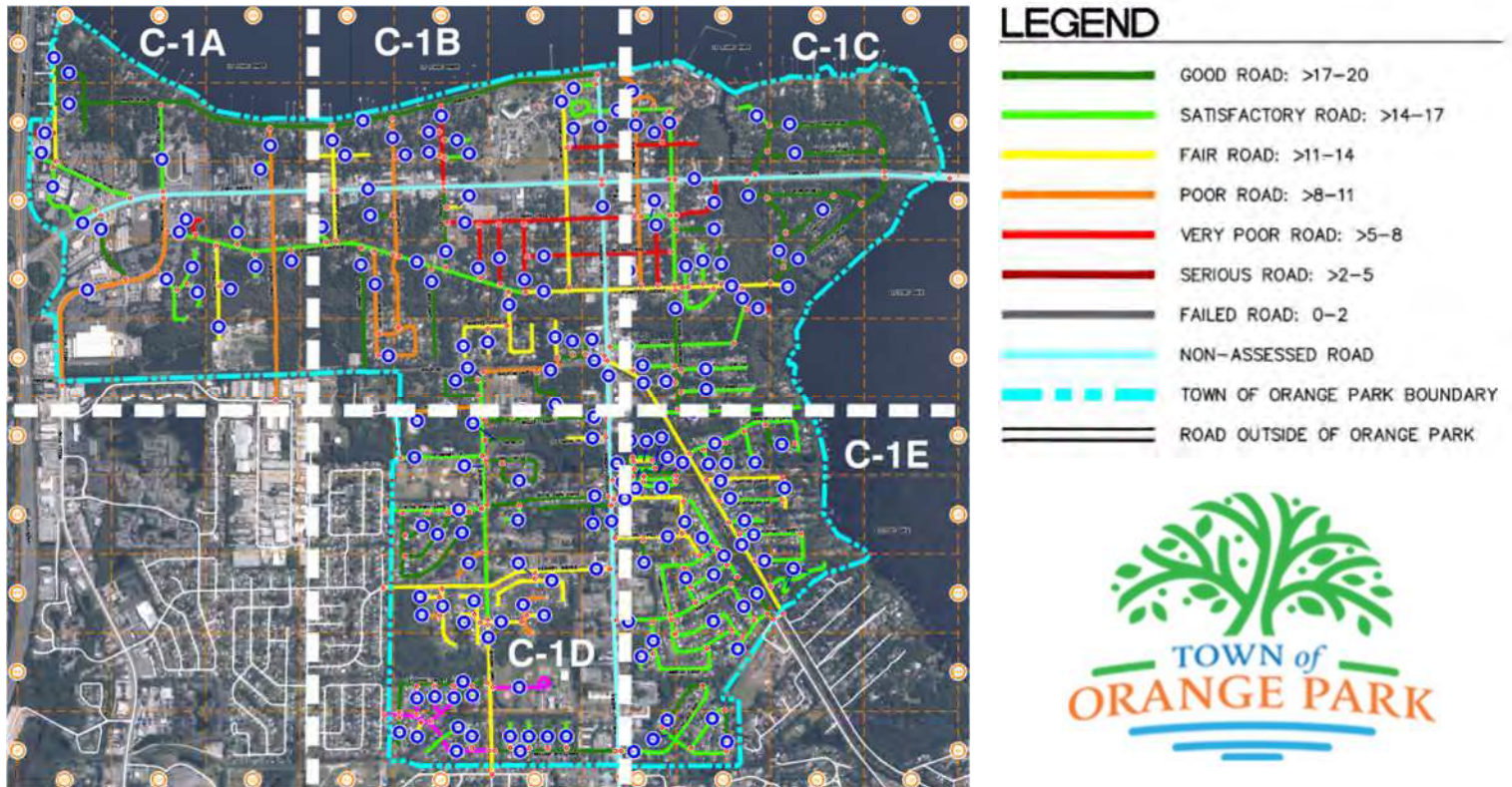

25. FIRMS INVOLVED WITH THIS PROJECT

a. FIRM NAME	b. FIRM LOCATION	c. ROLE
Alliant Engineering Inc.	Jacksonville, FL	Civil Engineering, Land Survey

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS UNDER THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Completed one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 9		
21. TITLE AND LOCATION (City and State) ORANGE PARK PAVEMENT ASSESSMENT, ORANGE PARK, FL		22. YEARS COMPLETED <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">PROFESSIONAL SERVICES</td> <td style="width: 50%; padding: 2px;">CONSTRUCTION (If Applicable)</td> </tr> </table>	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)			
23. PROJECT OWNERS INFORMATION				
a. PROJECT OWNER Town of Orange Park	b. POINT OF CONTACT NAME Kyle Croce, Director of Public Works	c. POINT OF CONTACT TELEPHONE NUMBER (904) 264-7411		
24. BRIEF DESCRIPTION OF PROJECT				

Alliant performed a pavement assessment of approximately 46 miles of roadway owned and maintained by the Town of Orange Park. The primary objective of the assessment was to evaluate the current pavement conditions, identify visible distresses, and develop recommendations for maintenance, repair, and rehabilitation strategies.

Alliant prepared of a comprehensive report summarizing their findings, which included condition ratings, recommended treatments, and an associated cost estimate forecasting over the next decade. This report served as a strategic planning tool that helped the Town forecast and allocate funding for the roadway maintenance over the next decade.



The above image is a map of the color system categorizing the road network paving condition with labels for each roads designation along with a legend explaining what each color means.

25. FIRMS INVOLVED WITH THIS PROJECT

a. FIRM NAME	b. FIRM LOCATION	c. ROLE
Alliant Engineering Inc.	Jacksonville, FL	Civil Engineering

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS UNDER THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Completed one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 10		
21. TITLE AND LOCATION (City and State) SHADOW CREST AT ROLLING HILLS, PH. 3B & 3C, GREEN COVE SPRINGS, FL		22. YEARS COMPLETED <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">PROFESSIONAL SERVICES</td> <td style="width: 50%; padding: 2px;">CONSTRUCTION (If Applicable)</td> </tr> </table>	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)			
23. PROJECT OWNERS INFORMATION				
a. PROJECT OWNER Shadow Crest at Rolling Hills CDD	b. POINT OF CONTACT NAME Marilee Giles	c. POINT OF CONTACT TELEPHONE NUMBER (904) 940-850 x 412		
24. BRIEF DESCRIPTION OF PROJECT				



This subdivision is organized around a curvilinear street network designed to slow traffic, enhance safety, and create cohesive residential blocks. Lot layouts are oriented to maximize usable yard space, maintain building setbacks, and provide consistent streetscapes. The neighborhood planning integrates residential lots with adjacent open space, wetlands, and conservation areas, reinforcing a balance between development and environmental preservation.

Alliant facilitated the acquisition of electrical and landscape maintenance easements and conducted detailed reviews of contractor, vendor, and supplier invoices and pay requests to ensure the proper use of bond proceeds. Responsibilities also included cost estimating and preparation of the Engineer's Report for the full planned build-out of the Shadow Crest phase.

25. FIRMS INVOLVED WITH THIS PROJECT

a. FIRM NAME	b. FIRM LOCATION	c. ROLE
Alliant Engineering Inc.	Jacksonville, FL	Civil Engineering

Alliant's Continued Growth in the Community Development District Segment:

Alliant has delivered on-call, continuing services, and multidisciplinary contracts for municipalities, special districts, and public agencies across Florida and nationally. Our work reflects consistent responsiveness, technical accuracy, and the ability to integrate multiple disciplines under one contract.

Alliant has provided ongoing engineering support, permitting assistance, stormwater and utility evaluations, site and roadway improvements, and general civil engineering services for multiple CDDs across northeast Florida. Our work includes task-order based assignments such as stormwater system assessments, drainage improvements, utility coordination, minor roadway and sidewalk upgrades, plan reviews, and support for capital planning and maintenance needs. These contracts demonstrate our ability to work seamlessly with District Managers, respond quickly to emerging needs, and deliver practical, constructible solutions within a continuing services framework.

The following is a list of District's we currently support:

District Name	Location	Year Alliant Became the District Engineer
Tison's Landing	Duval County, Florida	2023
Ridgewood Trails	Clay County, Florida	2024
Oakleaf Town Center (OTC)	Clay County, Florida	2024
Bartram Park	Duval County, Florida	2024
CrossCreek	Manatee County, Florida	2025
Glen St. Johns	Duval County, Florida	2025
Dunes	Flagler County, Florida	2026
The Beach	Duval County, Florida	2026

Our growth in this segment began with the successful partnership of Tison's Landing in 2023, where we continue to provide comprehensive general engineering services to support infrastructure planning and development.

Building on this success, Alliant was selected in 2024 to serve three (3) additional districts, expanding our footprint and reinforcing our reputation as a reliable and responsive engineering partner.

In 2025 and 2026, this positive trajectory continues, as we remain committed to the growth and improvement of each community we serve.

Across all engagements, Alliant delivers innovative, cost-effective, and sustainable engineering solutions while consistently exceeding client expectations. We are proud of the relationships we've built and look forward to supporting the ongoing success of these districts through collaborative planning and quality engineering.

3e.

Exhibit 3 Geographic Location

Alliant's Jacksonville Office:

10475 Fortune Parkway, Suite 101
Jacksonville, Florida 32256

Our Jacksonville office is located less than one (1) hour from the Sweetwater Creek Community Development District.

This proximity ensures that our team can respond promptly and effectively to the district's needs. Local accessibility is critical during permitting and construction phases, where timely coordination and rapid issue resolution directly impact project success. Our commitment to being readily available underscores our dedication to delivering exceptional service and seamless project execution.



3f.

Current & Projected Workload

RESPONSIVENESS AND AVAILABILITY OF KEY PERSONNEL

As the District's primary Client Manager, Joe will be responsible for working closely with district staff to define scopes of service, estimate staff work hours, and develop cost proposals for individual work orders. Joe will identify the appropriate Alliant lead and supporting staff based on the technical requirements and schedule of each assignment. As a senior leader, Joe has the authority to fully commit Alliant resources to meet the district's needs and ensure timely delivery of services.

MANAGING WORKLOADS AND SCHEDULES

Alliant project managers meet weekly to review active projects , upcoming deadlines, and staffing needs across the firm. These meetings include review of anticipated workload by month, comparison of committed hours against available staff capacity, and identification of any potential scheduling conflicts. When adjustments are needed, Alliant proactively reallocates staff, adds support resources, or adjusts work plans to ensure schedules remain on track.

CURRENT WORKLOAD AND STAFF AVAILABILITY

Alliant actively manages workload and staffing to maintain responsiveness for our clients. Our civil engineering teams are supported by ongoing forecasting, regular workload reviews, and proactive staffing adjustments to align available resources with project demands. Based on our current and projected workload, Alliant has sufficient capacity to support the district's on-call needs and commits to making qualified staff available to meet work order schedules.

Exhibit 2 – Projected Schedule

Staff	20%				40%				60%				80%				100%			
Client Manager																				
Project Manager																				
Water Resources																				
Professional Land Surveyor																				
Roadway Design																				
Construction and Inspection																				
Contract Administration																				

3g.

VOLUME OF WORK PREVIOUSLY AWARDED BY THE DISTRICT: Alliant Engineering, Inc. has no prior Engineering Services for the Sweetwater Creek Community Development District.

Alliant understands the District's objective to equitably distribute work among qualified firms while maintaining high standards of service and accountability. As a new consultant for the District, Alliant brings immediate availability, a fresh perspective, and a strong commitment to building a long-term working relationship grounded in responsiveness, technical quality, and collaboration with District staff.

H. ADDITIONAL INFORMATION

FIRM BACKGROUND AND SERVICES



FOUNDED

1995

Minneapolis, MN



FLORIDA PRESENCE

Jacksonville (2015)

Tampa (2023)



STAFFING

Over 200 Total

50+ Licensed Professionals



Civil
Engineering



Land
Survey



Transportation
Planning



Traffic
Engineering



Landscape
Architecture



Permitting
Services



Roadway
Design

- i. Alliant's professional accomplishments reflect repeatable success delivering civil engineering and utility infrastructure services for public-sector clients. Our team has supported municipalities and utilities with water and wastewater improvements, stormwater modeling and drainage design, permitting coordination, and construction phase engineering support.

As your Client Manager, Mr. Schofield will serve as the primary point of contact for the District. Joe has over 23 years of experience in municipal engineering, utilities, stormwater systems, land development, transportation infrastructure, and railroad. His background includes managing civil projects, coordinating with permitting agencies, and delivering on-call services across Florida.

Joe is known for his consistent communication and practical and constructable solutions. With him leading this contract, the District will benefit from a dedicated partner who is committed to client services and supported by the depth and resources of Alliant's 200+ employee-owners.

H. ADDITIONAL INFORMATION
KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL (From Section E, Block 12)	27. ROLE IN THIS CONTRACT (From Section E, Block 13)	28. EXAMPLE PROJECTS LISTED IN SECTION F (Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)									
		1	2	3	4	5	6	7	8	9	10
Joseph Schofield, PE	Civil Engineering	X		X		X		X	X		X
Andrew Mansen, PE	Civil Engineering	X	X	X	X	X	X	X	X	X	X
Curt Wimpée, PE	Civil Engineering		X	X	X	X		X	X	X	X
Adam Oestman, PE	Production Manager	X	X	X	X	X	X	X	X	X	X
Ashley Rivera	Landscape Architecture	X	X		X	X			X	X	
Clayton Walley, L.S.	Survey		X		X		X	X	X		X

EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT (From Section F)	NO.	TITLE OF EXAMPLE PROJECT (From Section F)
1.	Beachview Cove	6.	Riverfront Plaza
2.	Wildlight Community	7.	Sawmill Branch Roundabout
3.	Saddlebrook Landings Apartments	8.	Sawmill Branch Subdivision
4.	Whiteview Subdivision	9.	Orange Park Pavement Assessment
5.	Marbella Multi-Family	10.	Shadow Crest at Rolling Hills

Approach to Task Orders:

Alliant’s approach to each task begins with early coordination and scope clarity. Upon receipt of an “Exhibit A, Work Authorization Form”, Joe will work directly with the district to confirm objectives, schedule, constraints, data needs, assumptions, and deliverables. This upfront coordination minimizes scope creep, avoids rework, and ensures district expectations are clearly defined.

For each task, Alliant matches the level of effort to the assignment – deploying the right staff at the right time so the district is not paying senior rates for production level tasks, while still receiving strong senior oversight and quality control.

EXHIBIT 4



Professional Engineering Services for the

Sweetwater Creek Community Development District

Prepared by

Kimley»Horn

Expect More. Experience Better.

June 19, 2026

Howard McGaffney

Sweetwater Creek Community Development District
District Manager
1865 North Loop Parkway
St. Augustine, FL 32095

**Re: Request for Qualifications (RFQ) for Engineering Services for the
Sweetwater Creek Community Development District**

**Dear Mr. Howard McGaffney and Members of the
Selection Committee:**

One of the most gratifying aspects of our business is the ability to form lasting working relationships with our clients and other professionals. We sincerely hope to be selected as your District Engineer to perform engineering services on a continuing basis for the District.

We are best suited to serve you for the following reasons:



Dedicated Team. As project manager, **David Sowell, PE** will be your first point of contact. His experience includes large-scale land development projects for both public- and private-sector clients. These projects have given him the opportunity to extensively interact with a wide range of groups and individuals, including local citizens, city staff, and members of various permitting agencies. David understands that a strong commitment to client satisfaction must be the foundation of our service to you and is personally dedicated to serving the District.



Unparalleled Knowledge of Community Development Districts. Kimley-Horn understands the special challenges involved with providing engineering services for residential developments. With our track record of successfully executing projects for over 45 Community Development Districts throughout Florida, Kimley-Horn has the in-depth knowledge and experience to meet your needs.



Drainage and Stormwater Management. Kimley-Horn delivers integrated stormwater and drainage solutions that are essential to the success of our design projects. Our team supports a wide range of municipal, county, residential, agricultural, commercial, and industrial developments with proven expertise in hydrologic and hydraulic analysis, stormwater quality and quantity management, and the design of water control structures. We are well-versed in permitting through local water management districts and stay ahead of evolving regulatory requirements—including the upcoming shift from treatment volume to nutrient removal standards, effective January 1, 2026. Our technical knowledge and proactive approach allow us to develop stormwater management plans and reports that are both compliant and performance-driven, helping our clients move forward with confidence.



One-Stop Shop. As a full-service consulting firm, we can provide you a full range of services that gives you the comfort of knowing that a wide range of activities are all under the management and quality control of one firm, which means less coordination that you need to perform, better decisions, better communication, increased productivity, and quicker, more accurate project deliverables that are consistent with your needs. Our services include but are not limited to comprehensive engineering, planning, and environmental services; transportation planning; traffic engineering; environmental impact reports; specialized planning studies; roadway design; structural engineering; environmental assessments; utility design; survey; streetscape and landscape design; and public involvement. Our own in-house expertise as well as our frequent teaming with external firms means we do not see ourselves as just civil engineers, but as development consultants who play a part in accomplishing the bigger picture.



Commitment to Time and Budget. Kimley-Horn is committed to meeting the District's time and budget requirements for the projects to be included under this contract. We recognize that budget and schedule control are critical to the success of your program. Meeting your schedule for deliverables is not just a goal to us—it is a requirement. Our approach will include identifying realistic goals, developing a focused action plan that addresses only those items necessary to accomplish the goals, anticipating the implications of decisions made in early phases to future phases, and preparing a mechanism for addressing unexpected challenges. This approach builds the framework for completing successful projects within budget and on schedule.

Kimley-Horn's continuity of staff and 59+ years of experience, combined with our vast resources, will be invaluable to the successful execution of assignments under this contract. We look forward to the opportunity to serve as your trusted consultant.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

David Sowell, PE

Project Manager

☎ 352.415.1897

✉ David.Sowell@kimley-horn.com

Chris Towne, PE

*Roadway and Transportation &
Authorized Signer*

☎ 352.415.1936

✉ Chris.Towne@kimley-horn.com

Table of Contents

(A)	Ability and Adequacy of Professional Personnel	4
(B)	Certified Minority Business Enterprise	8
(C)	Willingness to Meet Time and Budget Requirements	10
(D)	Engineer's Past Performance and Experience	13
(E)	Geographic Location	16
(F)	Recent, Current, and Projected Workloads	18
(G)	Volume of Work Previously Awarded to Consultant by District	20
(H)	Applicable Professional Licenses	22
(I)	Standard Form 330	25



Ability and Adequacy of Professional Personnel

Ability and Adequacy of Professional Personnel

The District needs a consultant team that can navigate the responsibilities and challenges presented by this contract with a clear, visionary approach, as well as a proactive partner who is familiar with the local area. Kimley-Horn's experience with Community Development Districts and other clients in St. Johns County provides you with unmatched service, responsiveness, and essential local knowledge. Our employees are sincere, reliable, and professional, with the drive to initiate innovative methods and solutions to your requests. Outlined below are the qualifications of our key project team members.



David Sowell, PE

**PROJECT MANAGER/
SITE DESIGN AND PERMITTING**

David is a project manager focused on managing the needs of clients and growing Kimley-Horn's presence in Florida. He has 23 years of technical experience, including engineering reviews, studies, and analysis; civil/site development; construction management; roadway design, site planning, paving, grading and drainage; and utility design. In addition to his technical experience, David spent time in the public sector with the City of Gainesville Public Works Department where he administered roadway and water quality retrofit projects. This diverse experience has given David the ability to understand the needs of municipal clients and the ability to tailor pragmatic solutions to the problems these different sectors typically face. David will serve as Kimley-Horn's designated representative, responsible for District meeting coordination, construction-phase services, and execution of all associated engineering tasks.



Thomas Inman, PE

**QUALITY CONTROL/
QUALITY ASSURANCE (QC/QA)**

Thomas has 25 years of stormwater design and environmental permitting experience involving a wide range of county, city, municipal, and private clients. Thomas has served as Engineer of Record (EoR) for projects throughout St. Johns County, City of Bunnell, City of Flagler Beach, City of Palm Coast, and Flagler County. In addition to professional experience, Thomas is involved in local community service by participating in Flagler Family Life Center, Flagler County Chamber of Commerce (FCCOC), Leadership Flagler, and Backyard Makeover.



Elisabeth Manley, PLA

LANDSCAPE ARCHITECTURE AND IRRIGATION

Elisabeth has 25 years of experience serving as a landscape architect. Over the course of her career, she has served on a number of park and recreational projects in Central Florida. She has provided project management, public facilitation, sustainability calculations, and the full spectrum of landscape architectural services, including master planning and hardscape, landscape, and irrigation design. She became a registered Professional Landscape Architect in 2003 and is a member of the American Society of Landscape Architects (ASLA).



Alan Garri, PE

STORMWATER AND UTILITIES

Alan is a senior project manager with more than 24 years of experience involving water, wastewater, stormwater, and roadway design. Alan's water resources expertise includes water quality for total nitrogen (TN) removal, septic to sewer programming and design, vacuum sewer design, and hydrology and hydraulic modeling. Alan has designed and managed the construction of several traditional gravity sewer and lift station systems, vacuum sewer systems, and low-pressure systems throughout the state. Alan has additional expertise that complements his septic tank removal and central sewer installation experience, including general civil engineering, construction management, grant application assistance and compliance, and BMAP modification and compliance.



William (Delaney) Markham, PE

STORMWATER/SITE DESIGN AND PERMITTING

Delaney has five years of civil engineering experience assisting with all aspects of production including site design, utility design, permitting, and grading for multi-acre residential, commercial, and institutional projects. He is technically skilled in AutoCAD, AutoCAD Civil 3D, ArcMap 10.8.1, ICPR 3, POND3D 3.3, Excel, Hydraflow Storm Sewers Extension, BMP Trains 2020, and AutoTURN 11.



Chris Towne, PE

ROADWAY AND TRANSPORTATION

Chris is a project manager with 29 years of experience. He is responsible for project management, client relations, design, and technical oversight of staff and day-to-day office operations. Throughout his career, Chris has worked on a variety of civil engineering projects including roadway, bridge, airport, structural, drainage, water, sanitary sewer, and site civil design. All of this experience has afforded him the knowledge and experience of managing projects with a multi-discipline approach.



Ali Brighton, PE

**TRANSPORTATION PLANNING AND
TRAFFIC OPERATIONS**

Ali has 14 years of diverse transportation engineering experience and has managed a wide range of transportation planning and design projects including traffic operations studies, bicycle/pedestrian mobility planning and analyses, traffic signal design, access management, traffic calming studies, signal warrant analyses, safety studies, corridor studies, speed studies, transit planning, and signing and pavement marking plans. Ali is known for her attention to detail and her translation of years of hands-on, in-the-field traffic engineering experience to real-world solutions for her clients. Her experience includes the planning, analysis, and design of the signalized crossings for the Underline Phase I project in Downtown Miami. Ali has also led various public involvement activities for PD&E studies, municipal transportation plans, and corridor studies.

Individual resumes for each of our key staff members can be found in Part I, Section E of the Standard Form 330 at the end of this qualifications package.



Certified Minority Business Enterprise

Certified Minority Business Enterprise

Kimley-Horn is not a Minority-Owned Business Enterprise (MBE). However, we always look for opportunities to include Disadvantaged Business Enterprises (DBEs), Small Business Enterprises (SBEs), and Women's Business Enterprises (WBEs) in our contracts and through teaming agreements. We provide interested minority firms with the opportunity to serve as a subconsultant on our teams throughout the year, actively seeking to increase and update our large database of qualified MBE firms to use on future projects. Our aggressive MBE utilization policy confirms that Kimley-Horn is furthering the positive economic development momentum that the state of Florida advocates using MBE businesses by its contractors.

Our commitment to retaining minority firms to assist on projects is demonstrated in the table below by the amounts Kimley-Horn has paid to minority businesses over the years. We believe this record of MBE firms utilized speaks well of Kimley-Horn's efforts to involve MBEs in our practice. Kimley-Horn will continue its long-standing practice of using MBEs on current and future projects.

Our performance in using minority firms over the past 5 years is as follows:

Year	Total Paid
2025	\$39.9 million
2024	\$123.2 million
2023	\$93.9 million
2022	\$55.6 million
2021	\$54.6 million
2020	\$41.5 million
2019	\$23.5 million



Willingness to Meet Time and Budget Requirements

Willingness to Meet Time and Budget Requirements

Schedule Control

Meeting your schedule for deliverables is not just a goal to us—it is a mandate.

Kimley-Horn has a track record of successfully completing projects on or ahead of schedule and within or below budget. This success is due, in part, to each project's schedule and budget being aggressively communicated to the project team by the project manager. We work with staff to identify key targets and milestones early on to help establish clear direction and an understanding of project deliverables. We take pride in evaluating any unanticipated obstacles and making informed recommendations to overcome them before they impact the project's schedule and budget.

In addition to our proactive communication, Kimley-Horn uses a "work plan" tool for organizing individual project tasks by phase and discipline. The anticipated labor effort is then summarized in a matrix that forms the basis for establishing and tracking the project budget. We track the budget on a percent complete basis in order to measure performance during each accounting report period.

We will include critical decision-making points in our work plans so that the project team and the County can agree upon the best course of action to keep the project on track. There always will be unexpected challenges unique to any given project; it is critical that an approach be developed that controls what can be controlled and builds in mechanisms for dealing with the unexpected.

One of the ways Kimley-Horn confirms the proper resources are dedicated to specific projects is through the use of a proactive, proprietary management system known as "Castaheads." Castaheads details every project's personnel needs, staff availability, and that the project team is committed to completing the various assignments. Internal production meetings are held weekly to enable staff, task managers, and project managers to stay up to date regarding current and projected workloads. Weekly regional production meetings are also held to assess the availability and distribution of resources among Florida's Kimley-Horn offices.

We know the importance of meeting our clients' deadlines and proactively take the necessary steps that enable us to confidently commit to meeting yours. The Castaheads system is used by our project managers to define specific staffing needs for the upcoming month and for the next six months. The objective is to balance the workload in a manner that maximizes the utilization of production staff while ensuring that all project requirements and client deadlines are met. With our depth of staff and ability to activate resources from other offices, we can confirm our services are completed within the published schedule and budget.

Our project manager, **David Sowell, PE**, will have the authority to allocate resources and troubleshoot difficulties. We commit to view the project from your perspective, examine issues in a strategic context, and provide you with tactical solutions.

Budget Control

At each step of this project, we will update the opinion of probable construction cost to gauge where we are in relation to the project budget. With today's rapidly escalating construction costs, it will be important to update the estimate throughout the design phase. Kimley-Horn uses readily available construction cost guides and unit price indices for recent bids. Our staff also maintains contacts throughout the construction industry and confers regularly with site work contractors to obtain cost input on special items and issues pertaining to phased construction.

The Kimley-Horn team has an excellent track record of completing projects within established budgets and countless examples of value engineering to provide clients with significant cost savings. The ability to control project costs throughout the progress of work is the result of a strong commitment to do so, a thorough understanding of the project, and incorporation of this understanding into project design drawings.

Cost overruns can result from many sources; however, the consultant has the greatest control over construction plans and specifications. The Kimley-Horn team emphasizes thorough and complete drawings and contract documents that are well coordinated across disciplines, clearly depict the physical work expected of the contractor, and define the responsibilities and authority of all participants in the construction contract.



Engineer's Past Performance and Experience

Engineer's Past Performance and Experience

Local St. Johns County Experience

Kimley-Horn has served St. Johns County since 2002 and currently provides engineering services to both public- and private- sector clients, including St. Johns County Public Works (SJCPW) and the Professional Golfers Association (PGA). Our office has completed many public-sector projects in St. Johns County, including several local Florida Department of Transportation (FDOT) Safe Routes to School (SRTS). We look forward to this opportunity in furthering our work within the County by serving the District. We will use our experience and relationships with local agencies such as the St. Johns County Development Services (SJCDS), City of St. Augustine, the St. Johns County Utility Department (SJCUD), FDOT District Two, and the St. Johns River Water Management District (SJRWMD) to expedite project approvals. Our relationship with the County and our team's knowledge are invaluable; no other firm will be able to offer this level of experience and established relationships. While the Kimley-Horn team provides the personal and thorough client service of a local firm, we can also use the resources of our 10,000+ national consulting staff across the nation. We are empowered to call upon any resources your needs may require and can assure you that the right team member to get the job done is only a phone call away.

Past Performance for Community Development Districts

Kimley-Horn is a full-service, employee-owned, multidisciplinary consulting firm offering a broad range of engineering, planning, landscape architecture, and environmental services to clients in both the private and public sectors throughout Florida and the United States. Throughout our 59-year history, we have served numerous local governments in Florida and are proud of the role we play in shaping the development, and in many cases, the redevelopment of Florida's communities. A hallmark of our services to clients is our ability to provide a full range of services for a multitude of urban and transportation planning and public infrastructure improvements. Our multi-disciplined teams can take your projects from inception through implementation—all while keeping your initial goals for your projects at the forefront of each step of the process.

A few examples of our range of services include:

- ✓ Helping two new communities develop their first comprehensive plan
- ✓ Assisting several communities with their evaluation and appraisal reports and related comprehensive plan amendments
- ✓ Helping initiate regional activity centers and transportation concurrency exception areas
- ✓ Teaming with developers and communities to develop design guidelines for specific projects
- ✓ Site plan review, traffic, and other concurrency reviews
- ✓ Engaging the public in design, visioning, and transportation workshops and charrettes for several communities
- ✓ Performing traffic studies and transportation planning, including a transit-oriented design feasibility study, transportation master plans, transportation concurrency management database, and multiple parking and downtown parking garage studies

Community Development Districts Kimley-Horn has served in Florida:

- | | |
|--|---|
| ➔ Grand Haven CDD – <i>Palm Coast, FL</i> | ➔ Village Center CDD – <i>The Villages, FL</i> |
| ➔ Boca Royale CDD – <i>Sarasota, FL</i> | ➔ Midtown Miami CDD – <i>Miami, FL</i> |
| ➔ Lakewood Ranch CDD – <i>Sarasota, FL</i> | ➔ Sumter Landing CDD – <i>The Villages, FL</i> |
| ➔ Blackburn CDD – <i>Sarasota, FL</i> | ➔ Mayfair CDD – <i>Lake Wales, FL</i> |
| ➔ Central Parc CDD – <i>Sarasota, FL</i> | ➔ Kenmare at Lake Annie CDD – <i>Dundee, FL</i> |
| ➔ City Center CDD – <i>Polk, FL</i> | ➔ Greyhawk Landing CDD – <i>Manatee County, FL</i> |
| ➔ Coastal Lake CDD – <i>Walton, FL</i> | ➔ Waterlefe CDD – <i>Sarasota, FL</i> |
| ➔ Grove Resort CDD – <i>Winter Garden, FL</i> | ➔ Venetian CDD – <i>Sarasota, FL</i> |
| ➔ Miami World Center CDD – <i>Miami, FL</i> | ➔ Blackburn Creek CDD – <i>Sarasota, FL</i> |
| ➔ Sumter Landing CDD – <i>The Villages, FL</i> | ➔ Highlands CDD – <i>Hillsborough County, FL</i> |
| ➔ Premium Point CDD – <i>St. Augustine, FL</i> | ➔ Mills & Nebraska CDD – <i>Orlando, FL</i> |
| ➔ Reserve CDD – <i>Port St. Lucie, FL</i> | ➔ Cottages Silver Oaks CDD – <i>Zephyrhills, FL</i> |
| ➔ Rivington CDD – <i>DeBary, FL</i> | ➔ Boynton Village CDD – <i>Boynton Beach, FL</i> |
| ➔ The District CDD – <i>Jacksonville, FL</i> | ➔ Sarasota National CDD – <i>Sarasota, FL</i> |
| ➔ Westridge CDD – <i>Polk County, FL</i> | ➔ Stoneybrook at Venice CDD – <i>Sarasota, FL</i> |
| ➔ Oakmont Grove CDD – <i>Polk, FL</i> | ➔ Tara CDD – <i>Bradenton, FL</i> |
| ➔ Victor Posner City Center CDD – <i>Polk County, FL</i> | ➔ Legends Bay CDD – <i>Sarasota, FL</i> |
| ➔ Hawthorne Mill CDD – <i>Lakeland, FL</i> | ➔ Beacon Lakes CDD – <i>Miami, FL</i> |
| ➔ Fox Branch Ranch CDD – <i>Lakeland, FL</i> | ➔ Manatee River CDD – <i>Bradenton, FL</i> |
| ➔ Mills Park CDD – <i>Orlando, FL</i> | ➔ Arbor Greene CDD – <i>Tampa, FL</i> |
| ➔ Bonnet Creek CDD – <i>Winter Park, FL</i> | ➔ Cross Creek CDD – <i>Bradenton, FL</i> |
| ➔ Bayi CDD – <i>Ocala, FL</i> | ➔ Veranda CDD – <i>Port St. Lucie, FL</i> |
| ➔ Bay Laurel Center CDD – <i>Ocala, FL</i> | ➔ Parkland Preserve CDD – <i>St. Augustine, FL</i> |
| ➔ Coastal Lake CDD – <i>Panama City Beach, FL</i> | ➔ River Road at Center Road CDD – <i>Sarasota, FL</i> |
| ➔ The Villages CDD – <i>The Villages, FL</i> | |



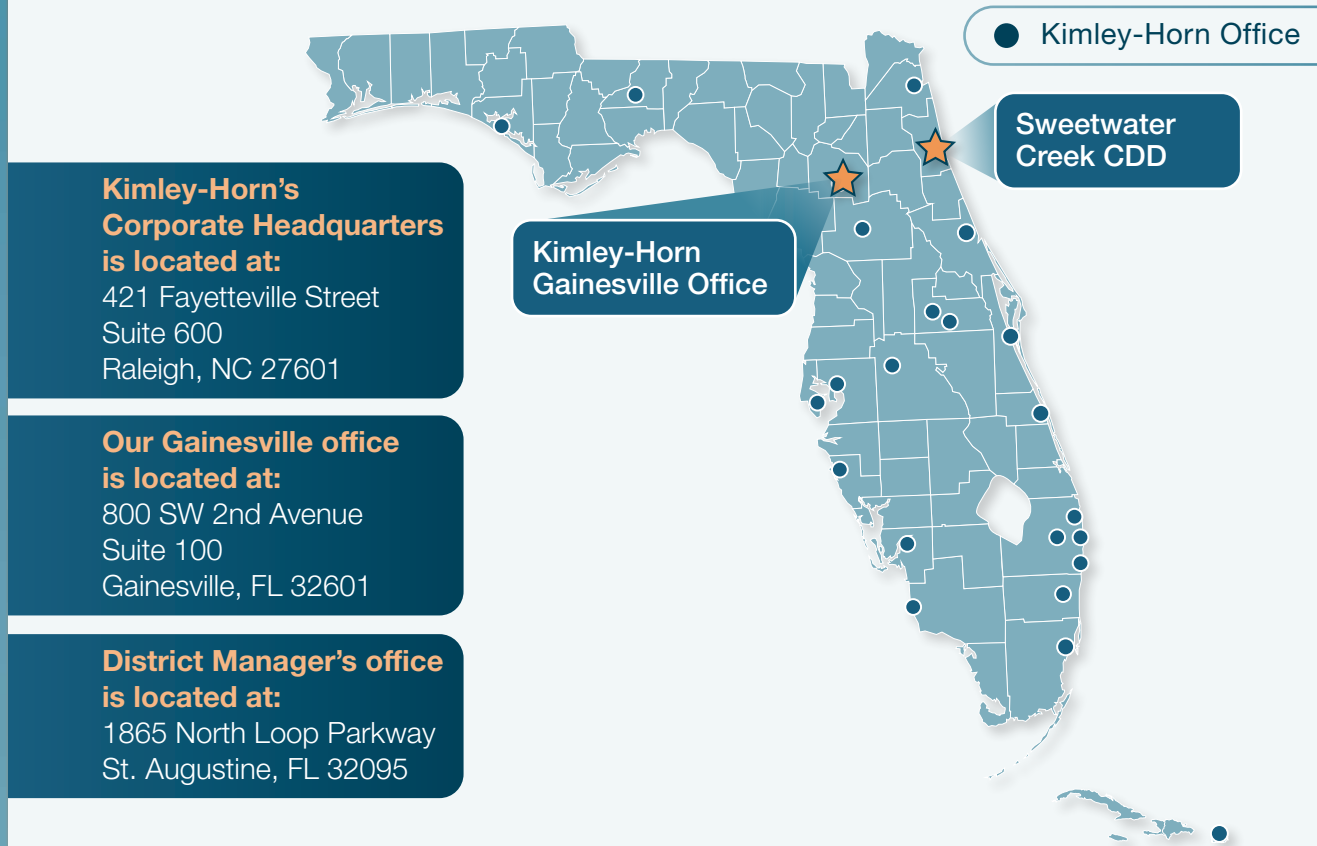
Geographic Location

Geographic Location

Kimley-Horn's Gainesville office will serve as the primary office responsible for overseeing the work related to this project. In addition, with the strength of Kimley-Horn's single-profit-center structure behind him, David has full access to more than 1,700 professionals across the state, and firmwide resources nationwide, to confirm every aspect of your projects is supported.

