SWEETWATER CREEK
COMMUNITY DEVELOPMENT DISTRICT

Agenda Package
Regular Meeting

Thursday
November 5, 2026
4:00 p.m.

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

Note: The Agenda 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

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, November 5, 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

Board of Supervisors	Staff
Ron Cervelli, Chairman	Howard McGaffney, District Manager
Daniel Colin, Vice Chairman	Mary Grace Henley, District Counsel
Kristen Cohen, Assistant Supervisor	Alex Acree, District Engineer
Gary LaCombe, Assistant Supervisor	Erin Gunia, General Manager
Stephen Handler, Assistant Supervisor	Cheryl Blythe, Fitness Center Manager

Meeting Agenda
(5-November-2026, 4:00PM)

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**
3. **District Engineer** — Exhibit 1, Pgs. 6-12
   A. District Infrastructure Annual Inspection
   B. Medio Dr. Update from County
4. **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.

5. **Presentation of Proof of Publication(s)** — Exhibit 2, Pg. 14
6. **Consent Agenda**
   A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on October 1, 2026 — Exhibit 3, Pgs. 16-20
   B. Consideration for Approval – The Minutes of the Board of Supervisors Audit Committee Meeting Held on October 1, 2026 — Exhibit 4, Pgs. 22-23

6. Consent Agenda – continued

C. Consideration for Acceptance – The September 2026 Unaudited Financial Statements — Exhibit 5, Pgs. 25-61

7. Staff Reports

A. Landscape Report – VerdeGo — Exhibit 6, Pgs. 63-71

1. Agrow Pro Report — Exhibit 6A, Pgs. 73-74

B. District Horticulturalist – Louise Leister

1. Update on Fitness Center Landscape Enhancement Project
2. Firewise Projects Completed in FY 2026

C. Aquatics Report – Solitude Lake Management — Exhibit 7, Pgs. 76-104

D. District Counsel

E. District Manager

F. General Manager's Report & MaintainX Report — Exhibit 8, Pgs. 106-115

1. Capital Project Tracker FY 2026 Final – *To Be Distributed* — Exhibit 9
2. Capital Project Tracker FY 2027 Updated — Exhibit 10, Pg. 118

G. Fitness Manager's Report — Exhibit 11, Pg. 120

8. Business Items

A. Consideration of Vesta Contract Addendum — Exhibit 12, Pgs. 122-124

9. Discussion Topics

10. Supervisors' Requests

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

12. Next Meeting Quorum Check: December 3 at 4:00PM

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

13. Adjournment

EXHIBIT 1

Acree Engineering LLC

69 Crown Colony Road | Saint Augustine FL 32092

Sweetwater Creek CDD

Monthly Engineer's Report (November 2026)

- Consumptive Use Permit / Meter Readings:
  - Reviewed the total groundwater (wells) and surface water (ponds) consumption from Jan – Sep of this year to verify compliance with the consumptive use permit. Current consumption is well within allowable usage for the year, see results below. We will continue to review the meter readings on a monthly basis.
    - Groundwater: Used 6.58 mil. gal of the allowable 12.51 mil. gal (52.6%)
    - Surface water: Used 1.89 mil. gal of the allowable 28.46 mil. gal (6.65%)

- Medio Drive:
  - Reviewed available as-builts and met St. Johns County Utility Department (SJCUD) onsite on Tuesday October 27, 2026. SJCUD found a small leak at the service lateral from 415 Medio Dr connection to the main. This leak will get repaired internally by SJCUD staff, within approximately 2-3 weeks. SJCUD did not find any issues at or around 245 Medio Dr.
  - SJCUD did identify a few other minor dips in the sanitary mains along Medio Dr, which appeared to fall in line with the dips in the road. This is likely due to compaction issues from construction that has allowed settlement over time. No other repairs are proposed at this time. We will continue to monitor the area.

- PLATs and CDD Assets:
  - Reviewed the recorded PLATs and prepared a table of all CDD owned/maintained assets by phase throughout the community (pdf attached for reference). This can be expanded upon as needed to benefit the CDD.

- Stormwater Needs Analysis:
  - Pursuant to Florida Statutes a twenty (20)-year stormwater needs analysis is required to be completed every five (5) years. The next reporting deadline is June 30, 2027. Acree Engineering will provide a separate proposal for this service to be reviewed at the next meeting, with the report planned to be completed in Q1 of 2027 for board review prior to submittal to the county.

Sweetwater Creek CDD | Facility & Ownership Inventory

PLAT Phase	PLAT reference	Asset type (per PLAT)	Road / Tract	Ownership	Maintenance Entity
Palencia North Phase I	MB 62, Pg 77–102	Private right-of-way	Derecho Lane	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Private right-of-way	Enrede Lane	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Private right-of-way	Ensenada Drive	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Private right-of-way	Las Calinas Boulevard	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Private right-of-way	Lazo Court	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Private right-of-way	Medio Drive	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Private right-of-way	Mitad Circle	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Private right-of-way	Privado Court	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Private right-of-way	Rincon Drive	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Private right-of-way	San Nueve Circle	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Private right-of-way	Torcido Boulevard	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Conservation	Tract A	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Conservation	Tract AA	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Conservation	Tract B	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Open space / utility	Tract BB	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Lift station	Tract C	SJCUD	SJCUD
Palencia North Phase I	MB 62, Pg 77–102	Neighborhood Park / Utility	Tract CC	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Stormwater / drainage	Tract D	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Park / landscape / signage / utility / open space	Tract DD	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Conservation	Tract E	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Park / signage / utility / open space	Tract EE	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Stormwater / drainage	Tract F	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Park / landscape / signage / utility / open space	Tract FF	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Conservation	Tract G	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Signage / utility / maintenance / landscape / hardscape / open space	Tract GG	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Open space / signage / utility	Tract H	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Guard Gate Area / landscape / signage	Tract HH	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Conservation / open space	Tract I	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Guard Gate Area / landscape / signage	Tract II	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Stormwater / drainage	Tract J	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Open space / signage / ped access / maintenance	Tract JJ	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Open space/signage/ped access/recreation/utility	Tract K	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Ensenada Park	Tract KK	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Conservation	Tract L	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Stormwater / drainage	Tract LL	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Conservation	Tract M	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Park / open space / sidewalk / landscape / utility	Tract MM	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Lift station	Tract N	SJCUD	SJCUD
Palencia North Phase I	MB 62, Pg 77–102	Landscape / drainage / utility / maintenance	Tract NN	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Conservation	Tract O	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Conservation	Tract P	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Conservation	Tract Q	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Open space / signage / park / landscape / utility	Tract R	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Conservation	Tract S	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Conservation	Tract T	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Open space / signage / park / landscape / utility	Tract U	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Stormwater / drainage	Tract V	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Open space / utility	Tract W	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Open space / utility	Tract X	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Stormwater / drainage	Tract Y	CDD	CDD
Palencia North Phase I	MB 62, Pg 77–102	Open space / signage / utility	Tract Z	CDD	CDD

Sweetwater Creek CDD | Facility & Ownership Inventory

PLAT Phase	PLAT reference	Asset type (per PLAT)	Road / Tract	Ownership	Maintenance Entity
Palencia North Phase IIA	MB 65, Pg 10–18	Private right-of-way	Las Calinas Boulevard	CDD	CDD
Palencia North Phase IIA	MB 65, Pg 10–18	Stormwater / drainage	Tract A	CDD	CDD
Palencia North Phase IIA	MB 65, Pg 10–18	Stormwater / drainage	Tract B	CDD	CDD
Palencia North Phase IIA	MB 65, Pg 10–18	Stormwater / drainage	Tract C	CDD	CDD
Palencia North Phase IIA	MB 65, Pg 10–18	Stormwater / drainage	Tract D	CDD	CDD
Palencia North Phase IIA	MB 65, Pg 10–18	Lift station	Tract E	SJCUD	SJCUD
Palencia North Phase IIA	MB 65, Pg 10–18	Stormwater / drainage	Tract F	CDD	CDD
Palencia North Phase IIA	MB 65, Pg 10–18	Open space / signage / utilities	Tract G	CDD	CDD
Palencia North Phase IIA	MB 65, Pg 10–18	Stormwater / drainage	Tract H	CDD	CDD
Palencia North Phase IIA	MB 65, Pg 10–18	Conservation	Tract I	CDD	CDD
Palencia North Phase IIA	MB 65, Pg 10–18	Stormwater / drainage	Tract J	CDD	CDD
Palencia North Phase IIA	MB 65, Pg 10–18	Conservation	Tract K	CDD	CDD
Palencia North Phase IIA	MB 65, Pg 10–18	Lift station	Tract L	SJCUD	SJCUD
Palencia North Phase IIA	MB 65, Pg 10–18	Conservation	Tract M	CDD	CDD
Palencia North Phase IIA	MB 65, Pg 10–18	Drainage / utilities	Tract N	CDD	CDD
Palencia North Phase IIB	MB 71, Pg 74-79	Private right-of-way	Ovalo Court	CDD	CDD
Palencia North Phase IIB	MB 71, Pg 74-79	Private right-of-way	Codo Court	CDD	CDD
Palencia North Phase IIB	MB 71, Pg 74-79	Open space	Tract A	CDD	CDD
Palencia North Phase IIB	MB 71, Pg 74-79	Open space	Tract B	CDD	CDD
Palencia North Phase IIB	MB 71, Pg 74-79	Open space	Tract C	CDD	CDD
Palencia North Phase IIB	MB 71, Pg 74-79	Conservation	Tract D	CDD	CDD
Palencia North Phase IIB	MB 71, Pg 74-79	Open space	Tract E	CDD	CDD
Palencia North Phase IIB	MB 71, Pg 74-79	Open space	Tract F	CDD	CDD
Palencia North Phase IIB	MB 71, Pg 74-79	Conservation	Tract G	CDD	CDD
Palencia North Phase II C-1 (Replat)	MB 85, Pg 21–26	Private right-of-way	Barbella Circle	CDD	CDD
Palencia North Phase II C-1 (Replat)	MB 85, Pg 21–26	Park / open space	Tract A	CDD	CDD
Palencia North Phase II C-1 (Replat)	MB 85, Pg 21–26	Park / open space	Tract B	CDD	CDD
Palencia North Phase II C-1 (Replat)	MB 85, Pg 21–26	Stormwater / drainage	Tract C	CDD	CDD
Palencia North Phase II C-1 (Replat)	MB 85, Pg 21–26	Conservation	Tract D	CDD	CDD
Palencia North Phase II C-1 (Replat)	MB 85, Pg 21–26	Conservation	Tract E	CDD	CDD
Palencia North Phase II C-2 (Replat)	MB 91, Pg 81–84	Private right-of-way	Dosel Lane	CDD	CDD
Palencia North Phase II C-2 (Replat)	MB 91, Pg 81–84	Tree Preservation	Tract A	CDD	CDD
Palencia North Phase II C-2 (Replat)	MB 91, Pg 81–84	Tree Preservation	Tract B	CDD	CDD
Palencia North Phase II C-2 (Replat)	MB 91, Pg 81–84	Tree Preservation	Tract C	CDD	CDD
Palencia North Phase II C-2 (Replat)	MB 91, Pg 81–84	Drainage	Tract D	CDD	CDD
Palencia North Phase IID	MB 73, Pg 89–97	Private right-of-way	Calle De Paz	CDD	CDD
Palencia North Phase IID	MB 73, Pg 89–97	Private right-of-way	Ceja Way	CDD	CDD
Palencia North Phase IID	MB 73, Pg 89–97	Private right-of-way	Las Calinas Boulevard	CDD	CDD
Palencia North Phase IID	MB 73, Pg 89–97	Private right-of-way	Onda Lane	CDD	CDD
Palencia North Phase IID	MB 73, Pg 89–97	Stormwater / drainage	Tract A	CDD	CDD
Palencia North Phase IID	MB 73, Pg 89–97	Stormwater / drainage	Tract B	CDD	CDD
Palencia North Phase IID	MB 73, Pg 89–97	Open space	Tract C	CDD	CDD
Palencia North Phase IID	MB 73, Pg 89–97	Open space	Tract D	CDD	CDD
Palencia North Phase IID	MB 73, Pg 89–97	Open Space	Tract E	CDD	CDD
Palencia North Phase IID	MB 73, Pg 89–97	Open Space	Tract F	CDD	CDD
Palencia North Phase IID	MB 73, Pg 89–97	Open Space	Tract G	CDD	CDD
Palencia North Phase IID	MB 73, Pg 89–97	Conservation	Tract H	CDD	CDD
Palencia North Phase IID	MB 73, Pg 89–97	Conservation	Tract I	CDD	CDD
Palencia North Phase IID	MB 73, Pg 89–97	Conservation	Tract J	CDD	CDD
Palencia North Phase IID	MB 73, Pg 89–97	Park / recreation	Tract K	CDD	CDD

Sweetwater Creek CDD | Facility & Ownership Inventory

PLAT Phase	PLAT reference	Asset type (per PLAT)	Road / Tract	Ownership	Maintenance Entity
Palencia North Phase III A-1	MB 79, Pg 38–47	Private right-of-way	San Telmo Court	CDD	CDD
Palencia North Phase III A-1	MB 79, Pg 38–47	Private right-of-way	Las Calinas Boulevard	CDD	CDD
Palencia North Phase III A-1	MB 79, Pg 38–47	Stormwater / drainage	Tract A	CDD	CDD
Palencia North Phase III A-1	MB 79, Pg 38–47	Stormwater / drainage	Tract B	CDD	CDD
Palencia North Phase III A-1	MB 79, Pg 38–47	Stormwater / drainage	Tract C	CDD	CDD
Palencia North Phase III A-1	MB 79, Pg 38–47	Open space	Tract D	CDD	CDD
Palencia North Phase III A-1	MB 79, Pg 38–47	Open space	Tract E	CDD	CDD
Palencia North Phase III A-1	MB 79, Pg 38–47	Open space	Tract F	CDD	CDD
Palencia North Phase III A-1	MB 79, Pg 38–47	Open space	Tract G	CDD	CDD
Palencia North Phase III A-1	MB 79, Pg 38–47	Open space	Tract H	CDD	CDD
Palencia North Phase III A-1	MB 79, Pg 38–47	Open space	Tract I	CDD	CDD
Palencia North Phase III A-1	MB 79, Pg 38–47	Lift station	Tract J	SJCUD	SJCUD
Palencia North Phase III A-1	MB 79, Pg 38–47	Conservation	Tract K	CDD	CDD
Palencia North Phase III A-1	MB 79, Pg 38–47	Open space	Tract L	CDD	CDD
Palencia North Phase III A-1	MB 79, Pg 38–47	Open space	Tract M	CDD	CDD
Palencia North Phase III A-1	MB 79, Pg 38–47	Open space	Tract N	CDD	CDD
Palencia North Phase III A-1	MB 79, Pg 38–47	Conservation	Tract O	CDD	CDD
Palencia North Phase III A-1	MB 79, Pg 38–47	Open space	Tract P	CDD	CDD
Palencia North Phase III A-1	MB 79, Pg 38–47	Open space	Tract Q	CDD	CDD
Palencia North Phase III A-1	MB 79, Pg 38–47	Open space	Tract R	CDD	CDD
Palencia North Phase III A-1	MB 79, Pg 38–47	Open space	Tract S	CDD	CDD
Palencia North Phase III A-1	MB 79, Pg 38–47	Open space	Tract T	CDD	CDD
Palencia North Phase III A-1	MB 79, Pg 38–47	Open space	Tract U	CDD	CDD
Palencia North Phase III A-1	MB 79, Pg 38–47	Open space	Tract V	CDD	CDD
Palencia North Phase III A-1	MB 79, Pg 38–47	Open space	Tract W	CDD	CDD
Palencia North Phase III A-1	MB 79, Pg 38–47	Open space	Tract X	CDD	CDD
Palencia North Phase III A-1	MB 79, Pg 38–47	Open space	Tract Y	CDD	CDD
Palencia North Phase III A-1	MB 79, Pg 38–47	Open space	Tract Z	CDD	CDD
Palencia North Phase III A-2	MB 88, Pg 47-51	Private right-of-way	Antolin Way	CDD	CDD
Palencia North Phase III A-2	MB 88, Pg 47-51	Conservation	Tract A	CDD	CDD
Palencia North Phase III A-2	MB 88, Pg 47-51	Conservation	Tract B	CDD	CDD
Palencia North Phase III A-2	MB 88, Pg 47-51	Conservation	Tract C	CDD	CDD
Palencia North Phase III A-2	MB 88, Pg 47-51	Conservation	Tract D	CDD	CDD
Palencia North Phase III A-2	MB 88, Pg 47-51	Open space	Tract E	CDD	CDD
Palencia North Phase III A-2	MB 88, Pg 47-51	Open space	Tract F	CDD	CDD

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PLAT Phase	PLAT reference	Asset type (per PLAT)	Road / Tract	Ownership	Maintenance Entity
Palencia North Phase III A-3	MB 91, Pg 63–80	Private right-of-way	Brasilla Avenue	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Private right-of-way	Glorieta Drive	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Drainage / Access	Tract A	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Open space	Tract AA	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Drainage / Access	Tract B	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Open space	Tract BB	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Access	Tract C	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Open space	Tract CC	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Conservation	Tract D	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Open Space	Tract DD	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Conservation	Tract E	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Open space	Tract EE	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Conservation	Tract F	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Vegetated Buffer	Tract FF	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Conservation	Tract G	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Open space	Tract GG	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Conservation	Tract H	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Open space	Tract HH	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Conservation	Tract I	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Open space	Tract II	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Compensatory Storage	Tract J	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Open space	Tract JJ	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Stormwater / drainage	Tract K	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Open space	Tract KK	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Stormwater / drainage	Tract L	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Open space	Tract LL	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Open space	Tract M	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Open space	Tract MM	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Open space	Tract N	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Open space	Tract NN	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Open space	Tract O	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Vegetated Buffer	Tract OO	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Open space	Tract P	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Vegetated Buffer	Tract PP	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Open space	Tract Q	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Open space	Tract QQ	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Open space	Tract R	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Open space	Tract RR	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Drainage	Tract S	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Vegetated Buffer	Tract SS	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Open space	Tract T	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Vegetated Buffer	Tract TT	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Open space	Tract U	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Open space	Tract UU	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Open space	Tract V	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Open space	Tract VV	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Open space	Tract W	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Open space	Tract X	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Open space	Tract Y	CDD	CDD
Palencia North Phase III A-3	MB 91, Pg 63–80	Open space	Tract Z	CDD	CDD

Sweetwater Creek CDD | Facility & Ownership Inventory

PLAT Phase	PLAT reference	Asset type (per PLAT)	Road / Tract	Ownership	Maintenance Entity
Palencia North Phase III A-4	MB 87, Pg 56–63	Private right-of-way	Glorieta Drive	CDD	CDD
Palencia North Phase III A-4	MB 87, Pg 56–63	Open space	Tract A	CDD	CDD
Palencia North Phase III A-4	MB 87, Pg 56–63	Open space	Tract B	CDD	CDD
Palencia North Phase III A-4	MB 87, Pg 56–63	Conservation	Tract C	CDD	CDD
Palencia North Phase III A-4	MB 87, Pg 56–63	Conservation	Tract D	CDD	CDD
Palencia North Phase III A-4	MB 87, Pg 56–63	Stormwater / drainage	Tract E	CDD	CDD
Palencia North Phase III A-4	MB 87, Pg 56–63	Open space	Tract F	CDD	CDD
Palencia North Phase III A-4	MB 87, Pg 56–63	Open space	Tract G	CDD	CDD
Palencia North Phase III A-4	MB 87, Pg 56–63	Open space	Tract H	CDD	CDD
Palencia North Phase III A-4	MB 87, Pg 56–63	Open space	Tract I	CDD	CDD
Palencia North Phase III A-4	MB 87, Pg 56–63	Open space	Tract J	CDD	CDD
Palencia North Phase III A-4	MB 87, Pg 56–63	Open space	Tract K	CDD	CDD
Palencia North Phase III A-4	MB 87, Pg 56–63	Open space	Tract L	CDD	CDD
Palencia North Phase III A-4	MB 87, Pg 56–63	Open space	Tract M	CDD	CDD
Palencia North Phase III A-4	MB 87, Pg 56–63	Open space	Tract N	CDD	CDD
Palencia North Phase III A-4	MB 87, Pg 56–63	Open space	Tract O	CDD	CDD
Palencia North Phase III A-4	MB 87, Pg 56–63	Conservation	Tract P	CDD	CDD
Palencia North Phase III A-5	MB 91, Pg 85–97	Private right-of-way	Oleta Way	CDD	CDD
Palencia North Phase III A-5	MB 91, Pg 85–97	Conservation	Tract A	CDD	CDD
Palencia North Phase III A-5	MB 91, Pg 85–97	Conservation	Tract B	CDD	CDD
Palencia North Phase III A-5	MB 91, Pg 85–97	Conservation	Tract C	CDD	CDD
Palencia North Phase III A-5	MB 91, Pg 85–97	Conservation	Tract D	CDD	CDD
Palencia North Phase III A-5	MB 91, Pg 85–97	Conservation	Tract E	CDD	CDD
Palencia North Phase III A-5	MB 91, Pg 85–97	Conservation	Tract F	CDD	CDD
Palencia North Phase III A-5	MB 91, Pg 85–97	Stormwater / drainage	Tract G	CDD	CDD
Palencia North Phase III A-5	MB 91, Pg 85–97	Open space	Tract H	CDD	CDD
Palencia North Phase III A-5	MB 91, Pg 85–97	Open space	Tract I	CDD	CDD
Palencia North Phase III A-5	MB 91, Pg 85–97	Open space	Tract J	CDD	CDD
Palencia North Phase III A-5	MB 91, Pg 85–97	Access	Tract K	CDD	CDD
Palencia North Phase III A-5	MB 91, Pg 85–97	Compensatory Storage	Tract L	CDD	CDD
Palencia North Phase III A-5	MB 91, Pg 85–97	Vegetated Buffer / Conservation	Tract M	CDD	CDD
Palencia North Phase III A-5	MB 91, Pg 85–97	Open space	Tract N	CDD	CDD
Palencia North Phase III A-5	MB 91, Pg 85–97	Open space	Tract O	CDD	CDD
Palencia North Phase III A-5	MB 91, Pg 85–97	Open space	Tract P	CDD	CDD
Palencia North Phase III A-5	MB 91, Pg 85–97	Open space	Tract Q	CDD	CDD
Palencia North Phase III A-5	MB 91, Pg 85–97	Vegetated Buffer	Tract R	CDD	CDD
Palencia North Phase III A-5	MB 91, Pg 85–97	Vegetated Buffer / Conservation	Tract S	CDD	CDD
Palencia North Phase III B	MB 81, Pg 28-35	Private right-of-way	Otero Point	CDD	CDD
Palencia North Phase III B	MB 81, Pg 28-35	Stormwater / drainage	Tract A	CDD	CDD
Palencia North Phase III B	MB 81, Pg 28-35	Stormwater / drainage	Tract B	CDD	CDD
Palencia North Phase III B	MB 81, Pg 28-35	Conservation	Tract C	CDD	CDD
Palencia North Phase III B	MB 81, Pg 28-35	Conservation	Tract D	CDD	CDD
Palencia North Phase III B	MB 81, Pg 28-35	Drainage	Tract E	CDD	CDD