Kimley-Horn offers the resources of a large, nationally ranked firm with the personal attention and response of a dedicated, local professional team.

Kimley-Horn Florida Office Locations



By The Numbers

26

Offices in
Florida

1,700+

Employees in
Florida

167

Offices
Nationwide

10,000+

Employees
Nationwide



Recent, Current, and Projected Workloads

Recent, Current, and Projected Workloads

Kimley-Horn is very progressive when it comes to understanding its current workload and has a long history of achieving successful project completion through a combination of effective project management and technical expertise. Consequently, Kimley-Horn is committed to providing the District with the highest quality staff and service to meet your project schedule and budget requirements.

The members of our project team were selected using two criteria: (1) their experience with similar projects and (2) their availability to assume major technical responsibilities within your project schedule. Kimley-Horn's proactive management system, known as "Castaheads," is used to detail every project's personnel needs, as well as to determine each staff person's availability. By continuously matching project needs with staff availability, our Castaheads system is an accurate tool for keeping our projects on schedule.

Based on a review of our Castaheads, we can confirm you that the staff members selected for this team are available immediately to serve you and are in an excellent position to handle the workload of any assignment you wish to give us.



Volume of Work Previously Awarded to Consultant by District

Volume of Work Previously Awarded to Consultant by District

The District has not awarded Kimley-Horn any work prior to this submission of qualifications. We sincerely hope to grow our professional relationship with the District by serving as District Engineer as part of this advertised contract.

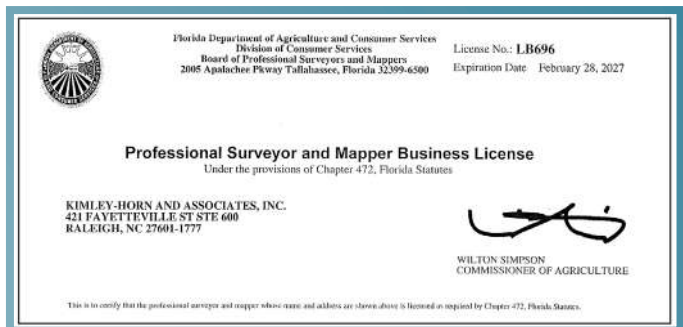


Applicable Professional Licenses

Applicable Professional Licenses



Applicable Professional Licenses





Standard Form 330

ARCHITECT – ENGINEER QUALIFICATIONS

PART I – CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (<i>City and State</i>)	Engineering Services for Sweetwater Creek Community Development District (St. Johns, FL)	
2. PUBLIC NOTICE DATE	3. SOLICITATION OR PROJECT NUMBER	
N/A	N/A	

B. ARCHITECT – ENGINEER POINT OF CONTACT

4. NAME AND TITLE	David Sowell, PE, Project Manager	
5. NAME OF FIRM	Kimley-Horn and Associates, Inc. (Gainesville, FL)	
6. TELEPHONE NUMBER	7. FAX NUMBER	8. E-MAIL ADDRESS
352.415.1897	N/A	David.Sowell@kimley-horn.com

C. PROPOSED TEAM

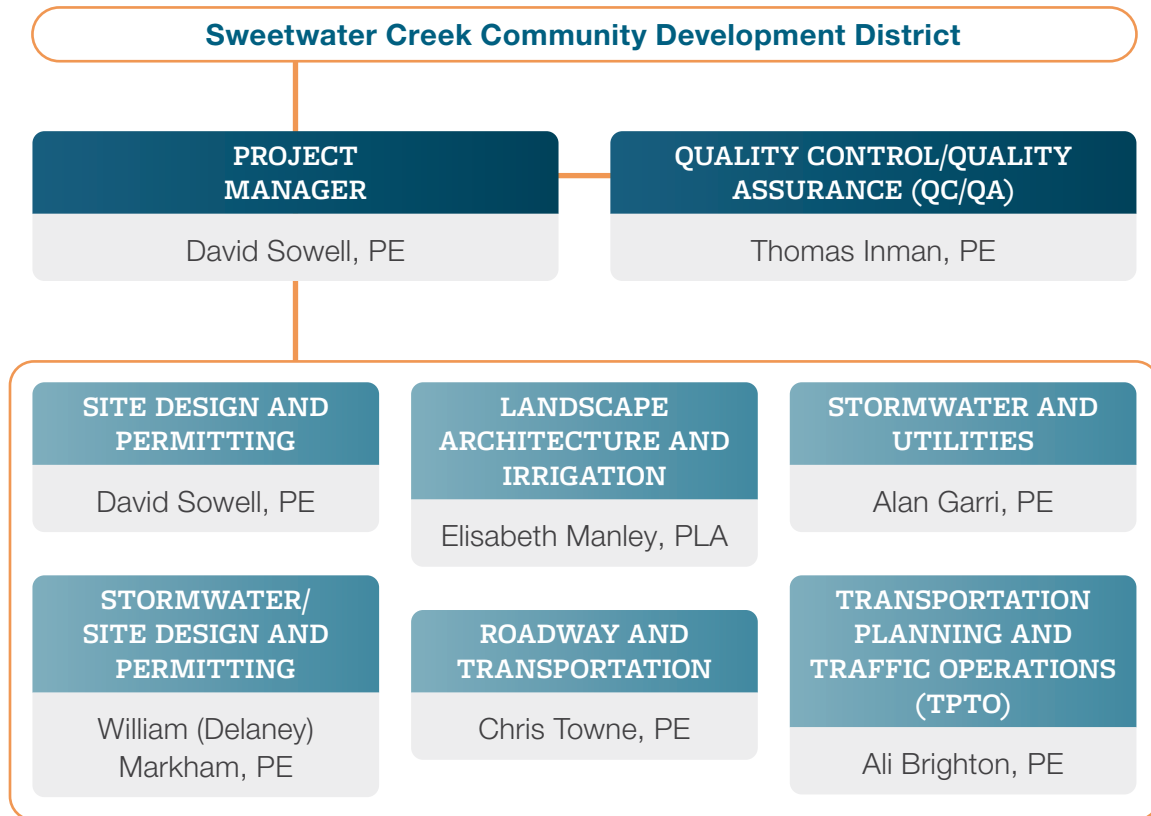
(Complete this section for the prime contractor and all key subcontractors.)

	PRIME	J-V	PARTNER	SUBCON-TRACTOR	9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
a.	☒				Kimley-Horn and Associates, Inc. (Gainesville, FL) ☒ CHECK IF BRANCH OFFICE	800 SW 2nd Avenue, Suite 100, Gainesville, FL 32601	Project Management; Site Design and Permitting; Landscape Architecture and Irrigation; Stormwater Engineering; Roadway and Transportation Engineering; Transportation Planning and Traffic Operations
b.	☒				Kimley-Horn and Associates, Inc. (Jacksonville, FL) ☒ CHECK IF BRANCH OFFICE	12740 Gran Bay Parkway West, Suite 2350, Jacksonville, FL 32258	Quality Control/Quality Assurance (QC/QA)
c.	☒				Kimley-Horn and Associates, Inc. (Ocala, FL) ☒ CHECK IF BRANCH OFFICE	1700 SE 17th Street, Suite 200, Ocala, FL 34471	Stormwater and Utilities Engineering
d.					 ☐ CHECK IF BRANCH OFFICE		
e.					 ☐ CHECK IF BRANCH OFFICE		
f.					 ☐ CHECK IF BRANCH OFFICE		
g.					 ☐ CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

[X] (ATTACHED)

Organizational Chart



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
DAVID SOWELL, PE	Project Manager/Site Design and Permitting	a. TOTAL 23	b. WITH CURRENT FIRM 5
15. FIRM NAME AND LOCATION (City and State) Kimley-Horn and Associates, Inc., Gainesville, FL			
16. EDUCATION (DEGREE AND SPECIALIZATION) Bachelor of Science, Civil Engineering, University of Florida		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer in FL, #68531	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

American Society of Civil Engineers (ASCE); Member, National Association of Home Builders (NAHB); Member, Urban Land Institute (ULI); Committee-Local

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State) Grand Haven CDD Paving Program, Flagler County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If Applicable) Ongoing
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm		
a. Project Manager. Building on a paving program established prior to joining Kimley-Horn, our team now leads its continued implementation for the Grand Haven Community Development District. Under Kimley-Horn, the program has produced multiple paving projects, with ongoing services including construction plans, bid documents, and construction oversight. Contract Value: \$60K		
(1) TITLE AND LOCATION (City and State) SW 47th Ave Extension, Gainesville, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2026	CONSTRUCTION (If Applicable) Pending
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☒ Check if project performed with current firm		
b. Project Engineer. Kimley-Horn developed 100% plans for a one-mile extension of a major collector road, providing an alternative route connecting SR 331 to SR 121 in Gainesville. The two-lane corridor includes a new roundabout, turn lanes, access management, lighting, a multi-use trail, a new traffic signal, modifications to an existing signal, street trees and landscaping, and significant stormwater improvements involving land swaps and easements. Significant coordination with the Florida Department of Transportation (FDOT), St. Johns River Water Management District (SJRWMD), Gainesville Regional Utilities (GRU), University of Florida (UF), and multiple private landowners was required to meet each entity's operational and regulatory requirements. Contract Value: \$600K		
(1) TITLE AND LOCATION (City and State) Palm Coast Public Works Compound, Flagler County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If Applicable) N/A
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☐ Check if project performed with current firm		
c. Project Manager. Prior to joining Kimley-Horn, David was responsible for overseeing the site civil design, permitting services, and construction administration for a new 30-acre public works compound for the City of Palm Coast.		
(1) TITLE AND LOCATION (City and State) Northside Park Improvements, Alachua County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2019	CONSTRUCTION (If Applicable) 2020
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☐ Check if project performed with current firm		
d. Project Manager. Prior to joining Kimley-Horn, David worked on the Northside Park Improvements project. The improvements consisted of an overlook terrace to the senior center, tennis court renovations, new pickleball courts, new bocce courts, new petanque courts, new racquetball courts, new pavilions, new playground equipment, disc golf course improvements, expanded parking, improved lighting, and other related infrastructure. David provided public outreach, engineering design, entitlements, stormwater and environmental permitting, and construction administration services for the project.		
(1) TITLE AND LOCATION (City and State) TB McPherson Park Tennis Courts, Alachua County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2019	CONSTRUCTION (If Applicable) 2019
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE ☐ Check if project performed with current firm		
e. Project Manager. Prior to joining Kimley-Horn, David provided services to the TB McPherson Park Tennis Courts. The tennis courts were cracking and in significant need of upgrades to the overall playing infrastructure. David developed full construction documents that used a cost-saving milling and reclamation method of construction. TB McPherson Park hosts multiple regional tennis tournaments every year and is a key part of the recreational programs for the City of Gainesville.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
THOMAS INMAN, PE	Quality Control/Quality Assurance	a. TOTAL 25	b. WITH CURRENT FIRM 9
15. FIRM NAME AND LOCATION (City and State) Kimley-Horn and Associates, Inc., Jacksonville, FL			
16. EDUCATION (DEGREE AND SPECIALIZATION) Bachelor of Science, Civil Engineering, Florida State University		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer in FL, #61713	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Rotary International (RI); Member, St. Johns County School District; STEM Advisory Board			
19. RELEVANT PROJECTS			
(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
Parkland Preserve, St. Johns County, FL		PROFESSIONAL SERVICES 2020	CONSTRUCTION (If Applicable) 2020
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		☒ Check if project performed with current firm	
a.	Project Engineer. Kimley-Horn provided professional services for this single-family age-restricted subdivision in St. Johns County. The subdivision features 363 residential units on 114 acres and a four-acre amenity center. Our services included master infrastructure civil engineering design and associated civil engineering services; landscape architectural design services including tree inventory, mitigation, and irrigation plans; a master development plan map; meeting, support and project coordination; application preparation; floodplain/Federal Emergency Management Agency (FEMA) assistance; permitting through St. Johns County and the St. Johns River Water Management District (SJRWMD); construction phase services/bidding assistance; and additional services on an as-needed basis. Contract Value: \$523.4K		
(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
Julington Lakes, St. Johns County, FL		PROFESSIONAL SERVICES 2020	CONSTRUCTION (If Applicable) 2020
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		☒ Check if project performed with current firm	
b.	Project Engineer. Kimley-Horn provided professional services for this luxury home community in St. Johns County. A majority of this unique neighborhood is conserved as a nature preserve, featuring several beautiful lakes for residents and their guests to enjoy. Our services included plat coordination and construction phase services. As part of our construction phase responsibilities, our team members performed the following tasks: bid preparation/contractor notification, conferences/meetings, site visits, observation of construction, recommendation with respect to defective work, clarifications and interpretations, shop drawings and samples, inspections and tests, and as-built reviews. Contract Value: \$836.6K		
(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
Tidal Pointe at Southside Quarter, Jacksonville, FL		PROFESSIONAL SERVICES 2018	CONSTRUCTION (If Applicable) 2020
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		☒ Check if project performed with current firm	
c.	Project Engineer. Kimley-Horn provided professional engineering services for a 309-home single-family subdivision located in Jacksonville. Our services included site planning, utility design, stormwater design, landscape architecture, permitting, and bidding assistance, and construction phase services. For this community, there was a unique focus on a modern style community and amenity center. Contract Value: \$150K		
(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
Mapleton Subdivision (Richmond American Homes), Jacksonville, FL		PROFESSIONAL SERVICES 2024	CONSTRUCTION (If Applicable) 2025
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		☒ Check if project performed with current firm	
d.	Project Engineer. Kimley Horn provided professional engineering services for a 136-home single-family subdivision located in Jacksonville. Our services included site planning, utility design, stormwater design, landscape architecture, permitting, and bidding assistance, and construction phase services. Contract Value: \$150K		
(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
Crystal Lagoons Beachwalk, St. Johns County, FL		PROFESSIONAL SERVICES 2021	CONSTRUCTION (If Applicable) 2021
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		☒ Check if project performed with current firm	
e.	Project Engineer. Kimley-Horn was selected to provide professional civil and landscape architectural services for the development of this luxury living community featuring a 14-acre crystal lagoon as the centerpiece—the largest man-made water feature in the United States. The project includes 800 home sites, a clubhouse, and over three million square feet of retail and commercial space along County Road 210. Kimley-Horn has been involved in this project since conceptual planning. Our services included conceptual design, full civil/site plans, construction documents, permitting services, bidding assistance, and construction phase services. Contract Value: \$400K		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
ELISABETH MANLEY, PLA	Landscape Architecture and Irrigation	a. TOTAL 25	b. WITH CURRENT FIRM 4
15. FIRM NAME AND LOCATION (City and State) Kimley-Horn and Associates, Inc., Gainesville, FL			
16. EDUCATION (DEGREE AND SPECIALIZATION) Master of Science, Landscape Architecture, University of Florida Bachelor of Science, Biology, Florida State University		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Landscape Architect in FL, #6666722	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

American Society of Landscape Architects (ASLA); Member

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
SE 1st Street, Gainesville, FL		PROFESSIONAL SERVICES 2023	CONSTRUCTION (If Applicable) 2024
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		☒ Check if project performed with current firm	
a.	Project Manager. SE 1st Street was in need of renovations to address ADA issues, changes in the City's policy related to outdoor seating and service, and existing canopy trees that were failing. Kimley-Horn was engaged to provide design and engineering to completely renovate the existing one block of streetscape, including new brick paving, canopy tree plantings, and irrigation renovations. Our team utilized and applied the City's new standard tree well planting detail for hardscape applications, which Kimley-Horn also developed for the City as part of a previous contract. We provided design, engineering, and project management. Contract Value: \$50K		
(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
SW 47th Ave Extension, Gainesville, FL		PROFESSIONAL SERVICES 2026	CONSTRUCTION (If Applicable) Pending
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		☒ Check if project performed with current firm	
b.	Landscape Architect. Kimley-Horn developed 100% plans for a one-mile extension of a major collector road, providing an alternative route connecting SR 331 to SR 121 in Gainesville. The two-lane corridor includes a new roundabout, turn lanes, access management, lighting, a multi-use trail, a new traffic signal, modifications to an existing signal, street trees and landscaping, and significant stormwater improvements involving land swaps and easements. Significant coordination with the Florida Department of Transportation (FDOT), St. Johns River Water Management District (SJRWMD), Gainesville Regional Utilities (GRU), University of Florida (UF), and multiple private landowners was required to meet each entity's operational and regulatory requirements. Contract Value: \$600K		
(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
Bulow Creek Headwaters Regional Park, Flagler County, FL		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If Applicable) N/A
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		☒ Check if project performed with current firm	
c.	Project Manager. Kimley-Horn is providing master planning for a regional park within the 1,200-acre Bulow Creek property, funded through FDOT District 5 LAP. The project includes planning, design, and permitting of passive recreation features such as a multiuse trail connection, trailhead amenities, fi shing access, trails, boardwalks, overlooks, environmental education elements, wildlife features, and targeted ecosystem restoration. The current phase includes desktop and fi eld reconnaissance to inventory natural, cultural, and historical resources and develop design alternatives for public and stakeholder input, in compliance with NEPA requirements tied to federal funding. Contract Value: \$569K		
(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
Tom Petty Pickleball Improvements, Gainesville, FL		PROFESSIONAL SERVICES 2024	CONSTRUCTION (If Applicable) 2024
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		☒ Check if project performed with current firm	
d.	Project Manager. Kimley-Horn led master planning and design for new pickleball courts and supporting amenities within an existing city park, including court layouts, pedestrian connections, and parking upgrades. Our responsibilities included public engagement, agency coordination, permitting, technical documents, and construction administration. Contract Value: \$24.8K		
(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
Pinesville Park, Alachua County, FL		PROFESSIONAL SERVICES 2025	CONSTRUCTION (If Applicable) Ongoing
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		☒ Check if project performed with current firm	
e.	Project Manager. Kimley-Horn provided master planning, public engagement, design, coordination with vendors, production of construction documents, permitting, and are currently preparing for bidding. We will continue to provide construction administration through construction. Proposed improvements include a playground, multipurpose sports court, picnic pavilions, open play field, solar pedestrian lighting, walks, parking, and associated stormwater and utilities. Design works improvements around large existing trees to remain and provides pedestrian connections to the existing church across the street that currently utilizes the park regularly. Contract Value: \$183K		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
ALAN GARRI, PE	Stormwater and Utilities	a. TOTAL 24	b. WITH CURRENT FIRM 10
15. FIRM NAME AND LOCATION (City and State) Kimley-Horn and Associates, Inc., Ocala, FL			
16. EDUCATION (DEGREE AND SPECIALIZATION) Bachelor of Science, Mechanical Engineering, University of Florida		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer in FL, #70674	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) American Society of Civil Engineers (ASCE); Member			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State) Old City Yard Drainage Retention Area (DRA) Stormwater Pump Station, Ocala, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2019	CONSTRUCTION (If Applicable) 2020
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE a. Project Manager. The City of Ocala designed and constructed a wetland recharge park. The park provides nutrient removal and treatment of reclaimed and stormwater flows generated within the City. The City identified the DRA known as the Old City Yard DRA as a source of stormwater for the park. The objective of this project was to design and permit improvements and add a stormwater lift station and conveyance system required to convey the stormwater flows from Old City Yard DRA through portions of Water Reclamation Facility 1 (WRF 1), and then to the wetland recharge park. Kimley-Horn provided data collection, infrastructure evaluation, DRA modification, lift station design, and permitting services. Contract Value: \$75.9K		
(1) TITLE AND LOCATION (City and State) Best Management Practices (BMP) Feasibility Study, Crystal River, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2018	CONSTRUCTION (If Applicable) N/A
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE b. Project Manager. Kimley-Horn provided a BMP Feasibility Study to determine the best site locations for the implementation of stormwater BMP water quality improvements with the city limits of Crystal River to have a measurable benefit to the Kings Bay and Crystal River Watershed. The project involved evaluating and ranking dozens of potential stormwater management improvement projects to determine which BMPs would provide the most cost-effective water quality benefits. Projects were ranked based on proximity to the impaired water body, cost, nutrient reduction, and viability. Contract Value: \$99.8K		
(1) TITLE AND LOCATION (City and State) Crystal River Community Redevelopment Area (CRA) Stormwater Quality Master Plan, Crystal River, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2017	CONSTRUCTION (If Applicable) N/A
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE c. Project Engineer. The creation of the Crystal River CRA Stormwater Quality Master Plan improved total nitrogen and total phosphorus water quality in Kings Bay. The master plan also streamlined the future development and redevelopment of waterfront community assets within the CRA boundaries. The master plan included the total boundary area of the CRA with a heightened focus on the waterfront areas. It identified and provided conceptual design calculations for the project that the City could execute that were regional in nature and provided compensatory treatment for waterfront overlay areas within the CRA. In addition, the master plan provided additional site-specific design parameters for waterfront urban infill that improved water quality, met regulatory permit requirements, and maximized developable area for economic benefit. Contract Value: \$66.9K		
(1) TITLE AND LOCATION (City and State) Stormwater Pump Station and Associated Stormwater Improvements for North Bay Road Design-Build Project, Miami Beach, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2014	CONSTRUCTION (If Applicable) 2015
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE d. Project Manager and Engineer-of-Record (EoR). The project involved the relocation of three stormwater pump stations along Alton Road in the City of Miami Beach. The stations were located adjacent to Biscayne Bay on 10th Street, 14th Street, and adjacent to 5th Street. Our services included verification and completion of stormwater modeling for the stormwater pump stations, pump station and stormwater conveyance system design, and Florida Department of Transportation (FDOT) plan revisions. The design had to incorporate systems to remove trash and provide water quality prior to discharge. Permitting and submittals were made to the South Florida Water Management (SFWMD) and the Florida Department of Transportation (FDOT). Contract Value: \$36M		
(1) TITLE AND LOCATION (City and State) Sunnyhill Restoration Area (SRA) Berms Modeling, Marion County, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2019	CONSTRUCTION (If Applicable) N/A
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE e. Project Engineer. The SRA is made up of 4,191 acres located six miles east of Weirsdale in Marion County. Portions of the Upper Ocklawaha River were channelized in the early 1900s which led to isolated and disconnected portions of the natural Upper Ocklawaha River channel. This project consists of developing a hydrologic and hydraulic model that can be used to evaluate a conceptual design to increase flows through the natural channel. Kimley-Horn made improvements to the internal berms within the SRA that are intended to support the proposed water level increase to elevation 52 to 55 feet NAVD88 in Areas A-C. Contract Value: \$152K		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
WILLIAM (DELANEY) MARKHAM, PE	Stormwater/Site Design and Permitting	a. TOTAL 5	b. WITH CURRENT FIRM 4
15. FIRM NAME AND LOCATION (City and State) Kimley-Horn and Associates, Inc., Gainesville, FL			
16. EDUCATION (DEGREE AND SPECIALIZATION) Bachelor of Science, Civil Engineering, University of Florida		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer in FL, #100303	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
SW 47th Ave Extension, Gainesville, FL	PROFESSIONAL SERVICES 2026	CONSTRUCTION (If Applicable) Pending
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm		
a. Project Engineer. Kimley-Horn developed 100% plans for a one-mile extension of a major collector road, providing an alternative route connecting SR 331 to SR 121 in Gainesville. The two-lane corridor includes a new roundabout, turn lanes, access management, lighting, a multi-use trail, a new traffic signal, modifications to an existing signal, street trees and landscaping, and significant stormwater improvements involving land swaps and easements. Significant coordination with the Florida Department of Transportation (FDOT), St. Johns River Water Management District (SJRWMD), Gainesville Regional Utilities (GRU), University of Florida (UF), and multiple private landowners was required to meet each entity's operational and regulatory requirements. Contract Value: \$600K		
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
Grand Haven CDD Paving Program, Flagler County, FL	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If Applicable) Ongoing
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm		
b. Project Engineer. Building on a paving program established prior to joining Kimley-Horn, our team now leads its continued implementation for the Grand Haven Community Development District. Under Kimley-Horn, the program has produced multiple paving projects, with ongoing services including construction plans, bid documents, and construction oversight. Contract Value: \$60K		
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
University of North Florida (UNF) Kitchen Addition, Duval County, FL	PROFESSIONAL SERVICES 2020	CONSTRUCTION (If Applicable) 2023
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [] Check if project performed with current firm		
c. Project Engineer. Prior to joining Kimley-Horn, Delaney was responsible for assisting with site design, plans production, stormwater modeling, and permitting to support the general civil site design of the Herbert Hall Kitchen addition at UNF. The project included drainage analysis, demolition drawings, utilities relocation, site development, loading docks access, and environmental permitting with the St. Johns Water Management District (SJWMD) and the Florida Department of Environmental Protection (FDEP).		
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
High Springs Subdivision, Alachua County, FL	PROFESSIONAL SERVICES 2021	CONSTRUCTION (If Applicable) 2023
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [] Check if project performed with current firm		
d. Project Engineer. Prior to joining Kimley-Horn, Delaney was responsible for assisting with site design, stormwater modeling, preliminary plat layout, and creating maps/exhibits as needed for permitting. The project included civil engineering design and obtaining permits from the City of High Springs, Alachua County, and the Suwannee River Water Management District (SRWMD).		
(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
Pinesville Park, Alachua County, FL	PROFESSIONAL SERVICES 2025	CONSTRUCTION (If Applicable) Ongoing
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm		
e. Project Engineer. Kimley-Horn provided master planning, public engagement, design, coordination with vendors, production of construction documents, permitting, and are currently preparing for bidding. We will continue to provide construction administration through construction. Proposed improvements include a playground, multipurpose sports court, picnic pavilions, open play field, solar pedestrian lighting, walks, parking, and associated stormwater and utilities. Design works improvements around large existing trees to remain and provides pedestrian connections to the existing church across the street that currently utilizes the park regularly. Contract Value: \$183K		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12.	NAME	13.	ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
CHRIS TOWNE, PE		Roadway and Transportation		a. TOTAL 29	b. WITH CURRENT FIRM 8
15. FIRM NAME AND LOCATION (City and State)					
Kimley-Horn and Associates, Inc., Gainesville, FL					
16. EDUCATION (DEGREE AND SPECIALIZATION)		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)			
Bachelor of Science, Civil Engineering, Virginia Polytechnic Institute and State University		Professional Engineer in FL, #14734 Advanced Temporary Traffic Control, #87977			
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)					

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
County Road 470 Improvements Phase 1, The Villages, FL		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If Applicable) Ongoing
a.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		[X] Check if project performed with current firm
Project Engineer. Sumter County and The Villages selected Kimley-Horn to design the widening of County Road 470 from two to four lanes to accommodate the tremendous growth in the area. The expansion of County Road 470 is for three miles and involves both expanding on the existing alignment and a new alignment. Our services include the design of a signal, four roundabouts, and two tunnels. Contract Value: \$1M			
(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
SW 47th Ave Extension, Gainesville, FL		PROFESSIONAL SERVICES 2026	CONSTRUCTION (If Applicable) Pending
b.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		[X] Check if project performed with current firm
Project Engineer. Kimley-Horn developed 100% plans for a one-mile extension of a major collector road, providing an alternative route connecting SR 331 to SR 121 in Gainesville. The two-lane corridor includes a new roundabout, turn lanes, access management, lighting, a multi-use trail, a new traffic signal, modifications to an existing signal, street trees and landscaping, and significant stormwater improvements involving land swaps and easements. Significant coordination with the Florida Department of Transportation (FDOT), St. Johns River Water Management District (SJRWMD), Gainesville Regional Utilities (GRU), University of Florida (UF), and multiple private landowners was required to meet each entity's operational and regulatory requirements. Contract Value: \$600K			
(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
Northwest 184th Road On-Street Parking, High Springs, FL		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If Applicable) Ongoing
c.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		[X] Check if project performed with current firm
Project Manager. The City of High Springs desired to add on-street parking along the south side of Northwest 184th Road from Main Street to near Northwest 235th Terrace. Kimley-Horn prepared preliminary sketches with general alignment and a dimensioned cross section of the proposed improvements for up to two alternatives based on the discussion from the predesign meeting and prepared a set of 60% civil construction plans for review by the Client. Following client comments, Kimley-Horn will prepare a set of 100% construction plans. The project includes sidewalk lighting, a planting plan, irrigation, permitting services, post-design services, stormwater impact evaluation, and grant administration services. Contract Value: \$45K			
(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
Northwest 32nd Avenue Full Depth Reclamation, Newberry, FL		PROFESSIONAL SERVICES 2020	CONSTRUCTION (If Applicable) 2020
d.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		[X] Check if project performed with current firm
Project Manager. Kimley-Horn was retained to prepare roadway construction plans to mill and resurface 2.5 miles of Northwest 32nd Avenue from Northwest 186th Street to just west of County Road 241. Our services included superelevation cross-slope correction, design exceptions for a sub-standard horizontal curve, paving driveways, replacing side-drain pipes, extending cross-drain pipes, shoulder construction, drainage improvements, utility coordination, Suwannee River Water Management District (SRWMD) permitting, and construction administration services. Contract Value: \$2.4M			
(1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
University of Florida (UF) 642 Southwest Campus Improvements, Gainesville, FL		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If Applicable) Ongoing
e.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		[X] Check if project performed with current firm
Project Engineer. The Southwest Campus Transportation Improvements project includes the proposed extension of IFAS Research Drive to the intersection of Southwest 23rd Terrace at Southwest Archer Road along with other campus roadway improvements. As part of this project, Kimley-Horn prepared an Intersection Control Evaluation (ICE) study and coordinated with the Florida Department of Transportation (FDOT) to determine the proposed improvements at the intersection of Southwest 23rd Terrace and Archer Road. Following the ICE study, Kimley-Horn prepared the design plans for the realignment of Southwest 23rd Terrace and the improvements at the intersection at Archer Road including a new traffic signal. Contract Value: \$271K			

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
ALI BRIGHTON, PE	Transportation Planning and Traffic Operations	a. TOTAL 14	b. WITH CURRENT FIRM 14
15. FIRM NAME AND LOCATION (City and State) Kimley-Horn and Associates, Inc., Gainesville, FL			
16. EDUCATION (DEGREE AND SPECIALIZATION) Master of Science, Transportation Engineering, University of Florida Bachelor of Science, Civil Engineering, University of Florida		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer in FL, #77731	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State) University Avenue and W 13th Street PD&E, Gainesville, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If Applicable) N/A
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm		
a. Project Manager. Kimley-Horn is currently providing engineering and planning services for the City of Gainesville's University Avenue and W 13th Street Project Development and Environment (PD&E) Study. The purpose of the study is to reconstruct University Avenue and W 13th Street as complete streets, emphasizing the safety, movement, and accessibility of cyclists and pedestrians. The project includes traffic and safety analyses; extensive coordination with stakeholders, residents, and adjacent property owners; and design of improvements to balance the needs of all users within a limited right-of-way. Contract Value: \$980.9K		
(1) TITLE AND LOCATION (City and State) SR 471 Complete Streets Study, Webster, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2022	CONSTRUCTION (If Applicable) N/A
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm		
b. Project Manager. Kimley-Horn prepared a Complete Streets planning study for SR 471 from CR 478A to CR 730 in the City of Webster. The purpose of the study was to assess the feasibility of and develop concepts for improved multimodal safety and mobility along the corridor. The study included a review of existing and future conditions along the study corridor to identify needs and opportunities. Kimley-Horn tasks consisted of public involvement, data collection, existing and future conditions analysis, development of improvement options, and recommendations. Contract Value: \$124.9K		
(1) TITLE AND LOCATION (City and State) SW 47th Ave Extension, Gainesville, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2026	CONSTRUCTION (If Applicable) Pending
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm		
c. Project Engineer. Kimley-Horn developed 100% plans for a one-mile extension of a major collector road, providing an alternative route connecting SR 331 to SR 121 in Gainesville. The two-lane corridor includes a new roundabout, turn lanes, access management, lighting, a multi-use trail, a new traffic signal, modifications to an existing signal, street trees and landscaping, and significant stormwater improvements involving land swaps and easements. Significant coordination with the Florida Department of Transportation (FDOT), St. Johns River Water Management District (SJRWMD), Gainesville Regional Utilities (GRU), University of Florida (UF), and multiple private landowners was required to meet each entity's operational and regulatory requirements. Contract Value: \$600K		
(1) TITLE AND LOCATION (City and State) Continuing Professional Services Contract, Gainesville, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If Applicable) N/A
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm		
d. Project Engineer. Kimley-Horn currently serves the City of Gainesville to provide general engineering consulting services. Assignments under this contract have included concept and construction plans for Complete Streets improvements, traffic calming studies and concept plans, the development of pedestrian lighting standards, the development of new landscape design and construction details, the review of site plans, the evaluation of intersection operations and recommendations, and public engagement. Contract Value: Various values		
(1) TITLE AND LOCATION (City and State) CRTPA Safe Streets and Roads for All Safety Action Plan, Tallahassee, FL	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If Applicable) N/A
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm		
e. Project Engineer. Kimley-Horn is currently serving as the lead consultant for the CRTPA Safety Action Plan. This plan was completed to meet all SS4A requirements and included robust data collection and review, equity analysis, project prioritization and public engagement. The plan was adopted by the CRTPA board in June 2023 and will serve as the required Safety Action Plan for the Capital Region when applying for SS4A Implementation grants in the future. Contract Value: \$220K		

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects. If not specified, Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 1				
21. TITLE AND LOCATION (City and State) GRAND HAVEN CDD NEW PICKLEBALL COURTS, PALM COAST, FL		22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (if Applicable)</td> </tr> <tr> <td>2017</td> <td>2017</td> </tr> </table>	PROFESSIONAL SERVICES	CONSTRUCTION (if Applicable)	2017	2017
PROFESSIONAL SERVICES	CONSTRUCTION (if Applicable)					
2017	2017					
23. PROJECT OWNER'S INFORMATION						
a. PROJECT OWNER Grand Haven CDD	b. POINT OF CONTACT NAME Vanessa Stepniak	c. POINT OF CONTACT TELEPHONE NUMBER 386.447.1888				
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)						

Prior to joining Kimley-Horn, David Sowell and Delaney Markham prepared the survey and construction plans for two new pickleball courts located in the Village Center of the Grand Haven Community Development District.

Contract Value: \$35K



PROJECT RELEVANCE

- Relevant CDD amenity design, including survey and construction plans for new pickleball courts.
- Supports ongoing community infrastructure improvements within residential districts.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a.	(1) FIRM NAME N/A <i>*Prior to joining Kimley-Horn</i>	(2) FIRM LOCATION (City and State) N/A
		(3) ROLE Project Management; Civil Engineering
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)
		(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)
		(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)
		(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)
		(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)
		(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects. If not specified, Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER
2

21. TITLE AND LOCATION (City and State)		22. YEAR COMPLETED	
GRAND HAVEN CDD PAVING PROGRAM. PALM COAST, FL		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (if Applicable) Ongoing
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER Grand Haven CDD	b. POINT OF CONTACT NAME Vanessa Stepniak	c. POINT OF CONTACT TELEPHONE NUMBER 386.447.1888	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)			

Building on a paving program established prior to joining Kimley-Horn, our team now leads its continued implementation for the Grand Haven Community Development District. Under Kimley-Horn, the program has produced multiple paving projects, with ongoing services including construction plans, bid documents, and construction oversight.

Contract Value: \$60K



PROJECT RELEVANCE

- Managed multi-project paving program for a Community Development District, supporting ongoing capital improvements.
- Delivered CDD infrastructure projects including design, bid documents, and construction oversight.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Kimley-Horn and Associates, Inc.	(2) FIRM LOCATION (City and State) Gainesville, FL	(3) ROLE Project Management; Civil Engineering
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects. If not specified, Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 3				
21. TITLE AND LOCATION (City and State) GRAND HAVEN CDD VILLAGE CENTER BUILDING WATER INTRUSION REMEDIATION, PALM COAST, FL		22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION (if Applicable)</td> </tr> <tr> <td>2020</td> <td>2021</td> </tr> </table>	PROFESSIONAL SERVICES	CONSTRUCTION (if Applicable)	2020	2021
PROFESSIONAL SERVICES	CONSTRUCTION (if Applicable)					
2020	2021					
23. PROJECT OWNER'S INFORMATION						
a. PROJECT OWNER Grand Haven CDD	b. POINT OF CONTACT NAME Vanessa Stepniak	c. POINT OF CONTACT TELEPHONE NUMBER 386.447.1888				

Prior to joining Kimley-Horn, David Sowell worked alongside a preferred architectural partner to diagnose the significant water intrusion problem occurring within the Village Center structure and prepare construction plans and specifications to remediate the issue.

Contract Value: \$50K



PROJECT RELEVANCE

- Diagnosed complex water intrusion in an occupied facility and developed targeted remediation solutions.
- Prepared coordinated construction documents to support effective repair and implementation.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME N/A <i>*Prior to joining Kimley-Horn</i>	(2) FIRM LOCATION (City and State) N/A	(3) ROLE Project Management
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects. If not specified, Complete one Section F for each project.)

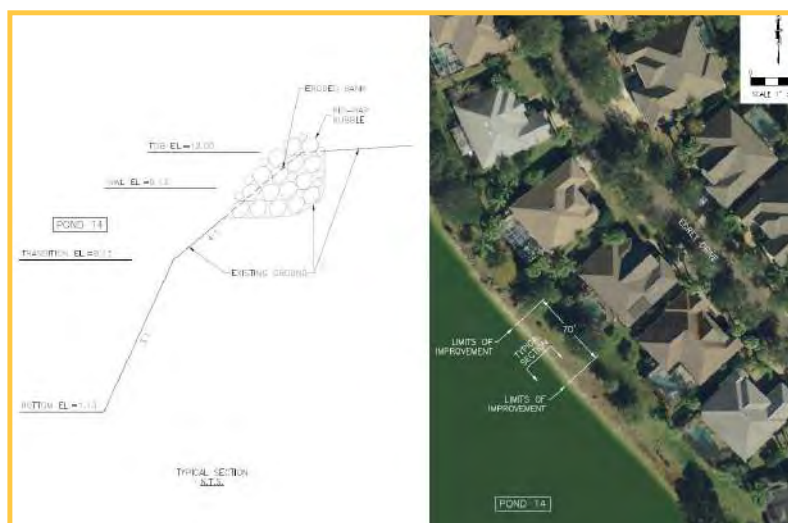
20. EXAMPLE PROJECT KEY NUMBER

4

21. TITLE AND LOCATION (City and State)		22. YEAR COMPLETED	
GRAND HAVEN CDD POND BANK STABILIZATION PROGRAM, PALM COAST, FL		PROFESSIONAL SERVICES	CONSTRUCTION (if Applicable)
		Ongoing	Ongoing
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER	
Grand Haven CDD	Vanessa Stepniak	386.447.1888	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)			

Building on work initiated prior to joining Kimley-Horn, our team developed criteria and repair templates to address bank erosion along ponds within the Grand Haven Community Development District. Now under Kimley-Horn, these strategies are actively being implemented and refined in several areas around Pond 14.

Contract Value: \$25K


PROJECT RELEVANCE

- Developed standardized criteria and repair templates for CDD pond bank stabilization.
- Implemented erosion control solutions within an active CDD to support ongoing maintenance.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Kimley-Horn and Associates, Inc.	(2) FIRM LOCATION (City and State) Gainesville, FL	(3) ROLE Project Management; Civil Engineering
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects. If not specified, Complete one Section F for each project.)

20. EXAMPLE PROJECT
KEY NUMBER

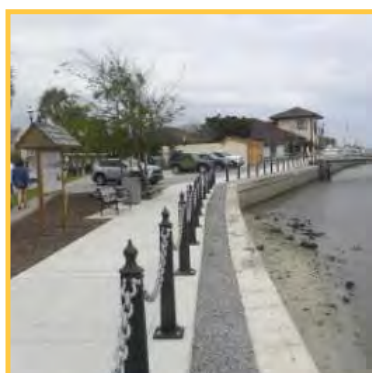
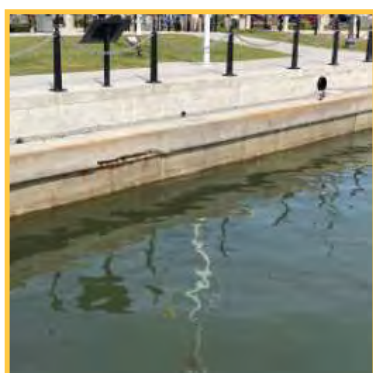
5

21. TITLE AND LOCATION <i>(City and State)</i>		22. YEAR COMPLETED	
ST. AUGUSTINE AVENIDA MENENDEZ SEAWALL FLOOD BARRIER PHASE 1, ST. AUGUSTINE, FL		PROFESSIONAL SERVICES 2021	CONSTRUCTION (if Applicable) Ongoing
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER City of St. Augustine	b. POINT OF CONTACT NAME Jessica Beach	c. POINT OF CONTACT TELEPHONE NUMBER 904.209.4227	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>			

Kimley-Horn is providing planning, permitting services, design, development of bid documents, and bidding services for the reinforcement, replacement, and installation of a seawall with appropriate tidal backflow prevention to achieve a continuous elevation, and a level of protection against a 100-year storm event. Our services will be governed, in part, by regulations and requirements stipulated in the Hazard Mitigation Grant Contract H0483 (HMGP), which the City has secured through the State of Florida Division of Emergency Management (FDEM).

The Avenida Menendez Seawall has protected the City's bayfront, inclusive of almost three billion dollars' worth of historic and heritage properties and resources, from tidal surges accompanying storms, tropical storms and hurricanes, as well as overbank flooding from rivers, creeks, and tributaries as a byproduct of these severe weather events for more than 180 years. As a partner to the City, Kimley-Horn is expanding on their decade-long efforts for this seawall project to provide increased protection for City and private properties, residents, and sensitive archeological sites throughout this area. Kimley-Horn understands the critical importance of the Avenida Menendez Seawall Flood Barrier project to the City of St. Augustine; it's our priority to help bring the project vision to life.

Contract Value: \$354.7K


PROJECT RELEVANCE

- Designed and permitted seawall improvements with tidal backflow controls to meet 100-year storm protection.
- Delivered grant-funded resilience infrastructure under FDEM/ HMGP from planning through construction support.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Kimley-Horn and Associates, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Jacksonville, FL	(3) ROLE Landscape Architecture; Civil Engineering
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects. If not specified, Complete one Section F for each project.)

20. EXAMPLE PROJECT
KEY NUMBER
6

21. TITLE AND LOCATION (City and State) CITY OF BUNNELL CONTINUING ENGINEERING CONSULTANT, BUNNELL, FL		22. YEAR COMPLETED PROFESSIONAL SERVICES Ongoing		CONSTRUCTION (if Applicable) N/A
23. PROJECT OWNER'S INFORMATION				
a. PROJECT OWNER City of Bunnell	b. POINT OF CONTACT NAME Alvin Jackson, Jr.	c. POINT OF CONTACT TELEPHONE NUMBER 386.437.7500		
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)				

Kimley-Horn has been providing a broad range of engineering services to the City of Bunnell as a Continuing Engineering Consultant for more than four years. These services include stormwater, water and wastewater utilities, general civil, environmental, permitting services, grant funding, and structural-related projects. The following represents a summary of the projects with which Kimley-Horn has been involved:

Bunnell Infrastructure Study. We developed a comprehensive water, wastewater, and reclaimed water master plan identifying and prioritizing capital improvements to support existing and projected growth over 5, 10, and 20 years. Services also included hydraulic analyses of wastewater and reclaimed systems, a WWTF master plan, CIP development, revenue and funding evaluations, and public involvement.

Stormwater Collection and Treatment System Evaluation. Kimley-Horn assisted the City with evaluating their existing stormwater collection and treatment process. We have been working with the City of Bunnell and Florida Department of Environmental Protection (FDEP) to maintain compliance and build a stormwater management program that will ease the administrative burden of MS4 compliance. We provided a technical memorandum that identified four key components to gather the necessary information about the stormwater collection system, build an updatable database to augment and mitigate administrative efforts, and identify necessary capital improvement projects. This information will be used to conduct a stormwater assessment feasibility study to determine the optimal method of implementing a stormwater assessment to fund the identified projects. Additionally, Kimley-Horn is securing grant funding for the City to perform the identified analysis and maximize savings.

Fiber Optic Infrastructure. As part of the City's comprehensive water, wastewater, and reclaimed water utility master plan, Kimley-Horn assisted the City to identify opportunities for adding underground fiber optic communication infrastructure as an integral part of the utility system capital improvement projects.

Public Engagement Plan. The City was confronted with major utility inadequacies including stormwater management, aging infrastructure, and treatment plants not keeping pace with population growth. We assisted the City to develop a comprehensive master utility plan and public engagement plan. This plan was developed to provide guidelines for achieving optimum public participation in its public utility initiative and served as a road map for engagement and community outreach.

Contract Value: Various values



PROJECT RELEVANCE

- 4+ years as Continuing Engineering Consultant delivering multidisciplinary District-wide services.
- Experience supporting compliance, capital planning, and public engagement aligned with CDD operations.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Kimley-Horn and Associates, Inc.	(2) FIRM LOCATION (City and State) Jacksonville, FL	(3) ROLE Civil Engineering; Public Involvement
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects. If not specified, Complete one Section F for each project.)

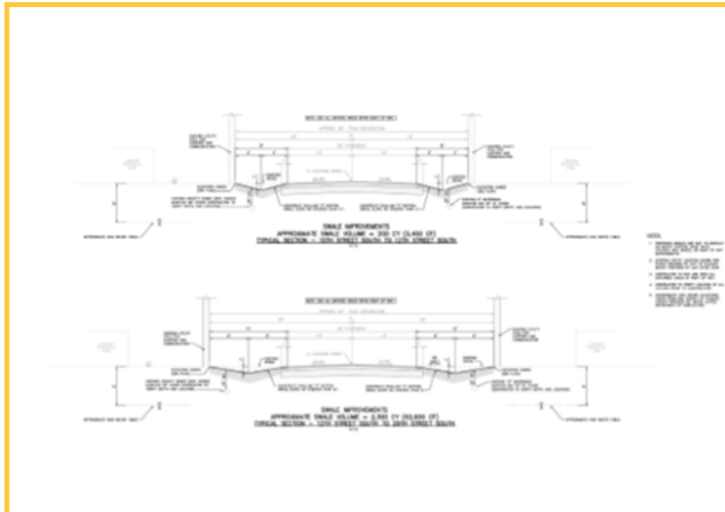
20. EXAMPLE PROJECT KEY NUMBER

7

21. TITLE AND LOCATION (City and State)		22. YEAR COMPLETED	
SOUTH FLAGLER BEACH STORMWATER IMPROVEMENTS, FLAGLER BEACH, FL		PROFESSIONAL SERVICES	CONSTRUCTION (if Applicable)
		2019	2020
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER	
City of Flagler Beach	Fred Griffith	385.517.2000	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)			

The civil engineering design and construction plans prepared by Kimley-Horn provided information on the proposed stormwater improvements. Stormwater requirements were coordinated directly with the City to account for existing and proposed development conditions. Kimley-Horn worked closely with the City's Planning and Public Works Departments, as well as the City Council, to develop planning and design documents to the City's standards. Special landscaping requests by the City were addressed by considering the surrounding residential program to minimize impacts to homeowner improvements. Kimley-Horn understands the critical importance of the residents' quality of life and assisted the City to develop a public engagement plan. This plan was developed to provide guidelines for achieving optimum public participation in its stormwater utility initiative and served as a road map for engagement and community outreach.

Contract Value: \$32.1K



PROJECT RELEVANCE

- Delivered municipal stormwater design in close coordination with City staff to meet local standards.
- Led public engagement efforts to support infrastructure improvements while minimizing residential impacts.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Kimley-Horn and Associates, Inc.	(2) FIRM LOCATION (City and State) Jacksonville, FL	(3) ROLE Civil Engineering; Planning; Public Involvement
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects. If not specified, Complete one Section F for each project.)

20. EXAMPLE PROJECT
KEY NUMBER

8

21. TITLE AND LOCATION (City and State)		22. YEAR COMPLETED	
RIVERSEGE (FKA THE DISTRICT), JACKSONVILLE, FL		PROFESSIONAL SERVICES 2024	CONSTRUCTION (if Applicable) Ongoing
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER The District CDD	b. POINT OF CONTACT NAME Craig Wrathell	c. POINT OF CONTACT TELEPHONE NUMBER 561.571.0010	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)			

Kimley-Horn partnered with The District CDD to provide professional consulting services for the RiversEdge project, a 32-acre mixed-use development transforming Downtown Jacksonville's Southbank from an underutilized brownfield into a vibrant community asset. Kimley-Horn collaborated with the District CDD, Downtown Investment Authority, Department of Parks, Recreation and Community Services, and Public Works to design and implement more than 4.5 acres of public parks; 1,950 linear feet of additional Southbank Riverwalk; 1,500 linear feet of urban boardwalk; 1,200 linear feet of multi-use trail; and nearly a mile of new roadways with off-street bike lanes. We have worked closely with the City from initial concepts to the ribbon cutting of these public amenities. Our services on this project included site planning, civil and utility infrastructure design, hardscape and planting design, brownfield environmental services, seawall and bulkhead design, permitting services, and construction phase services for the public roadways, parks, and Riverwalk Extension. Kimley-Horn pursued collective solutions with City of Jacksonville (COJ) Parks, COJ Public Works, the Downtown Investment Authority, Jacksonville Electric Authority (JEA), The District CDD, and the St. Johns River Water Management District to develop creative, permittable solutions to complex challenges.



The Parks. Kimley-Horn worked closely with the City of Jacksonville Department of Parks, Recreation and Community Services and the Downtown Investment Authority to create four parks and nearly a mile of trails made up of the Riverwalk extension, urban boardwalk, and multi-use paths designed to provide environments for the community to exercise both mind and body. Kimley-Horn remained a constant presence throughout the project, working with the City of Jacksonville from conceptual hand-sketched designs, effectively communicating ideas to stakeholders using three-dimensional graphics and models, obtaining permits from all agencies, preparing and facilitating bids, coordinating with contractors during construction, and ultimately celebrating the public's ability to use the parks we helped bring to fruition.

Contract Value: \$70M

PROJECT RELEVANCE

- Delivered full-service engineering for CDD-led mixed-use development, including civil, utilities, permitting, and construction administration.
- Coordinated multi-agency infrastructure, parks, and trail systems from concept through construction.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Kimley-Horn and Associates, Inc.	(2) FIRM LOCATION (City and State) Jacksonville, FL	(3) ROLE Civil Engineering; Landscape Architecture; Environmental Services
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects. If not specified, Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

9

21. TITLE AND LOCATION (City and State)		22. YEAR COMPLETED	
CRYSTAL RIVER COMMUNITY REDEVELOPMENT AREA (CRA) STORMWATER QUALITY MASTER PLAN, CRYSTAL RIVER, FL		PROFESSIONAL SERVICES	CONSTRUCTION (if Applicable)
		2017	N/A
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER	
Crystal River	Beau Keene	352.795.4216	

The creation of the Crystal River CRA Stormwater Quality Master Plan improved the total nitrogen and total phosphorus water quality in Kings Bay. The master plan also streamlined the future development and redevelopment of waterfront community assets within the CRA boundaries. The master plan included the total boundary area of the CRA with a heightened focus on the waterfront areas. It identified and provided conceptual design calculations for the project that the City could execute that were regional in nature and provided compensatory treatment for waterfront overlay areas within the CRA. In addition, the master plan provided additional site-specific design parameters for waterfront urban infill that improved water quality, met regulatory permit requirements, and maximized developable area for economic benefit. The master plan resulted in designs and recommendations that were consistent with the goals and requirements of regional stakeholders and regulatory agencies, including the Southwest Florida Water Management District (SWFWMD) and the Florida Department of Environmental Protection (FDEP). It satisfied the planning design/document requirements for funding alternatives such as SWFWMD grants, state revolving fund (SRF) loan applications, and public-private partnerships.

Contract Value: \$67K


PROJECT RELEVANCE

- Developed stormwater master plan improving water quality and supporting waterfront development within a CRA.
- Delivered permitting-ready concepts and funding strategies aligned with Florida regulatory agencies.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Kimley-Horn and Associates, Inc.	(2) FIRM LOCATION (City and State) Ocala, FL	(3) ROLE Civil Engineering; Permitting Services
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

20.	EXAMPLE PROJECT KEY NUMBER
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10

Contract Value: \$600K



- Delivered full corridor design for a one-mile collector, including drainage, traffic, and multimodal improvements aligned with capital programs.
- Coordinated with FDOT, SJRWMD, and utilities on permitting, ROW, and regulatory compliance.

a.	(1) FIRM NAME Kimley-Horn and Associates, Inc.	(2) FIRM LOCATION <i>(City and State)</i> Gainesville, FL	(3) ROLE Civil Engineering; Landscape Architecture
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

[illegible]

29. EXAMPLE PROJECTS KEY		
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NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)	NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
1	GRAND HAVEN CDD NEW PICKLEBALL COURTS, PALM COAST, FL	6	CITY OF BUNNELL CONTINUING ENGINEERING CONSULTANT, BUNNELL, FL
2	GRAND HAVEN CDD PAVING PROGRAM. PALM COAST, FL	7	SOUTH FLAGLER BEACH STORMWATER IMPROVEMENTS, FLAGLER BEACH, FL
3	GRAND HAVEN CDD VILLAGE CENTER BUILDING WATER INTRUSION REMEDIATION, PALM COAST, FL	8	RIVERSEDGE (FKA THE DISTRICT), JACKSONVILLE, FL
4	GRAND HAVEN CDD POND BANK STABILIZATION PROGRAM, PALM COAST, FL	9	CRYSTAL RIVER COMMUNITY REDEVELOPMENT AREA (CRA) STORMWATER QUALITY MASTER PLAN, CRYSTAL RIVER, FL
5	ST. AUGUSTINE AVENIDA MENENDEZ SEAWALL FLOOD BARRIER PHASE 1, ST. AUGUSTINE, FL	10	SW 47TH AVE EXTENSION, GAINESVILLE, FL

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

Founded in 1967, Kimley-Horn is a full-service, employee-owned, multidisciplinary consulting firm offering a broad range of engineering, planning, landscape architecture, and environmental services to clients in both the private and public sectors. Over the years, we have grown from a small group of engineers and planners to one of the most respected consulting engineering firms in the nation—and a recognized leader in land development. Today, Kimley-Horn has over 10,000 employees in more than 160 offices across the United States, Puerto Rico, and Canada, offering a full range of consulting services to local, regional, national, and international clients.

Engineering News-Record (ENR) annually compiles and publishes the rankings of the 500 largest U.S. design firms (architectural and engineering firms), measured by gross revenues. Kimley-Horn's sound growth and stability are reflected in its steady rise on ENR's top 500 list. The firm first appeared on the list in 1981, when it ranked 421st. In 2026, Kimley-Horn ranked #8 overall and #4 among the top 100 "pure design firms." This growth has been accompanied by a steadfast commitment to providing responsive client service and pursuing continuous quality improvement.

As consultants, we take pride in building real partnerships with clients. That means you get an expert Kimley-Horn team that delivers high-quality results on time and on budget, advocates for your best interests, and works closely with you and your entire development team throughout the site development process—from the earliest stages of due diligence and entitlements to construction bidding, inspection, and final punch lists. And because Kimley-Horn makes deliberate business-planning decisions on hiring, growth, and client selection, we remain financially strong, independent, and stable. Kimley-Horn offers a broad range of engineering, planning, landscape architectural, and environmental services including:

- Site civil engineering
- Water/wastewater treatment and collection systems
- Utilities
- Land development services
- Landscape architecture
- Urban design and planning
- Predevelopment services
- Comprehensive planning
- Permitting and approvals
- Transportation planning/engineering and traffic operations
- Roadway and bridge design
- Advanced traffic management systems
- Areawide traffic signal systems
- Parking planning and design
- Public involvement programs
- Geographic Information Systems (GIS)
- Environmental permitting, assessment, and remediation
- Wetland delineation, assessment, and mitigation
- Construction administration/observation
- Building structures

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE



32. DATE

06/19/2026

33. NAME AND TITLE

Chris Towne, PE, Associate

ARCHITECT – ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (IF ANY)

PART II – GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME Gainesville			3. YEAR ESTABLISHED 2018	4. UNIQUE ENTITY IDENTIFIER V8PKGG6NLKV6
2b. STREET 800 SW 2nd Avenue, Suite 100			5. OWNERSHIP	
2c. CITY Gainesville			2d. STATE Florida	2e. ZIP CODE 32601
6a. POINT OF CONTACT NAME AND TITLE David Sowell, PE, Project Manager			a. TYPE Corporation	
6b. TELEPHONE NUMBER 352-374-3274			b. SMALL BUSINESS STATUS No	
6c. E-MAIL ADDRESS David.Sowell@kimley-horn.com			7. NAME OF FIRM (If block 2a is a branch office) Kimley-Horn and Associates, Inc.	
8a. FORMER FIRM NAME(S) (If any) N/A			8b. YR. ESTABLISHED N/A	8c. UNIQUE ENTITY IDENTIFIER N/A

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	722	1	H07	Highways; Streets; Airfield Paving; Parking Lots	5
08	CADD Technicians	381	1	L03	Landscape Architecture	4
12	Civil Engineers	2096	4	H11	Housing (Residential, Multifamily, Apartments, Con	3
47	Planners: Urban/Regional	243	1	U02	Urban Renewals; Community Development	3
48	Project Managers	661	3	C10	Commercial Building; (low rise); Shopping Centers	2
58	Technician/Analysts	2451	6	E02	Educational Facilities; Classrooms	2
60	Transportation Engineers	1239	5	I01	Industrial Buildings; Manufacturing Plants	2
63	Design Technicians	257	3	P05	Planning (Community; Regional; Areawide & State)	2
65	Technical Support	1823	8	T03	Traffic & Transportation Engineering	2
				C11	Community Facilities	2
				R04	Recreational Facilities	2
				A06	Airports; Terminals; & Hangars; Freight Handling	1
				C09	Cold Storage; Refrigeration; Fast Freeze	1
				H01	Harbors; Jetties; Piers; Ship Terminal Facilities	1
				H09	Hospitals & Medical Facilities	1
				H10	Hotels; Motels	1
				P02	Petroleum and Fuel (Storage and Distribution)	1
				S01	Safety Engineering; Accident Studies; OSHA	1
				S04	Sewage Collection, Treatment & Disposal	1
				S13	Stormwater Handling & Facilities	1
	Other Employees	1616	0	W03	Water Supply; Treatment and Distribution	1
	Total	11489	28	E03	Electrical Studies and Design	1

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER	
a. Federal Work	1	1. Less than \$100,000	6. \$2 million to less than \$5 million
b. Non-Federal Work	7	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million
c. Total Work	7	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million
		4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million
		5. \$1 million to less than \$2 million	10. \$50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE 06/19/2026
c. NAME AND TITLE Chris Towne, PE, Associate	

ARCHITECT – ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (IF ANY)

PART II – GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME Jacksonville			3. YEAR ESTABLISHED 1996	4. UNIQUE ENTITY IDENTIFIER V8PKGG6NLKV6
2b. STREET 12740 Gran Bay Parkway West, Suite 2350			5. OWNERSHIP	
2c. CITY Jacksonville			2d. STATE Florida	2e. ZIP CODE 32258
6a. POINT OF CONTACT NAME AND TITLE Thomas Inman, PE, Quality Control/Quality Assurance			a. TYPE Corporation	
6b. TELEPHONE NUMBER 904-828-3900			b. SMALL BUSINESS STATUS No	
6c. E-MAIL ADDRESS Thomas.Inman@kimley-horn.com			7. NAME OF FIRM (If block 2a is a branch office) Kimley-Horn and Associates, Inc.	
8a. FORMER FIRM NAME(S) (If any) N/A			8b. YR. ESTABLISHED N/A	8c. UNIQUE ENTITY IDENTIFIER N/A

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	722	11	C10	Commercial Building; (low rise); Shopping Centers	6
03	Aerial Photographers	25	1	H07	Highways; Streets; Airfield Paving; Parking Lots	6
07	Biologists	1	1	H11	Housing (Residential, Multifamily, Apartments, Con	6
08	CADD Technicians	381	8	T03	Traffic & Transportation Engineering	6
12	Civil Engineers	2096	29	U02	Urban Renewals; Community Development	6
13	Communications Engineers	23	1	S04	Sewage Collection, Treatment & Disposal	5
21	Electrical Engineers	136	1	F05	Forensic Engineering	5
24	Environmental Scientists	190	3	L03	Landscape Architecture	5
26	Forensic Engineers	5	1	I01	Industrial Buildings; Manufacturing Plants	4
39	Landscape Architects	226	4	O01	Office Building; Industrial Parks	4
47	Planners: Urban/Regional	243	5	P05	Planning (Community; Regional; Areawide & State)	4
48	Project Managers	661	9	W03	Water Supply; Treatment and Distribution	4
56	Specifications Writers	141	3	S01	Safety Engineering; Accident Studies; OSHA	3
57	Structural Engineers	286	8	W02	Water Resources; Hydrology; Ground Water	3
58	Technician/Analysts	2451	22	I04	Intelligent Transportation Systems	3
63	Design Technicians	257	7	B02	B02	3
64	Technical Writers	283	3	E02	Educational Facilities; Classrooms	2
65	Technical Support	1823	28	E07	Energy Conservation; New Energy Sources	2
				H09	Hospitals & Medical Facilities	2
				H10	Hotels; Motels	2
	Other Employees	1539	0	R03	Railroad and Rapid Transit	2
	Total	11489	115	R04	Recreational Facilities (Parks; Marinas; etc.)	2

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER	
a. Federal Work	4	1. Less than \$100,000	6. \$2 million to less than \$5 million
b. Non-Federal Work	9	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million
c. Total Work	9	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million
		4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million
		5. \$1 million to less than \$2 million	10. \$50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE 06/19/2026
c. NAME AND TITLE Chris Towne, PE, Associate	

ARCHITECT – ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (IF ANY)

PART II – GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME Ocala			3. YEAR ESTABLISHED 2000	4. UNIQUE ENTITY IDENTIFIER V8PKGG6NLKV6
2b. STREET 1700 SE 17th Street, Suite 200			5. OWNERSHIP	
2c. CITY Ocala			2d. STATE Florida	2e. ZIP CODE 34471
6a. POINT OF CONTACT NAME AND TITLE Alan Garri, PE, Stormwater and Utilities			a. TYPE Corporation	
6b. TELEPHONE NUMBER 352-438-3000			b. SMALL BUSINESS STATUS No	
6c. E-MAIL ADDRESS Alan.Garri@kimley-horn.com			7. NAME OF FIRM (If block 2a is a branch office) Kimley-Horn and Associates, Inc.	
8a. FORMER FIRM NAME(S) (If any) N/A			8b. YR. ESTABLISHED N/A	8c. UNIQUE ENTITY IDENTIFIER N/A

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	722	5	H07	Highways; Streets; Airfield Paving; Parking Lots	6
03	Aerial Photographers	25	1	H11	Housing (Residential, Multifamily, Apartments, Con	6
08	CADD Technicians	381	7	S04	Sewage Collection, Treatment & Disposal	6
12	Civil Engineers	2096	17	U02	Urban Renewals; Community Development	6
15	Construction Inspectors	49	4	C10	Commercial Building; (low rise); Shopping Centers	5
22	Electronics Engineer (Telecom)	30	1	W03	Water Supply, Treat, Distrib	5
42	Mechanical Engineers	103	1	E02	Educational Facilities; Classrooms	4
48	Project Managers	661	5	I01	Industrial Buildings; Manufacturing Plants	4
49	Remote Sensing Specialists	26	1	O01	Office Building; Industrial Parks	3
58	Technician/Analysts	2451	14	R04	Recreational Facilities (Parks; Marinas; etc.)	3
60	Transportation Engineers	1239	7	S13	Stormwater Handling & Facilities	3
62	Water Resources Engineers	656	8	W02	Water Resources; Hydrology; Ground Water	3
63	Design Technicians	257	5	C11	Community Facilities	3
65	Technical Support	1823	20	H09	Hospitals & Medical Facilities	3
				P05	Planning (Community; Regional; Areawide & State)	2
				S09	Structural Design; Special Structures	2
				T03	Traffic & Transportation Engineering	2
				B02	Bridge Design	2
				C08	Codes; Standards; Ordinances	1
				G01	Garages; Vehicle Maintenance Facilities; Parking D	1
	Other Employees	970	0	H10	Hotels; Motels	1
	Total	11489	64	L03	Landscape Architecture	1

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER	
a. Federal Work	1	1. Less than \$100,000 2. \$100,000 to less than \$250,000 3. \$250,000 to less than \$500,000 4. \$500,000 to less than \$1 million 5. \$1 million to less than \$2 million	6. \$2 million to less than \$5 million 7. \$5 million to less than \$10 million 8. \$10 million to less than \$25 million 9. \$25 million to less than \$50 million 10. \$50 million or greater
b. Non-Federal Work	9		
c. Total Work	9		

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE 		b. DATE 06/19/2026
c. NAME AND TITLE Chris Towne, PE, Associate		

EXHIBIT 5

1 **MINUTES OF MEETING**

2 **SWEETWATER CREEK**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Sweetwater Creek Community
5 Development District was held on Thursday, September 3, 2026 at 4:08 p.m., at the 1865 N. Loop Pkwy,
6 St. Augustine, FL 32095.

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

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

9 Present and constituting a quorum were:

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

15 Also, present were:

16 Howard McGaffney	District Manager, FCS Management Group
17 Meredith Hammock (via phone)	District Counsel, Kilinski Van Wyk PLLC
18 Erin Gunia	General Manager, Sweetwater Creek CDD
19 Cheryl Blythe	Fitness Center Manager, Sweetwater Creek CDD
20 Josh Clark	Account Manager, VerdeGo

21 *The following is a summary of the discussions and actions taken at the September 3, 2026 Sweetwater Creek*
22 *CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records*
23 *request by emailing PublicRecords@vestapropertyservices.com.*

24 **The meeting moved to Item A. Exhibit 5 – Landscape Report, VerdeGo, under the Sixth Order of**
25 **Business, Staff Reports, at this time.**

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

28 A resident asked for IOP if the Sweetwater Creek CDD Board of Supervisors had any upcoming
29 openings on the Board and what the process was. Mr. McGaffney provided a brief explanation.

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

31 **FOURTH ORDER OF BUSINESS – Public Hearing – Revised Rules, Rates, Fees, Charges (Facility**
32 **Fee)**

33 Ms. Hammock and Ms. Gunia provided a brief overview of the reason for the revision as well as
34 the revision itself. Discussion ensued.

35 A. Open the Public Hearing

36 On a MOTION by Dr. Handler, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board opened
37 the public hearing for the Revised Rules, Rates, Fees, Charges (Facility Fee), for the Sweetwater Creek
38 Community Development District.

39 B. Open the Public Comments

40 There being no public comments, the next item followed.

C. Close the Public Hearing

On a MOTION by Dr. Handler, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board closed the public hearing for the Revised Rules, Rates, Fees, Charges (Facility Fee), for the Sweetwater Creek Community Development District.

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

Ms. Hammock provided a brief explanation. Discussion ensued.

On a MOTION by Dr. Handler, SECONDED by Mr. Colin, WITH Ms. Cohen and Mr. Cervelli voting 'yay' and Mr. LaCombe voting 'nay', the Board adopted **Resolution 2026-16**, Adopting Revised Rules, Rates, Fees, Charges (Facility Fee), as amended, for the Sweetwater Creek Community Development District.

FIFTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 3: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on August 6, 2026

Supervisor Cohen noted that Line 92 needed to be corrected from Mr. Henley to Ms. Henley.