Sweetwater Creek CDD | Facility & Ownership Inventory					
PLAT Phase	**PLAT reference**	**Asset type (per PLAT)**	**Road / Tract**	**Ownership**	**Maintenance Entity**
Rio Del Norte	MB 73, Pg 62-70	Private right-of-way	Pantano Vista Way	CDD	CDD
Rio Del Norte	MB 73, Pg 62-70	Private right-of-way	Rio Del Norte Road	CDD	CDD
Rio Del Norte	MB 73, Pg 62-70	Lift station	Tract A	SJCUD	SJCUD
Rio Del Norte	MB 73, Pg 62-70	Stormwater / drainage	Tract B	CDD	CDD
Rio Del Norte	MB 73, Pg 62-70	Stormwater / drainage	Tract C	CDD	CDD
Rio Del Norte	MB 73, Pg 62-70	Stormwater / drainage	Tract D	CDD	CDD
Rio Del Norte	MB 73, Pg 62-70	Stormwater / drainage	Tract E	CDD	CDD
Rio Del Norte	MB 73, Pg 62-70	Open space	Tract F	CDD	CDD
Rio Del Norte	MB 73, Pg 62-70	Open space	Tract G	CDD	CDD
Rio Del Norte	MB 73, Pg 62-70	Open space	Tract H	CDD	CDD
Rio Del Norte	MB 73, Pg 62-70	Open space	Tract I	CDD	CDD
Rio Del Norte	MB 73, Pg 62-70	Open space	Tract J	CDD	CDD
Rio Del Norte	MB 73, Pg 62-70	Open space	Tract K	CDD	CDD
Rio Del Norte	MB 73, Pg 62-70	Open space	Tract L	CDD	CDD
Rio Del Norte	MB 73, Pg 62-70	Conservation	Tract M	CDD	CDD
Rio Del Norte	MB 73, Pg 62-70	Conservation	Tract N	CDD	CDD

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EXHIBIT 2

Ad Preview

NOTICE OF REGULAR MEETING OF THE SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors of the Sweetwater Creek Community Development District will hold their regular monthly meeting on Thursday, November 5, 2026, at 4:00 p.m., at 1865 North Loop Parkway, St. Augustine, FL 32095.

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

A copy of the agenda may be obtained by contacting the District Manager, c/o Vesta District Services, 250 International Pkwy, Ste. 208, Lake Mary, FL 32746 ("**District Manager's Office**"), (321) 263-0132 X-741, or howard@cddmanagers.com or on the District's website https://sweetwatercreekcdd.com/.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

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

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

Howard McGaffney
District Manager

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EXHIBIT 3

MINUTES OF MEETING

SWEETWATER CREEK

COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Sweetwater Creek Community Development District was held on Thursday, October 1, 2026 at 4:06 p.m., at the 1865 N. Loop Pkwy, St. Augustine, FL 32095.

FIRST ORDER OF BUSINESS – Roll Call

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

Present and constituting a quorum were:

Ron Cervelli	Board Supervisor, Chairman
Daniel Colin	Board Supervisor, Vice Chairman
Gary LaCombe	Board Supervisor, Assistant Secretary
Stephen Handler	Board Supervisor, Assistant Secretary
Kristen Cohen	Board Supervisor, Assistant Secretary

Also, present were:

Howard McGaffney	District Manager, FCS Management Group
Mary Grace Henley	District Counsel, Kilinski | Van Wyk PLLC
Meredith Hammock	Kilinski | Van Wyk PLLC
Erin Gunia	General Manager, Sweetwater Creek CDD
Cheryl Blythe	Fitness Center Manager, Sweetwater Creek CDD
Alex Acree	Acree Engineering
Joe Schofield	Alliant Engineering
David Sowell	Kimley-Horn
Genevieve Mongon	Resident
Donna Mancini	Resident
Adrian Reed	Resident

The following is a summary of the discussions and actions taken at the October 1, 2026 Sweetwater Creek CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by emailing PublicRecords@vestapropertyservices.com.

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

Genevieve Mongon discussed the condition, cleanliness, and maintenance of the fitness center.

Donna Mancini also discussed the conditions of the fitness center.

Adrian Reed asked about the conditions of the bocce ball courts.

Supervisor Cervelli commented on the cleanliness of the fitness center.

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

FOURTH ORDER OF BUSINESS – Presentation of District Engineer Proposals

Mr. McGaffney and Ms. Henley provided a brief over the District Engineer RFQ.

A. Exhibit 2: Acree Engineering

Mr. Acree presented his proposal and fielded questions from the Board.

B. Exhibit 3: Alliant Engineering

Mr. Schoefield presented his proposal and fielded questions from the Board.

C. Exhibit 4: Kimley-Horn

Mr. Sowell presented his proposal and fielded questions from the Board.

D. Consideration of District Engineer RFP Proposals

Discussion ensued among the Board members before scoring commenced utilizing the Chairman's scorecard.

> On a MOTION by Mr. Colin, SECONDED by Dr. Handler, WITH ALL IN FAVOR, the Board accepted the Chairman's scorecard and evaluation criteria ranking with Acree Engineering ranked as number 1, Alliant Engineering ranked as number 2 and Kimley-Horn ranked as number 3, for the Sweetwater Creek Community Development.

FIFTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 5: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting Held on September 3, 2026

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

Supervisor LaCombe asked a question regarding the legal fees. Discussion ensued.

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

SIXTH ORDER OF BUSINESS – Staff Reports

A. Exhibit 7: Landscape Report – VerdeGo

A representative from VerdeGo provided updates on what had been completed over the month. Discussion ensued.

The meeting moved to Item G., at this time.

B. Exhibit 8: Aquatics Report – Solitude Lake Management

A representative from Solitude Lake Management provided updates on what had been completed over the month. Discussion ensued.

C. District Engineer

D. District Counsel

Ms. Henley provided verbal updates for the Board.

E. District Manager

1. Exhibit 9: 2026 Capital Reserve Fund Analysis Report – FCS Management Group

Mr. McGaffney provided a brief overview of the report and suggested a workshop to formally discuss everything with the Board and the public. Discussion ensued.

The meeting moved to Item F. 1, at this time.

F. Exhibit 10: General Manager's Report

Ms. Gunia presented the report for the month. Discussion ensued regarding the HVAC issue.

1. Exhibit 11: Fitness Manager's Report

Ms. Blythe presented the report for the month. Discussion ensued regarding the cleanliness issues brought to the Board by residents during audience comments.

The meeting moved back to Item F., at this time.

G. District Horticulturalist – Louise Leister

Ms. Leister provided a verbal update for the Board.

SEVENTH ORDER OF BUSINESS – Business Items

A. Exhibit 12: Consideration of Conservation Area Mailers to Residents

On a MOTION by Dr. Handler, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board approved the conservation area mailers to residents, for the Sweetwater Creek Community Development District.

B. Consideration for Acceptance the Audit Committee's Recommendation for Auditor

On a MOTION by Ms. Cohen, SECONDED by Mr. Cervelli, WITH ALL IN FAVOR, the Board accepted the Audit Committee's recommendation for auditor, for the Sweetwater Creek Community Development District.

C. Exhibit 13: Consideration of Approving Reduced Final Invoice for Duval Landscaping

Mr. McGaffney provided a brief explanation. Discussion ensued.

On a MOTION by Ms. Cohen, SECONDED by Mr. Cervelli, WITH ALL IN FAVOR, the Board accepted the negotiated 50% reduction to the final Duval Landscaping invoice and approved the final payment, for the Sweetwater Creek Community Development District.

Mr. McGaffney provided a brief explanation of both Exhibit 14 and Exhibit 15. Discussion ensued.

D. Exhibit 14: Consideration of Finalized FY 2025-2026 Performance Standards & Measures

On a MOTION by Mr. Colin, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board approved the finalized FY 2026-2027 performance standards & measures, for the Sweetwater Creek Community Development District.

E. Exhibit 15: Consideration of FY 2026-2027 Performance Standards & Measures

On a MOTION by Ms. Cohen, SECONDED by Mr. Colin, WITH Mr. Cervelli and Dr. Handler voting 'yay' and Mr. LaCombe voting 'nay', the Board approved the FY 2026-2027 performance standards & measures, as amended to be edited to match the FY 2025-2026 version, for the Sweetwater Creek Community Development District.