B. Exhibit 4: Consideration for Acceptance – The July 2026 Unaudited Financial Statements

On a MOTION by Dr. Handler, SECONDED by Mr. Cervelli, WITH ALL IN FAVOR, the Board approved the Consent agenda items A and B, with the minutes as amended, for the Sweetwater Creek Community Development District.

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

Ms. Gunia provided an overview of the need for this. Discussion ensued. This item was not considered at this time On a MOTION by Mr. Cervelli, SECONDED by Dr. Handler, WITH ALL IN FAVOR, the Board approved the engagement of Art Hill – Mechanical Engineer for HVAC special project, to draft scope/specifications and assistant the General Manager with proposals for HVAC replacement, for the Sweetwater Creek Community Development District.

SIXTH ORDER OF BUSINESS – Staff Reports

A. Exhibit 5: Landscape Report – VerdeGo

Mr. Clark presented the report for the month and any further updates. Discussion ensued.

The meeting moved back to the Second Order of Business – Audience Comments, at this time.

B. Exhibit 6: Aquatics Report – Solitude Lake Management

Ms. Gunia provided a brief update on the fountain.

C. District Engineer

There being no District Engineer, the next item followed.

D. District Counsel

Ms. Hammock nothing further to report.

E. District Manager

Mr. McGaffney provided a brief update.

F. Exhibit 7: General Manager's Report

Ms. Gunia provided further updates outside of the HVAC issues. Discussion ensued.

1. Exhibit 8: Fitness Manager's Report

Ms. Blythe provided further updates.

G. District Horticulturalist – Louise Leister

Ms. Leister was not present.

SEVENTH ORDER OF BUSINESS – Business Items

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

On a MOTION by Dr. Handler, SECONDED by Mr. Cervelli, WITH ALL IN FAVOR, the Board accepted the Audit Committee's recommendation and authorized staff to issue a request for proposals for audit services, for the Sweetwater Creek Community Development District.

EIGHTH ORDER OF BUSINESS – Discussion Topics

There being no discussion topics, the next item followed.

NINTH ORDER OF BUSINESS – Supervisors' Requests

There being no Supervisor's requests, the next item followed.

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

There being no audience comments, the next item followed.

ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: October 1 at 4:00PM

All five Board members present stated that they would be at the next meeting on October 1st at 4:00 p.m.

TWELFTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Dr. Handler, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board adjourned the meeting at 5:29 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.*

114 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
115 **meeting held on October 1, 2026.**

116

117

118

119

Signature

Signature

Printed Name

Printed Name

120 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

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

EXHIBIT 6

Sweetwater Creek
Community Development District

Financial Statements (unaudited)

August 31, 2026



Sweetwater Creek CDD

Balance Sheet

August 31, 2026

	General Fund	Capital Reserves Fund	Series 2019 Debt Service Fund	Capital Project Fund	Total
ASSETS:					
Cash:					
Operating Account	\$ 266,932	\$ 197,415	\$ -	\$ -	\$ 464,347
Operating Account - Amenity Account	-	-	-	-	-
POS Account - Amenity	10,111	-	-	-	10,111
Investments:					
State Board of Administration	7,574	399,272	-	-	406,846
U.S. Bank Custody Account	778,746	-	-	-	778,746
Debt Service Trust Accounts:	-	-	-	-	-
Series 2019:					
Revenue	-	-	239,665	-	239,665
Reserve A1	-	-	133,070	-	133,070
Reserve A2	-	-	107,600	-	107,600
Prepayment	-	-	346	-	346
Excess Revenue	-	-	0	-	0
Construction	-	-	-	32,637	32,637
Interest A1	-	-	-	-	-
Rebate	-	-	56	-	56
Accounts Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	-	-	-	-
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	13,148	-	-	-	13,148
Deposits	36,002	-	-	-	36,002
TOTAL ASSETS:	1,172,313	596,686	480,737	32,637	2,282,373
LIABILITIES:					
Accounts Payable	52,928	1,328	-	-	54,256
Accrued Expenses	63,102	-	-	-	63,102
Sales Tax Payable	36	-	-	-	36
Deferred Revenue from Assessments	-	-	-	-	-
Contracts Payable	-	-	-	-	-
Due to General Fund	-	59,686	-	-	59,686
Due to Amenity Fund	-	-	-	-	-
Due to Capital Reserve Fund	-	-	-	-	-
Due to Debt Service Fund	-	-	-	-	-
Due to Construction Fund	-	-	-	-	-
TOTAL LIABILITIES:	116,065	61,014	-	-	177,080
FUND BALANCES:					
Nonspendable:					
Prepaid	49,149	-	-	-	49,149
Restricted for:					
Debt Service	-	-	480,737	-	480,737
Assigned to:					
Reserves	-	-	-	-	-
Unassigned:	1,007,098	535,672	-	32,637	1,575,408
TOTAL FUND BALANCE:	1,056,248	535,672	480,737	32,637	2,105,293
TOTAL LIABILITIES & FUND BALANCE:	\$ 1,172,313	\$ 596,686	\$ 480,737	\$ 32,637	\$ 2,282,373

Sweetwater Creek CDD

General Fund

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

	Adopted Budget	Monthly Actual	Year-to-Date Actual	Year-to-Date Variance	Percentage Variance
REVENUES:					
Special Assessments (net)	\$ 1,981,623	\$ -	\$ 1,995,037	\$ 13,414	100.68%
Fitness Center Revenue	4,500	655	8,707	4,207	193.48%
Interest/Miscellaneous	30,000	3,863	39,495	9,495	131.65%
Cost Share : Marshall Creek	-	-	-	-	
Insurance Proceeds	-	-	-	-	
TOTAL REVENUES:	2,016,123	4,518	2,043,239	27,116	101.34%
EXPENDITURES:					
General & Administrative:					
Supervisors Fees	14,000	1,000	13,000	(1,000)	92.86%
Engineering Services	20,000	-	35,554	15,554	177.77%
Legal Services	65,000	7,704	91,844	26,844	141.30%
Auditing Services	3,800	-	3,800	-	100.00%
Assessment Administration	5,460	417	10,083	4,623	184.68%
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	43,829	(2,582)	94.44%
Information Technology	1,556	1,582	6,694	5,138	430.22%
Website Maintenance	1,092	-	-	(1,092)	0.00%
Telephone	742	-	-	(742)	0.00%
Postage & Delivery	3,300	-	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	105	3,530	1,530	176.49%
Miscellaneous	1,500	-	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	14,702	286,350	1,288	100.45%
Operations & Maintenance:					
Electric	82,500	7,185	75,892	(6,608)	91.99%
Insurance - General Liability	6,629	-	6,246	(383)	94.22%
Landscape Maintenance	300,014	32,192	293,222	(6,792)	97.74%
Landscape Improvements	50,000	1,033	26,591	(23,409)	53.18%
Mulch	50,000	-	2,862	(47,138)	5.72%
Lake Maintenance	25,469	2,084	23,232	(2,237)	91.21%
Fountain Maintenance	1,500	-	7,373	5,873	491.55%
Irrigations - R & M	50,000	543	51,319	1,319	102.64%
Storm Clean-up	10,000	-	10,200	200	102.00%
Field - R & M	36,000	-	2,362	(33,638)	6.56%
Tree Removals	14,000	-	2,500	(11,500)	17.86%
Tree Replacements	2,000	-	-	(2,000)	0.00%
Tree Pruning	17,000	-	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 August 31, 2026

	Adopted Budget	Monthly Actual	Year-to-Date Actual	Year-to-Date Variance	Percentage Variance
Signage Repair	1,000	967	3,032	2,032	303.19%
Holiday Decorations	5,000	-	3,878	(1,122)	77.55%
Miscellaneous Field Supplies	3,500	-	1,968	(1,532)	56.24%
Total Operations & Maintenance:	656,862	44,004	534,421	(122,441)	81.36%
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	373	3,461	1,421	169.67%
Training	500	-	-	(500)	0.00%
Office Supplies	2,500	613	2,000	(500)	80.00%
Office Equipment	2,500	342	2,181	(319)	87.23%
Telephone/Internet/TV	9,600	1,026	10,157	557	105.80%
Guardhouse - Internet/Telephone	2,000	151	1,649	(351)	82.46%
Field:					
Field Management	97,232	6,928	76,480	(20,752)	78.66%
Facility Management	291,523	24,743	273,127	(18,396)	93.69%
General Utilities	90,585	6,283	69,741	(20,844)	76.99%
Refuse Removal	9,600	1,053	11,061	1,461	115.22%
Security	41,857	3,517	43,414	1,557	103.72%
Janitorial Services	45,640	-	48,437	2,797	106.13%
Operating Supplies - Spa & Paper	4,000	159	2,973	(1,027)	74.33%
Operating Supplies - Uniforms	500	-	122	(378)	24.33%
Cleaning Supplies	10,000	2,911	6,968	(3,032)	69.68%
Landscape Maintenance & Improvements	50,000	106	10,342	(39,658)	20.68%
Gate - R & M	5,000	-	2,333	(2,667)	46.67%
Dog Park - R & M	6,000	-	941	(5,059)	15.69%
Park Mulch	5,000	-	3,600	(1,400)	72.00%
Miscellaneous Field Supplies	2,000	101	4,040	2,040	201.98%
Buildings - R & M	36,000	5,376	15,008	(20,992)	41.69%
Pest Control	1,800	86	1,355	(445)	75.26%
Pool Maintenance - Contract	20,442	-	-	(20,442)	0.00%
Pool - R & M	3,000	88	1,000	(2,000)	33.34%
Pool Chemicals	30,000	2,132	23,582	(6,418)	78.61%
Signage & Amenity Repairs	300	27	101	(199)	33.65%
Special Events	2,000	-	2,197	197	109.84%
Park - R & M	10,000	66	3,141	(6,859)	31.41%
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	3,580	41,968	(18,033)	69.95%
Fitness Equipment - R & M	5,000	(1,300)	8,355	3,355	167.10%

Sweetwater Creek CDD

General Fund

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

	Adopted Budget	Monthly Actual	Year-to-Date Actual	Year-to-Date Variance	Percentage Variance
Fitness Equipment Rental	30,477	2,792	34,008	3,531	111.59%
Miniature Golf Course Maintenance	500	-	70	(430)	13.99%
Miscellaneous Fitness Supplies	4,000	(1,300)	4,784	784	119.59%
Capital Outlay - Machinery & Equipment	6,400	-	-	(6,400)	0.00%
Capital Outlay	-	-	1,335	1,335	
Total Amenities:	974,199	59,853	766,652	(207,547)	78.70%
Total Operations & Maintenance and Amenities	1,916,123	118,559	1,587,423	(328,700)	82.85%
Reserves					
Capital Reserve Transfer	100,000	-	100,000	-	100.00%
Total Reserves	100,000	-	100,000	-	100.00%
TOTAL EXPENDITURES & RESERVES:	2,016,123	118,559	1,687,423	(328,700)	83.70%
Revenues Over/(Under) Expenditures		(114,041)	355,816		
FUND BALANCE BEGINNING			700,432		
FUND BALANCE, ENDING			\$ 1,056,248		

Sweetwater Creek CDD

Capital Reserve Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

For the period of October 1, 2025 through August 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	15,677	\$ 5,677	156.77%
TOTAL REVENUES:	110,000	115,677	5,677	105.16%
EXPENDITURES:				
Repair & Maintenance	93,210	34,155	(59,055)	36.64%
Other Current Charges	600	-	(600)	0.00%
Reserve Contribution	16,190	-	(16,190)	0.00%
TOTAL EXPENDITURES:	110,000	34,155	(75,845)	31.05%
Revenues Over/(Under) Expenditures	-	81,522	81,522	
FUND BALANCE BEGINNING		454,150		
Net Changes in fund balance		81,522		
FUND BALANCE, ENDING		\$ 535,672		

Capital Reserve Study

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

Capital Reserve - Actuals

Description	
Reserve Beginning of Year	\$ 454,150
Contributions	100,000
Interest Income	15,677
Expenditures	34,155
Anticipated Balance	\$ 535,672
Variance Reserve Study vs Actaul	\$ (422,870)

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 August 31, 2026

	Adopted	Year-to-Date		Percentage
	Budget	Actual	Variance	Variance
REVENUES:				
Special Assessments- Tax Roll	\$ 734,966	\$ 739,941	\$ 4,975	100.68%
Special Assessments- Prepayments	-	10,378	10,378	
Interest	-	21,080	21,080	
TOTAL REVENUES:	734,966	771,399	36,433	104.96%
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	27,217	20,281	392.37%
FUND BALANCE BEGINNING		453,519		
Net Changes in fund balance		27,217		
FUND BALANCE, ENDING		\$ 480,737		

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 August 31, 2026

	Adopted	Year-to-Date	Year-to-Date	Percentage
	Budget	Actual	Variance	Variance
REVENUES:				
Interest	\$ -	\$ 1,798	\$ 1,798	
TOTAL REVENUES:	<u>-</u>	<u>1,798</u>	<u>1,798</u>	
 EXPENDITURES:				
Capital Outlay	-	66,147	66,147	
TOTAL EXPENDITURES:	<u>-</u>	<u>66,147</u>	<u>66,147</u>	
 Revenues Over/(Under) Expenditures	-	(64,350)	(64,350)	
 FUND BALANCE BEGINNING		96,987		
Net Changes in fund balance		(64,350)		
FUND BALANCE, ENDING		<u>\$ 32,637</u>		

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

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Total
REVENUES:													
Special Assessments (net)	\$ -	\$ 176,103	\$ 301,745	\$ 1,336,523	\$ 105,942	\$ 35,753	\$ 22,153	\$ -	\$ -	\$ 16,817	\$ -	\$ -	\$ 1,995,037
Fitness Center Revenue	1,850	245	490	155	1,970	520	335	575	857	1,055	655	-	8,707
Interest/Miscellaneous	2,386	1,534	972	1,549	3,834	5,199	5,413	5,123	4,934	4,689	3,863	-	39,495
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	4,518	-	2,043,239
EXPENDITURES:													
General & Administrative:													
Supervisors Fees	2,000	1,000	1,000	1,000	1,600	800	2,000	800	1,000	1,000	1,000	-	13,200
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	7,704	-	91,844
Auditing Services	-	-	-	-	-	-	-	-	-	3,800	-	-	3,800
Assessment Administration	417	417	5,917	417	417	417	417	417	417	417	417	-	10,083
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	3,894	-	43,829
Information Technology	-	-	-	-	-	-	200	1,237	3,475	200	1,582	-	6,694
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	105	-	3,530
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	14,702	-	286,549
Operations & Maintenance:													
Electric	6,447	6,071	6,032	7,211	7,224	7,090	7,116	7,189	7,153	7,175	7,185	-	75,892
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	32,192	-	293,222
Landscape Improvements	6,380	-	1,700	-	-	1,557	1,000	1,000	13,921	-	1,033	-	26,591
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	2,084	-	23,270
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	543	-	47,010

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	967	-	3,032
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	44,004	-	526,999
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	373	-	3,461
Training	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	196	29	75	402	54	231	213	99	56	32	613	-	2,000
Office Equipment	83	592	85	206	(3)	-	2,670	593	(2,388)	-	342	-	2,181
Telephone/Internet/TV	757	757	898	910	910	910	910	1,038	1,015	1,026	1,026	-	10,155
Guardhouse - Internet/Telephone	150	150	150	150	150	150	150	150	150	150	151	-	1,649
Field:													
Field Management	5,502	5,721	7,480	7,085	7,205	7,519	7,316	7,176	7,176	7,101	6,928	-	76,211
Facility Management	25,171	23,771	25,884	24,795	24,390	24,637	24,608	24,592	24,592	24,987	24,743	-	272,170
General Utilities	5,015	6,061	6,780	8,609	9,238	7,595	5,424	4,723	4,992	5,021	6,283	-	69,741
Refuse Removal	930	935	974	974	938	1,027	1,069	1,069	1,067	1,025	1,053	-	11,061
Security	3,526	3,428	3,548	3,452	3,477	4,608	3,477	3,477	3,945	6,961	3,517	-	43,414
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	159	-	2,973
Operating Supplies - Uniforms	-	55	-	-	-	-	-	-	32	-	-	-	88
Cleaning Supplies	410	213	68	258	308	100	168	166	148	152	2,911	-	4,902
Landscape Maintenance & Improvements	6,622	2,818	(2,022)	2,022	-	254	450	-	-	91	106	-	10,341
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	-	-	101	-	4,040
Buildings - R & M	1,444	1,807	3,225	584	1,679	-	504	193	50	147	5,376	-	15,008

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	86	-	1,355
Pool Maintenance - Contract	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool - R & M	-	74	168	538	31	64	-	-	12	25	88	-	1,000
Pool Chemicals	2,158	2,158	2,158	2,132	2,132	2,132	2,132	2,132	2,188	2,132	2,132	-	23,582
Signage & Amenity Repairs	-	-	-	-	-	74	-	-	-	-	27	-	101
Special Events	149	29	1,177	358	151	254	-	79	-	-	-	-	2,197
Park - R & M	-	94	-	2,150	-	-	-	831	-	-	66	-	3,141
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	3,580	-	41,968
Fitness Equipment - R & M	2,940	(1,541)	-	343	556	20	128	281	30	449	(1,300)	-	1,906
Fitness Equipment Rental	2,887	5,427	103	2,887	2,889	3,134	2,889	2,889	2,786	5,327	2,792	-	34,008
Miniature Golf Course Maintenance	-	-	-	70	-	-	-	-	-	-	-	-	70
Miscellaneous Fitness Supplies	632	1,612	3,265	437	247	1,363	-	1,657	-	120	(1,300)	-	8,034
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	59,853	-	754,928
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	118,559	-	1,568,476
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	118,559	-	1,668,476
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)	(114,041)	-	374,762

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Sweetwater CDD
Cash and Investment Report
August 31, 2026

GENERAL FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating (GF)	Valley Bank	Checking Account - 1122	n/a	3.04%	\$ 266,932
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%	10,111
Subtotal					\$ 277,043
SBA Trust Fund	Florida Prime	Agency Account - 3520	n/a	3.85%	\$ 7,574
US Bank Custody	US Bank	Custody Account - 9000	n/a	3.50%	778,746
Subtotal					\$ 786,320
Total GF					\$ 1,055,789

CAPITAL RESERVE FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Public Funds Account - Operating (CRF)	Bank United	Checking Account - 7487	n/a	3.30%	\$ 197,415
SBA Trust Fund	Florida Prime	Agency Account - 3521	n/a	3.85%	399,272
Total CRF					\$ 596,686

DEBT SERVICE FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2019a Revenue Account	US Bank		n/a	3.50%	\$ 239,665
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					\$ 480,737

CONSTRUCTION FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2019 A&C Account	US Bank		n/a	3.50%	\$ 32,637
Total CP					\$ 32,637
Total All Funds					\$ 2,165,849

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	<u>1,995,036.76</u>	<u>739,940.67</u>	<u>2,734,977.43</u>
	Balance of Receivable	<u>-</u>	<u>-</u>	<u>-</u>
	Percent Collected	100.68%	100.68%	100.68%

Sweetwater CDD
Notes to Financial Statements
August 31, 2026

General Fund

Assets

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

Prepays - Envera - prepaid service, Poolsure - Prepaid pool chemical contract (Jan-Dec), Court Reserve - Oct-Apr subscription, McDirmitt - 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				
<u>Administrative:</u>				
Supervisors Fees	14,000	13,000	92.86%	2 meeting in Oct & April
Engineering Services	20,000	35,554	177.77%	Mathews Design Group
Legal Services	65,000	91,844	141.30%	Killinski services
Assessment Administration	5,460	10,083	184.68%	\$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	43,829	94.44%	\$1k for assessment methodology consultation
Information Technology	1,556	6,694	430.22%	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	3,530	176.49%	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
<u>Operations & Maintenance:</u>				
Insurance - General Liability	6,629	6,246	94.22%	Billed annually in October
Landscape Maintenance	300,014	293,222	97.74%	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	51,319	102.64%	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
<u>Amenities Administrative:</u>				
Administrative:				
Property & Casualty Insurance	43,933	41,902	95.38%	Billed annually in October
Automobile Insurance	-	1,662		Billed annually in October; Auto insurance not budgeted
Facility Management - Cost Share	20,000	-	0.00%	Dissolving cost-share agreement for FY26
Performance Incentive	10,000	10,000	100.00%	Employee incentives per board discretion
Information Technology	1,000	2,132	213.20%	budgeted & previously by GMS - no expense currently
Subscriptions & Memberships	2,040	3,461	169.67%	Safesave, Court Reserve & Swish
Office Equipment	2,500	2,181	87.23%	Firewall - returned
Field:				
Field Management	97,232	76,480	78.66%	Vesta Property Services - Billed based on actual payroll costs
Facility Management	291,523	273,127	93.69%	Vesta Property Services - Billed based on actual payroll costs
Refuse Removal	9,600	11,061	115.22%	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	4,040	201.98%	Misc tools & fuel
Pest Control	1,800	1,355	75.26%	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	34,008	111.59%	Geneva & Chairman's equip rental contracts
Miscellaneous Fitness Supplies	4,000	4,784	119.59%	Exercise Equipment wipes

Sweetwater CDD
General Ledger Detail
August 2026

	Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
1101000 - Operating Account (Valley)									197,882.96
	Bill Pmt - Check	08/04/2026	080426ACH1	Comcast	1865 N. Loop Parkway Jul 15, 2026 - Aug 14, 2026	1202000 - Accounts Payable		897.65	196,985.31
	Bill Pmt - Check	08/04/2026	4674	Katherine Roy		1202000 - Accounts Payable		105.00	196,880.31
	Bill Pmt - Check	08/05/2026	080526ACH1	Florida Natural Gas	1865 NORTH LOOP PARKWAY 05/04/26- 06/08/26	1202000 - Accounts Payable		19.25	196,861.06
	Bill Pmt - Check	08/05/2026	080526ACH2	Turner Pest Control	Pest Control.	1202000 - Accounts Payable		86.35	196,774.71
	Bill Pmt - Check	08/06/2026	080626ACH1	Republic Services #687	1865 N Loop Pkwy 8/1/26 - 8/31/26	1202000 - Accounts Payable		1,025.31	195,749.40
	Bill Pmt - Check	08/10/2026	081026BOS1	Daniel L Colin	BOS Meeting 8/6/26	1202000 - Accounts Payable		200.00	195,549.40
	Bill Pmt - Check	08/10/2026	081026BOS2	Gary M. LaCombe	BOS Meeting 8/6/26	1202000 - Accounts Payable		200.00	195,349.40
	Bill Pmt - Check	08/10/2026	081026BOS3	Kristen Cohen	BOS Meeting 8/6/26	1202000 - Accounts Payable		200.00	195,149.40
	Bill Pmt - Check	08/10/2026	081026BOS4	Ronald J Cervelli	BOS Meeting 8/6/26	1202000 - Accounts Payable		200.00	194,949.40
	Bill Pmt - Check	08/10/2026	081026BOS5	Stephen J Handler	BOS Meeting 8/6/26	1202000 - Accounts Payable		200.00	194,749.40
	Bill Pmt - Check	08/10/2026	081026PR1	Andrea Jomant	2 Classes @ \$35.00	1202000 - Accounts Payable		70.00	194,679.40
	Bill Pmt - Check	08/10/2026	081026PR2	Aristides Beaton	3 Classes @ \$35.00	1202000 - Accounts Payable		105.00	194,574.40
	Bill Pmt - Check	08/10/2026	081026PR3	Diane Stoever	13 Classes @ \$40.00	1202000 - Accounts Payable		520.00	194,054.40
	Bill Pmt - Check	08/10/2026	081026PR4	Erin Heaton	1 Class @ \$35.00	1202000 - Accounts Payable		35.00	194,019.40
	Bill Pmt - Check	08/10/2026	081026PR5	Josie Carleton	3 Classes @ \$35.00	1202000 - Accounts Payable		105.00	193,914.40
	Bill Pmt - Check	08/10/2026	081026PR6	Lina Hermez	9 Classes @ \$40.00 & 2 Classes @ \$25.00	1202000 - Accounts Payable		410.00	193,504.40
	Bill Pmt - Check	08/10/2026	081026PR7	Madeline Rivera	3 Classes @ \$35.00	1202000 - Accounts Payable		105.00	193,399.40
	Bill Pmt - Check	08/10/2026	081026PR8	Marilyn J Costanzo	1 Class @ \$35.00	1202000 - Accounts Payable		35.00	193,364.40
	Bill Pmt - Check	08/10/2026	081026PR9	Micheline Swesky	1 Class @ \$35.00	1202000 - Accounts Payable		35.00	193,329.40
	Bill Pmt - Check	08/10/2026	081026PR10	Miranda Bulger	6 Classes @ \$40.00	1202000 - Accounts Payable		240.00	193,089.40
	Bill Pmt - Check	08/10/2026	081026PR11	Patricia Scott	2 Classes @ \$35.00	1202000 - Accounts Payable		70.00	193,019.40
	Bill Pmt - Check	08/10/2026	081026PR12	Ronald C. Cullum	2 Classes @ \$35.00	1202000 - Accounts Payable		70.00	192,949.40
	Bill Pmt - Check	08/10/2026	081026PR13	Tiffany Cunningham	3 Classes @ \$35.00	1202000 - Accounts Payable		105.00	192,844.40
	Bill Pmt - Check	08/12/2026	4676	Troy Johnson	Reimbursement for Clothing	1202000 - Accounts Payable		34.08	192,810.32
	Bill Pmt - Check	08/12/2026	100166	Vesta Property Services	Invoice: 433492 (Reference: Amenity Management June 26.) Invoice: 433970 (Reference: Amenity ...	1202000 - Accounts Payable		74,908.24	117,902.08
	Bill Pmt - Check	08/12/2026	100167	Village Key & Alarm Inc	Invoice: 362522 (Reference: Security Monitoring 9/1/26 - 11/30/26.)	1202000 - Accounts Payable		120.00	117,782.08
	Bill Pmt - Check	08/12/2026	100168	Gannett FL LocalQ	Invoice: 0007822999 (Reference: Legal Advertising July 26.)	1202000 - Accounts Payable		1,075.49	116,706.59
	Bill Pmt - Check	08/12/2026	100169	Vesta District Services	Invoice: 433794 (Reference: Management Fees Aug 26.)	1202000 - Accounts Payable		4,310.17	112,396.42
	Bill Pmt - Check	08/12/2026	100170	Envera	Invoice: 771831 (Reference: Security Monitoring 9/1/26 - 9/30/26.)	1202000 - Accounts Payable		3,476.78	108,919.64
	Bill Pmt - Check	08/12/2026	100171	Unified Digital Systems LLC	Invoice: 1006-03 (Reference: It Support Aug 26.)	1202000 - Accounts Payable		200.00	108,719.64
	Bill Pmt - Check	08/12/2026	100172	Verdego, LLC	Invoice: 30271 (Reference: Irrigation Repairs.)	1202000 - Accounts Payable		356.58	108,363.06
	Bill Pmt - Check	08/13/2026	100173	Dowling Douglas Company Inc.	Invoice: 100964 (Reference: Service Call.)	1202000 - Accounts Payable		585.00	107,778.06
	Bill Pmt - Check	08/13/2026	100174	Solitude Lake Management LLC	Invoice: PSI290772 (Reference: Lake Management Aug 26.) Invoice: PSI273302 (Reference: Lake M...	1202000 - Accounts Payable		4,168.00	103,610.06
	Bill Pmt - Check	08/13/2026	100175	Verdego, LLC	Invoice: 29773 (Reference: Irrigation Inspection June 26.) Invoice: 29926 (Reference: Irrigat...	1202000 - Accounts Payable		6,813.00	96,797.06
	Bill Pmt - Check	08/17/2026	100176	Verdego, LLC	Invoice: 30412 (Reference: Irrigation Repairs.) Invoice: 28540 (Reference: Mainline Repair.)	1202000 - Accounts Payable		602.00	96,195.06
	Bill Pmt - Check	08/18/2026	081826ACH1	St. Johns County Utility Department	491 ENSENADA DR 6/17/26 - 7/19/26	1202000 - Accounts Payable		15.99	96,179.07
	Bill Pmt - Check	08/18/2026	081826ACH2	St. Johns County Utility Department	1187 LAS CALINAS BLVD GUARDHOUSE 6/17/26 - 7/19/26	1202000 - Accounts Payable		34.83	96,144.24
	Bill Pmt - Check	08/18/2026	081826ACH3	St. Johns County Utility Department	1865 N LOOP PKWY 6/17/26 - 7/19/26	1202000 - Accounts Payable		804.31	95,339.93
	Bill Pmt - Check	08/18/2026	081826ACH4	FPL	Jul 9, 2026 to Aug 10, 2026 1802 N Loop PKWY #LGT	1202000 - Accounts Payable		30.80	95,309.13
	Bill Pmt - Check	08/18/2026	081826ACH5	FPL	Jul 7, 2026 to Aug 6, 2026 97 Onda LN #IRR	1202000 - Accounts Payable		30.80	95,278.33
	Bill Pmt - Check	08/18/2026	081826ACH6	FPL	Jul 7, 2026 to Aug 6, 2026 633 Glorieta Dr #IRR	1202000 - Accounts Payable		32.23	95,246.10
	Bill Pmt - Check	08/18/2026	081826ACH7	FPL	Jul 7, 2026 to Aug 6, 2026 43 Privado Ct #LITE	1202000 - Accounts Payable		36.86	95,209.24
	Bill Pmt - Check	08/18/2026	081826ACH8	FPL	Jul 7, 2026 to Aug 6, 2026 491 Ensenada Dr #Park	1202000 - Accounts Payable		37.76	95,171.48
	Bill Pmt - Check	08/18/2026	081826ACH9	FPL	Jul 7, 2026 to Aug 6, 2026 537 Ensenada Dr. #IRR	1202000 - Accounts Payable		39.48	95,132.00
	Bill Pmt - Check	08/18/2026	081826ACH10	FPL	Jul 7, 2026 to Aug 6, 2026 2064 Las Calinas Blvd #IRR	1202000 - Accounts Payable		40.83	95,091.17
	Bill Pmt - Check	08/18/2026	081826ACH11	FPL	Jul 7, 2026 to Aug 6, 2026 336 Rio Del Norte Road #IRR	1202000 - Accounts Payable		52.13	95,039.04
	Bill Pmt - Check	08/18/2026	081826ACH12	FPL	Jul 7, 2026 to Aug 6, 2026 1329 Las Calinas Blvd #IRR	1202000 - Accounts Payable		53.84	94,985.20
	Bill Pmt - Check	08/18/2026	081826ACH13	FPL	Jul 7, 2026 to Aug 6, 2026 661 Ensenada Dr. #IRR	1202000 - Accounts Payable		58.25	94,926.95
	Bill Pmt - Check	08/18/2026	081826ACH14	FPL	Jul 7, 2026 to Aug 6, 2026 711 Enrede LN	1202000 - Accounts Payable		66.05	94,860.90
	Bill Pmt - Check	08/18/2026	081826ACH15	FPL	Jul 7, 2026 to Aug 6, 2026 2036 Las Calinas Blvd #IRR	1202000 - Accounts Payable		74.89	94,786.01
	Bill Pmt - Check	08/18/2026	081826ACH16	FPL	Jul 7, 2026 to Aug 6, 2026 1504 Las Calinas Blvd #IRR	1202000 - Accounts Payable		93.21	94,692.80
	Bill Pmt - Check	08/18/2026	081826ACH17	FPL	Jul 7, 2026 to Aug 6, 2026 166 Torcido Blvd #IRR	1202000 - Accounts Payable		113.88	94,578.92
	Bill Pmt - Check	08/18/2026	081826ACH19	FPL	Jul 7, 2026 to Aug 6, 2026 166 Pantano Vista Way # Fountain	1202000 - Accounts Payable		408.54	94,170.38
	Bill Pmt - Check	08/18/2026	081826ACH18	FPL	Jul 7, 2026 to Aug 6, 2026 1187 Las Calinas Blvd #LITE	1202000 - Accounts Payable		178.35	93,992.03
	Bill Pmt - Check	08/18/2026	081826PR1	Andrea Jomant	2 Classes @ \$35.00	1202000 - Accounts Payable		70.00	93,922.03
	Bill Pmt - Check	08/18/2026	081826PR2	Aristides Beaton	4 Classes @ \$35.00	1202000 - Accounts Payable		140.00	93,782.03
	Bill Pmt - Check	08/18/2026	081826PR3	Diane Stoever	10 Classes @ \$40.00	1202000 - Accounts Payable		400.00	93,382.03