The meeting recessed at approximately 7:04 p.m. and reconvened at approximately 7:10 p.m.

EIGHTH ORDER OF BUSINESS – Discussion Topics

A. Tree Maintenance within CDD Owned Right of Ways

Mr. McGaffney provided a brief explanation. Discussion ensued.

On a MOTION by Mr. Cervelli, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board authorized staff to work with the HOA on ownership and maintenance responsibilities related to the right-of-way to include trees, sod, irrigation and to draft a proposed policy for future Board consideration, for the Sweetwater Creek Community Development District.

B. November Meeting

Supervisor Dr. Handler noted the need for a November meeting. Discussion ensued. The Board agreed to meet on November 5th at 4:00 p.m. in the same meeting location.

On a MOTION by Dr. Handler, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board approved setting a Board meeting for November 5th at 4:00 p.m., for the Sweetwater Creek Community Development District.

C. Exhibit 16: District Staff & Chair/Vice Chair Actions Regarding HVAC System Repairs

On a MOTION by Mr. Cervelli, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board approved the actions of district staff and the Chair/Vice Chair regarding the HVAC system repairs, for the Sweetwater Creek Community Development District.

NINTH ORDER OF BUSINESS – Supervisors' Requests

There being no Supervisors' 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: December 3rd at 4:00PM

Four Board members present stated they would be attending next Board meeting on November 5 at 4:00 p.m., which had been agreed up and motioned to add to the meeting schedule during the meeting. Supervisor Cervelli stated that he would not be attending the next Board meeting.

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, Mr. Colin made a motion to adjourn the meeting.

On a MOTION by Mr. Colin, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board adjourned the meeting at 7:28 p.m. for the Sweetwater Creek Community Development District.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on November 5, 2026.

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

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EXHIBIT 4

MINUTES OF MEETING

SWEETWATER CREEK

COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee Meeting of the Board of Supervisors of the Sweetwater Creek Community Development District was held on Thursday, October 1, 2026 at 4:00 p.m., at the 1865 N. Loop Pkwy, St. Augustine, FL 32095.

FIRST ORDER OF BUSINESS – Roll Call

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

Present and constituting a quorum were:

Ron Cervelli	Board Supervisor, Chairman
Daniel Colin	Board Supervisor, Vice Chairman
Gary LaCombe	Board Supervisor, Assistant Secretary
Stephen Handler	Board Supervisor, Assistant Secretary
Kristen Cohen	Board Supervisor, Assistant Secretary

Also, present were:

Howard McGaffney	District Manager, FCS Management Group
Mary Grace Henley *(via phone)*	District Counsel, Kilinski | Van Wyk PLLC
Erin Gunia	General Manager, Sweetwater Creek CDD
Cheryl Blythe	Fitness Center Manager, Sweetwater Creek CDD

The following is a summary of the discussions and actions taken at the October 1, 2026 Sweetwater Creek CDD Board of Supervisors Audit Committee Meeting. Audio for this meeting is available upon public records request by emailing PublicRecords@vestapropertyservices.com.

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

There being no audience comments, the next item followed.

THIRD ORDER OF BUSINESS – Business Items

A. Exhibit 1: Consideration for Approval – The Minutes of the Audit Committee Meeting Held September 3, 2026

> On a MOTION by Dr. Handler, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board approved the September 3, 2026 Audit Committee Meeting Minutes, for the Sweetwater Creek Community Development District.

B. Ranking of Audit Proposals

Mr. McGaffney provided a brief explanation for the reason behind the audit committee meeting as well as an overview of the summary and evaluation of the proposals.

1. Exhibit 2: Summary & Criteria Evaluation
2. Exhibit 3: DiBartolomeo, McBee, Hartley & Barnes

   Score – 100

3. Exhibit 4: Grau & Associates

   Score – 90

C. Audit Committee's Recommendation for Auditor Services

On a MOTION by Dr. Handler, SECONDED by Ms. Cohen, WITH ALL IN FAVOR, the Board accepted the District Manager's ranking/score sheet as the Audit Committee's official ranking/scoresheet, and ranked DiBartolomeo, McBee, Hartley & Barnes as the number 1 auditing firm, for the Sweetwater Creek Community Development District.

FOURTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Ms. Cohen, SECONDED by Mr. Cervelli, WITH ALL IN FAVOR, the Board adjourned the meeting at 4:06 p.m. for the Sweetwater Creek Community Development District.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on November 5, 2026.

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

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EXHIBIT 5

Sweetwater Creek

Community Development District

Financial Statements (unaudited)

September 30, 2026

Sweetwater Creek CDD
Balance Sheet
September 30, 2026

	General Fund	Capital Reserves Fund	Series 2019 Debt Service Fund	Capital Project Fund	Total
ASSETS:					
Cash:					
Operating Account	$ 147,628	$ 197,942	$ -	$ -	$ 345,570
Operating Account - Amenity Account	-	-	-	-	-
POS Account - Amenity	11,018	-	-	-	11,018
Investments:					
State Board of Administration	7,599	400,560	-	-	408,159
U.S. Bank Custody Account	781,920	-	-	-	781,920
Debt Service Trust Accounts:	-	-	-	-	-
Series 2019:					
Revenue	-	-	241,091	-	241,091
Reserve A1	-	-	133,070	-	133,070
Reserve A2	-	-	107,600	-	107,600
Prepayment	-	-	20,517	-	20,517
Excess Revenue	-	-	0	-	0
Construction	-	-	-	32,734	32,734
Interest A1	-	-	-	-	-
Rebate	-	-	56	-	56
Accounts Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	-	-	-	-
Due from Amenity Fund	-	-	-	-	-
Due from Capital Reserve Fund	61,014	-	-	-	61,014
Due from Debt Service Fund	-	-	-	-	-
Due from Construction Fund	-	-	-	-	-
Due from Others	114	-	-	-	114
Prepaid	17,950	-	-	-	17,950
Deposits	36,002	-	-	-	36,002
TOTAL ASSETS:	**1,063,244**	**598,502**	**502,334**	**32,734**	**2,196,815**
LIABILITIES:					
Accounts Payable	127,725	-	-	-	127,725
Accrued Expenses	19,430	-	-	-	19,430
Sales Tax Payable	-	-	-	-	-
Deferred Revenue from Assessments	-	-	-	-	-
Contracts Payable	-	-	-	-	-
Due to General Fund	-	61,014	-	-	61,014
Due to Amenity Fund	-	-	-	-	-
Due to Capital Reserve Fund	-	-	-	-	-
Due to Debt Service Fund	-	-	-	-	-
Due to Construction Fund	-	-	-	-	-
TOTAL LIABILITIES:	**147,155**	**61,014**	**-**	**-**	**208,169**
FUND BALANCES:					
Nonspendable:					
Prepaid	53,951	-	-	-	53,951
Restricted for:					
Debt Service	-	-	502,334	-	502,334
Assigned to:					
Reserves	-	-	-	-	-
Unassigned:	862,137	537,488	-	32,734	1,432,360
TOTAL FUND BALANCE:	**916,089**	**537,488**	**502,334**	**32,734**	**1,988,646**
TOTAL LIABILITIES & FUND BALANCE:	**$ 1,063,244**	**$ 598,502**	**$ 502,334**	**$ 32,734**	**$ 2,196,815**

Sweetwater Creek CDD
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period of October 1, 2025 through September 30, 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	795	9,502	5,002	211.14%
Interest/Miscellaneous	30,000	3,858	43,389	13,389	144.63%
Cost Share : Marshall Creek	-	-	-	-	
Insurance Proceeds	-	-	-	-	
TOTAL REVENUES:	**2,016,123**	**4,653**	**2,047,928**	**31,805**	**101.58%**
EXPENDITURES:					
General & Administrative:					
Supervisors Fees	14,000	1,000	14,000	-	100.00%
Engineering Services	20,000	-	35,554	15,554	177.77%
Legal Services	65,000	13,492	105,336	40,336	162.06%
Auditing Services	3,800	-	4,000	200	105.26%
Assessment Administration	5,460	417	10,500	5,040	192.31%
Arbitrage Services	500	-	450	(50)	90.00%
Dissemination Agent	5,788	-	5,000	(788)	86.39%
Trustee Fees	4,139	-	3,834	(305)	92.63%
District Management	46,410	3,894	47,722	1,312	102.83%
Information Technology	1,556	200	6,894	5,338	443.07%
Website Maintenance	1,092	2,520	2,520	1,428	230.77%
Telephone	742	-	-	(742)	0.00%
Postage & Delivery	3,300	19	1,718	(1,582)	52.07%
Insurance - Public Officials	5,400	-	5,486	86	101.59%
Copies	4,200	-	823	(3,377)	19.61%
Legal Advertising	2,000	309	3,855	1,855	192.74%
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**	**21,850**	**309,106**	**24,044**	**108.43%**
Operations & Maintenance:					
Electric	82,500	6,860	82,752	252	100.31%
Insurance - General Liability	6,629	-	6,246	(383)	94.22%
Landscape Maintenance	300,014	27,631	304,413	4,399	101.47%
Landscape Improvements	50,000	5,384	31,975	(18,025)	63.95%
Mulch	50,000	-	2,862	(47,138)	5.72%
Lake Maintenance	25,469	2,084	25,316	(153)	99.40%
Fountain Maintenance	1,500	-	7,373	5,873	491.55%
Irrigations - R & M	50,000	-	51,662	1,662	103.32%
Storm Clean-up	10,000	3,400	13,600	3,600	136.00%
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	9,200	32,945	15,945	193.79%
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 September 30, 2026