Sweetwater CDD
General Ledger Detail
August 2026

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Bill Pmt -Check	08/18/2026	081826PR4	Elaina Wahl-Temple	2 Classs @ \$35.00	1202000 - Accounts Payable		70.00	93,312.03
Bill Pmt -Check	08/18/2026	081826PR5	Eliana Roque	3 classes @ \$40.00	1202000 - Accounts Payable		120.00	93,192.03
Bill Pmt -Check	08/18/2026	081826PR6	Erin Heaton	1 Class @ \$35.00	1202000 - Accounts Payable		35.00	93,157.03
Bill Pmt -Check	08/18/2026	081826PR7	Lina Hermez	5 Classes @ \$40.00 & 2 Classes @ \$25.00	1202000 - Accounts Payable		250.00	92,907.03
Bill Pmt -Check	08/18/2026	081826PR8	Madeline Rivera	2 Classes @ \$35.00	1202000 - Accounts Payable		70.00	92,837.03
Bill Pmt -Check	08/18/2026	081826PR9	Marilyn J Costanzo	2 Classs @ \$35.00	1202000 - Accounts Payable		70.00	92,767.03
Bill Pmt -Check	08/18/2026	081826PR10	Miranda Bulger	6 Classes @ \$40.00	1202000 - Accounts Payable		240.00	92,527.03
Bill Pmt -Check	08/18/2026	081826PR11	Patricia Scott	2 Classes @ \$35.00	1202000 - Accounts Payable		70.00	92,457.03
Bill Pmt -Check	08/18/2026	081826PR12	Tiffany Cunningham	4 Classes @ \$35.00	1202000 - Accounts Payable		140.00	92,317.03
Bill Pmt -Check	08/20/2026	100177	Louise Leister	Invoice: 67857 (Reference: Landscape Consultation.)	1202000 - Accounts Payable		1,000.00	91,317.03
Bill Pmt -Check	08/21/2026	100178	Kilinski Van Wyk PLLC	Invoice: 15754 (Reference: Legal Services July 26.)	1202000 - Accounts Payable		7,704.02	83,613.01
Bill Pmt -Check	08/21/2026	082126ACH1	Comcast	Fitness Center 1865 N. Loop Parkway	1202000 - Accounts Payable		128.36	83,484.65
Bill Pmt -Check	08/24/2026	082426ACH1	FPL	Jul 7, 2026 to Aug 6, 2026 -- 499 Ensenada Dr #IRR	1202000 - Accounts Payable		30.80	83,453.85
Bill Pmt -Check	08/24/2026	082426ACH2	FPL	Jul 9, 2026 to Aug 10, 2026 1865 N Loop Pkwy	1202000 - Accounts Payable		4,474.91	78,978.94
Bill Pmt -Check	08/24/2026	082426ACH3	FPL	Jul 9, 2026 to Aug 10, 2026 Streetlights # Palencia N PH	1202000 - Accounts Payable		6,022.89	72,956.05
Bill Pmt -Check	08/25/2026	082526ACH1	AT&T	Guardhouse Telephone Aug 02 - Sept 01	1202000 - Accounts Payable		151.20	72,804.85
Bill Pmt -Check	08/26/2026	082626CC1	Valley Bank Credit Card	Various Purchases	1202000 - Accounts Payable		3,687.54	69,117.31
Bill Pmt -Check	08/26/2026	082626ACH1	Geneva Capital LLC	Fitness Equipment 8/26	1202000 - Accounts Payable		2,540.92	66,576.39
Bill Pmt -Check	08/31/2026	083126ACH1	TECO	Jul 08, 2026 - Aug 04, 2026 1865 N LOOP PKWY	1202000 - Accounts Payable		88.32	66,488.07
Transfer	08/31/2026			Funds Transfer	1101020 - U.S. Bank Custody Account	200,000.00		266,488.07
Deposit	08/31/2026			Interest	1361000 - Interest Revenue	443.99		266,932.06
Total 1101000 - Operating Account (Valley)						200,443.99	131,394.89	266,932.06
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)								7,549.53
Deposit	08/31/2026			Interest	1361000 - Interest Revenue	24.68		7,574.21
Total 1101015 - SBA (GF)						24.68	0.00	7,574.21
1101020 - U.S. Bank Custody Account								1,075,401.37
Deposit	08/01/2026			Interest	1361000 - Interest Revenue	3,344.72		1,078,746.09
Transfer	08/31/2026			Funds Transfer	1101000 - Operating Account (Valley)		200,000.00	878,746.09
General Journal	08/31/2026	81		To transfer increase in reserves	2101010 - Reserve - Bank United		100,000.00	778,746.09
Total 1101020 - U.S. Bank Custody Account						3,344.72	300,000.00	778,746.09
1101025 - POS Account								9,404.75
Deposit	08/31/2026			Deposit	-SPLIT-	681.63		10,086.38
Deposit	08/31/2026			Interest	1361000 - Interest Revenue	24.81		10,111.19
Total 1101025 - POS Account						706.44	0.00	10,111.19
2101000 - Operating Account (Truist)								0.00
Total 2101000 - Operating Account (Truist)								0.00
2101010 - Reserve - Bank United								97,137.46
General Journal	08/31/2026	81		To transfer increase in reserves	-SPLIT-	100,000.00		197,137.46
Deposit	08/31/2026			Interest	2361000 - Interest CRF	277.12		197,414.58
Total 2101010 - Reserve - Bank United						100,277.12	0.00	197,414.58
2101015 - SBA (CRF)								397,970.92
Deposit	08/31/2026			Interest	2361000 - Interest CRF	1,300.60		399,271.52
Total 2101015 - SBA (CRF)						1,300.60	0.00	399,271.52
3101000 - DS 2019 A-1 Reserve								133,069.53
Deposit	08/03/2026			Interest	3361000 - Interest - DS 2019	395.15		133,464.68
Transfer	08/04/2026			Funds Transfer	3101002 - DS 2019 Revenue		395.15	133,069.53
Total 3101000 - DS 2019 A-1 Reserve						395.15	395.15	133,069.53
3101001 - DS 2019 A-2 Reserve								107,600.00
Deposit	08/03/2026			Interest	3361000 - Interest - DS 2019	319.52		107,919.52
Transfer	08/04/2026			Funds Transfer	3101002 - DS 2019 Revenue		319.52	107,600.00
Total 3101001 - DS 2019 A-2 Reserve						319.52	319.52	107,600.00
3101002 - DS 2019 Revenue								238,243.11
Deposit	08/03/2026			Interest	3361000 - Interest - DS 2019	706.73		238,949.84
Transfer	08/04/2026			Funds Transfer	3101001 - DS 2019 A-2 Reserve	319.52		239,269.36

Sweetwater CDD
General Ledger Detail
August 2026

	Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
	Transfer	08/04/2026			Funds Transfer	3101003 - DS 2019 Prepayment	0.38		239,269.74
	Transfer	08/04/2026			Funds Transfer	3101000 - DS 2019 A-1 Reserve	395.15		239,664.89
Total 3101002 - DS 2019 Revenue							1,421.78	0.00	239,664.89
3101003 - DS 2019 Prepayment									345.63
	Deposit	08/03/2026			Interest	3361000 - Interest - DS 2019	0.38		346.01
	Transfer	08/04/2026			Funds Transfer	3101002 - DS 2019 Revenue		0.38	345.63
Total 3101003 - DS 2019 Prepayment							0.38	0.38	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									32,540.74
	Deposit	08/01/2026			Interest	4361000 - Interest	96.62		32,637.36
Total 4101000 - DS 2019 A&C							96.62	0.00	32,637.36
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
	General Journal	08/31/2026	81		To transfer increase in reserves	2101010 - Reserve - Bank United		100,000.00	0.00
Total 1131000 - Due From General Fund							0.00	100,000.00	0.00
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									15,199.28
	General Journal	08/01/2026	77		Poolsure - Pool Chemicals - Annual Contract Amortization	1530290 - Pool Chemicals		2,131.65	13,067.63
	Bill	08/12/2026	362522	Village Key & Alarm Inc	10/1/26 - 11/30/26	1202000 - Accounts Payable	80.00		13,147.63
Total 1550000 - Prepaid Expenses							80.00	2,131.65	13,147.63
1560000 - Deposits									36,001.67
Total 1560000 - Deposits									36,001.67
1202000 - Accounts Payable									-104,046.62
	Bill	08/01/2026	335341682 8/26	AT&T	Guardhouse Telephone Aug 02 - Sept 01	1530100 - Guard House- Internet & Phone		151.20	-104,197.82
	Bill	08/01/2026	433794	Vesta District Services	Reference: Management Fees Aug 26.	-SPLIT-		4,310.17	-108,507.99
	Bill	08/01/2026	PSI290772	Solitude Lake Management LLC	Reference: Lake Management Aug 26.	1520050 - Lake Maintenance		2,084.00	-110,591.99
	Bill	08/03/2026	622616368	Turner Pest Control	Pest Control.	1530260 - Pest Control		86.35	-110,678.34
	Bill	08/03/2026	771831	Envera	Reference: Security Monitoring 9/1/26 - 9/30/26.	1530150 - Security		3,476.78	-114,155.12
	Bill	08/03/2026	1006-03	Unified Digital Systems LLC	Reference: It Support Aug 26.	1510090 - Information Technology		200.00	-114,355.12
	Bill	08/03/2026	080326	Aristides Beaton	3 Classes @ \$35.00	1530360 - Outside Fitness		105.00	-114,460.12
	Bill	08/03/2026	080326	Miranda Bulger	6 Classes @ \$40.00	1530360 - Outside Fitness		240.00	-114,700.12

Sweetwater CDD
General Ledger Detail
August 2026

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Bill	08/03/2026	080326	Ronald C. Cullum	2 Classes @ \$35.00	1530360 - Outside Fitness		70.00	-114,770.12
Bill	08/03/2026	080326	Tiffany Cunningham	3 Classes @ \$35.00	1530360 - Outside Fitness		105.00	-114,875.12
Bill	08/03/2026	080326	Erin Heaton	1 Class @ \$35.00	1530360 - Outside Fitness		35.00	-114,910.12
Bill	08/03/2026	080326	Lina Hermez	9 Classes @ \$40.00 & 2 Classes @ \$25.00	-SPLIT-		410.00	-115,320.12
Bill	08/03/2026	080326	Andrea Jomant	2 Classes @ \$35.00	1530360 - Outside Fitness		70.00	-115,390.12
Bill	08/03/2026	080326	Madeline Rivera	3 Classes @ \$35.00	1530360 - Outside Fitness		105.00	-115,495.12
Bill	08/03/2026	080326	Patricia Scott	2 Classes @ \$35.00	1530360 - Outside Fitness		70.00	-115,565.12
Bill	08/03/2026	080326	Diane Stoever	13 Classes @ \$40.00	1530360 - Outside Fitness		520.00	-116,085.12
Bill	08/03/2026	080326	Josie Carleton	3 Classes @ \$35.00	1530360 - Outside Fitness		105.00	-116,190.12
Bill	08/03/2026	080326	Marilyn J Costanzo	1 Class @ \$35.00	1530360 - Outside Fitness		35.00	-116,225.12
Bill	08/03/2026	080326	Micheline Swesky	1 Class @ \$35.00	1530360 - Outside Fitness		35.00	-116,260.12
Bill	08/03/2026	30286	Verdego, LLC	Reference: Landscape Maintenance Aug 26.	1520020 - Landscape Maintenance		27,631.09	-143,891.21
Bill Pmt -Check	08/04/2026	080426ACH1	Comcast	1865 N. Loop Parkway Jul 15, 2026 - Aug 14, 2026	1101000 - Operating Account (Valley)	897.65		-142,993.56
Bill Pmt -Check	08/04/2026	4674	Katherine Roy		1101000 - Operating Account (Valley)	105.00		-142,888.56
Bill Pmt -Check	08/05/2026	080526ACH1	Florida Natural Gas	1865 NORTH LOOP PARKWAY 05/04/26- 06/08/26	1101000 - Operating Account (Valley)	19.25		-142,869.31
Bill Pmt -Check	08/05/2026	080526ACH2	Turner Pest Control	Pest Control.	1101000 - Operating Account (Valley)	86.35		-142,782.96
Bill Pmt -Check	08/06/2026	080626ACH1	Republic Services #687	1865 N Loop Pkwy 8/1/26 - 8/31/26	1101000 - Operating Account (Valley)	1,025.31		-141,757.65
Bill	08/06/2026	44154 8.26	FPL	Jul 7, 2026 to Aug 6, 2026 -- 499 Ensenada Dr #IRR	1520000 - Electric		30.80	-141,788.45
Bill	08/06/2026	20281 8.26	FPL	Jul 7, 2026 to Aug 6, 2026 1504 Las Calinas Blvd #IRR	1520000 - Electric		93.21	-141,881.66
Bill	08/06/2026	10583 8.26	FPL	Jul 7, 2026 to Aug 6, 2026 1329 Las Calinas Blvd #IRR	1520000 - Electric		53.84	-141,935.50
Bill	08/06/2026	37392 8.26	FPL	Jul 7, 2026 to Aug 6, 2026 661 Ensenada Dr. #IRR	1520000 - Electric		58.25	-141,993.75
Bill	08/06/2026	69248 8.26	FPL	Jul 7, 2026 to Aug 6, 2026 166 Torcido Blvd #IRR	1520000 - Electric		113.88	-142,107.63
Bill	08/06/2026	61314 8.26	FPL	Jul 7, 2026 to Aug 6, 2026 537 Ensenada Dr. #IRR	1520000 - Electric		39.48	-142,147.11
Bill	08/06/2026	56253 8.26	FPL	Jul 7, 2026 to Aug 6, 2026 2064 Las Calinas Blvd #IRR	1520000 - Electric		40.83	-142,187.94
Bill	08/06/2026	52165 8.26	FPL	Jul 7, 2026 to Aug 6, 2026 166 Pantano Vista Way # Fountain	1520000 - Electric		408.54	-142,596.48
Bill	08/06/2026	47285 8.26	FPL	Jul 7, 2026 to Aug 6, 2026 336 Rio Del Norte Road #IRR	1520000 - Electric		52.13	-142,648.61
Bill	08/06/2026	70401 8.26	FPL	Jul 7, 2026 to Aug 6, 2026 633 Glorieta Dr #IRR	1520000 - Electric		32.23	-142,680.84
Bill	08/06/2026	88413 8.26	FPL	Jul 7, 2026 to Aug 6, 2026 491 Ensenada Dr #Park	1530130 - General Utilities		37.76	-142,718.60
Bill	08/06/2026	79354 8.26	FPL	Jul 7, 2026 to Aug 6, 2026 97 Onda LN #IRR	1520000 - Electric		30.80	-142,749.40
Bill	08/06/2026	83257 8.26	FPL	Jul 7, 2026 to Aug 6, 2026 711 Enrede LN	1520000 - Electric		66.05	-142,815.45
Bill	08/06/2026	73535 8.26	FPL	Jul 7, 2026 to Aug 6, 2026 1187 Las Calinas Blvd #LITE	1530130 - General Utilities		178.35	-142,993.80
Bill	08/06/2026	71537 8.26	FPL	Jul 7, 2026 to Aug 6, 2026 43 Privado Ct #LITE	1520000 - Electric		36.86	-143,030.66
Bill	08/06/2026	97256 8.26	FPL	Jul 7, 2026 to Aug 6, 2026 2036 Las Calinas Blvd #IRR	1520000 - Electric		74.89	-143,105.55
Bill	08/07/2026	080626 BOS	Ronald J Cervelli	BOS Meeting 8/6/26	1510000 - Supervisor Fees		200.00	-143,305.55
Bill	08/07/2026	080626 BOS	Daniel L Colin	BOS Meeting 8/6/26	1510000 - Supervisor Fees		200.00	-143,505.55
Bill	08/07/2026	080626 BOS	Stephen J Handler	BOS Meeting 8/6/26	1510000 - Supervisor Fees		200.00	-143,705.55
Bill	08/07/2026	080626 BOS	Kristen Cohen	BOS Meeting 8/6/26	1510000 - Supervisor Fees		200.00	-143,905.55
Bill	08/07/2026	080626 BOS	Gary M. LaCombe	BOS Meeting 8/6/26	1510000 - Supervisor Fees		200.00	-144,105.55
Bill	08/07/2026	64589 8/26	TECO	Jul 08, 2026 - Aug 04, 2026 1865 N LOOP PKWY	1530130 - General Utilities		88.32	-144,193.87
Bill Pmt -Check	08/10/2026	081026BOS1	Daniel L Colin	BOS Meeting 8/6/26	1101000 - Operating Account (Valley)	200.00		-143,993.87
Bill Pmt -Check	08/10/2026	081026BOS2	Gary M. LaCombe	BOS Meeting 8/6/26	1101000 - Operating Account (Valley)	200.00		-143,793.87
Bill Pmt -Check	08/10/2026	081026BOS3	Kristen Cohen	BOS Meeting 8/6/26	1101000 - Operating Account (Valley)	200.00		-143,593.87
Bill Pmt -Check	08/10/2026	081026BOS4	Ronald J Cervelli	BOS Meeting 8/6/26	1101000 - Operating Account (Valley)	200.00		-143,393.87
Bill Pmt -Check	08/10/2026	081026BOS5	Stephen J Handler	BOS Meeting 8/6/26	1101000 - Operating Account (Valley)	200.00		-143,193.87
Bill Pmt -Check	08/10/2026	081026PR1	Andrea Jomant	2 Classes @ \$35.00	1101000 - Operating Account (Valley)	70.00		-143,123.87
Bill Pmt -Check	08/10/2026	081026PR2	Aristides Beaton	3 Classes @ \$35.00	1101000 - Operating Account (Valley)	105.00		-143,018.87
Bill Pmt -Check	08/10/2026	081026PR3	Diane Stoever	13 Classes @ \$40.00	1101000 - Operating Account (Valley)	520.00		-142,498.87
Bill Pmt -Check	08/10/2026	081026PR4	Erin Heaton	1 Class @ \$35.00	1101000 - Operating Account (Valley)	35.00		-142,463.87
Bill Pmt -Check	08/10/2026	081026PR5	Josie Carleton	3 Classes @ \$35.00	1101000 - Operating Account (Valley)	105.00		-142,358.87
Bill Pmt -Check	08/10/2026	081026PR6	Lina Hermez	9 Classes @ \$40.00 & 2 Classes @ \$25.00	1101000 - Operating Account (Valley)	410.00		-141,948.87
Bill Pmt -Check	08/10/2026	081026PR7	Madeline Rivera	3 Classes @ \$35.00	1101000 - Operating Account (Valley)	105.00		-141,843.87
Bill Pmt -Check	08/10/2026	081026PR8	Marilyn J Costanzo	1 Class @ \$35.00	1101000 - Operating Account (Valley)	35.00		-141,808.87
Bill Pmt -Check	08/10/2026	081026PR9	Micheline Swesky	1 Class @ \$35.00	1101000 - Operating Account (Valley)	35.00		-141,773.87
Bill Pmt -Check	08/10/2026	081026PR10	Miranda Bulger	6 Classes @ \$40.00	1101000 - Operating Account (Valley)	240.00		-141,533.87
Bill Pmt -Check	08/10/2026	081026PR11	Patricia Scott	2 Classes @ \$35.00	1101000 - Operating Account (Valley)	70.00		-141,463.87
Bill Pmt -Check	08/10/2026	081026PR12	Ronald C. Cullum	2 Classes @ \$35.00	1101000 - Operating Account (Valley)	70.00		-141,393.87
Bill Pmt -Check	08/10/2026	081026PR13	Tiffany Cunningham	3 Classes @ \$35.00	1101000 - Operating Account (Valley)	105.00		-141,288.87
Bill	08/10/2026	07163 8.26	FPL	Jul 9, 2026 to Aug 10, 2026 Streetlights # Palencia N PH	1520000 - Electric		6,022.89	-147,311.76

Sweetwater CDD
General Ledger Detail
August 2026

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Bill	08/10/2026	47441 8.26	FPL	Jul 9, 2026 to Aug 10, 2026 1865 N Loop Pkwy	1530130 - General Utilities		4,474.91	-151,786.67
Bill	08/10/2026	58332 8.26	FPL	Jul 9, 2026 to Aug 10, 2026 1802 N Loop PKWY #LGT	1520000 - Electric		30.80	-151,817.47
Bill	08/10/2026	110427 8.26	Florida Natural Gas	07/07/26 - 08/04/26 1865 NORTH LOOP PARKWAY	1530130 - General Utilities		17.25	-151,834.72
Bill	08/11/2026	1274272 8.26	Comcast	Aug 15, 2026 - Sept 14, 2026 1865 N. Loop Parkway	1530090 - Telephone, Internet & TV		897.65	-152,732.37
Bill	08/12/2026	362522	Village Key & Alarm Inc	Reference: Security Monitoring 9/1/26 - 11/30/26.	-SPLIT-		120.00	-152,852.37
Bill Pmt -Check	08/12/2026	4676	Troy Johnson	Reimbursement for Clothing	1101000 - Operating Account (Valley)	34.08		-152,818.29
Bill Pmt -Check	08/12/2026	100166	Vesta Property Services	Invoice: 433492 (Reference: Amenity Management June 26.) Invoice: 433970 (Reference: Amenity ...	1101000 - Operating Account (Valley)	74,908.24		-77,910.05
Bill Pmt -Check	08/12/2026	100167	Village Key & Alarm Inc	Invoice: 362522 (Reference: Security Monitoring 9/1/26 - 11/30/26.)	1101000 - Operating Account (Valley)	120.00		-77,790.05
Bill Pmt -Check	08/12/2026	100168	Gannett FL LocalIQ	Invoice: 0007822999 (Reference: Legal Advertising July 26.)	1101000 - Operating Account (Valley)	1,075.49		-76,714.56
Bill Pmt -Check	08/12/2026	100169	Vesta District Services	Invoice: 433794 (Reference: Management Fees Aug 26.)	1101000 - Operating Account (Valley)	4,310.17		-72,404.39
Bill Pmt -Check	08/12/2026	100170	Envera	Invoice: 771831 (Reference: Security Monitoring 9/1/26 - 9/30/26.)	1101000 - Operating Account (Valley)	3,476.78		-68,927.61
Bill Pmt -Check	08/12/2026	100171	Unified Digital Systems LLC	Invoice: 1006-03 (Reference: It Support Aug 26.)	1101000 - Operating Account (Valley)	200.00		-68,727.61
Bill Pmt -Check	08/12/2026	100172	Verdego, LLC	Invoice: 30271 (Reference: Irrigation Repairs.)	1101000 - Operating Account (Valley)	356.58		-68,371.03
Bill	08/12/2026	6774	Olympic Air	Reference: Replace Partial Gas Line.	1530250 - Building - R & M		285.00	-68,656.03
Bill Pmt -Check	08/13/2026	100173	Dowling Douglas Company Inc.	Invoice: 100964 (Reference: Service Call.)	1101000 - Operating Account (Valley)	585.00		-68,071.03
Bill Pmt -Check	08/13/2026	100174	Solitude Lake Management LLC	Invoice: PSI290772 (Reference: Lake Management Aug 26.) Invoice: PSI273302 (Reference: Lake M...	1101000 - Operating Account (Valley)	4,168.00		-63,903.03
Bill Pmt -Check	08/13/2026	100175	Verdego, LLC	Invoice: 29773 (Reference: Irrigation Inspection June 26.) Invoice: 29926 (Reference: Irrigat...	1101000 - Operating Account (Valley)	6,813.00		-57,090.03
Bill	08/13/2026	30412	Verdego, LLC	Reference: Irrigation Repairs.	1520070 - Irrigation Repairs & Maintenanc		87.00	-57,177.03
Bill	08/13/2026	6780	Olympic Air	Reference: Service Call.	1530250 - Building - R & M		460.00	-57,637.03
Bill	08/13/2026	6802	Olympic Air	Reference: A/C Consultation.	1530250 - Building - R & M		125.00	-57,762.03
Bill	08/15/2026	968276894 8.26	Comcast	Fitness Center 1865 N. Loop Parkway	-SPLIT-		128.36	-57,890.39
Bill	08/15/2026	67857	Louise Leister	Reference: Landscape Consultation.	1520030 - Landscape Improvements		1,000.00	-58,890.39
Bill	08/15/2026	15754	Kilinski Van Wyk PLLC	Reference: Legal Services July 26.	1510020 - District Counsel		7,704.02	-66,594.41
Bill	08/16/2026	3618397 8.26	Republic Services #687	1865 N Loop Pkwy 9/1/26 - 9/30/26	1530140 - Refuse Removal		1,053.26	-67,647.67
Bill	08/17/2026	081726	Aristides Beaton	4 Classes @ \$35.00	1530360 - Outside Fitness		140.00	-67,787.67
Bill	08/17/2026	081726	Miranda Bulger	6 Classes @ \$40.00	1530360 - Outside Fitness		240.00	-68,027.67
Bill	08/17/2026	081726	Tiffany Cunningham	4 Classes @ \$35.00	1530360 - Outside Fitness		140.00	-68,167.67
Bill	08/17/2026	081726	Erin Heaton	1 Class @ \$35.00	1530360 - Outside Fitness		35.00	-68,202.67
Bill	08/17/2026	081726	Lina Hermez	5 Classes @ \$40.00 & 2 Classes @ \$25.00	-SPLIT-		250.00	-68,452.67
Bill	08/17/2026	081726	Andrea Jomant	2 Classes @ \$35.00	1530360 - Outside Fitness		70.00	-68,522.67
Bill	08/17/2026	081726	Madeline Rivera	2 Classes @ \$35.00	1530360 - Outside Fitness		70.00	-68,592.67
Bill	08/17/2026	081726	Eliana Roque	3 classes @ \$40.00	1530360 - Outside Fitness		120.00	-68,712.67
Bill	08/17/2026	081726	Patricia Scott	2 Classes @ \$35.00	1530360 - Outside Fitness		70.00	-68,782.67
Bill	08/17/2026	081726	Diane Stoever	10 Classes @ \$40.00	1530360 - Outside Fitness		400.00	-69,182.67
Bill	08/17/2026	081726	Marilyn J Costanzo	2 Classss @ \$35.00	1530360 - Outside Fitness		70.00	-69,252.67
Bill	08/17/2026	081726	Elaina Wahl-Temple	2 Classss @ \$35.00	1530360 - Outside Fitness		70.00	-69,322.67
Bill Pmt -Check	08/17/2026	100176	Verdego, LLC	Invoice: 30412 (Reference: Irrigation Repairs.) Invoice: 28540 (Reference: Mainline Repair.)	1101000 - Operating Account (Valley)	602.00		-68,720.67
Bill Pmt -Check	08/18/2026	081826ACH1	St. Johns County Utility Department	491 ENSENADA DR 6/17/26 - 7/19/26	1101000 - Operating Account (Valley)	15.99		-68,704.68
Bill Pmt -Check	08/18/2026	081826ACH2	St. Johns County Utility Department	1187 LAS CALINAS BLVD GUARDHOUSE 6/17/26 - 7/19/26	1101000 - Operating Account (Valley)	34.83		-68,669.85
Bill Pmt -Check	08/18/2026	081826ACH3	St. Johns County Utility Department	1865 N LOOP PKWY 6/17/26 - 7/19/26	1101000 - Operating Account (Valley)	804.31		-67,865.54
Bill Pmt -Check	08/18/2026	081826ACH4	FPL	Jul 9, 2026 to Aug 10, 2026 1802 N Loop PKWY #LGT	1101000 - Operating Account (Valley)	30.80		-67,834.74
Bill Pmt -Check	08/18/2026	081826ACH5	FPL	Jul 7, 2026 to Aug 6, 2026 97 Onda LN #IRR	1101000 - Operating Account (Valley)	30.80		-67,803.94
Bill Pmt -Check	08/18/2026	081826ACH6	FPL	Jul 7, 2026 to Aug 6, 2026 633 Glorieta Dr #IRR	1101000 - Operating Account (Valley)	32.23		-67,771.71
Bill Pmt -Check	08/18/2026	081826ACH7	FPL	Jul 7, 2026 to Aug 6, 2026 43 Privado Ct #LITE	1101000 - Operating Account (Valley)	36.86		-67,734.85
Bill Pmt -Check	08/18/2026	081826ACH8	FPL	Jul 7, 2026 to Aug 6, 2026 491 Ensenada Dr #Park	1101000 - Operating Account (Valley)	37.76		-67,697.09
Bill Pmt -Check	08/18/2026	081826ACH9	FPL	Jul 7, 2026 to Aug 6, 2026 537 Ensenada Dr. #IRR	1101000 - Operating Account (Valley)	39.48		-67,657.61
Bill Pmt -Check	08/18/2026	081826ACH10	FPL	Jul 7, 2026 to Aug 6, 2026 2064 Las Calinas Blvd #IRR	1101000 - Operating Account (Valley)	40.83		-67,616.78
Bill Pmt -Check	08/18/2026	081826ACH11	FPL	Jul 7, 2026 to Aug 6, 2026 336 Rio Del Norte Road #IRR	1101000 - Operating Account (Valley)	52.13		-67,564.65
Bill Pmt -Check	08/18/2026	081826ACH12	FPL	Jul 7, 2026 to Aug 6, 2026 1329 Las Calinas Blvd #IRR	1101000 - Operating Account (Valley)	53.84		-67,510.81
Bill Pmt -Check	08/18/2026	081826ACH13	FPL	Jul 7, 2026 to Aug 6, 2026 661 Ensenada Dr. #IRR	1101000 - Operating Account (Valley)	58.25		-67,452.56
Bill Pmt -Check	08/18/2026	081826ACH14	FPL	Jul 7, 2026 to Aug 6, 2026 711 Enrede LN	1101000 - Operating Account (Valley)	66.05		-67,386.51
Bill Pmt -Check	08/18/2026	081826ACH15	FPL	Jul 7, 2026 to Aug 6, 2026 2036 Las Calinas Blvd #IRR	1101000 - Operating Account (Valley)	74.89		-67,311.62
Bill Pmt -Check	08/18/2026	081826ACH16	FPL	Jul 7, 2026 to Aug 6, 2026 1504 Las Calinas Blvd #IRR	1101000 - Operating Account (Valley)	93.21		-67,218.41
Bill Pmt -Check	08/18/2026	081826ACH17	FPL	Jul 7, 2026 to Aug 6, 2026 166 Torcido Blvd #IRR	1101000 - Operating Account (Valley)	113.88		-67,104.53
Bill Pmt -Check	08/18/2026	081826ACH19	FPL	Jul 7, 2026 to Aug 6, 2026 166 Pantano Vista Way # Fountain	1101000 - Operating Account (Valley)	408.54		-66,695.99
Bill Pmt -Check	08/18/2026	081826ACH18	FPL	Jul 7, 2026 to Aug 6, 2026 1187 Las Calinas Blvd #LITE	1101000 - Operating Account (Valley)	178.35		-66,517.64
Bill Pmt -Check	08/18/2026	081826PR1	Andrea Jomant	2 Classes @ \$35.00	1101000 - Operating Account (Valley)	70.00		-66,447.64
Bill Pmt -Check	08/18/2026	081826PR2	Aristides Beaton	4 Classes @ \$35.00	1101000 - Operating Account (Valley)	140.00		-66,307.64

Sweetwater CDD
General Ledger Detail
August 2026

	Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
	Bill Pmt -Check	08/18/2026	081826PR3	Diane Stoever	10 Classes @ \$40.00	1101000 · Operating Account (Valley)	400.00		-65,907.64
	Bill Pmt -Check	08/18/2026	081826PR4	Elaina Wahl-Temple	2 Classss @ \$35.00	1101000 · Operating Account (Valley)	70.00		-65,837.64
	Bill Pmt -Check	08/18/2026	081826PR5	Eliana Roque	3 classes @ \$40.00	1101000 · Operating Account (Valley)	120.00		-65,717.64
	Bill Pmt -Check	08/18/2026	081826PR6	Erin Heaton	1 Class @ \$35.00	1101000 · Operating Account (Valley)	35.00		-65,682.64
	Bill Pmt -Check	08/18/2026	081826PR7	Lina Hermez	5 Classes @ \$40.00 & 2 Classes @ \$25.00	1101000 · Operating Account (Valley)	250.00		-65,432.64
	Bill Pmt -Check	08/18/2026	081826PR8	Madeline Rivera	2 Classes @ \$35.00	1101000 · Operating Account (Valley)	70.00		-65,362.64
	Bill Pmt -Check	08/18/2026	081826PR9	Marilyn J Costanzo	2 Classss @ \$35.00	1101000 · Operating Account (Valley)	70.00		-65,292.64
	Bill Pmt -Check	08/18/2026	081826PR10	Miranda Bulger	6 Classes @ \$40.00	1101000 · Operating Account (Valley)	240.00		-65,052.64
	Bill Pmt -Check	08/18/2026	081826PR11	Patricia Scott	2 Classes @ \$35.00	1101000 · Operating Account (Valley)	70.00		-64,982.64
	Bill Pmt -Check	08/18/2026	081826PR12	Tiffany Cunningham	4 Classes @ \$35.00	1101000 · Operating Account (Valley)	140.00		-64,842.64
	Bill	08/19/2026	127508 8.26	St. Johns County Utility Department	1865 N LOOP PKWY 7/19/26 - 8/18/26	1530130 · General Utilities		1,435.34	-66,277.98
	Bill	08/19/2026	125768 8.26	St. Johns County Utility Department	491 ENSENADA DR 7/19/26 - 8/18/26	1530130 · General Utilities		15.99	-66,293.97
	Bill	08/19/2026	131201 8.26	St. Johns County Utility Department	1187 LAS CALINAS BLVD GUARDHOUSE 7/19/26 - 8/18/26	1530130 · General Utilities		34.83	-66,328.80
	Bill Pmt -Check	08/20/2026	100177	Louise Leister	Invoice: 67857 (Reference: Landscape Consultation.)	1101000 · Operating Account (Valley)	1,000.00		-65,328.80
	Bill Pmt -Check	08/21/2026	100178	Kilinski Van Wyk PLLC	Invoice: 15754 (Reference: Legal Services July 26.)	1101000 · Operating Account (Valley)	7,704.02		-57,624.78
	Bill Pmt -Check	08/21/2026	082126ACH1	Comcast	Fitness Center 1865 N. Loop Parkway	1101000 · Operating Account (Valley)	128.36		-57,496.42
	Bill Pmt -Check	08/24/2026	082426ACH1	FPL	Jul 7, 2026 to Aug 6, 2026 -- 499 Ensenada Dr #IRR	1101000 · Operating Account (Valley)	30.80		-57,465.62
	Bill Pmt -Check	08/24/2026	082426ACH2	FPL	Jul 9, 2026 to Aug 10, 2026 1865 N Loop Pkwy	1101000 · Operating Account (Valley)	4,474.91		-52,990.71
	Bill Pmt -Check	08/24/2026	082426ACH3	FPL	Jul 9, 2026 to Aug 10, 2026 Streetlights # Palencia N PH	1101000 · Operating Account (Valley)	6,022.89		-46,967.82
	Bill Pmt -Check	08/25/2026	082526ACH1	AT&T	Guardhouse Telephone Aug 02 - Sept 01	1101000 · Operating Account (Valley)	151.20		-46,816.62
	Bill Pmt -Check	08/26/2026	082626CC1	Valley Bank Credit Card	Various Purchases	1101000 · Operating Account (Valley)	3,687.54		-43,129.08
	Bill Pmt -Check	08/26/2026	082626ACH1	Geneva Capital LLC	Fitness Equipment 8/26	1101000 · Operating Account (Valley)	2,540.92		-40,588.16
	Bill	08/27/2026	1011	Unified Digital Systems LLC	Reference: Network Repair from Lightning.	1510090 · Information Technology		1,382.16	-41,970.32
	Bill Pmt -Check	08/31/2026	083126ACH1	TECO	Jul 08, 2026 - Aug 04, 2026 1865 N LOOP PKWY	1101000 · Operating Account (Valley)	88.32		-41,882.00
	Bill	08/31/2026	0007866104	Gannett FL LocalIQ	Reference: Legal Advertising.	1510150 · Legal Advertising		105.36	-41,987.36
	Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Various Purchases	-SPLIT-		9,727.30	-51,714.66
	Bill	08/31/2026	86541 9.26	Geneva Capital LLC	Fitness Equipment 9/26	1530380 · Fitness Equipment Rental		2,540.92	-54,255.58
Total 1202000 · Accounts Payable							131,394.89	81,603.85	-54,255.58
1202010 · Accrued Expenses									-26,870.50
	General Journal	08/01/2026	79R		To accrue July landscape maint	1520020 · Landscape Maintenance	23,070.50		-3,800.00
	General Journal	08/31/2026	84		To accrue August landscape maint	1520020 · Landscape Maintenance		27,631.09	-31,431.09
	General Journal	08/31/2026	84		To accrue August field management	1520020 · Landscape Maintenance		6,928.24	-38,359.33
	General Journal	08/31/2026	84		To accrue August facility management	1520020 · Landscape Maintenance		24,742.70	-63,102.03
Total 1202010 · Accrued Expenses							23,070.50	59,302.03	-63,102.03
1202020 · Sales Tax Payable									-34.20
	General Journal	08/31/2026	83		To reclass temp income	1300000 · Temporary Revenue		1.63	-35.83
Total 1202020 · Sales Tax Payable							0.00	1.63	-35.83
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
	General Journal	08/31/2026	81		To transfer increase in reserves	2101010 · Reserve - Bank United	100,000.00		0.00
Total 1207002 · Due to Capital Reserve							100,000.00	0.00	0.00
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

Sweetwater CDD
General Ledger Detail
August 2026

	Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
1271300 · FB - Reserved									
Total 1271300 · FB - Reserved									
30000 · Opening Balance Equity									
Total 30000 · Opening Balance Equity									
32000 · Retained Earnings									
Total 32000 · Retained Earnings									
1300000 · Temporary Revenue									
	Deposit	08/31/2026		8/4/26 deposit		1101025 · POS Account		245.00	-245.00
	Deposit	08/31/2026		8/5/26 deposit		1101025 · POS Account		55.00	-300.00
	Deposit	08/31/2026		8/6/26 deposit		1101025 · POS Account		60.00	-360.00
	Deposit	08/31/2026		8/31/26 deposit		1101025 · POS Account		26.63	-386.63
	Deposit	08/31/2026		8/31/26 deposit		1101025 · POS Account		295.00	-681.63
	General Journal	08/31/2026	83	To reclass temp income		-SPLIT-	681.63		0.00
Total 1300000 · Temporary Revenue									
1325000 · Special Assessments									
Total 1325000 · Special Assessments									
1325100 · Excess Revenue									
Total 1325100 · Excess Revenue									
1361000 · Interest Revenue									
	Deposit	08/01/2026		Interest		1101020 · U.S. Bank Custody Account		3,344.72	-38,003.50
	Deposit	08/31/2026		Interest		1101015 · SBA (GF)		24.68	-38,028.18
	Deposit	08/31/2026		Interest		1101000 · Operating Account (Valley)		443.99	-38,472.17
	Deposit	08/31/2026		Interest		1101025 · POS Account		24.81	-38,496.98
Total 1361000 · Interest Revenue									
1369000 · Miscellaneous Revenue									
	General Journal	08/31/2026	83	To reclass temp income		1300000 · Temporary Revenue		25.00	-998.27
Total 1369000 · Miscellaneous Revenue									
1369010 · Fitness Center Revenue									
	General Journal	08/31/2026	83	To reclass temp income		1300000 · Temporary Revenue		655.00	-8,706.50
Total 1369010 · Fitness Center Revenue									
1369100 · Insurance Proceeds									
Total 1369100 · Insurance Proceeds									
1369200 · Cost Share Rev - Marshall Creek									
Total 1369200 · Cost Share Rev - Marshall Creek									
2361000 · Interest CRF									
	Deposit	08/31/2026		Interest		2101015 · SBA (CRF)		1,300.60	-15,399.54
	Deposit	08/31/2026		Interest		2101010 · Reserve - Bank United		277.12	-15,676.66
Total 2361000 · Interest CRF									
2369000 · Miscellaneous Rev									
Total 2369000 · Miscellaneous Rev									
3325000 · Spec Assessments - On Roll									
Total 3325000 · Spec Assessments - On Roll									
3325010 · Spec Assessments - Prepayments									
Total 3325010 · Spec Assessments - Prepayments									
3325100 · Excess DS Revenue									
Total 3325100 · Excess DS Revenue									
3361000 · Interest - DS 2019									
	Deposit	08/03/2026		Interest		3101001 · DS 2019 A-2 Reserve		319.52	-19,978.03
	Deposit	08/03/2026		Interest		3101003 · DS 2019 Prepayment		0.38	-19,978.41
	Deposit	08/03/2026		Interest		3101000 · DS 2019 A-1 Reserve		395.15	-20,373.56
	Deposit	08/03/2026		Interest		3101002 · DS 2019 Revenue		706.73	-21,080.29
Total 3361000 · Interest - DS 2019									
4361000 · Interest									
	Deposit	08/01/2026		Interest		4101000 · DS 2019 A&C		96.62	-1,797.85
Total 4361000 · Interest									
50000 · Cost of Goods Sold									
Total 50000 · Cost of Goods Sold									
1110000 · General & Administrative									
271,648.16									

Sweetwater CDD
General Ledger Detail
August 2026

	Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
1510000 · Supervisor Fees									12,000.00
	Bill	08/07/2026	080626 BOS	Ronald J Cervelli	BOS Meeting 8/6/26	1202000 · Accounts Payable	200.00		12,200.00
	Bill	08/07/2026	080626 BOS	Daniel L Colin	BOS Meeting 8/6/26	1202000 · Accounts Payable	200.00		12,400.00
	Bill	08/07/2026	080626 BOS	Stephen J Handler	BOS Meeting 8/6/26	1202000 · Accounts Payable	200.00		12,600.00
	Bill	08/07/2026	080626 BOS	Kristen Cohen	BOS Meeting 8/6/26	1202000 · Accounts Payable	200.00		12,800.00
	Bill	08/07/2026	080626 BOS	Gary M. LaCombe	BOS Meeting 8/6/26	1202000 · Accounts Payable	200.00		13,000.00
Total 1510000 · Supervisor Fees							1,000.00	0.00	13,000.00
1510010 · Engineering Services									35,554.09
Total 1510010 · Engineering Services									35,554.09
1510020 · District Counsel									84,140.28
	Bill	08/15/2026	15754	Kilinski Van Wyk PLLC	Legal Services July 26.	1202000 · Accounts Payable	7,704.02		91,844.30
Total 1510020 · District Counsel							7,704.02	0.00	91,844.30
1510030 · Audit Fees									3,800.00
Total 1510030 · Audit Fees									3,800.00
1510040 · Assessment Administration									9,666.70
	Bill	08/01/2026	433794	Vesta District Services	Reference: Management Fees Aug 26.	1202000 · Accounts Payable	416.67		10,083.37
Total 1510040 · Assessment Administration							416.67	0.00	10,083.37
1510050 · Arbitrage Rebate									450.00
Total 1510050 · Arbitrage Rebate									450.00
1510060 · Dissemination Agent									5,000.00
Total 1510060 · Dissemination Agent									5,000.00
1510070 · Trustee Fees									3,142.71
Total 1510070 · Trustee Fees									3,142.71
1510080 · Management Fees									39,935.00
	Bill	08/01/2026	433794	Vesta District Services	Reference: Management Fees Aug 26.	1202000 · Accounts Payable	3,893.50		43,828.50
Total 1510080 · Management Fees							3,893.50	0.00	43,828.50
1510090 · Information Technology									5,112.00
	Bill	08/03/2026	1006-03	Unified Digital Systems LLC	Reference: It Support Aug 26.	1202000 · Accounts Payable	200.00		5,312.00
	Bill	08/27/2026	1011	Unified Digital Systems LLC	Reference: Network Repair from Lightning.	1202000 · Accounts Payable	1,382.16		6,694.16
Total 1510090 · Information Technology							1,582.16	0.00	6,694.16
1510100 · Website Maintenance									0.00
Total 1510100 · Website Maintenance									0.00
1510110 · Telephone									0.00
Total 1510110 · Telephone									0.00
1510120 · Postage & Delivery									1,699.67
Total 1510120 · Postage & Delivery									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									3,424.44
	Bill	08/31/2026	0007866104	Gannett FL LocalQ	Reference: Legal Advertising.	1202000 · Accounts Payable	105.36		3,529.80
Total 1510150 · Legal Advertising							105.36	0.00	3,529.80
1510160 · Miscellaneous									8,471.83
Total 1510160 · Miscellaneous									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							14,701.71	0.00	286,349.87
1120000 · Operations & Maintenance									487,614.89
1520000 · Electric									68,706.94
	Bill	08/06/2026	44154 8.26	FPL	Jul 7, 2026 to Aug 6, 2026 -- 499 Ensenada Dr #IRR	1202000 · Accounts Payable	30.80		68,737.74
	Bill	08/06/2026	20281 8.26	FPL	Jul 7, 2026 to Aug 6, 2026 1504 Las Calinas Blvd #IRR	1202000 · Accounts Payable	93.21		68,830.95

Sweetwater CDD
General Ledger Detail
August 2026

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Total 1520160 - Miscellaneous Field Supplies								
1520170 - Playground - R & M								
Total 1520170 - Playground - R & M								
1120000 - Operations & Maintenance - Other								
Total 1120000 - Operations & Maintenance - Other								
Total 1120000 - Operations & Maintenance								
1130000 - Amenities - Administrative								
1530000 - Property & Casualty Insurance								
Total 1530000 - Property & Casualty Insurance								
1530005 - Automobile Insurance								
Total 1530005 - Automobile Insurance								
1530010 - Facility Management								
Total 1530010 - Facility Management								
1530020 - Performance Incentive								
Total 1530020 - Performance Incentive								
1530030 - Information Technology								
Total 1530030 - Information Technology								
1530040 - Licenses & Permits								
Total 1530040 - Licenses & Permits								
1530050 - Subscriptions & Memberships								
Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Annual Fee	1202000 - Accounts Payable	75.00		3,163.22
Bill	08/31/2026	083126 CC	Valley Bank Credit Card	SafeSave	1202000 - Accounts Payable	49.03		3,212.25
Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Swish	1202000 - Accounts Payable	85.00		3,297.25
Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Amazon	1202000 - Accounts Payable	139.00		3,436.25
Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Court Reserve	1202000 - Accounts Payable	25.00		3,461.25
Total 1530050 - Subscriptions & Memberships								
1530060 - Training								
Total 1530060 - Training								
1530065 - Travel & Per Diem								
Total 1530065 - Travel & Per Diem								
1530070 - Office Supplies								
Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Amazon	1202000 - Accounts Payable	126.89		1,514.26
Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Amazon	1202000 - Accounts Payable	472.83		1,987.09
Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Amazon	1202000 - Accounts Payable	12.99		2,000.08
Total 1530070 - Office Supplies								
1530080 - Office Equipment								
Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Amazon	1202000 - Accounts Payable	69.99		1,908.33
Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Amazon	1202000 - Accounts Payable	12.99		1,921.32
Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Amazon	1202000 - Accounts Payable	59.99		1,981.31
Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Home Depot	1202000 - Accounts Payable	169.96		2,151.27
Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Amazon	1202000 - Accounts Payable	29.43		2,180.70
Total 1530080 - Office Equipment								
1530090 - Telephone, Internet & TV								
Bill	08/11/2026	1274272 8.26	Comcast	Aug 15, 2026 - Sept 14, 2026 1865 N. Loop Parkway	1202000 - Accounts Payable	897.65		10,028.29
Bill	08/15/2026	968276894 8.26	Comcast	Fitness Center 1865 N. Loop Parkway	1202000 - Accounts Payable	128.36		10,156.65
Bill	08/15/2026	968276894 8.26	Comcast	Fitness Center 1865 N. Loop Parkway	1202000 - Accounts Payable	0.00		10,156.65
Total 1530090 - Telephone, Internet & TV								
1530100 - Guard House- Internet & Phone								
Bill	08/01/2026	335341682 8/26	AT&T	Guardhouse Telephone Aug 02 - Sept 01	1202000 - Accounts Payable	151.20		1,649.20
Total 1530100 - Guard House- Internet & Phone								
1130000 - Amenities - Administrative - Other								
Total 1130000 - Amenities - Administrative - Other								
Total 1130000 - Amenities - Administrative								
1130001 - Amenities - Field								
1530110 - Field Management								
General Journal	08/31/2026	84		To accrue August field management	1520020 - Landscape Maintenance	6,928.24		76,480.11
Total 1530110 - Field Management								
1530115 - Facility Management								

Sweetwater CDD
General Ledger Detail
August 2026

	Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
	General Journal	08/31/2026	84		To accrue August facility management	1520020 - Landscape Maintenance	24,742.70		273,126.53
Total 1530115 - Facility Management							24,742.70	0.00	273,126.53
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									63,458.34
	Bill	08/06/2026	88413 8.26	FPL	Jul 7, 2026 to Aug 6, 2026 491 Ensenada Dr #Park	1202000 - Accounts Payable	37.76		63,496.10
	Bill	08/06/2026	73535 8.26	FPL	Jul 7, 2026 to Aug 6, 2026 1187 Las Calinas Blvd #LITE	1202000 - Accounts Payable	178.35		63,674.45
	Bill	08/07/2026	64589 8/26	TECO	Jul 08, 2026 - Aug 04, 2026 1865 N LOOP PKWY	1202000 - Accounts Payable	88.32		63,762.77
	Bill	08/10/2026	47441 8.26	FPL	Jul 9, 2026 to Aug 10, 2026 1865 N Loop Pkwy	1202000 - Accounts Payable	4,474.91		68,237.68
	Bill	08/10/2026	110427 8.26	Florida Natural Gas	07/07/26 - 08/04/26 1865 NORTH LOOP PARKWAY	1202000 - Accounts Payable	17.25		68,254.93
	Bill	08/19/2026	127508 8.26	St. Johns County Utility Department	1865 N LOOP PKWY 7/19/26 - 8/18/26	1202000 - Accounts Payable	1,435.34		69,690.27
	Bill	08/19/2026	125768 8.26	St. Johns County Utility Department	491 ENSENADA DR 7/19/26 - 8/18/26	1202000 - Accounts Payable	15.99		69,706.26
	Bill	08/19/2026	131201 8.26	St. Johns County Utility Department	1187 LAS CALINAS BLVD GUARDHOUSE 7/19/26 - 8/18/26	1202000 - Accounts Payable	34.83		69,741.09
Total 1530130 - General Utilities							6,282.75	0.00	69,741.09
1530140 - Refuse Removal									10,007.50
	Bill	08/16/2026	3618397 8.26	Republic Services #687	1865 N Loop Pkwy 9/1/26 - 9/30/26	1202000 - Accounts Payable	1,053.26		11,060.76
Total 1530140 - Refuse Removal							1,053.26	0.00	11,060.76
1530150 - Security									39,897.70
	Bill	08/03/2026	771831	Envera	Reference: Security Monitoring 9/1/26 - 9/30/26.	1202000 - Accounts Payable	3,476.78		43,374.48
	Bill	08/12/2026	362522	Village Key & Alarm Inc	9/1/26 - 9/30/26	1202000 - Accounts Payable	40.00		43,414.48
Total 1530150 - Security							3,516.78	0.00	43,414.48
1530160 - Janitorial Services									48,437.09
Total 1530160 - Janitorial Services									48,437.09
1530170 - Operating Supplies- Spa & Paper									2,813.99
	Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Amazon	1202000 - Accounts Payable	133.29		2,947.28
	Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Amazon	1202000 - Accounts Payable	25.99		2,973.27
	Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Amazon	1202000 - Accounts Payable	20.60		2,993.87
	Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Amazon	1202000 - Accounts Payable		20.60	2,973.27
Total 1530170 - Operating Supplies- Spa & Paper							179.88	20.60	2,973.27
1530180 - Operating Supplies - Uniforms									121.66
Total 1530180 - Operating Supplies - Uniforms									121.66
1530190 - Cleaning Supplies									4,056.45
	Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Amazon	1202000 - Accounts Payable	19.99		4,076.44
	Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Amazon	1202000 - Accounts Payable	30.87		4,107.31
	Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Amazon	1202000 - Accounts Payable	260.24		4,367.55
	General Journal	08/31/2026	82		To reclass Lloyds Exercise inv H480-106	-SPLIT-	1,300.00		5,667.55
	General Journal	08/31/2026	82		To reclass Lloyds Exercise inv H480-107	1530190 - Cleaning Supplies	1,300.00		6,967.55
Total 1530190 - Cleaning Supplies							2,911.10	0.00	6,967.55
1530200 - Landscape- Maint & Improv									10,235.82
	Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Home Depot	1202000 - Accounts Payable	106.06		10,341.88
Total 1530200 - Landscape- Maint & Improv							106.06	0.00	10,341.88
1530210 - Gate - R & M									2,333.46
Total 1530210 - Gate - R & M									2,333.46
1530220 - Dog Park - R & M									941.45
Total 1530220 - Dog Park - R & M									941.45
1530230 - Park Mulch									3,600.00
Total 1530230 - Park Mulch									3,600.00
1530240 - Misc Field Supplies									3,939.08
	Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Circle K	1202000 - Accounts Payable	26.54		3,965.62
	Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Circle K	1202000 - Accounts Payable		0.27	3,965.35
	Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Circle K	1202000 - Accounts Payable	75.00		4,040.35
	Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Circle K	1202000 - Accounts Payable		0.75	4,039.60
Total 1530240 - Misc Field Supplies							101.54	1.02	4,039.60
1530250 - Building - R & M									9,632.22
	Bill	08/12/2026	6774	Olympic Air	Reference: Replace Partial Gas Line.	1202000 - Accounts Payable	285.00		9,917.22
	Bill	08/13/2026	6780	Olympic Air	Reference: Service Call.	1202000 - Accounts Payable	460.00		10,377.22

Sweetwater CDD
General Ledger Detail
August 2026

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Bill	08/13/2026	6802	Olympic Air	Reference: A/C Consultation.	1202000 - Accounts Payable	125.00		10,502.22
Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Cash Reward	1202000 - Accounts Payable		218.83	10,283.39
Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Amazon	1202000 - Accounts Payable	102.96		10,386.35
Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Amazon	1202000 - Accounts Payable	96.00		10,482.35
Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Amazon	1202000 - Accounts Payable	12.69		10,495.04
Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Grainger	1202000 - Accounts Payable	16.84		10,511.88
Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Wilson Heating & Air	1202000 - Accounts Payable	4,195.60		14,707.48
Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Amazon	1202000 - Accounts Payable	15.98		14,723.46
Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Bowman Heating & AC	1202000 - Accounts Payable	285.00		15,008.46
Total 1530250 - Building - R & M						5,595.07	218.83	15,008.46
1530260 - Pest Control								1,268.34
Bill	08/03/2026	622616368	Turner Pest Control	Pest Control.	1202000 - Accounts Payable	86.35		1,354.69
Total 1530260 - Pest Control						86.35	0.00	1,354.69
1530270 - Pool Maintenance - Contract								0.00
Total 1530270 - Pool Maintenance - Contract								0.00
1530280 - Pool - R & M								912.31
Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Amazon	1202000 - Accounts Payable	87.98		1,000.29
Total 1530280 - Pool - R & M						87.98	0.00	1,000.29
1530290 - Pool Chemicals								21,450.27
General Journal	08/01/2026	77		Poolsure - Pool Chemicals - Annual Contract Amortization	1550000 - Prepaid Expenses	2,131.65		23,581.92
Total 1530290 - Pool Chemicals						2,131.65	0.00	23,581.92
1530300 - Signage & Amenity Repairs								73.97
Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Amazon	1202000 - Accounts Payable	26.99		100.96
Total 1530300 - Signage & Amenity Repairs						26.99	0.00	100.96
1530305 - Holiday Decor - Field								2,801.85
Total 1530305 - Holiday Decor - Field								2,801.85
1530310 - Special Events								2,196.89
Total 1530310 - Special Events								2,196.89
1530320 - Park - R & M								3,074.81
Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Amazon	1202000 - Accounts Payable	65.98		3,140.79
Total 1530320 - Park - R & M						65.98	0.00	3,140.79
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						53,816.33	240.45	603,790.28
1130002 - Fitness								86,747.72
1530360 - Outside Fitness								38,387.50
Bill	08/03/2026	080326	Aristides Beaton	3 Classes @ \$35.00	1202000 - Accounts Payable	105.00		38,492.50
Bill	08/03/2026	080326	Miranda Bulger	6 Classes @ \$40.00	1202000 - Accounts Payable	240.00		38,732.50
Bill	08/03/2026	080326	Ronald C. Cullum	2 Classes @ \$35.00	1202000 - Accounts Payable	70.00		38,802.50
Bill	08/03/2026	080326	Tiffany Cunningham	3 Classes @ \$35.00	1202000 - Accounts Payable	105.00		38,907.50
Bill	08/03/2026	080326	Erin Heaton	1 Class @ \$35.00	1202000 - Accounts Payable	35.00		38,942.50
Bill	08/03/2026	080326	Lina Hermez	9 Classes @ \$40.00	1202000 - Accounts Payable	360.00		39,302.50
Bill	08/03/2026	080326	Lina Hermez	2 Classes @ \$25.00	1202000 - Accounts Payable	50.00		39,352.50
Bill	08/03/2026	080326	Andrea Jomant	2 Classes @ \$35.00	1202000 - Accounts Payable	70.00		39,422.50
Bill	08/03/2026	080326	Madeline Rivera	3 Classes @ \$35.00	1202000 - Accounts Payable	105.00		39,527.50
Bill	08/03/2026	080326	Patricia Scott	2 Classes @ \$35.00	1202000 - Accounts Payable	70.00		39,597.50
Bill	08/03/2026	080326	Diane Stoever	13 Classes @ \$40.00	1202000 - Accounts Payable	520.00		40,117.50
Bill	08/03/2026	080326	Josie Carleton	3 Classes @ \$35.00	1202000 - Accounts Payable	105.00		40,222.50
Bill	08/03/2026	080326	Marilyn J Costanzo	1 Class @ \$35.00	1202000 - Accounts Payable	35.00		40,257.50
Bill	08/03/2026	080326	Micheline Swesky	1 Class @ \$35.00	1202000 - Accounts Payable	35.00		40,292.50
Bill	08/17/2026	081726	Aristides Beaton	4 Classes @ \$35.00	1202000 - Accounts Payable	140.00		40,432.50
Bill	08/17/2026	081726	Miranda Bulger	6 Classes @ \$40.00	1202000 - Accounts Payable	240.00		40,672.50

Sweetwater CDD
General Ledger Detail
August 2026

	Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
	Bill	08/17/2026	081726	Tiffany Cunningham	4 Classes @ \$35.00	1202000 - Accounts Payable	140.00		40,812.50
	Bill	08/17/2026	081726	Erin Heaton	1 Class @ \$35.00	1202000 - Accounts Payable	35.00		40,847.50
	Bill	08/17/2026	081726	Lina Hermez	5 Classes @ \$40.00	1202000 - Accounts Payable	200.00		41,047.50
	Bill	08/17/2026	081726	Lina Hermez	2 Classes @ \$25.00	1202000 - Accounts Payable	50.00		41,097.50
	Bill	08/17/2026	081726	Andrea Jomant	2 Classes @ \$35.00	1202000 - Accounts Payable	70.00		41,167.50
	Bill	08/17/2026	081726	Madeline Rivera	2 Classes @ \$35.00	1202000 - Accounts Payable	70.00		41,237.50
	Bill	08/17/2026	081726	Eliana Roque	3 classes @ \$40.00	1202000 - Accounts Payable	120.00		41,357.50
	Bill	08/17/2026	081726	Patricia Scott	2 Classes @ \$35.00	1202000 - Accounts Payable	70.00		41,427.50
	Bill	08/17/2026	081726	Diane Sloever	10 Classes @ \$40.00	1202000 - Accounts Payable	400.00		41,827.50
	Bill	08/17/2026	081726	Marilyn J Costanzo	2 Classes @ \$35.00	1202000 - Accounts Payable	70.00		41,897.50
	Bill	08/17/2026	081726	Elaina Wahi-Temple	2 Classes @ \$35.00	1202000 - Accounts Payable	70.00		41,967.50
Total 1530360 - Outside Fitness							3,580.00	0.00	41,967.50
1530370 - Fitness Equipment - R & M									9,655.17
	General Journal	08/31/2026	82		To reclass Lloyds Exercise inv H480-106	1530190 - Cleaning Supplies		1,300.00	8,355.17
Total 1530370 - Fitness Equipment - R & M							0.00	1,300.00	8,355.17
1530380 - Fitness Equipment Rental									31,216.40
	Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Debows	1202000 - Accounts Payable	251.12		31,467.52
	Bill	08/31/2026	86541 9.26	Geneva Capital LLC	9/26	1202000 - Accounts Payable	2,540.92		34,008.44
							2,792.04	0.00	34,008.44
Total 1530380 - Fitness Equipment Rental									69.97
1530390 - Miniature Golf Course Maint									69.97
Total 1530390 - Miniature Golf Course Maint									6,083.72
1530400 - Miscellaneous Fitness Supplies									
	General Journal	08/31/2026	82		To reclass Lloyds Exercise inv H480-107	1530190 - Cleaning Supplies		1,300.00	4,783.72
Total 1530400 - Miscellaneous Fitness Supplies							0.00	1,300.00	4,783.72
1530410 - Cap Outlay - Machinery & Equip									0.00
Total 1530410 - Cap Outlay - Machinery & Equip									0.00
1530420 - Capital Outlay									1,334.96
Total 1530420 - Capital Outlay									1,334.96
1130002 - Fitness - Other									0.00
Total 1130002 - Fitness - Other									0.00
Total 1130002 - Fitness							6,372.04	2,600.00	90,519.76
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
	Bill	08/31/2026	083126 CC	Valley Bank Credit Card	United Land Services	1202000 - Accounts Payable	738.00		738.00
	Bill	08/31/2026	083126 CC	Valley Bank Credit Card	Screen Enclosures	1202000 - Accounts Payable	590.00		1,328.00
							1,328.00	0.00	1,328.00
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									66,147.40

Sweetwater CDD
General Ledger Detail
August 2026

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
Total 4510010 - Capital Outlay								66,147.47
66000 - Payroll Expenses								0.00
Total 66000 - Payroll Expenses								0.00
3810000 - Transfer In								-100,000.00
Total 3810000 - Transfer In								-100,000.00
5810000 - Transfers Out								100,000.00
Total 5810000 - Transfers Out								100,000.00
No acctnt								0.00
Total no acctnt								0.00
TOTAL						709,356.00	709,356.00	0.00

TOTAL

EXHIBIT 7

EXHIBIT 8

EXHIBIT 9

2026 Infrastructure Reinvestment Planning

Sweetwater Creek

COMMUNITY DEVELOPMENT DISTRICT

St. Augustine, Florida

REPORT DATE: September 25, 2026

**This report was prepared by
FCS Management Group, LLC**



"Attention to Detail"



FCS Management Group
St. Augustine, Florida
(904) 386-0186
CDDManagers.com
Howard@cddmanagers.com

September 25, 2026

**Board of Supervisors
Sweetwater Creek Community Development District
St. Augustine, Florida**

RE: Infrastructure Reinvestment Planning (IRP)

This report is specific to your community and provides you with an initial and comprehensive asset inventory and uses a unique capital project funding methodology, with a 30-year Cash Flow (Pooled) Funding Plan.

Our team of professionals has created your customized **Infrastructure Reinvestment Planning Tool© (IRP)** to assist the Board with annual capital improvement planning. FCS began evaluating District records, reviewing historical reserve data, and conducting comprehensive onsite field observation visits.

As a result of our field observations, FCS identified, refined, and categorized key District infrastructure assets. We imported these assets into our customized IRP tool for your District, which provides the Management Team with the full capability to amend, add, or adjust assets to align with the Board of Supervisors short-term and long-term capital project objectives.

Thank you for choosing FCS, it is a pleasure serving the Sweetwater Creek community.

Very Respectfully,
Howard "Mac" McGaffney

President
FCS Management Group, LLC.

Community Description

Sweetwater Creek Community Development District (CDD) is an independent, special-purpose government entity established pursuant to Chapter 190 of the Florida Statutes, created by Ordinance No. 2006-59 of the St. Johns County Board of County Commissioners on May 19, 2006. The District encompasses approximately 865 acres of planned community infrastructure in St. Johns County, Florida.

The District is responsible for owning, operating, and maintaining community-wide infrastructure, stormwater management systems, entry features, and recreational amenities. The primary amenity grounds, located at 1865 N. Loop Parkway, St. Augustine, FL 32095, feature a lap swimming pool with starting blocks, a state-of-the-art fitness center, bocce and pickleball courts. Throughout the community exists playgrounds, dog park, basketball court, pavilion, and many other pocket parks and associated common areas.



IRP Study Terminology

Physical Analysis: The evaluation of common area components, including component inventory, condition assessment, and useful life estimates.

Financial Analysis: The assessment of reserve fund health, beginning fund balance, strategic funding plans, and reserve balance strength, findings and recommendations on fund balance strength and opportunities.

Component / Asset Inventory: A list of all major components the District is responsible for, such as roofs, sidewalks, pools, or HVAC systems, which have a limited useful life and predictable replacement costs.

Beginning Fund Balance: The amount of money in the District's reserve fund at the beginning of the fiscal year. It reflects the accumulated funds in reserves available for future major repairs or replacements of common area components before accounting for contributions, expenditures, or interest earned during the period.

Ending Fund Balance: The amount of money in the District's reserve fund at the end of the fiscal year. It is calculated by taking the Beginning Fund Balance, adding reserve contributions and any interest earned, and subtracting any expenditures for repairs or replacements during the period. This balance becomes the Beginning Fund Balance for the next period.

Assessment Contributions: The regular annual contributions made by property owners as part of their Annual CDD assessments, which are allocated specifically to the reserve fund. These contributions are planned and collected over time to ensure the District has sufficient funds to cover future major repairs or replacements of common area components, such as roofs, roads, pool resurfacing, sidewalks and fitness center equipment, as outlined in the reserve analysis's funding plan. The amount is determined based on the financial analysis in the IRP tool, aiming to maintain an adequate reserve fund balance and avoid special assessments or deficits in funding.

Useful Life: An estimate of the total operational lifespan of a component, determined at the beginning of its life, often used for accounting and depreciation purposes.

Remaining Useful Life (RUL): A dynamic estimate of how much longer a component will remain operational, based on its current condition, maintenance history, and usage patterns.

Replacement Cost: The estimated cost to repair or replace a component at the end of its useful life, adjusted for inflation and current market conditions.

IRP Study Terminology - Continued

Unit of Measure: The standard metric or quantity used to quantify a specific component or asset in the Reserve Analysis component/asset inventory. It defines how the component's size, extent, or scope is measured to estimate its replacement or repair cost.

Current Cost: The estimated cost to repair or replace a specific component in the District's common area at the present time, based on current market prices and conditions.

Unfunded Balance: The difference between the fully funded balance (the ideal reserve fund amount needed to cover the total accrued depreciation of all components) and the actual Fund Balance (the current amount in the reserve fund). It represents the shortfall in reserve funds that the District has not yet accumulated to meet its long-term repair and replacement obligations for common area components.

Capital Improvement Plan (CIP): A strategic planning document that outlines a District or organization's anticipated major capital projects over a specified period, typically 5 to 30 years. The CIP identifies and prioritizes significant repairs, replacements, or upgrades of common area components (e.g., road resurfacing, roofs, HVAC systems, or pool resurfacing) that the District is responsible for maintaining. It includes estimated costs, timelines, and funding strategies, often aligning with the reserve study's Physical and Financial Analysis to ensure the reserve fund can support these capital expenditures without relying on special assessments or loans. The CIP helps ensure long-term financial stability and proper maintenance of community assets.

Cash Flow Method (Pooled Funding): A funding calculation method that pools all future replacement costs into a single reserve account and determines a stable contribution rate to offset these costs over time. It is flexible and widely used due to its ability to achieve various funding objectives.

Component Method (Straight-Line): A funding calculation method that divides the replacement cost of each component by its remaining useful life to determine the annual contribution needed for that component. This method results in variable annual budgets and often higher-than-necessary reserve balances.

General Statements and Observations

1. To establish a beginning Reserve Fund Balance and, we reviewed various District documents including the last 5 years of financial audits, the FY 2026 and FY 2027 adopted budgets, and unaudited Financial Statements.
2. Our team compiled relative information from known local market costs, current and past estimates, industry specific online stores and FCS's proprietary community infrastructure reinvestment planning tool to estimate current and replacement cost values. During the analysis, our professionals consulted with local professional contractors related to general construction/roofing, and certified pool contractor services. Remaining useful life was estimated during the onsite field observation visits. Other resources included the U.S. Bureau of Labor Statistics.
3. A Reserve Study that is absent of an annual capital improvement plan can lead to apprehension in approving the spending funds on capital projects. This is especially true if you cannot project short-term and long-term outlooks of revenues, expenditures, and reserve funds. The purpose of building reserve funds is to plan for and spend money on infrastructure reinvestment.
4. Normal repairs and maintenance items, \$5,000 or less, should be considered Operations & Maintenance (O&M) and budgeted for in the General Fund. Major outlays for improvements with longer useful life projections should be considered Capital Outlay, and budgeted for in the Capital Reserve Fund

Field Visit Observations
Playground in need of repairs
Prep, seal and paint playground equipment
Pool resurfacing planning within the next year. Multiple patches not holding.
Aging pool pump, motor and equipment
Prep, prime, paint decorative streetlights and street signs
Worn and weathered pool safety equipment
Pond bank erosion control needed
Raised sidewalks throughout the community
Exposed aggregate - parking lot and roads
Contact qualified roofing contractor for tile roof inspection.
Gate System aging and in need of maintenance
Amenity center exterior lights are rusting
Consider non-skid material for floors in the bathroom, and near pool and fitness center
HVAC System (Air Handler and Condenser is being replaced)

IRP Analysis Findings

Community Information			Details		
Community Name			Sweetwater Creek (CDD)		
Physical Address			1865 N. Loop Pkwy, St. Augustine, Florida 32095		
County			St. Johns		
Number of Units			736		
Analysis/Findings			Details		
Fiscal Year Begins			October 1, 2025		
Fiscal Year Ends			September 30, 2026		
Total Categories			20		
Total Number of Assets in IRP Analysis			72		
FY 2027 Adopted Capital Contributions (Assessments)			\$260,000		
FY 2027 Adopted Capital Expenses			\$200,000		
Recommended FY 2028 Capital Contribution Level			\$273,000		
Recommended FY 2028 Capital Expenses			\$245,701		
Projected Average Expenditures Over 10 Years			\$243,843		
Budgeted Beginning Fund Balance FY 2026			\$454,150		
Projected Ending Fund Balance FY026			\$476,617		
Targeted 10-year Ending Fund Balance			\$1,250,000		
Projected 10-year Ending Fund Balance			\$1,179,463		
Description	Audited 2025	Audited 2024	Audited 2023	Audited 2022	Audited 2021
Revenues	\$2,853,592	\$2,562,911	\$2,523,476	\$2,359,410	\$2,268,576
Expenses	\$2,829,941	\$2,766,920	\$2,533,688	\$2,473,166	\$2,397,184
Beginning Fund Balance	\$747,518	\$797,827	\$1,289,811	\$1,408,881	\$1,442,751
Ending Fund Balance	\$551,138	\$747,518	\$797,827	\$1,289,811	\$1,408,881

30 Year Cash Flow (Pooled) Funding Method

The Cash Flow (Pooled) Funding Method, also referred to as the pooled reserve method, is a reserve funding approach used by community Districts and districts to accumulate funds for the repair, replacement, or maintenance of major community assets (e.g., pools, roads, stormwater systems). The Cash Flow Method is acknowledged as a way to calculate reserves based on a “pooled analysis,” where funds are aggregated into a single account, and contributions are determined by projecting future expenses and ensuring adequate cash flow over time. This method incorporates inflation and interest and allows for flexibility in how funds are used across various reserve components. Our analysis uses the beginning capital reserve fund balance, the projected annual reserve expenditures over a 30-year outlook, and determines an annual assessment contribution level to ensure positive cash flow and sufficient capital reserves over the next 30 years.