	Adopted Budget	Monthly Actual	Year-to-Date Actual	Year-to-Date Variance	Percentage Variance
Signage Repair	1,000	-	3,032	2,032	303.19%
Holiday Decorations	5,000	-	4,260	(740)	85.20%
Miscellaneous Field Supplies	3,500	159	2,127	(1,373)	60.77%
Total Operations & Maintenance:	**656,862**	**54,717**	**573,425**	**(83,437)**	**87.30%**
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	285	3,746	1,706	183.63%
Training	500	-	-	(500)	0.00%
Office Supplies	2,500	534	2,534	34	101.38%
Office Equipment	2,500	34	2,215	(285)	88.59%
Telephone/Internet/TV	9,600	1,154	11,311	1,711	117.82%
Guardhouse - Internet/Telephone	2,000	151	1,800	(200)	90.02%
Field:					
Field Management	97,232	636	84,979	(12,253)	87.40%
Facility Management	291,523	23,086	296,397	4,874	101.67%
General Utilities	90,585	10,982	80,723	(9,862)	89.11%
Refuse Removal	9,600	1,104	12,165	2,565	126.71%
Security	41,857	342	43,756	1,899	104.54%
Janitorial Services	45,640	4,624	58,602	12,962	128.40%
Operating Supplies - Spa & Paper	4,000	1,093	4,067	67	101.66%
Operating Supplies - Uniforms	500	27	149	(351)	29.73%
Cleaning Supplies	10,000	4,560	11,527	1,527	115.27%
Landscape Maintenance & Improvements	50,000	128	10,470	(39,531)	20.94%
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	117	4,157	2,157	207.83%
Buildings - R & M	36,000	730	21,453	(14,547)	59.59%
Pest Control	1,800	86	1,441	(359)	80.06%
Pool Maintenance - Contract	20,442	-	-	(20,442)	0.00%
Pool - R & M	3,000	-	1,000	(2,000)	33.34%
Pool Chemicals	30,000	2,132	25,714	(4,286)	85.71%
Signage & Amenity Repairs	300	501	602	302	200.77%
Special Events	2,000	32	2,229	229	111.44%
Park - R & M	10,000	475	3,616	(6,384)	36.16%
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	5,565	47,533	(12,468)	79.22%
Fitness Equipment - R & M	5,000	1,057	9,412	4,412	188.24%

Sweetwater Creek CDD
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period of October 1, 2025 through September 30, 2026

	Adopted Budget	Monthly Actual	Year-to-Date Actual	Year-to-Date Variance	Percentage Variance
Fitness Equipment Rental	30,477	2,895	37,211	6,734	122.10%
Miniature Golf Course Maintenance	500	-	70	(430)	13.99%
Miscellaneous Fitness Supplies	4,000	-	4,784	784	119.59%
Capital Outlay - Machinery & Equipment	6,400	1,146	1,146	(5,254)	17.91%
Capital Outlay	-	-	1,335	1,335	
Total Amenities:	**974,199**	**63,476**	**849,739**	**(124,460)**	**87.22%**
Total Operations & Maintenance and Amenities	**1,916,123**	**140,043**	**1,732,271**	**(183,852)**	**90.40%**
Reserves					
Capital Reserve Transfer	100,000	-	100,000	-	100.00%
Total Reserves	**100,000**	**-**	**100,000**	**-**	**100.00%**
TOTAL EXPENDITURES & RESERVES:	2,016,123	140,043	1,832,271	(183,852)	90.88%
Revenues Over/(Under) Expenditures		(135,390)	215,657		
FUND BALANCE BEGINNING			700,432		
FUND BALANCE, ENDING			**$ 916,089**		

Sweetwater Creek CDD
Capital Reserve Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period of October 1, 2025 through September 30, 2026

	Adopted Budget	Year-to-Date Actual	Year-to-Date Variance	Percentage Variance
REVENUES:				
Capital Reserve - Transfer In	$ 100,000	$ 100,000	$ -	100.00%
Interest	10,000	17,493	7,493	174.93%
TOTAL REVENUES:	**110,000**	**117,493**	**7,493**	**106.81%**
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	-	83,338	83,338	
FUND BALANCE BEGINNING		454,150		
Net Changes in fund balance		83,338		
FUND BALANCE, ENDING		**$ 537,488**		

Capital Reserve Study

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

Capital Reserve - Actuals

Description	
Reserve Beginning of Year	$ 454,150
Contributions	100,000
Interest Income	17,493
Expenditures	34,155
Anticitpated Balance	**$ 537,488**

Variance Reserve Study vs Actaul	**$ (421,054)**

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 September 30, 2026

	Adopted Budget	Year-to-Date Actual	Variance	Percentage Variance
REVENUES:				
Special Assessments- Tax Roll	$ 734,966	$ 739,941	$ 4,975	100.68%
Special Assessments- Prepayments	-	30,549	30,549	
Interest	-	22,507	22,507	
TOTAL REVENUES:	**734,966**	**792,996**	**58,031**	**107.90%**
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	48,815	41,878	703.73%
FUND BALANCE BEGINNING		453,519		
Net Changes in fund balance		48,815		
FUND BALANCE, ENDING		**$ 502,334**		

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 September 30, 2026

	Adopted Budget	Year-to-Date Actual	Year-to-Date Variance	Percentage Variance
REVENUES:				
Interest	$ -	$ 1,895	$ 1,895	
TOTAL REVENUES:	**-**	**1,895**	**1,895**	
EXPENDITURES:				
Capital Outlay	-	66,147	66,147	
TOTAL EXPENDITURES:	**-**	**66,147**	**66,147**	
Revenues Over/(Under) Expenditures	-	(64,253)	(64,253)	
FUND BALANCE BEGINNING		96,987		
Net Changes in fund balance		(64,253)		
FUND BALANCE, ENDING		**$ 32,734**		

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
REVENUES:												
Special Assessments (net)	-	176,103.28	301,744.98	1,336,523.08	105,942.17	35,753.30	22,152.62	-	-	16,817.34	-	-
Fitness Center Revenue	1,850.00	245.00	490.00	155.00	1,970.00	520.00	335.00	575.00	856.50	1,055.00	655.00	795.00
Interest/Miscellaneous	2,385.85	1,533.94	971.60	1,548.88	3,834.47	5,199.26	5,427.23	5,122.52	4,947.42	4,695.08	3,864.83	3,858.30
Cost Share : Marshall Creek	-	-	-	-	-	-	-	-	-	-	-	-
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL REVENUES:	4,235.85	177,882.22	303,206.58	1,338,226.96	111,746.64	41,472.56	27,914.85	5,697.52	5,790.88	22,560.92	4,519.83	4,653.30
EXPENDITURES:												
General & Administrative:												
Supervisors Fees	2,000.00	1,000.00	1,000.00	1,000.00	1,600.00	800.00	2,000.00	800.00	800.00	1,000.00	1,000.00	1,000.00
Engineering Services	-	5,280.00	4,300.00	7,610.75	9,118.34	5,256.25	1,027.50	2,601.25	360.00	-	-	-
Legal Services	-	13,219.95	8,860.50	12,428.70	19,526.95	5,197.75	6,640.05	6,824.85	5,756.35	5,685.18	7,704.02	13,491.50
Auditing Services	-	-	-	-	-	-	-	-	-	4,000.00	-	-
Assessment Administration	416.67	416.67	5,916.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67
Arbitrage Services	450.00	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	5,000.00	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	3,142.71	-	-	-	-	-	-	-	-	-	691.40	-
District Management	3,893.50	3,893.50	4,893.50	3,893.50	3,893.50	3,893.50	3,893.50	3,893.50	3,893.50	3,893.50	3,893.50	3,893.50
Information Technology	-	-	-	-	-	-	200.00	1,237.00	3,475.00	200.00	1,582.16	200.00
Website Maintenance	-	-	-	-	-	-	-	-	-	-	-	2,520.00
Telephone	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	87.06	55.39	46.12	-	111.16	-	25.15	76.97	-	1,297.82	-	18.58
Insurance - Public Officials	5,486.00	-	-	-	-	-	-	-	-	-	-	-
Copies	-	-	193.30	391.74	52.88	101.72	-	83.80	-	-	-	-
Legal Advertising	197.12	341.28	348.08	314.08	133.92	112.16	197.12	592.80	112.39	1,075.49	120.99	309.28
Miscellaneous	800.00	(62.81)	-	-	-	-	1,540.24	-	95.84	6,098.56	-	-
Dues, Licenses & Subscriptions	175.00	-	-	-	-	-	-	350.00	-	-	-	-
Cost Share Expense - Marshall Creek	-	-	-	-	-	52,417.00	-	-	-	-	-	-
Total General & Administrative:	21,648.06	24,143.98	25,558.17	26,055.44	34,853.42	68,195.05	15,940.23	16,876.84	15,109.75	23,467.22	15,408.74	21,849.53
Operations & Maintenance:												
Electric	6,446.67	6,070.87	6,031.55	7,210.54	7,223.77	7,090.21	7,116.39	7,188.73	7,153.17	7,175.04	7,185.48	6,859.86
Insurance - General Liability	6,246.00	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	24,273.00	26,295.00	26,295.00	24,273.00	27,296.00	27,296.00	27,296.00	27,296.00	27,296.00	11,535.25	27,631.09	27,631.09
Landscape Improvements	6,379.70	-	1,700.00	-	-	1,557.25	1,000.00	1,000.00	13,921.47	-	1,032.62	5,383.89
Mulch	2,650.00	-	211.59	-	-	-	-	-	-	-	-	-
Lake Maintenance	2,122.44	2,122.44	2,122.44	2,122.44	2,122.44	2,122.44	2,122.44	2,122.44	2,084.00	2,084.00	2,084.00	2,084.00
Fountain Maintenance	7,373.26	-	-	-	-	-	-	-	-	-	-	-
Irrigations - R & M	1,236.49	219.04	2,750.00	190.00	4,229.26	16,420.00	2,333.00	15,599.49	3,794.00	4,347.86	543.05	-

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
Storm Clean-up	-	-	-	-	-	-	-	-	3,400.00	6,800.00	-	3,400.00
Field - R & M	2,053.62	-	-	20.94	-	129.56	-	-	-	157.59	-	-
Tree Removals	1,250.00	1,250.00	-	-	-	-	-	-	-	-	-	-
Tree Replacements	-	-	-	-	-	-	-	-	-	-	-	-
Tree Pruning	10,145.00	-	-	-	-	-	-	3,400.00	6,800.00	3,400.00	-	9,200.00
Streetlight Repair	-	-	-	-	-	-	-	-	-	-	-	-
Signage Repair	3.99	-	393.51	-	104.62	-	-	425.32	31.43	1,105.80	967.26	-
Holiday Decorations	642.31	1,918.78	885.18	-	-	76.76	-	39.99	189.95	124.77	-	382.44
Miscellaneous Field Supplies	29.99	49.66	-	-	221.21	289.51	(1.80)	1,028.76	251.92	99.00	-	158.55
Total Operations & Maintenance:	70,852.47	37,925.79	40,389.27	33,816.92	41,197.30	54,981.73	39,866.03	58,100.73	61,166.38	45,213.55	39,443.50	55,099.83
Amenities												
Administrative:												
Property & Casualty Insurance	41,617.00	-	285.00	-	-	-	-	-	-	-	-	-
Automobile Insurance	1,662.00	-	-	-	-	-	-	-	-	-	-	-
Facility Management - Cost Share	-	-	-	-	-	-	-	-	-	-	-	-
Performance Incentive	10,000.00	-	-	-	-	-	-	-	-	-	-	-
Information Technology	-	-	-	-	-	-	2,131.96	-	-	-	-	-
Licenses & Permits	-	-	-	-	-	-	-	-	-	-	-	-
Subscriptions & Memberships	241.19	278.32	219.07	175.87	215.61	286.69	226.38	1,216.78	106.52	121.79	373.03	284.78
Training	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	196.29	28.71	74.78	402.47	54.43	230.97	213.34	98.52	55.81	32.05	612.71	534.30
Office Equipment	82.62	592.28	85.49	206.01	(3.00)	-	2,669.94	592.99	(2,387.99)	-	342.36	34.03
Telephone/Internet/TV	756.64	756.64	898.06	909.73	909.73	909.73	909.75	1,037.51	1,016.84	1,026.01	1,026.01	1,154.37
Guardhouse - Internet/Telephone	149.80	149.80	149.80	149.80	149.80	149.80	149.80	149.80	149.80	149.80	151.20	151.20
Field:												
Field Management	5,502.31	5,721.45	7,480.40	7,084.88	7,205.42	7,518.69	7,316.03	7,176.20	7,445.69	7,100.80	7,863.54	7,563.85
Facility Management	25,170.63	23,770.91	25,884.10	24,795.48	24,390.44	24,636.70	24,608.47	24,591.62	25,548.48	24,987.00	24,926.62	23,086.25
General Utilities	5,014.81	6,061.38	6,779.59	8,609.29	9,238.01	7,594.85	5,424.05	4,723.03	4,992.45	5,020.88	6,282.75	10,982.32
Refuse Removal	930.48	935.12	973.62	973.62	938.03	1,026.85	1,068.87	1,068.87	1,066.73	1,025.31	1,053.26	1,103.84
Security	3,525.51	3,428.05	3,548.05	3,452.41	3,476.78	4,607.78	3,476.78	3,476.78	3,944.78	6,960.78	3,516.78	342.00
Janitorial Services	4,034.88	4,367.80	5,687.44	5,291.16	4,664.84	5,021.35	4,793.50	4,749.85	4,611.58	5,214.69	5,540.84	4,623.78
Operating Supplies - Spa & Paper	387.40	527.31	158.50	-	187.65	390.67	383.18	270.58	296.23	212.47	159.28	1,093.28
Operating Supplies - Uniforms	-	55.49	-	-	-	-	-	-	66.17	-	-	26.98
Cleaning Supplies	410.28	212.96	2,017.98	258.09	307.50	99.81	167.62	166.26	147.96	267.99	2,911.10	4,559.81
Landscape Maintenance & Improvements	6,622.00	2,818.77	(2,022.00)	2,022.00	-	253.67	450.00	-	-	91.38	106.06	127.62
Gate - R & M	1,438.56	245.00	(1,438.56)	87.46	2,001.00	-	-	-	-	-	-	-
Dog Park - R & M	149.99	-	175.88	-	87.94	-	175.88	-	175.88	175.88	-	-
Park Mulch	-	3,600.00	-	-	-	-	-	-	-	-	-	-
Miscellaneous Field Supplies	447.80	964.90	-	195.19	1,826.01	-	300.74	204.44	-	-	100.52	116.95
Buildings - R & M	1,444.00	1,807.37	3,225.01	583.57	1,679.00	-	503.58	192.92	49.98	146.79	11,091.24	729.97

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
Pest Control	83.63	83.63	83.63	499.35	86.35	86.35	86.35	86.35	86.35	86.35	86.35	86.35
Pool Maintenance - Contract	-	-	-	-	-	-	-	-	-	-	-	-
Pool - R & M	-	73.98	167.98	537.92	31.49	63.98	-	-	11.99	24.97	87.98	-
Pool Chemicals	2,157.54	2,157.54	2,157.54	2,131.65	2,131.65	2,131.65	2,131.65	2,131.65	2,187.75	2,131.65	2,131.65	2,131.65
Signage & Amenity Repairs	-	-	-	-	-	73.97	-	-	-	-	26.99	501.34
Special Events	148.93	29.48	1,176.76	357.97	150.98	253.78	-	78.99	-	-	-	31.98
Park - R & M	-	93.66	-	2,150.00	-	-	-	831.15	-	-	65.98	475.31
Pickleball R & M	250.00	-	82.22	16.99	91.29	-	585.00	-	-	-	-	-
Guardhouse Maintenance	-	-	-	-	-	-	-	-	-	-	-	-
Playground - R & M	-	-	-	-	-	-	-	-	-	-	-	-
Fitness:												
Outside Fitness	3,540.00	4,617.50	3,495.00	3,300.00	3,520.00	3,665.00	5,445.00	3,595.00	3,500.00	3,710.00	3,580.00	5,565.00
Fitness Equipment - R & M	3,405.58	1,398.97	1,300.00	792.19	1,268.62	19.98	576.55	281.42	29.70	582.16	(1,300.00)	1,056.70
Fitness Equipment Rental	2,887.35	5,427.06	102.64	2,887.35	2,888.56	3,133.56	2,888.56	2,888.56	2,888.56	5,532.12	2,792.04	2,894.68
Miniature Golf Course Maintenance	-	-	-	69.97	-	-	-	-	-	-	-	-
Miscellaneous Fitness Supplies	632.16	1,612.21	14.99	437.48	246.99	1,362.97	-	1,656.94	-	119.98	(1,300.00)	-
Capital Outlay - Machinery & Equipment	-	-	-	-	-	-	-	-	-	-	-	1,145.95
Capital Outlay	-	-	-	582.46	-	-	752.50	-	-	-	-	-
Total Amenities:	122,889.38	71,816.29	62,762.97	68,960.36	67,745.12	63,518.80	67,435.48	61,266.21	54,764.54	59,516.73	72,228.29	70,404.29
Total Operations & Maintenance and Amenities	215,389.91	133,886.06	128,710.41	128,832.72	143,795.84	186,695.58	123,241.74	136,243.78	131,040.67	128,197.50	127,080.53	147,353.65
Reserves												
Capital Reserve Transfer	100,000.00	-	-	-	-	-	-	-	-	-	-	-
Total Reserves	100,000.00	-	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES & RESERVES:	315,389.91	133,886.06	128,710.41	128,832.72	143,795.84	186,695.58	123,241.74	136,243.78	131,040.67	128,197.50	127,080.53	147,353.65
Revenues Over/(Under) Expenditures	**(311,154.06)**	**43,996.16**	**174,496.17**	**1,209,394.24**	**(32,049.20)**	**(145,223.02)**	**(95,326.89)**	**(126,485.88)**	**(125,249.79)**	**(105,636.58)**	**(122,560.70)**	**(142,700.35)**

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)	-	176,103.28	301,744.98	1,336,523.08	105,942.17	35,753.30	22,152.62	-	-	16,817.34	-	-	1,995,036.7
Fitness Center Revenue	1,850.00	245.00	490.00	155.00	1,970.00	520.00	335.00	575.00	856.50	1,055.00	655.00	795.00	9,501.5
Interest/Miscellaneous	2,385.85	1,533.94	971.60	1,548.88	3,834.47	5,199.26	5,427.23	5,122.52	4,947.42	4,695.08	3,864.83	3,858.30	43,389.3
Cost Share : Marshall Creek	-	-	-	-	-	-	-	-	-	-	-	-	
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL REVENUES:	4,235.85	177,882.22	303,206.58	1,338,226.96	111,746.64	41,472.56	27,914.85	5,697.52	5,790.88	22,560.92	4,519.83	4,653.30	2,047,927.6
EXPENDITURES:													
General & Administrative:													
Supervisors Fees	2,000.00	1,000.00	1,000.00	1,000.00	1,600.00	800.00	2,000.00	800.00	800.00	1,000.00	1,000.00	1,000.00	14,000.0
Engineering Services	-	5,280.00	4,300.00	7,610.75	9,118.34	5,256.25	1,027.50	2,601.25	360.00	-	-	-	35,554.0
Legal Services	-	13,219.95	8,860.50	12,428.70	19,526.95	5,197.75	6,640.05	6,824.85	5,756.35	5,685.18	7,704.02	13,491.50	105,335.8
Auditing Services	-	-	-	-	-	-	-	-	-	4,000.00	-	-	4,000.0
Assessment Administration	416.67	416.67	5,916.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	10,500.0
Arbitrage Services	450.00	-	-	-	-	-	-	-	-	-	-	-	450.0
Dissemination Agent	5,000.00	-	-	-	-	-	-	-	-	-	-	-	5,000.0
Trustee Fees	3,142.71	-	-	-	-	-	-	-	-	-	691.40	-	3,834.1
District Management	3,893.50	3,893.50	4,893.50	3,893.50	3,893.50	3,893.50	3,893.50	3,893.50	3,893.50	3,893.50	3,893.50	3,893.50	47,722.0
Information Technology	-	-	-	-	-	-	200.00	1,237.00	3,475.00	200.00	1,582.16	200.00	6,894.1
Website Maintenance	-	-	-	-	-	-	-	-	-	-	-	2,520.00	2,520.0
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	
Postage & Delivery	87.06	55.39	46.12	-	111.16	-	25.15	76.97	-	1,297.82	-	18.58	1,718.2
Insurance - Public Officials	5,486.00	-	-	-	-	-	-	-	-	-	-	-	5,486.0
Copies	-	-	193.30	391.74	52.88	101.72	-	83.80	-	-	-	-	823.4
Legal Advertising	197.12	341.28	348.08	314.08	133.92	112.16	197.12	592.80	112.39	1,075.49	120.99	309.28	3,854.7
Miscellaneous	800.00	(62.81)	-	-	-	-	1,540.24	-	95.84	6,098.56	-	-	8,471.8
Dues, Licenses & Subscriptions	175.00	-	-	-	-	-	-	350.00	-	-	-	-	525.0
Cost Share Expense - Marshall Creek	-	-	-	-	-	52,417.00	-	-	-	-	-	-	52,417.0
Total General & Administrative:	21,648.06	24,143.98	25,558.17	26,055.44	34,853.42	68,195.05	15,940.23	16,876.84	15,109.75	23,467.22	15,408.74	21,849.53	309,106.4
Operations & Maintenance:													
Electric	6,446.67	6,070.87	6,031.55	7,210.54	7,223.77	7,090.21	7,116.39	7,188.73	7,153.17	7,175.04	7,185.48	6,859.86	82,752.2
Insurance - General Liability	6,246.00	-	-	-	-	-	-	-	-	-	-	-	6,246.0
Landscape Maintenance	24,273.00	26,295.00	26,295.00	24,273.00	27,296.00	27,296.00	27,296.00	27,296.00	27,296.00	11,535.25	27,631.09	27,631.09	304,413.4
Landscape Improvements	6,379.70	-	1,700.00	-	-	1,557.25	1,000.00	1,000.00	13,921.47	-	1,032.62	5,383.89	31,974.9
Mulch	2,650.00	-	211.59	-	-	-	-	-	-	-	-	-	2,861.5
Lake Maintenance	2,122.44	2,122.44	2,122.44	2,122.44	2,122.44	2,122.44	2,122.44	2,122.44	2,084.00	2,084.00	2,084.00	2,084.00	25,315.5
Fountain Maintenance	7,373.26	-	-	-	-	-	-	-	-	-	-	-	7,373.2
Irrigations - R & M	1,236.49	219.04	2,750.00	190.00	4,229.26	16,420.00	2,333.00	15,599.49	3,794.00	4,347.86	543.05	-	51,662.1