Asset Valuation Data Sheet (Major Categories Only)

Units of Measure Abbreviations					
Allowance	Allow	Horsepower	Hp	Squares	Sq
Cubic Feet	Cu Ft	Kilowatts	Kw	Square Feet	Sq Ft
Cubic Yards	Cu Yds	Linear Feet	Ln Ft	Total	Total
Each	Each	Linear Mile	Ln Mi	Units	Units
Asset Categories			Current Cost Values		
Allowances – Misc.			\$32,600		
Electronics			\$23,000		
Doors & Windows			\$100,000		
Fencing & Gates			55,500		
Fitness Equipment			\$100,000		
Flooring & Tile			\$21,950		
Furniture, Fixtures, Décor			\$172,500		
HVAC			\$192,780		
Painting & Waterproofing			\$111,600		
Asphalt Pavement, Walking Path, Mill/Resurface			\$2,902,441		
Recreational Areas / Equipment			\$360,000		
Pools, Water Features & Equipment			\$199,014		
Pumps, Motors, Mechanical Equipment			\$45,000		
Roofs			\$186,500		
Safety Equipment			\$15,000		
Security & Access Control			\$15,000		
Total of all Categories			\$4,532,885		

Stabilized Capital Reserve Funding (SCRF)

Stabilized Capital Reserve Funding uses a unique methodology that combines the principles of Cash Flow (Pooled) funding with flexible capital improvement planning strategies to assist communities with projecting assessment levels, short and long-term infrastructure reinvestment expenses utilizing the FCS **Infrastructure Reinvestment Planning Tool**®. (IRP) In some years, you will use reserves; in other years, you will accumulate reserves. It is highly recommended to avoid adding more projects in the years where the plan is to strategically build reserves, to avoid potential funding shortfalls.

Benefits of Stabilized Capital Reserve Funding:

Flexible Contributions: A Board can make the decision to adjust assessment contributions to the reserve fund based on current financial conditions, economic forecasts, or available resources, offering flexibility to adapt to changing circumstances. The premise is to gradually increase contributions equal to or greater than the annual CPI or Inflationary factors but give the Boards the ability to set or determine contribution amounts through annual assessments.

Inflation and Interest Adjustments: The planning tool factors inflation, while accounting for interest earned in the reserved fund. Boards can choose to incorporate the revenues from interest into the annual budget process when setting assessment levels. However, it is highly recommended to avoid using any interest earned to offset annual contributions or expenses.

Flexible Expense Planning for Capital Projects: *“Contemporary reserve study reports provide asset lists with projected replacement costs and useful life outlooks for planning. Effective capital project planning, including Infrastructure Reinvestment Plans (IRPs), demands a structured annual review to prioritize projects based on emerging needs relative to the reserve study. Input from the Board, onsite staff, and stakeholders is crucial. While reserve studies provide valuable guidance, they are not the plan itself. The Board and staff develop the actual plan by evaluating projected replacements against evolving critical and essential maintenance priorities. This proactive approach focuses on deliberate replacement or repair of important infrastructure, such as pool resurfacing, motor replacement, hvac, paving, or roof repairs—rather than reacting to unexpected failures.”* **Howard “Mac” McGaffney**

Economic Stabilization: When capital plans properly project expenses and are funded properly, **SCRF** can adjust projections due to economic downturns, market shifts, or unforeseen financial challenges that are specific to each community.

Capital Growth and Long-Term Sustainability: When sufficient capital reserve funds have been achieved by a community, Boards can discuss appropriate investment options with their management company.

Strategic Funding Considerations

1. Prioritize Projects to achieve a 10-year average where contributions from assessments are greater than the 10-year average of expenses, and factor in 6.5% increases in annual assessment contributions for the capital reserve fund.
2. For capital projects that are \$25,000 or greater, contact qualified contractors ahead of scheduling/planning to ask for budget estimates. Use those estimates to update the Capital Plan, projected replacement cost values and evaluate current assessment contribution needs.
3. In years where unplanned critical or essential projects need to be moved up, Boards can review the IRP's planned projects for any given year and reassign items that are less essential to another year.
4. Use the FCS customized IRP tool for your community during budget season to determine a capital improvement plan and identify projected revenues and expenses.

Reserve Fund Activity	2026	2027	2028	2029	2030
Beginning Reserve Balance	\$454,150	\$476,617	\$316,817	\$354,030	\$582,464
Plus Annual Contributions	\$100,000	260,000	\$273,000	\$286,650	\$300,983
Insurance Proceeds					
Less Annual Expenditures	(\$93,210)	(431,525)	(\$245,701)	(\$72,056)	(\$308,751)
Interest on Avg. Balance	\$15,677	\$11,726	\$9,914	\$13,840	\$17,357
Ending Reserve Balance	\$476,617	\$316,817	\$354,030	\$582,464	\$592,053
NET YEAR BALANCE	\$22,467	(\$159,800)	\$37,213	\$228,434	\$9,589

Reserve Fund Activity	2031	2032	2033	2034	2035
Beginning Reserve Balance	\$592,053	\$585,782	\$782,122	\$906,596	\$1,181,187
Plus Annual Contributions	\$316,032	\$331,833	\$348,425	\$365,846	\$384,138
Insurance Proceeds					
Less Annual Expenditures	(\$339,709)	(\$155,709)	(\$248,907)	(\$122,109)	(\$420,748)
Interest on Avg. Balance	\$17,406	\$20,215	\$24,956	\$30,854	\$34,886
Ending Reserve Balance	\$585,782	\$782,122	\$906,596	\$1,181,187	\$1,179,463
NET YEAR BALANCE	(\$6,271)	\$196,340	\$124,474	\$274,591	(\$1,724)

Terms and Conditions of Use

FCS Management Group, LLC. (FCS) gathers data from various sources to estimate construction material and labor costs. Diligent research has resulted in the reasonable and experienced information contained in this report. The data and cost projections are not meant to take the place of actual qualified proposals for work to be done. FCS accepts no liability for errors or inaccuracies. Unless specified, each cost is based on replacing an item entirely. Factors such as inflation, material availability, qualified labor shortages, or unforeseen events could impact prices significantly. Our estimate does not account for outlier factors in labor, material premiums, costs to comply with building codes, demolition, or land values. FCS has no current or future interest in performing the work involved in the compilation of this report. We confirm that our compensation for this report is not contingent upon the value estimates, or from the gathering of information from any of our resources. While construction plans and as-builts were unavailable, assumptions about unseen components were made based on similar properties or input from industry resources, qualified local contractors, and other confidential sources. We reserve the right to revise the assumptions in our report, at no additional cost to our clients, should updated information become readily available. Our assessment of the assets' condition is based solely on visual impressions, and no testing has been done. We make no warranty regarding the structure's soundness. The conclusions in this report apply only to the property for which our services were contracted for. This report should not be presumed to be relevant to similar properties. We are not obliged to provide testimony or appear in legal or administrative proceedings unless agreed upon beforehand. The total liability of FCS and its employees is limited to the fee paid for this report. All data used in the analysis and conclusions are to the best of our knowledge true and correct. By accepting or using this report, you agree to these terms and final payment concludes the business for which we are contracted. Dissemination of the IRP tool is prohibited, and use of the tool is limited to FCS and its contracted clients who agree to the annual licensing fee.



EXHIBIT 10

September Operations Report-

Landscaping:

Verdego has begun the Fitness Center remodel. All of the plants have been installed, irrigation updated and weed barrier placed. The rocks should be completed by the last week in September.

The corner of North Loop Pkwy and Ensenada was updated. We replaced the ball on top of the monument, cleaned it and added new uplighting. Verdego trimmed back the natural area around it and created a true entrance into Palencia North.

The Verdego detail crew will begin on Monday, September 28th. This is a crew dedicated to heavily weeded areas throughout the neighborhood. They will also remove dead plants and vegetation. The main boulevards are the priority with specific areas requested throughout the neighborhood.

Louise Leister and I have identified three areas in the neighborhood that we will test installing patch sod in October. Finding their irrigation origin will be critical and may dictate the potential for success or failure.

Trees:

Old City Tree was out taking down more dead trees on CDD property. They will be returning on October 5th to address the most recently reported trees that pose a threat to person or property. They will also be helping us with some hedge trimming and demolition.

Parks and Ponds:

Solitude was out to treat Pond 16 on Glorietta and Pond 11 on Oleta. They will be out on Monday, September 28th for the scheduled inspection of all ponds as well as treating Pond 6 on Torcido Blvd.

Gym and Pool:

The gym will be deep cleaned on Friday, October 2nd. We are retraining staff to have a routine that better addresses the overall cleanliness of the building. On average we have over 200 residents a day using the facility. We are occupied from open to close. The goal is

to identify potential areas that could accumulate dirt or sweat and to designate ideal times for the staff to address those locations. We are having a department meeting on Thursday, October 1st to go over training and expectations.

AC: We are expecting the repair to be done before the holidays. Jamie has adjusted the drinking fountains to have better pressure and for the water bottle filler to work. The portable coolers are sufficiently cooling the gym for it to operate for our full hours. We have added a fridge to the lobby that holds free water bottles to all.

Maintenance:

Jamie has rebuilt swings, replaced door handles, painted poles, replaced 16 street signs, repaired doggie pot stations, made the cement balls for the monuments that are missing them, replaced uplighting in landscaped areas, repaired shampoo and soap dispensers in the showers, fixed faucets, replaced the shoe cleaner and many other tasks. He visits each park every Monday to look for any vandalism or degeneration of structures. I purchased a push leaf blower and woodchipper. This will allow us to clean the property more efficiently.

Pickleball: Remains popular and the League will begin on October 7th.

EXHIBIT 11

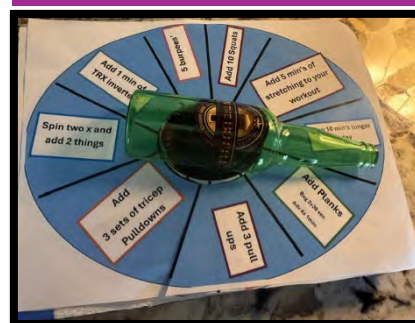
Sept. Managers Report:

Fitness	Numbers
Gym (Sept1-23 rd)	#4259
# of tenants attended	#276
Classes (Sept 1 st -23 rd)	#560
Labor Day ONLY	#269 residents
PB Members	#902
Y14/ Y16	#83/240

POS System	
Shirts (Sept 20% sale)	\$40.00
Personal Trainers	\$545.00
PB League (pd so far)	\$125.00

Sept Spin the Bottle

Fitness Game



Labor Day



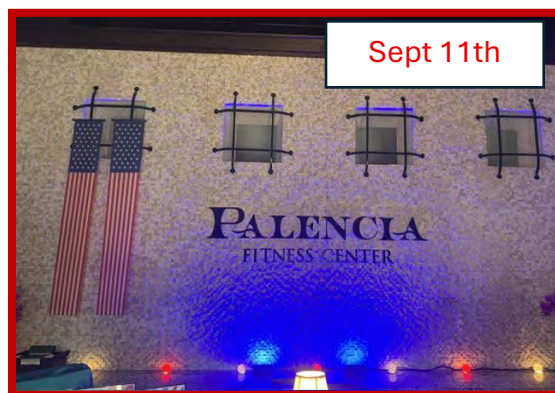
PB Courts



Labor Day



Sept 11th



- Sept 4th I trained a new employee to work at the front desk for nights and weekends. Sept 7th he trained a second time and September 11th he officially started on his own.
 - 9/23 I set up my Fitness Email
 - 9/23 I added Fall Décor to the lobby

EXHIBIT 12

Sweetwater Creek Community Development District

250 International Parkway, Suite 208

Lake Mary, Florida 32746

(321) 263-0132

[REDACTED], 2026

Via Certified Mail

[NAME]

[ADDRESS]

Re: Sweetwater Creek Community Development District
Reminder Regarding Activities on District Property and in Conservation Easements

Dear **[Mr./Ms. or Mr. and Mrs.] [NAME]**,

As you are likely aware, your property is within the Sweetwater Creek Community Development District (“District”), a local unit of special-purpose government. My office serves as the District Manager for the District. In partnership with your elected Board of Supervisors, I am writing to remind you of certain restrictions on activities and improvements affecting areas adjacent to your property which are owned by the District and, in some cases, subject to a St. Johns River Water Management District (“SJRWMD”) conservation easement. While we are not presently aware of any encroachments or unauthorized activities, please be advised that you are prohibited from adding, removing, or otherwise impacting any vegetation or improvements on land owned by the District.

If the District property is also subject to conservation easements or is a wetland area, any such unauthorized activity is also in direct violation of the prohibitions contained within SJRWMD conservation easements or permits. Additionally, any impact to protected vegetation may violate SJRWMD, Florida Department of Environmental Protection (“FDEP”), and/or United States Army Corps of Engineers (“USACE”) regulations. **If there is such unauthorized activity, the SJRWMD, FDEP, and USACE may impose fines and penalties on the District, as the owner of the property subject to the easement(s) and holder of the wetland permits, and, if fines are incurred, the fine may be paid by all residents through an increase in assessments until the District can successfully enforce such fines against residents or others who violate these regulations.**

I have attached a map showing District-owned property, conservation easements, and wetland areas within the District for your reference. This map is also available in more detail on the District’s website at <https://sweetwatercreekcdd.com/documents/>. Included below is some general information and guidance regarding easements within the District. However, if you have any questions about easements and/or prohibited actions on District property, please do not hesitate to contact me.

What is an easement?

Generally speaking, an easement is a legal right that allows a particular party to use land owned by somebody else for a particular purpose. Within the District there are easements along the edges of and between certain lots that allow the District, the homeowners’ association(s), or any other entity that holds the easement to use these easement areas to access and maintain drainage, lake, landscaping, and/or other improvements for the benefit of the community. Additionally, conservation easements allow an easement holder to limit the type of activity on a property to preserve the property’s natural state. SJRWMD holds conservation easements over some areas of District property, which prevents the District from not only developing the land there but from impacting it whatsoever.

Sweetwater Creek Community Development District

250 International Parkway, Suite 208

Lake Mary, Florida 32746

(321) 263-0132

You can find the location of all the easements in the District on plats of the property or in other legal documents recorded in the Official Records of St. Johns County, Florida. These plats, or other legal documents, are what give the District the legal right to use the District's easements for the purposes stated above and include any other privately held easements, including conservation easements.

How does the District use the easements?

The District uses the easements to access the stormwater ponds, landscaping, and other infrastructure to perform necessary upkeep and maintenance, such as maintaining the storm banks and managing the aquatic health of the ponds. The District is responsible for the operation and maintenance of certain stormwater ponds, pursuant to a permit from the SJRWMD, and is responsible for maintaining the SJRWMD conservation easement areas, pursuant to the conservation easements' requirements. To operate and maintain these areas, the District's contractors access the necessary easements by foot, sometimes with lawncare equipment or other equipment necessary for maintenance, and occasionally by boat.

What does this mean for me?

You may not disturb, clear, impair, or otherwise modify conservation easement areas, or you may be in violation of SJRWMD, FDEP and USACE regulations. Further, you may not install any improvements within the easement areas that may interfere with an entity's (including the District's) ability to use their easements for their intended purpose. This includes installing fences, landscaping, or other features that could block access to the easement, block water drainage, or impair infrastructure (e.g. cause erosion). If you do wish to install any other improvements within an easement area, you must obtain permission from the entity holding the easement rights. Please be aware that if you interfere with the District's legal access to the easements, or negatively impact conservation easements, the District may take legal action against you in order to protect its rights or recover any fines.

Regardless of whether the property adjacent to your own is subject to a conservation easement, please note that **any** alteration to District property is prohibited absent the District's express prior written consent. If you are aware of any unauthorized activities on District-owned property, within conservation easements or otherwise, we would appreciate you bringing it to our attention. If you believe that vegetation on District-owned property is in need of maintenance or removal, please contact me so that the District may evaluate the situation and take any necessary action.

Again, if you have any questions or concerns, please contact me at (321) 263-0132 or howard@cddmanagers.com. Thank you in advance for your time and cooperation.

Sincerely,

Howard McGaffney
District Manager

cc: Board of Supervisors (via email)
District Counsel (via email)

Enclosure (Map)

Sweetwater Creek Community Development District

250 International Parkway, Suite 208

Lake Mary, Florida 32746

(321) 263-0132



EXHIBIT 13



Mike Wooldridge

to me, Rob, Jessica

10:58 AM (2 hours ago)

Thank you for your willingness to work together toward a resolution. We value our relationship with the District and want to resolve this matter amicably.

As such, we are willing to meet halfway and agree to waive 50% of invoice 35955. This 50% compromise amounts to \$11,535.25. A revised invoice is attached below. This invoice represents the final payment for services rendered by Duval Landscape Maintenance while under contract with Sweetwater Creek CDD. Please remit payment by 10/02/2026

We ask that this payment be understood as a good-faith effort to reach a resolution and not as an admission of responsibility or liability. We would also appreciate written confirmation that, once this payment is made, the matter will be considered fully resolved, with no further claims, charges, or demands related to past services rendered by Duval Landscape Maintenance while under contract with Sweetwater Creek CDD.

We appreciate the District's willingness to work with us to resolve this issue and look forward to future partnerships.

Michael Wooldridge

Region Manager



Duval Landscape Maintenance LLC

[7011 Business Park Blvd N](#)

[Jacksonville, FL 32256](#)

Cell [\(904\) 535-7708](#)

Office [\(904\) 900-1127](#)

Jacksonville | Tampa | Orlando | Sarasota | Naples | Memphis

EXHIBIT 14

**Sweetwater Creek Community Development District Performance
Measures/Standards and Annual Reporting Form
10/1/2025-9/30/2026**

1. Public Meeting Compliance

Goal: Hold regular Board of Supervisors Meetings at least 8 times during FY 2026

Measurement: Number of regular Board meetings held as verified with meeting minutes

Achieved: Yes ☒ No ☐

District Note: The District conducted 12 meetings and 1 workshop.

2. Access to Records Compliance

Goal: Ensure that meeting minutes and other public records are available and accessible to the public

Measurement: District staff will review District's website at least once every 6 months to verify documents or links are provided on the District's website

Achieved: Yes ☒ No ☐

District Note: District Manager reviewed monthly.

3. District Engineer Site Inspection

Goal: Ensure that District Engineer conducts annual inspection of the infrastructure owned by the District

Measurement: The District Engineer will report to the Board when this inspection has occurred

Achieved: Yes ☒ No ☐

District Note:

While the previous engineering firm conducted multiple onsite inspections as requested, it is recommended by the District Manager to revise the goal and objective for the next fiscal year, to be more detailed and specific.

4. Annual Budget Preparation

Goal: Approve the preliminary budget for FY 2027 by date set by St. Johns County and Adopt the final budget for FY 2027 by date set by St. Johns County

Measurement: Preliminary budget approved and final budget adopted by dates set by St. Johns County

Achieved: Yes ☒ No ☐

District Note: The Budget was adopted within all statutorily required timelines.

5. Financial Audit

Goal: Accept the FY 2025 annual audit by 2026

Measurement: Whether the Board approves a motion to accept the annual audit in 2026

Achieved: Yes ☒ No ☐

District Note: The audit was conducted in a timely manner, accepted with no findings.

District Manager

Date

Chair/Vice Chair

Date

EXHIBIT 15

**Sweetwater Creek Community Development District
Performance Measures/Standards and Annual Reporting Form
10/1/2026-9/30/2027 (DRAFT)**

1. Public Meeting Compliance

Goal: The District Manager and District, hold at least ten (10) Regular Board of Supervisors Meetings, and one (1) Budget Workshop during the fiscal year.

Measurement: Number of workshops and regular Board meetings held as verified with meeting minutes

Achieved: Yes ☒ No ☐

District Note:

2. Access to Records Compliance

Goal: The District Manager and District, ensures that meeting minutes, adopted budget, meeting agendas, annual audit link, and other public records as directed by the Board are available and accessible to the public.

Measurement: The District's website is verified every 6 months, that applicable documents or links are provided on the District's website.

Achieved: Yes ☒ No ☐

District Note:

3. Annual Budget Preparation

Goal: The District approves and adopts an annual budget in accordance with Florida Statutes.

Measurement: The District Manager facilitates at least (1) one budget workshop, ensuring the preliminary budget is approved by June 15th, and the final budget and assessments are adopted by resolution by September 30th.

Achieved: Yes ☒ No ☐

District Note:

4. Financial Audit

Goal: The Financial Controller submits year-end financial materials and files to the District's Independent Auditing Firm by no later than December 31st, and successfully managed the District's accounting and financial obligations without any findings. The Board accepted the FY annual audit by July 31st

Measurement: Board approves by motion to accept the annual audit before July 31st. The annual audit found no material weaknesses, and no findings.

Achieved: Yes ☐ No ☐

District Note:

5. Financial Management

Goal: The District Manager and Board will successfully manage the total annual expenses to be at or below the adopted total budget, and submit any budget amendments as required. (Does not include acts of nature, storm cleanup, or as a result of Board Direction)

Measurement: The Unaudited Financial Statements through September 30th

Achieved: Yes ☐ No ☐

District Note:

6. Capital Improvement Plan Management

Goal: The General Manager will successfully manage and complete the annual CIP in accordance with the District's procurement policy and as directed by the Board of Supervisors.

Measurement: The Unaudited Financial Statements through September 30th The Capital Improvement Plan-Project Tracker and Consent Agenda.

Achieved: Yes ☐ No ☐

District Note:

7. Employee Management

Goal: The General Manager will effectively and efficiently manage all onsite staff and maintain adequate staffing levels as approved by the Board of Supervisors, and in accordance with any agreements.

Measurement: Complete 100% of all employee annual performance evaluations, maintain Board approved staffing levels, and stay within the annual adopted budget.

Achieved: Yes ☐ No ☐

District Note:

8. Vendor Management

Goal: The General Manager will effectively and efficiently manage all vendors and contractors performing onsite services.

Measurement: Conduct annual contract and services review with each of the major services contractors (Landscape, Pond, and Security). Make recommendations for RFPs, or changes in services to the Board.

Achieved: Yes ☐ No ☐

District Note:

9. District Engineer Site Inspection

Goal: The District Engineer will conduct one (1) annual inspection of the stormwater infrastructure, roads, bridges, and amenities owned by the District, to be performed within the 1st quarter of the Fiscal Year.

Measurement: The District Engineer will submit an executive summary consisting of photos, annotations and descriptions of findings, recommendations, and submit the report to the Board to be included in the January or February Agenda. Communicate to the District Manager and Director of Operations, the date and time when this inspection will occur and any critical or emergency repair needs within 24 hours.

Achieved: Yes ☐ No ☐

District Note:

District Manager	Date
-------------------------	-------------

Chair/Vice Chair	Date
-------------------------	-------------

EXHIBIT 16

SERVICE ORDER ADDENDUM

Contractor/Vendor: Trane U.S., Inc.

**District: Sweetwater Creek Community
Development District**

**Proposal: Palencia Fitness Center Condensers
Turnkey 2026 (Proposal ID: 8841959)
(Attached as Exhibit A)**

Proposal Date: August 21, 2026

Terms and Conditions:

The following provisions govern the services provided under the Proposal attached to this Service Order Addendum. **To the extent that any of the terms in this Service Order Addendum conflict with the terms and conditions originally attached to the Proposal, this Service Order Addendum controls.**

1. Effective Date. The agreement between the parties shall be deemed effective as of the date of the full execution of the Proposal attached as **Exhibit A** and this Addendum, which together shall constitute the "Agreement."
2. Duties.
 - a. Contractor agrees, as an independent contractor, to undertake the work described in the Proposal in a neat and professional manner reasonably acceptable to the District, in accordance with industry standards generally applicable to similar services, and in compliance with all applicable federal, state, and local laws, regulations, ordinances, and building codes.
 - b. Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions.
 - c. In addition to, and not in lieu of, any warranties provided in the Proposal, the Contractor warrants to the District that all materials furnished under the Proposal shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the work, nor final payment therefore, nor any provision of the Proposal shall relieve Contractor of responsibility for defective or deficient materials or work, and such responsibility shall survive completion of the work and final payment for a period of two (2) years following completion and acceptance of the services by the District for parts and labor, and for a period of five (5) years for the compressor(s). If any of the materials or work are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District .
 - d. All permits or licenses necessary for the Contractor to perform under the Agreement shall be obtained and paid for by the Contractor.
 - e. Contractor represents that, notwithstanding anything to the contrary therein, the compensation stated in the Proposal attached **Exhibit A** includes delivery and installation

of both Odyssey Condenser units, regardless of the total number of site visits or “crane trips” required to provide such delivery and installation for both units. If Contractor requires any compensation beyond that stated in **Exhibit A**, Contractor must submit a supplementary proposal for written approval by the District. No such additional costs will be paid for multiple site visits or “crane trips” due to the lack of availability of materials.

3. Insurance. Contractor shall, at its own expense, maintain insurance during the performance of its Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$2,000,000 per occurrence
<i>Property Damage (including contractual)</i>	
Automobile Liability	
<i>Bodily Injury and Property Damage</i>	\$2,000,000 combined single limit

Contractor shall provide the District with a certificate naming the District and its respective officers, supervisors, agents, managers, counsel, engineers, staff and representatives as additional insureds (“**Additional Insureds**”) on all policies above except for Worker’s Compensation. At no time shall Contractor be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least thirty (30) days’ written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement. Such insurance shall be considered primary and non-contributory with respect to the Additional Insureds.

If Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District’s obtaining the required insurance.

4. Limitation on Governmental Liability. Contractor agrees that notwithstanding anything to the contrary in the Proposal, nothing in the Agreement shall constitute or be construed as a waiver of the District’s sovereign immunity or limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law. To the extent the Proposal requires any indemnification from the District, such obligation shall not be construed as a waiver of the District’s sovereign immunity or limitations of liability, and shall apply only up to the monetary limits set forth in section 768.28, *Florida Statutes*.
5. Indemnification.
 - a. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto.

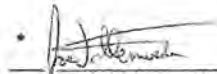
- b. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.
- 6. Clean-Up. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so and the cost thereof shall be charged to the Contractor.
- 7. Payments and Invoices. All payments and invoices shall be subject to Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*, and the District's adopted *Prompt Payment Policies and Procedures*.
- 8. Default and Enforcement.
 - a. A default by either party under the Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance.
 - b. In the event that either the District or the Contractor is required to enforce the Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
 - c. The Agreement and the provisions contained in the Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be St. Johns County, Florida.
 - d. To the extent any of the services described herein are classified as construction services, **CLAIMS FOR CONSTRUCTION DEFECTS ARE NOT SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.**
- 9. Termination. The District agrees that the Contractor may terminate the Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement with or without cause upon thirty (30) days' written notice; provided, however, that upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.
- 10. Public Records. Contractor understands that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein by reference.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS

RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (321) 263-0132, PUBLICRECORDS@VESTAPROPERTYSERVICES.COM, OR 250 INTERNATIONAL PARKWAY, SUITE 208, LAKE MARY, FLORIDA 32746.

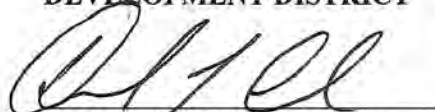
11. E-Verify. Contractor shall comply with and perform all applicable provisions of section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated section 448.09(1), *Florida Statutes*. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.
12. Foreign Influence. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contact with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.
13. Scrutinized Companies. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies or Other Entities that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies or Other Entities that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.
14. Anti - Human Trafficking. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(14), *Florida Statutes*.

CONTRACTOR/VENDOR:
TRANE U.S., INC.


By: Joe Follenweider
Its: General Sales Manager, NFL

Date: 8/27/2026

DISTRICT:
SWEETWATER CREEK COMMUNITY
DEVELOPMENT DISTRICT


Chairperson/Vice Chairperson,
Board of Supervisors

Date: 8-27-2026

*NOTE: Subject to your acceptance of Trane's Terms &
Conditions as referenced in Trane Proposal dated 8/21/2026.

Exhibit A: Contractor's Proposal

Exhibit A
Contractor's Proposal

Palencia Fitness Center Condensers Turnkey 2026
Proposal ID: 8841959



Trane U.S. Inc.
8332 Cypress Plaza Drive
Jacksonville, FL 32256
Phone: (904)2396346
Fax: (904) 363-1134

August 21, 2026

Sweetwater Creek Cdd
250 INTERNATIONAL PARKWAY SUITE 20
Lake Mary, FL 32746-3274

ATTENTION: Erin Gunia

PROJECT NAME: Palencia Fitness Center Condensers Turnkey 2026

We are pleased to propose the following Trane services for the equipment listed. Services will be performed using Trane's exclusive service procedures provided by factory trained and experienced technicians. You receive the full benefit of our expertise derived from being Trane equipment's original manufacturer. Our procedures are environmentally and safety conscious while providing for the efficient delivery of these services.

EQUIPMENT LIST

The following "Covered Equipment" will be serviced at :

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Odessey Condenser	2	Trane			CU 1A, CU 1B

SCOPE OF SERVICE

Supply and deliver 2 Trane 410a Odessey Condensing units
Unit storage, transport, and disposal included
Remove existing condensers and dispose of per EPA requirements
Provide crane and rigging for removal and installation of new units
Includes electrical disconnect and reconnect of new units
Flush out existing refrigerant piping and reuse for new units
Provide factory certified startup of new units
Check proper operations and provide report to owner
2-year parts and labor warranty on new units
5-year standard compressor warranty



PRICING AND ACCEPTANCE

TOTAL PRICE for 2 Units: \$62,780.00

CLARIFICATIONS

- Any service not listed is not included.
- Excludes new refrigerant piping.
- Excludes repairs on existing AHU and controls inside
- Work will be performed during normal Trane business hours.
- This proposal is valid for 30 days from August 21, 2026
- Additional costs could occur if the units are installed at different times and require 2 crane trips.
- Requires site visit for validation.

I appreciate the opportunity to earn your business and look forward to helping you with all of your service needs. Please contact me if you have any questions or concerns.

Sincerely,

Bob Lee
Account Manager
E-mail: robert.lee@trane.com
Cell: (904) 239-6346



Trane U.S. Inc.
8332 Cypress Plaza Drive
Jacksonville, FL 32256
Phone: (904)2396346
Fax: (904) 363-1134

August 21, 2026

Sweetwater Creek Cdd
250 INTERNATIONAL PARKWAY SUITE 20
Lake Mary, FL 32746-3274

ATTENTION: Erin Gunia

PROJECT NAME: Palencia Fitness Center Condensers Turnkey 2026

We are pleased to propose the following Trane services for the equipment listed. Services will be performed using Trane's exclusive service procedures provided by factory trained and experienced technicians. You receive the full benefit of our expertise derived from being Trane equipment's original manufacturer. Our procedures are environmentally and safety conscious while providing for the efficient delivery of these services.

EQUIPMENT LIST

The following "Covered Equipment" will be serviced at :

Equipment	Qty	Manufacturer	Model Number	Serial Number	Asset Tag
Odessey Condenser	2	Trane			CU 1A, CU 1B

SCOPE OF SERVICE

Supply and deliver 2 Trane 410a Odessey Condensing units
Unit storage, transport, and disposal included
Remove existing condensers and dispose of per EPA requirements
Provide crane and rigging for removal and installation of new units
Includes electrical disconnect and reconnect of new units
Flush out existing refrigerant piping and reuse for new units
Provide factory certified startup of new units
Check proper operations and provide report to owner
2-year parts and labor warranty on new units
5-year standard compressor warranty



PRICING AND ACCEPTANCE

TOTAL PRICE for 2 Units: **\$62,780.00**

CLARIFICATIONS

- Any service not listed is not included.
- Excludes new refrigerant piping.
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- Work will be performed during normal Trane business hours.
- This proposal is valid for 30 days from August 21, 2026
- Additional costs could occur if the units are installed at different times and require 2 crane trips.
- Requires site visit for validation.

I appreciate the opportunity to earn your business and look forward to helping you with all of your service needs. Please contact me if you have any questions or concerns.

Sincerely,

Bob Lee
Account Manager
E-mail: robert.lee@trane.com
Cell: (904) 239-6346

TARIFFS

Trane shall have the right, at its discretion, to pass along any related increases should (1) its costs related to the manufacture, supply, and shipping for any product or service materially increase. This includes, but is not limited to, cost increases in raw materials, supplier components, labor, utilities, freight, logistics, wages and benefits, regulatory compliance, or any other event beyond Company's control and/or (2) any tariffs, taxes, levies or fees affecting, placed on or related to any product or service materially increases.

This agreement is subject to Customer's acceptance of the attached Trane Terms and Conditions (Quoted Service).

CUSTOMER ACCEPTANCE	TRANE ACCEPTANCE
	Trane U.S. Inc.
_____ Authorized Representative	_____ Submitted By: Bob Lee
_____ Printed Name	_____ Proposal Date: August 21, 2026
_____ Title	_____ Cell: (904) 239-6346
_____ Purchase Order	_____ Office: (904) 363-6088
_____ Acceptance Date	_____ License Number:
	_____ Authorized Representative
	_____ Title
	_____ Signature Date

TERMS AND CONDITIONS

TERMS AND CONDITIONS – QUOTED SERVICE

"Company" shall mean Trane U.S. Inc. for Company performance in the United States and Trane Canada ULC for Company performance in Canada.

To obtain repair service within the scope of Services as defined, contact your local Trane District office identified on the first page of the Agreement by calling the telephone number stated on that page. That Trane District office is responsible for Company's performance of this Agreement. Only Trane authorized personnel may perform service under this Agreement. For Service covered under this Agreement, Company will be responsible for the cost of transporting a part requiring service.

1. Agreement. These terms and conditions are an integral part of Company's offer and form the basis of any agreement (the "Agreement") resulting from Company's proposal (the "Proposal") for the services (the "Services") on equipment listed in the Proposal (the "Covered Equipment"). **COMPANY'S TERMS AND CONDITIONS ARE SUBJECT TO PERIODIC CHANGE OR AMENDMENT.**

2. Connected Services and Company Provided Telematics Connectivity. In addition to these terms and conditions, the Connected Services Terms of Service ("Connected Services Terms"), available at <https://www.trane.com/TraneConnectedServicesTerms>, as updated from time to time, are incorporated herein by reference and shall apply to the extent that Company provides Customer with Connected Services, as defined in the Connected Services Terms or Telematics Devices, both as defined in the Connected Services Terms. Certain Equipment may include, or be installed together with, Company provided Telematics Devices that provide remote connectivity and the Connected Services Terms set forth the terms and conditions applicable to the Telematics Devices and connectivity, including opt-out provisions. If Customer provides or transfers the Equipment to another party, Customer shall ensure that such party is informed in writing of the presence of any Telematics Devices and the applicability of the Connected Services Terms.