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	-	-	-	-	-	-	-	-	3,400.00	6,800.00	-	3,400.00	13,600.0
Field - R & M	2,053.62	-	-	20.94	-	129.56	-	-	-	157.59	-	-	2,361.7
Tree Removals	1,250.00	1,250.00	-	-	-	-	-	-	-	-	-	-	2,500.0
Tree Replacements	-	-	-	-	-	-	-	-	-	-	-	-	
Tree Pruning	10,145.00	-	-	-	-	-	-	3,400.00	6,800.00	3,400.00	-	9,200.00	32,945.0
Streetlight Repair	-	-	-	-	-	-	-	-	-	-	-	-	
Signage Repair	3.99	-	393.51	-	104.62	-	-	425.32	31.43	1,105.80	967.26	-	3,031.9
Holiday Decorations	642.31	1,918.78	885.18	-	-	76.76	-	39.99	189.95	124.77	-	382.44	4,260.1
Miscellaneous Field Supplies	29.99	49.66	-	-	221.21	289.51	(1.80)	1,028.76	251.92	99.00	-	158.55	2,126.8
Total Operations & Maintenance:	70,852.47	37,925.79	40,389.27	33,816.92	41,197.30	54,981.73	39,866.03	58,100.73	61,166.38	45,213.55	39,443.50	55,099.83	573,424.8
Amenities													
Administrative:													
Property & Casualty Insurance	41,617.00	-	285.00	-	-	-	-	-	-	-	-	-	41,902.0
Automobile Insurance	1,662.00	-	-	-	-	-	-	-	-	-	-	-	1,662.0
Facility Management - Cost Share	-	-	-	-	-	-	-	-	-	-	-	-	
Performance Incentive	10,000.00	-	-	-	-	-	-	-	-	-	-	-	10,000.0
Information Technology	-	-	-	-	-	-	2,131.96	-	-	-	-	-	2,131.9
Licenses & Permits	-	-	-	-	-	-	-	-	-	-	-	-	
Subscriptions & Memberships	241.19	278.32	219.07	175.87	215.61	286.69	226.38	1,216.78	106.52	121.79	373.03	284.78	3,746.0
Training	-	-	-	-	-	-	-	-	-	-	-	-	
Office Supplies	196.29	28.71	74.78	402.47	54.43	230.97	213.34	98.52	55.81	32.05	612.71	534.30	2,534.3
Office Equipment	82.62	592.28	85.49	206.01	(3.00)	-	2,669.94	592.99	(2,387.99)	-	342.36	34.03	2,214.7
Telephone/Internet/TV	756.64	756.64	898.06	909.73	909.73	909.73	909.75	1,037.51	1,016.84	1,026.01	1,026.01	1,154.37	11,311.0
Guardhouse - Internet/Telephone	149.80	149.80	149.80	149.80	149.80	149.80	149.80	149.80	149.80	149.80	151.20	151.20	1,800.4
Field:													
Field Management	5,502.31	5,721.45	7,480.40	7,084.88	7,205.42	7,518.69	7,316.03	7,176.20	7,445.69	7,100.80	7,863.54	7,563.85	84,979.2
Facility Management	25,170.63	23,770.91	25,884.10	24,795.48	24,390.44	24,636.70	24,608.47	24,591.62	25,548.48	24,987.00	24,926.62	23,086.25	296,396.7
General Utilities	5,014.81	6,061.38	6,779.59	8,609.29	9,238.01	7,594.85	5,424.05	4,723.03	4,992.45	5,020.88	6,282.75	10,982.32	80,723.4
Refuse Removal	930.48	935.12	973.62	973.62	938.03	1,026.85	1,068.87	1,068.87	1,066.73	1,025.31	1,053.26	1,103.84	12,164.6
Security	3,525.51	3,428.05	3,548.05	3,452.41	3,476.78	4,607.78	3,476.78	3,476.78	3,944.78	6,960.78	3,516.78	342.00	43,756.4
Janitorial Services	4,034.88	4,367.80	5,687.44	5,291.16	4,664.84	5,021.35	4,793.50	4,749.85	4,611.58	5,214.69	5,540.84	4,623.78	58,601.7
Operating Supplies - Spa & Paper	387.40	527.31	158.50	-	187.65	390.67	383.18	270.58	296.23	212.47	159.28	1,093.28	4,066.5
Operating Supplies - Uniforms	-	55.49	-	-	-	-	-	-	66.17	-	-	26.98	148.6
Cleaning Supplies	410.28	212.96	2,017.98	258.09	307.50	99.81	167.62	166.26	147.96	267.99	2,911.10	4,559.81	11,527.3
Landscape Maintenance & Improvements	6,622.00	2,818.77	(2,022.00)	2,022.00	-	253.67	450.00	-	-	91.38	106.06	127.62	10,469.5
Gate - R & M	1,438.56	245.00	(1,438.56)	87.46	2,001.00	-	-	-	-	-	-	-	2,333.4
Dog Park - R & M	149.99	-	175.88	-	87.94	-	175.88	-	175.88	175.88	-	-	941.4
Park Mulch	-	3,600.00	-	-	-	-	-	-	-	-	-	-	3,600.0
Miscellaneous Field Supplies	447.80	964.90	-	195.19	1,826.01	-	300.74	204.44	-	-	100.52	116.95	4,156.5
Buildings - R & M	1,444.00	1,807.37	3,225.01	583.57	1,679.00	-	503.58	192.92	49.98	146.79	11,091.24	729.97	21,453.4

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	83.63	83.63	83.63	499.35	86.35	86.35	86.35	86.35	86.35	86.35	86.35	86.35	1,441.0
Pool Maintenance - Contract	-	-	-	-	-	-	-	-	-	-	-	-	
Pool - R & M	-	73.98	167.98	537.92	31.49	63.98	-	-	11.99	24.97	87.98	-	1,000.2
Pool Chemicals	2,157.54	2,157.54	2,157.54	2,131.65	2,131.65	2,131.65	2,131.65	2,131.65	2,187.75	2,131.65	2,131.65	2,131.65	25,713.5
Signage & Amenity Repairs	-	-	-	-	-	73.97	-	-	-	-	26.99	501.34	602.3
Special Events	148.93	29.48	1,176.76	357.97	150.98	253.78	-	78.99	-	-	-	31.98	2,228.8
Park - R & M	-	93.66	-	2,150.00	-	-	-	831.15	-	-	65.98	475.31	3,616.1
Pickleball R & M	250.00	-	82.22	16.99	91.29	-	585.00	-	-	-	-	-	1,025.5
Guardhouse Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	
Playground - R & M	-	-	-	-	-	-	-	-	-	-	-	-	
Fitness:													
Outside Fitness	3,540.00	4,617.50	3,495.00	3,300.00	3,520.00	3,665.00	5,445.00	3,595.00	3,500.00	3,710.00	3,580.00	5,565.00	47,532.5
Fitness Equipment - R & M	3,405.58	1,398.97	1,300.00	792.19	1,268.62	19.98	576.55	281.42	29.70	582.16	(1,300.00)	1,056.70	9,411.8
Fitness Equipment Rental	2,887.35	5,427.06	102.64	2,887.35	2,888.56	3,133.56	2,888.56	2,888.56	2,888.56	5,532.12	2,792.04	2,894.68	37,211.0
Miniature Golf Course Maintenance	-	-	-	69.97	-	-	-	-	-	-	-	-	69.9
Miscellaneous Fitness Supplies	632.16	1,612.21	14.99	437.48	246.99	1,362.97	-	1,656.94	-	119.98	(1,300.00)	-	4,783.7
Capital Outlay - Machinery & Equipment	-	-	-	-	-	-	-	-	-	-	-	1,145.95	1,145.9
Capital Outlay	-	-	-	582.46	-	-	752.50	-	-	-	-	-	1,334.9
Total Amenities:	122,889.38	71,816.29	62,762.97	68,960.36	67,745.12	63,518.80	67,435.48	61,266.21	54,764.54	59,516.73	72,228.29	70,404.29	849,739.3
Total Operations & Maintenance and Amenities	215,389.91	133,886.06	128,710.41	128,832.72	143,795.84	186,695.58	123,241.74	136,243.78	131,040.67	128,197.50	127,080.53	147,353.65	1,732,270.5
Reserves													
Capital Reserve Transfer	100,000.00	-	-	-	-	-	-	-	-	-	-	-	100,000.0
Total Reserves	100,000.00	-	-	-	-	-	-	-	-	-	-	-	100,000.0
TOTAL EXPENDITURES & RESERVES:	315,389.91	133,886.06	128,710.41	128,832.72	143,795.84	186,695.58	123,241.74	136,243.78	131,040.67	128,197.50	127,080.53	147,353.65	1,830,468.3
Revenues Over/(Under) Expenditures	**(311,154.06)**	**43,996.16**	**174,496.17**	**1,209,394.24**	**(32,049.20)**	**(145,223.02)**	**(95,326.89)**	**(126,485.88)**	**(125,249.79)**	**(105,636.58)**	**(122,560.70)**	**(142,700.35)**	**217,459.2**

Sweetwater CDD
Cash and Investment Report
September 30, 2026

GENERAL FUND

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
Checking Account - Operating (GF)	Valley Bank	Checking Account - 1122	n/a	3.04%	$ 147,628
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%	11,018
				Subtotal	**$ 158,646**
SBA Trust Fund	Florida Prime	Agency Account - 3520	n/a	3.93%	$ 7,599
US Bank Custody	US Bank	Custody Account - 9000	n/a	3.50%	781,920
				Subtotal	**$ 789,518**
				Total GF	**$ 940,565**

CAPITAL RESERVE FUND

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
Public Funds Account - Operating (CRF)	Bank United	Checking Account - 7487	n/a	3.30%	$ 197,942
SBA Trust Fund	Florida Prime	Agency Account - 3521	n/a	3.93%	400,560
				Total CRF	**$ 598,502**