3. Acceptance. The Proposal is subject to acceptance in writing by the party to whom this offer is made or an authorized agent ("Customer") delivered to Company within 30 days from the date of the Proposal. If Customer accepts the Proposal by placing an order, without the addition of any other terms and conditions of sale or any other modification, Customer's order shall be deemed acceptance of the Proposal subject to Company's terms and conditions. If Customer's order is expressly conditioned upon the Company's acceptance or assent to terms and/or conditions other than those expressed herein, return of such order by Company with Company's terms and conditions attached or referenced serves as Company's notice of objection to Customer's terms and as Company's counteroffer to provide Services in accordance with the Proposal. If Customer does not reject or object in writing to Company within 10 days, the Company's counteroffer will be deemed accepted. Customer's acceptance of the Services by Company will in any event constitute an acceptance by Customer of Company's terms and conditions. In the case of a dispute, the applicable terms and conditions will be those in effect at the time of delivery or acceptance of the Services. This Agreement is subject to credit approval by Company. Upon disapproval of credit, Company may delay or suspend performance or, at its option, renegotiate prices and/or terms and conditions with Customer. If Company and Customer are unable to agree on such revisions, this Agreement shall be cancelled without any liability, other than Customer's obligation to pay for Services rendered by Company to the date of cancellation.

4. Cancellation by Customer Prior to Services; Refund. If Customer cancels this Agreement within (a) thirty (30) days of the date this Agreement was mailed to Customer or (b) twenty (20) days of the date this Agreement was delivered to Customer, if it was delivered at the time of sale, and no Services have been provided by Company under this Agreement, the Agreement will be void and Company will refund to Customer, or credit Customer's account, the full Service Fee of this Agreement that Customer paid to Company, if any. A ten percent (10%) penalty per month will be added to a refund that is due but is not paid or credited within forty-five (45) days after return of this Agreement to Company. Customer's right to cancel this Agreement only applies to the original owner of this Agreement and only if no Services have been provided by Company under this Agreement prior to its return to Company.

5. Cancellation by Company. This Agreement may be cancelled by Company for any reason or no reason, upon written notice from Company to Customer no later than 30 days prior to performance of any Services hereunder and Company will refund to Customer, or credit Customer's account, that part of the Service Fee attributable to Services not performed by Company. Customer shall remain liable for and shall pay to Company all amounts due for Services provided by Company and not yet paid.

6. Services Fees and Taxes. Fees for the Services (the "Service Fee(s)") shall be as set forth in the Proposal and are based on performance during regular business hours. Fees for outside Company's regular business hours and any after-hours services shall be billed separately according to the then prevailing overtime or emergency labor/labour rates. In addition to the stated Service Fee, Customer shall pay all taxes not legally required to be paid by Company or, alternatively, shall provide Company with acceptable tax exemption certificates. Customer shall pay all costs (including attorneys' fees) incurred by Company in attempting to collect amounts due.

7. Payment. Payment is due upon receipt of Company's invoice. Company reserves the right to add to any account outstanding for more than 30 days a service charge equal to the lesser of the maximum allowable legal interest rate or 1.5% of the principal amount due at the end of each month. Customer shall pay all costs (including attorneys' fees) incurred by Company in attempting to collect amounts due or otherwise enforcing these terms and conditions.

8. Customer Breach. Each of the following events or conditions shall constitute a breach by Customer and shall give Company the right, without an election of remedies, to terminate this Agreement or suspend performance by delivery of written notice: (1) Any failure by Customer to pay amounts when due; or (2) any general assignment by Customer for the benefit of its creditors, or if Customer becomes bankrupt or insolvent or takes the benefit of any statute for bankrupt or insolvent debtors, or makes or proposes to make any proposal or arrangement with creditors, or if any steps are taken for the winding up or other termination of Customer or the liquidation of its assets, or if a trustee, receiver, or similar person is appointed over any of the assets or interests of Customer; (3) Any representation or warranty furnished by Customer in connection with this Agreement is false or misleading in any material respect when made; or (4) Any failure by Customer to per-form or comply with any material provision of this Agreement. Customer shall be liable to the Company for all Services furnished to date and all damages sustained by Company (including lost profit and overhead)

9. Performance. Company shall perform the Services in accordance with industry standards generally applicable in the state or province where the Services are performed under similar circumstances as of the time Company performs the Services. Company is not liable for any claims, damages, losses, or expenses, arising from or related to work done by or services provided by individuals or entities that are not employed by or hired by Company. Company may refuse to perform any Services or work where working conditions could endanger property or put at risk the safety of people. Parts used for any repairs made will be those selected by Company as suitable for the repair and may be parts not manufactured by Company. Customer must reimburse Company for services, repairs, and/or replacements performed by Company at Customer's request beyond the scope of Services or otherwise excluded under this Agreement. The reimbursement shall be at the then prevailing applicable regular, overtime, or holiday rates for labor/labour and prices for materials. Prior to Company performing the additional services, repairs, and/or replacements, Customer may request a separate written quote stating the work to be performed and the price to be paid by Customer for the work.

10. Customer Obligations. Customer shall: (a) provide Company reasonable and safe access to the Covered Equipment and areas where Company is to work; and (b) unless otherwise agreed by Customer and Company, at Customer's expense and before the Services begin, Customer will provide any necessary access platforms, catwalks to safely perform the Services in compliance with OSHA, state, or provincial industrial safety regulations or any other applicable industrial safety standards or guidelines.

11. Exclusions. Unless expressly included in the Proposal, the Services do not include, and Company shall not be responsible for or liable to the Customer for any claims, losses, damages or expenses suffered by the Customer in any way connected with, relating to or arising from any of the following:

- (a) Any guarantee of room conditions or system performance;
- (b) Inspection, operation, maintenance, repair, replacement or performance of work or services outside the Services;
- (c) Damage, repairs or replacement of parts made necessary as a result of the acts or omission of Customer or any Event of Force Majeure;
- (d) Any claims, damages, losses, or expenses, arising from or related to conditions that existed in, on, or upon the premises before the effective date of this Agreement ("Pre-Existing Conditions") including, without limitation, damages, losses, or expenses involving a Pre-Existing Condition of building envelope issues, mechanical issues, plumbing issues, and/or indoor air quality issues involving mold/mould, bacteria, microbial growth, fungi or other contaminants or airborne biological agents; and
- (e) Replacement of refrigerant is excluded unless replacement of refrigerant is expressly stated as included with the Proposal.

12. Limited Warranty. Company warrants that: (a) the material manufactured by Company and provided to the Customer in performance of the Services is free from defects in material and manufacture for a period of 12 months from the earlier of the date of equipment start-up or replacement and (b) the labor/labour portion of the Services is warranted to have been properly performed for a period of 90 days from date of completion (the "Limited Warranty"). Company obligations of equipment start-up, if any are stated in the Proposal, are coterminous with the Limited Warranty period. Defects must be reported to Company within the Limited Warranty period. Company's obligation under the Limited Warranty is limited to repairing or replacing the defective part at its option and to

correcting any improperly performed labor/labour. No liability whatsoever shall attach to Company until the Services have been paid for in full. Exclusions from this Limited Warranty include claims, losses, damages, and expenses in any way connected with, related to, or arising from failure or malfunction of equipment due to the following: wear and tear; end of life failure; corrosion; erosion; deterioration; Customer's failure to follow the Company-provided maintenance plan; unauthorized or improper maintenance; unauthorized or improper parts or material; refrigerant not supplied by Company; and modifications made by others to Company's equipment. Company shall not be obligated to pay for the cost of lost refrigerant or lost product. Some components of Company equipment may be warranted directly from the component supplier, in which case this Limited Warranty shall not apply to those components, and any warranty of such components shall be the warranty given by the component supplier. Notwithstanding the foregoing, all warranties provided herein terminate upon termination or cancellation of this Agreement. Equipment, material, and/or parts that are not manufactured by Company ("Third-Party Product(s)") are not warranted by Company and have such warranties as may be extended by the respective manufacturer. **CUSTOMER UNDERSTANDS THAT COMPANY IS NOT THE MANUFACTURER OF ANY THIRD-PARTY PRODUCT(S) AND ANY WARRANTIES, CLAIMS, STATEMENTS, REPRESENTATIONS, OR SPECIFICATIONS ARE THOSE OF THE THIRD-PARTY MANUFACTURER, NOT COMPANY AND CUSTOMER IS NOT RELYING ON ANY WARRANTIES, CLAIMS, STATEMENTS, REPRESENTATIONS, OR SPECIFICATIONS REGARDING THE THIRD-PARTY PRODUCT THAT MAY BE PROVIDED BY COMPANY OR ITS AFFILIATES, WHETHER ORAL OR WRITTEN. THE REMEDIES SET FORTH IN THIS LIMITED WARRANTY ARE THE SOLE AND EXCLUSIVE REMEDIES FOR WARRANTY CLAIMS PROVIDED BY COMPANY TO CUSTOMER UNDER THIS AGREEMENT AND ARE IN LIEU OF ALL OTHER WARRANTIES AND LIABILITIES, CONDITIONS AND REMEDIES, WHETHER IN CONTRACT, WARRANTY, STATUTE, OR TORT (INCLUDING NEGLIGENCE), EXPRESS OR IMPLIED, IN LAW OR IN FACT, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR USE OR FITNESS FOR A PARTICULAR PURPOSE AND/OR OTHERS ARISING FROM COURSE OF DEALING OR TRADE. COMPANY EXPRESSLY DISCLAIMS ANY REPRESENTATIONS OR WARRANTIES, ENDORSEMENTS OR CONDITIONS OF ANY KIND. EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF QUALITY, FITNESS, MERCHANTABILITY, DURABILITY, AND/OR OTHERS ARISING FROM COURSE OF DEALING OR TRADE OR REGARDING PREVENTION BY THE SCOPE OF SERVICES, OR ANY COMPONENT THEREOF. COMPANY MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND, INCLUDING WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE. ADDITIONALLY, COMPANY MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND REGARDING PREVENTING, ELIMINATING, REDUCING OR INHIBITING ANY MOLD, FUNGUS, BACTERIA, VIRUS, MICROBIAL GROWTH, OR ANY OTHER CONTAMINANTS (INCLUDING COVID-19 OR ANY SIMILAR VIRUS) (COLLECTIVELY, "CONTAMINANTS"), WHETHER INVOLVING OR IN CONNECTION WITH EQUIPMENT, ANY COMPONENT THEREOF, SERVICES OR OTHERWISE. IN NO EVENT SHALL COMPANY HAVE ANY LIABILITY FOR THE PREVENTION, ELIMINATION, REDUCTION OR INHIBITION OF THE GROWTH OR SPREAD OF SUCH CONTAMINANTS INVOLVING OR IN CONNECTION WITH ANY EQUIPMENT, THIRD-PARTY PRODUCT, OR ANY COMPONENT THEREOF, SERVICES OR OTHERWISE AND CUSTOMER HEREBY SPECIFICALLY ACKNOWLEDGES AND AGREES THERETO**

13. Indemnity. To the maximum extent permitted by law, Company and Customer shall indemnify and hold harmless each other from any and all claims, actions, costs, expenses, damages and liabilities, including reasonable attorneys' fees, resulting from death or bodily injury or damage to real or personal property, to the extent caused by the negligence or misconduct of the indemnifying party, and/or its respective employees or authorized agents in connection with their activities within the scope of this Agreement. Neither party shall indemnify the other against claims, damages, expenses, or liabilities to the extent attributable to the acts or omissions of the other party or third parties. If the parties are both at fault, the obligation to indemnify shall be proportional to their relative fault. The duty to indemnify and hold harmless will continue in full force and effect, notwithstanding the expiration or early termination of this Agreement, with respect to any claims based on facts or conditions that occurred prior to expiration or termination of this Agreement.

14. Limitation of Liability. NOTWITHSTANDING ANYTHING TO THE CONTRARY, NEITHER PARTY SHALL BE LIABLE FOR SPECIAL, LIQUIDATED, INCIDENTAL, INDIRECT, OR CONSEQUENTIAL LOSSES OR DAMAGES OF ANY KIND (INCLUDING WITHOUT LIMITATION REFRIGERANT LOSS, PRODUCT LOSS, LOST REVENUE OR PROFITS, OR LIABILITY TO THIRD PARTIES), INCLUDING CONTAMINANTS LIABILITIES, OR PUNITIVE DAMAGES WHETHER BASED IN CONTRACT, WARRANTY, STATUTE, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, INDEMNITY OR ANY OTHER LEGAL THEORY OR FACTS. NOTWITHSTANDING ANY OTHER PROVISION OF THIS AGREEMENT, THE TOTAL AND AGGREGATE LIABILITY OF THE COMPANY TO THE CUSTOMER WITH RESPECT TO ANY AND ALL CLAIMS CONNECTED WITH, RELATED TO OR ARISING FROM THE PERFORMANCE OR NON-PERFORMANCE OF THIS AGREEMENT, WHETHER BASED IN CONTRACT, WARRANTY, STATUTE, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, INDEMNITY OR ANY OTHER LEGAL THEORY OR FACTS, SHALL NOT EXCEED THE COMPENSATION RECEIVED BY COMPANY UNDER THIS AGREEMENT. IN NO EVENT SHALL SELLER BE LIABLE FOR ANY DAMAGES (WHETHER DIRECT OR INDIRECT) RESULTING FROM MOLD, FUNGUS, BACTERIA, MICROBIAL GROWTH, OR OTHER CONTAMINANTS OR AIRBORNE BIOLOGICAL AGENTS. TO THE MAXIMUM EXTENT ALLOWED BY LAW, COMPANY SHALL NOT BE LIABLE FOR ANY OF THE FOLLOWING IN CONNECTION WITH PROVIDING THE ENERGY AND BUILDING PERFORMANCE SERVICES: INTERRUPTION, DELETION, DEFECT, DELAY IN OPERATION OR TRANSMISSION; CUSTOMER'S NETWORK SECURITY; COMPUTER VIRUS; COMMUNICATION FAILURE; THEFT OR DESTRUCTION OF DATA; GAPS IN DATA COLLECTED; AND UNAUTHORIZED ACCESS TO CUSTOMER'S DATA OR COMMUNICATIONS NETWORK.

15. CONTAMINANTS LIABILITY. The transmission of COVID-19 may occur in a variety of ways and circumstances, many of the aspects of which are currently not known. HVAC systems, products, services, and other offerings have not been tested for their effectiveness in reducing the spread of COVID-19, including through the air in closed environments. **IN NO EVENT WILL COMPANY BE LIABLE UNDER THIS AGREEMENT OR OTHERWISE FOR ANY INDEMNIFICATION, ACTION OR CLAIM, WHETHER BASED ON WARRANTY, CONTRACT, TORT OR OTHERWISE, FOR ANY BODILY INJURY (INCLUDING DEATH), DAMAGE TO PROPERTY, OR ANY OTHER LIABILITIES, DAMAGES OR COSTS RELATED TO CONTAMINANTS (INCLUDING THE SPREAD, TRANSMISSION MITIGATION, ELIMINATION, OR CONTAMINATION THEREOF) (COLLECTIVELY, "CONTAMINANTS LIABILITIES") AND CUSTOMER HEREBY EXPRESSLY RELEASES COMPANY FROM ANY SUCH CONTAMINANT LIABILITIES.**

16. Asbestos and Hazardous Materials. The Services expressly exclude any identification, abatement, cleanup, control, disposal, removal, or other work connected with asbestos or other hazardous materials (collectively, "Hazardous Materials"). Should Company become aware of or suspect the presence of Hazardous Materials, Company may immediately stop work in the affected area and shall notify Customer. Customer will be responsible for taking any and all action necessary to correct the condition in accordance with all applicable laws and regulations. Customer shall be exclusively responsible for any claims, liability, fees and penalties, and the payment thereof arising out of or relating to any Hazardous Materials on or about the premises, not brought onto the premises by Company. Company shall be required to resume performance of the Services only when the affected area has been rendered harmless.

17. Insurance. Company agrees to maintain the following insurance during the term of the contract with limits not less than shown below and will, upon request from Customer, provide a Certificate of evidencing the following coverage:

Commercial General Liability	\$2,000,000 per occurrence
Automobile Liability	\$2,000,000 CSL
Workers Compensation	Statutory Limits

If Customer has requested to be named as an additional insured under Company's insurance policy, Company will do so but only subject to Company's manuscript additional insured endorsement under its primary Commercial General Liability policies. In no event does Company or its insurer waive its right of subrogation

18. Force Majeure. Company's duty to perform under this Agreement is contingent upon the non-occurrence of an Event of Force Majeure. If Company shall be unable to carry out any material obligation under this Agreement due to an Event of Force Majeure, this Agreement shall at Company's election (i) remain in effect but Company's obligations shall be suspended until the uncontrollable event terminates or (ii) be terminated upon ten (10) days' notice to Customer, in which event Customer shall pay Company for all parts of the Services furnished to the date of termination. An "Event of Force Majeure" shall mean any cause or event beyond the control of Company. Without limiting the foregoing, "Event of Force Majeure" includes: acts of God; acts of terrorism, war or the public enemy; flood; earthquake; lightning; tornado; storm; fire; civil disobedience; pandemic insurrections; riots; labor disputes; labor or material shortages; sabotage; restraint by court order or public authority (whether valid or invalid), and action or non-action by or inability to obtain or keep in force the necessary governmental authorizations, permits, licenses, certificates or approvals if not caused by Company and the requirements of any applicable government in any manner that diverts either the material or the finished product to the direct or indirect benefit of the government.

19. General. Except as provided below, to the maximum extent provided by law, this Agreement is made and shall be interpreted and enforced in accordance with the laws of the state or province in which the Services are performed without regard to choice of law principles which might otherwise call for the application of a different state's or province's law. Any dispute arising under or relating to this Agreement that is not disposed of by agreement shall be decided by litigation in a court of competent jurisdiction located in the state or province in which the Services are performed. To the extent the premises are owned and/or operated by any agency of the United States Federal Government, determination of any substantive issue of law shall be according to the United States Federal common law of Government contracts as enunciated and applied by Federal judicial bodies and boards of contract appeals of the Federal Government. This Agreement contains all of the agreements, representations and understandings of the parties and supersedes all previous understandings, commitments, or agreements, oral or written, related to the Services. No documents shall be incorporated herein by reference except to the extent Company is a signatory thereon. If any term



or condition of this Agreement is invalid, illegal or incapable of being enforced by any rule of law, all other terms and conditions of this Agreement will nevertheless remain in full force and effect as long as the economic or legal substance of the transaction contemplated hereby is not affected in a manner adverse to any party hereto. Customer may not assign, transfer, or convey this Agreement, or any part hereof, without the written consent of Company. Subject to the foregoing, this Agreement shall bind and inure to the benefit of the parties hereto and their permitted successors and assigns. This Agreement may be executed in several counterparts, each of which when executed shall be deemed to be an original, but all together shall constitute but one and the same Agreement. A fully executed facsimile copy hereof or the several counterparts shall suffice as an original. No modifications, additions or changes may be made to this Agreement except in a writing signed by Company. No failure or delay by the Company in enforcing any right or exercising any remedy under this Agreement shall be deemed to be a waiver by the Company of any right or remedy.

20. Federal Requirements. The Parties shall comply with all United States federal labor law obligations under 29 CFR part 471, appendix A to subpart A. THE FOLLOWING PROVISIONS ARE INCORPORATED HEREIN BY REFERENCE: Executive Order 11701 and 41 CFR §§ 60-250.5(a), 60-300.5; Executive Order 11758 and 41 CFR § 60-741.5(a); U.S. immigration laws, including the L-1 Visa Reform Act of 2004 and the H-1B Visa Reform Act of 2004; and Executive Order 13496. The Parties shall abide by the requirements of 41 CFR 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to protected veteran status or disability. The Parties certify that they do not operate any programs promoting DEI that violate any applicable United States anti-discrimination laws and acknowledge and agree that their compliance with all applicable federal anti-discrimination laws is material to the federal government's payment decisions. The Parties acknowledge and agree that their employment, procurement, and contracting practices shall not consider race, color, sex, sexual preference, religion, or national origin in ways that violate United States federal civil rights laws.

21. U.S. Government Contracts. The following provision applies only to direct sales by Company to the US Government. The Parties acknowledge that all items or services ordered and delivered under this Agreement / Purchase Order are Commercial Items as defined under Part 12 of the Federal Acquisition Regulation (FAR). In particular, Company agrees to be bound only by those Federal contracting clauses that apply to "commercial" suppliers and that are contained in FAR 52.212-5(e)(1). Company complies with 52.219-8 or 52.219-9 in its service and installation contracting business. **The following provision applies only to indirect sales by Company to the US Government.** As a Commercial Item Subcontractor, Company accepts only the following mandatory flow down provisions: 52.219-8; 52.222-26; 52.222-35; 52.222-36; 52.222-39; 52.247-64. If the Services are in connection with a U.S. government contract, Customer agrees and hereby certifies that it has provided and will provide current, accurate, and complete information, representations and certifications to all government officials, including but not limited to the contracting officer and officials of the Small Business Administration, on all matters related to the prime contract, including but not limited to all aspects of its ownership, eligibility, and performance. Anything herein notwithstanding, Company will have no obligations to Customer unless and until Customer provides Company with a true, correct, and complete executed copy of the prime contract. Upon request, Customer will provide copies to Company of all requested written communications with any government official related to the prime contract prior to or concurrent with the execution thereof, including but not limited to any communications related to contractor's Customer's ownership, eligibility or performance of the prime contract. Customer will obtain written authorization and approval from Company prior to providing any government official any information about Company's performance of the Services that are the subject of this offer or agreement, other than the Proposal or this Agreement.

22. Limited Waiver of Sovereign Immunity. If Customer is an Indian tribe (in the U.S.) or a First Nation or Band Council (in Canada), Customer, whether acting in its capacity as a government, governmental entity, a duly organized corporate entity or otherwise, for itself and for its agents, successors, and assigns: (1) hereby provides this limited waiver of its sovereign immunity as to any damages, claims, lawsuit, or cause of action (herein "Action") brought against Customer by Company and arising or alleged to arise out of the furnishing by Company of any product or service under this Agreement, whether such Action is based in contract, tort, strict liability, civil liability or any other legal theory; (2) agrees that jurisdiction and venue for any such Action shall be proper and valid (a) if Customer is in the U.S., in any state or United States court located in the state in which Company is performing this Agreement or (b) if Customer is in Canada, in the superior court of the province or territory in which the work was performed; (3) expressly consents to such Action, and waives any objection to jurisdiction or venue; (4) waives any requirement of exhaustion of tribal court or administrative remedies for any Action arising out of or related to this Agreement; and (5) expressly acknowledges and agrees that Company is not subject to the jurisdiction of Customer's tribal court or any similar tribal forum, that Customer will not bring any action against Company in tribal court, and that Customer will not avail itself of any ruling or direction of the tribal court permitting or directing it to suspend its payment or other obligations under this Agreement. The individual signing on behalf of Customer warrants and represents that such individual is duly authorized to provide this waiver and enter into this Agreement and that this Agreement constitutes the valid and legally binding obligation of Customer, enforceable in accordance with its terms.

1-10.48 (0326)
Supersedes 1-10.48 (0225)

SECURITY ADDENDUM

This Addendum shall be applicable to the sale, installation and use of Trane equipment and the sale and provision of Trane services. "Trane" shall mean Trane U.S. Inc. for sales and services in the United States, or Trane Canada ULC for sales and services in Canada.

1. Definitions. All terms used in this Addendum shall have the meaning specified in the Agreement unless otherwise defined herein. For the purposes of this Addendum, the following terms are defined as follows:

"Customer Data" means Customer account information as related to the Services only and does not include HVAC Machine Data or personal data. Trane does not require, nor shall Customer provide personal data to Trane under the Agreement. Such data is not required for Trane to provide its Equipment and/or Services to the Customer.

"Equipment" shall have the meaning set forth in the Agreement.

"HVAC Machine Data" means data generated and collected from the product or furnished service without manual entry. HVAC Machine Data is data relating to the physical measurements and operating conditions of a HVAC system, such as but not limited to, temperatures, humidity, pressure, HVAC equipment status. HVAC Machine Data does not include Personal Data and, for the purposes of this agreement, the names of users of Trane's controls products or hosted applications shall not be Personal Data, if any such user chooses to use his/her name(s) in the created accounts within the controls product (e.g., firstname.lastname@address.com). HVAC Machine Data may be used by Trane: (a) to provide better support services and/or products to users of its products and services; (b) to assess compliance with Trane terms and conditions; (c) for statistical or other analysis of the collective characteristics and behaviors of product and services users; (d) to backup user and other data or information and/or provide remote support and/or restoration; (e) to provide or undertake: engineering analysis; failure analysis; warranty analysis; energy analysis; predictive analysis; service analysis; product usage analysis; and/or other desirable analysis, including, but not limited to, histories or trends of any of the foregoing; and (f) to otherwise understand and respond to the needs of users of the product or furnished service. "Personal Data" means data and/or information that is owned or controlled by Customer, and that names or identifies, or is about a natural person, such as: (i) data that is explicitly defined as a regulated category of data under any data privacy laws applicable to Customer; (ii) non-public personal information ("NPI") or personal information ("PI"), such as national identification number, passport number, social security number, social insurance number, or driver's license number; (iii) health or medical information, such as insurance information, medical prognosis, diagnosis information, or genetic information; (iv) financial information, such as a policy number, credit card number, and/or bank account number; (v) personally identifying technical information (whether transmitted or stored in cookies, devices, or otherwise), such as IP address, MAC address, device identifier, International Mobile Equipment Identifier ("IMEI"), or advertising identifier; (vi) biometric information; and/or (vii) sensitive personal data, such as, race, religion, marital status, disability, gender, sexual orientation, geolocation, or mother's maiden name.

"Security Incident" shall refer to (i) a compromise of any network, system, application or data in which Customer Data has been accessed or acquired by an unauthorized third party; (ii) any situation where Trane reasonably suspects that such compromise may have occurred; or (iii) any actual or reasonably suspected unauthorized or illegal Processing, loss, use, disclosure or acquisition of or access to any Customer Data.

"Services" shall have the meaning set forth in the Agreement.

2. HVAC Machine Data; Access to Customer Extranet and Third-Party Systems. If Customer grants Trane access to HVAC Machine Data via web portals or other non-public websites or extranet services on Customer's or a third party's website or system (each, an "Extranet"), Trane will comply with the following:
 - a. Accounts. Trane will ensure that Trane's personnel use only the Extranet account(s) designated by Customer and will require Trane personnel to keep their access credentials confidential.
 - b. Systems. Trane will access the Extranet only through computing or processing systems or applications running operating systems managed by Trane that include: (i) system network firewalls; (ii) centralized patch management; (iii) operating system appropriate anti-malware software; and (iv) for portable devices, full disk encryption.
 - c. Restrictions. Unless otherwise approved by Customer in writing, Trane will not download, mirror, or permanently store any HVAC Machine Data from any Extranet on any medium, including any machines, devices, or servers.
 - d. Account Termination. Trane will terminate the account of each of Trane's personnel in accordance with Trane's standard practices after any specific Trane personnel who has been authorized to access any Extranet (1) no longer needs access to HVAC Machine Data or (2) no longer qualifies as Trane personnel (e.g., the individual leaves Trane's employment).
 - e. Third-Party Systems. Trane will provide Customer prior notice before it uses any third-party system that stores or may otherwise have access to HVAC Machine Data, unless (1) the data is encrypted and (2) the third-party system will not have access to the decryption key or unencrypted "plain text" versions of the HVAC Machine Data.
3. Customer Data; Confidentiality. Trane shall keep confidential, and shall not access or use any Customer Data and information that is marked confidential or by its nature is considered confidential ("Customer Confidential Information") other than for the purpose of providing the Equipment and Services, and will disclose Customer Confidential Information only: (i) to Trane's employees and agents who have a need to know to perform the Services, (ii) as expressly permitted or instructed by Customer, or (iii) to the minimum extent required to comply with applicable law, provided that Trane (1) provides Customer with prompt written notice prior to any such disclosure, and (2) reasonably cooperate with Customer to limit or prevent such disclosure.
4. Customer Data; Compliance with Laws. Trane agrees to comply with laws, regulations governmental requirements and industry standards and practices relating to Trane's processing of Customer Confidential Information (collectively, "Laws").
5. Customer Data; Information Security Management. Trane agrees to establish and maintain an information security and privacy program, consistent with applicable HVAC equipment industry practices that complies with this Addendum and applicable Laws ("Information Security Program"). The Information Security Program shall include appropriate physical, technical and administrative safeguards, including any safeguards and controls agreed by the Parties in writing, sufficient to protect Customer systems, and Customer's Confidential Information from unauthorized access, destruction, use, modification, or disclosure. The Information Security Program shall include appropriate, ongoing training and awareness programs designed to ensure that Trane's employees and agents, and others acting on Trane's, behalf are aware of and comply with the Information Security Program's policies, procedures, and protocols.
6. Monitoring. Trane shall monitor and, at regular intervals consistent with HVAC equipment industry practices, test and evaluate the effectiveness of its Information Security Program. Trane shall evaluate and promptly adjust its Information Security Program in light of the results of the testing and monitoring, any material changes to its operations or business arrangements, or any other facts or circumstances that Trane knows or reasonably should know may have a material impact on the security of Customer Confidential Information, Customer systems and Customer property.
7. Audits. Customer acknowledges and agrees that the Trane SOC2 audit report will be used to satisfy any and all audit/inspection requests/requirements by or on behalf of Customer. Trane will make its SOC2 audit report available to Customer upon request and with a signed nondisclosure agreement.
8. Information Security Contact. Trane's information security contact is Local Sales Office.



9. Security Incident Management. Trane shall notify Customer after the confirmation of a Security Incident that affects Customer Confidential Information, Customer systems, and Customer property. The written notice shall summarize the nature and scope of the Security Incident and the corrective action already taken or planned.
10. Threat and Vulnerability Management. Trane regularly performs vulnerability scans and addresses detected vulnerabilities on a risk basis. Periodically, Trane engages third parties to perform network vulnerability assessments and penetration testing. Vulnerabilities will be reported in accordance with Trane's cybersecurity vulnerability reported process. Trane periodically provides security updates and software upgrades.
11. Security Training and Awareness. New employees are required to complete security training as part of the new hire process and receive annual and targeted training (as needed and appropriate to their role) thereafter to help maintain compliance with Security Policies, as well as other corporate policies, such as the Trane Code of Conduct. This includes requiring Trane employees to annually re-acknowledge the Code of Conduct and other Trane policies as appropriate. Trane conducts periodic security awareness campaigns to educate personnel about their responsibilities and provide guidance to create and maintain a secure workplace.
12. Secure Disposal Policies. Trane will maintain policies, processes, and procedures regarding the disposal of tangible and intangible property containing Customer Confidential Information so that wherever possible, Customer Confidential Information cannot be practicably read or reconstructed.
13. Logical Access Controls. Trane employs internal monitoring and logging technology to help detect and prevent unauthorized access attempts to Trane's corporate networks and production systems. Trane's monitoring includes a review of changes affecting systems' handling authentication, authorization, and auditing, and privileged access to Trane production systems. Trane uses the principle of "least privilege" (meaning access denied unless specifically granted) for access to customer data.
14. Contingency Planning/Disaster Recovery. Trane will implement policies and procedures required to respond to an emergency or other occurrence (i.e., fire, vandalism, system failure, natural disaster) that could damage Customer Data or any system that contains Customer Data. Procedures include the following:
 - a. Data backups; and
 - b. Formal disaster recovery plan. Such disaster recovery plan is tested at least annually.
15. Return of Customer Data. If Trane is responsible for storing or receiving Customer Data, Trane shall, at Customer's sole discretion, deliver Customer Data to Customer in its preferred format within a commercially reasonable period of time following the expiration or earlier termination of the Agreement or, such earlier time as Customer requests, securely destroy or render unreadable or undecipherable each and every original and copy in every media of all Customer's Data in Trane's possession, custody or control no later than [90 days] after receipt of Customer's written instructions directing Trane to delete the Customer Data.
16. Background Checks. Trane shall take reasonable steps to ensure the reliability of its employees or other personnel having access to the Customer Data, including the conducting of appropriate background and/or verification checks in accordance with Trane policies.
17. **DISCLAIMER OF WARRANTIES**. EXCEPT FOR ANY APPLICABLE WARRANTIES IN THE AGREEMENT, THE SERVICES ARE PROVIDED "AS IS", WITH ALL FAULTS, AND THE ENTIRE RISK AS TO SATISFACTORY QUALITY, PERFORMANCE, ACCURACY AND EFFORT AS TO SUCH SERVICES SHALL BE WITH CUSTOMER. TRANE DISCLAIMS ANY AND ALL OTHER EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES WITH RESPECT TO THE SERVICES AND THE SERVICES PROVIDED HEREUNDER, INCLUDING ANY EXPRESS OR IMPLIED WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR THAT THE SERVICES WILL OPERATE ERROR-FREE OR UNINTERRUPTED OR RETURN/RESPONSE TO INQUIRIES WITHIN ANY SPECIFIC PERIOD OF TIME.

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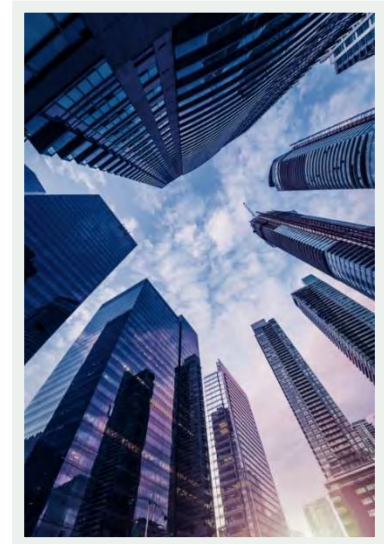
APPENDIX

SAFETY

Since 2003, U.S. Bureau of Labor Statistics records have consistently shown the Total Recordable Incident Rate (TRIR) and Days Away From Work (DAFW) for Trane have been significantly lower than those for HVAC repair and maintenance contractors and specialty trade contractors (construction). The company's safety culture in America is unparalleled in the building service industry, with proven results in the continuous reduction of injury rates. Trane incident rates (OSHA) are consistently 50 to 70 percent below the industry average.

A wide range of safety training and resources are available to Trane technicians, including:

- Safety training—20 hours per year
- Electrical safety—NFPA 70E compliant, electrical PPE
- Fall protection
- Ergonomics
- USDOT compliance
- Refrigerant management training



ENVIRONMENTAL PRACTICES

Trane policies and procedures are compliant with all federal and state regulations. Refrigerant (and substitutes) handling, storage and leak repair processes are compliant with Environmental Protection Agency regulation 40 CFR Part 82. Service technicians are Universal-certified and use only certified recovery equipment.

Refrigerant Management Software (RMS) captures, manages and reports all refrigerant activity at your site. Upon request, Trane can send you an annual report documenting all refrigerant activity that we performed for each piece of equipment during the past 12 months.

Trane adheres to all environmental regulations when removing used oil from refrigeration units.

CONSISTENCY

Nationwide, Trane technicians follow documented, formal processes that ensure uniform service delivery. As an OEM, Trane has developed exclusive service procedures which provide the most reliable outcomes, and extended equipment longevity, at the most cost-effective price.

- Exclusive service work flow processes provide detailed steps and information encompassing parts, materials, tools and sequence of execution
- Additional steps addressing safety, quality control, work validation and environmental compliance
- Technicians must consistently reference documented processes to ensure no critical steps are skipped or omitted
- Applicable service processes meet or exceed ASHRAE 180-2008 Standard Practice for Inspection and Maintenance of Commercial Building HVAC Systems