DEBT SERVICE FUND

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
Series 2019a Revenue Account	US Bank		n/a	3.50%	$ 241,091
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%	20,517
Series 2019 Rebate Account	US Bank		n/a	3.50%	56
				Total DS	**$ 502,334**

CONSTRUCTION FUND

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
Series 2019 A&C Account	US Bank		n/a	3.50%	$ 32,734
				Total CP	**$ 32,734**
				Total All Funds	**$ 2,074,137**

Sweetwater Creek CDD
Long Term Debt Report

SERIES 2019A-1, SPECIAL ASSESSMENT REVENUE BONDS		
Interest Rate:	2.000%, 2.125%	
	2.250%, 2.375%	
	2.500%, 2.950%	
	3.170%	
Maturity Date:	5/1/2038	
Reserve Fund Definition:	MAXIMUM ANNUAL DEBT SERVICE	
Reserve Fund Requirement:	$133,070	
Reserve Fund Balance:	$133,070	
Bonds Outstanding - 7/30/19		$7,825,000
Less: Principal Payment - 5/1/20		($330,000)
Less: Principal Payment - 5/1/20 (Special Call)		($15,000)
Less: Principal Payment - 11/1/20 (Special Call)		($40,000)
Less: Principal Payment - 5/1/21		($340,000)
Less: Principal Payment - 5/1/21 (Special Call)		($40,000)
Less: Principal Payment - 11/1/21 (Special Call)		($15,000)
Less: Principal Payment - 5/1/22		($340,000)
Less: Principal Payment - 11/1/22 (Special Call)		($15,000)
Less: Principal Payment - 5/1/23		($345,000)
Less: Principal Payment - 5/1/24		($355,000)
Less: Principal Payment - 5/1/24 (Special Call)		($10,000)
Less: Principal Payment - 11/1/24 (Special Call)		($10,000)
Less: Principal Payment - 5/1/25		($360,000)
Less: Principal Payment - 5/1/25 (Special Call)		($10,000)
Less: Principal Payment - 5/1/26		($365,000)
Less: Principal Payment - 5/1/26 (Special Call)		($5,000)
Current Bond Outstanding		**$5,230,000**

SERIES 2019A-2, SPECIAL ASSESSMENT REVENUE BONDS		
Interest Rate:	3.560%, 4.020%	
Maturity Date:	5/1/2038	
Reserve Fund Definition:	50% MAXIMUM ANNUAL DEBT SERVICE	
Reserve Fund Requirement:	$107,600	
Reserve Fund Balance:	$107,600	
Bonds Outstanding - 7/30/19		$2,980,000
Less: Principal Payment - 5/1/20		($110,000)
Less: Principal Payment - 5/1/20 (Special Call)		($10,000)
Less: Principal Payment - 11/1/20 (Special Call)		($15,000)
Less: Principal Payment - 5/1/21		($115,000)
Less: Principal Payment - 5/1/21 (Special Call)		($15,000)
Less: Principal Payment - 11/1/21 (Special Call)		($5,000)
Less: Principal Payment - 5/1/22		($115,000)
Less: Principal Payment - 5/1/22 (Special Call)		($25,000)
Less: Principal Payment - 11/1/22 (Special Call)		($5,000)
Less: Principal Payment - 5/1/23		($120,000)
Less: Principal Payment - 5/1/23 (Special Call)		($20,000)
Less: Principal Payment - 5/1/24		($125,000)
Less: Principal Payment - 5/1/24 (Special Call)		($5,000)
Less: Principal Payment - 11/1/24 (Special Call)		($5,000)
Less: Principal Payment - 5/1/25		($125,000)
Less: Principal Payment - 5/1/25 (Special Call)		($5,000)

Less: Principal Payment - 5/1/26	($130,000)
Less: Principal Payment - 5/1/26 (Special Call)	($5,000)
Current Bond Outstanding	**$2,025,000**

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

Monthly Assessment Distributions

For the Fiscal Year Ending September 30, 2026

On Roll Assessments	Gross Assessments	$ 2,108,109.57	$ 784,639.45	$ 2,892,749.02
	Net Assessments	$ 1,981,623.00	$ 734,965.63	$ 2,716,588.63
	Allocation %	*72.95%*	*27.05%*	*100.00%*

Date	Distribution	GF	2019 DS	Net Received
11/3/2025	Dist #1	$ 25,908.51	$ 9,609.22	$ 35,517.73
11/18/2025	Dist #2	60,569.95	22,464.83	83,034.78
11/24/2025	Dist #3	89,624.82	33,241.01	122,865.83
12/16/2025	Dist #4	139,296.11	51,663.64	190,959.75
12/24/2025	Dist #5	162,448.87	60,250.78	222,699.65
1/14/2026	Dist #6	1,332,208.61	494,103.84	$1,826,312.45
1/26/2026	Interest	4,314.47	1,600.20	5,914.67
2/20/2026	Dist #7	105,942.17	39,292.97	145,235.14
3/16/2026	Dist #8	35,753.30	13,260.57	49,013.87
4/9/2026	Interest	1,740.04	645.37	2,385.41
4/23/2026	Dist #9	20,412.58	7,570.84	27,983.42
6/19/2026	Dist #10	-	-	-
7/2/2026	Dist #11	16,817.34	6,237.39	23,054.73
	Total Assessments Collected	1,995,036.76	739,940.67	2,734,977.43
	Balance of Receivable	-	-	-
	Percent Collected	100.68%	100.68%	100.68%

Sweetwater CDD
Notes to Financial Statements
September 30, 2026

General Fund

Assets

Cash and Investments - District's funds are held at Valley Bank & US Bank (Operating accounts), SBA (Operating & CRF accounts), Bank United(CRF account).
Prepaids - Poolsure - Prepaid pool chemical contract (Jan-Dec), Court Reserve - Oct-Apr subscription**,** Village Key & Alarm- security monitoring Oct & Nov 26, U.S. Bank - Trustee fees 10/26-7/27, Envera - monitoring Oct 26
Deposits - Vesta Amenity Deposit (will offset last month's fee).
Due From Capital Reserve Fund - $61k due to General Fund for payment of reserve items.
Due From Others - $114 due from Erin for personal purchase made with CDD credit card **-** repaid in October 26

Liabilities

Accounts Payable - Invoices posted but not paid in current month.
Accrued Expenses - $7,370 Kilinski Van Wyk Sept invoice, Lloyds Exercise Equip $2,860, and Old City Tree $9,200 June
Due To Other Funds - CFR expenses due to GF.

Financial Overview / Highlights

> Total Non-Ad valorem special assessments are at 100% collected and total revenue is 100.68% of adopted budget.
> Total fitness revenue is 211.14% of adopted budget.
> Total interest/miscellaneous revenue is144.63% of adopted budget.
> Total expenditures & reserves are 90.88% of adopted budget.
> Significant variances explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures				
Administrative				
Supervisors Fees	14,000	14,000	100.00%	2 meeting in Oct & April
Engineering Services	20,000	35,554	177.77%	Mathews Design Group
Legal Services	65,000	105,336	162.06%	Killinski services
Assessment Administration	5,460	10,500	192.31%	$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	3,834	92.63%	US Bank Trustee Fees for FY
District Management	46,410	47,722	102.83%	$1k for assessment methodology consultation
Information Technology	1,556	6,894	443.07%	Upgrading server
Website Maintenance	1,092	2,520	230.77%	Google workspace for business
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	3,855	192.74%	Gannett IQ - Advertising for meetings
Miscellaneous	1,500	8,472	564.79%	True Footage - Property evaluation; Meeting room rental Feb 2026 ($1.5k)
Dues, Licenses & Subscriptions	175	525	300.00%	Special District fee billed annually in October; pool permit billed in May
Cost Share Expense - Marshall Creek	100,000	52,417	52.42%	FY25 in March $52k; Dissolving cost-share agreement for FY26
Operations & Maintenance:				
Insurance - General Liability	6,629	6,246	94.22%	Billed annually in October
Landscape Maintenance	300,014	304,413	101.47%	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	51,662	103.32%	Misc irrigation & backflow repairs, mainline reroute
Tree Pruning	17,000	32,945	193.79%	Palm Pruning, dead tree removal
Holiday Decorations	5,000	4,260	85.20%	Christmas décor/July 4th décor
Amenities Administrative				
Administrative:				
Property & Casualty Insurance	43,933	41,902	95.38%	Billed annually in October
Automobile Insurance	-	1,662		Billed annually in October; Auto insurance not budgeted
Facility Management - Cost Share	20,000	-	0.00%	Dissolving cost-share agreement for FY26
Performance Incentive	10,000	10,000	100.00%	Employee incentives per board discretion
Information Technology	1,000	2,132	213.20%	IT equipment
Subscriptions & Memberships	2,040	3,746	183.63%	Safesave, Court Reserve & Swish
Office Equipment	2,500	2,215	88.59%	Firewall - returned
Field:				
Field Management	97,232	84,979	87.40%	Vesta Property Services - Billed based on actual payroll costs
Facility Management	291,523	296,397	101.67%	Vesta Property Services - Billed based on actual payroll costs
Refuse Removal	9,600	12,165	126.71%	Republic Services - $973/mo
Janitorial Services	45,640	58,602	128.40%	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	4,157	207.83%	Misc tools & fuel
Pest Control	1,800	1,441	80.06%	Includes annual termite renewal $450
Pool Maintenance - Contract	20,442	-	0.00%	Included in services provided by Vesta
Special Events	2,000	2,229	111.44%	Employee holiday luncheon
Fitness:				
Fitness Equipment Rental	30,477	37,211	122.10%	Geneva, Chairman & Debow's equip rental contracts
Miscellaneous Fitness Supplies	4,000	4,784	119.59%	Exercise Equipment wipes & other misc supplies

Sweetwater CDD
General Ledger Detail
September 2026

	Type	Date	Num	Name	Memo	Debit	Credit	Balance
1101000 · Operating Account (Valley)								**266,932.06**
	Bill Pmt -Check	09/02/2026	090226ACH1	Florida Natural Gas	07/07/26 - 08/04/26 1865 NORTH LOOP PARKWAY		17.25	266,914.81
	Bill Pmt -Check	09/02/2026	090226PR1	Andrea Jomant	2 Classes @ $35.00 & 1 Class @ $25.00		95.00	266,819.81
	Bill Pmt -Check	09/02/2026	090226PR2	Aristides Beaton	4 Classes @ $35.00		140.00	266,679.81
	Bill Pmt -Check	09/02/2026	090226PR3	Diane Stoever	9 Classes @ $40.00		360.00	266,319.81
	Bill Pmt -Check	09/02/2026	090226PR4	Elaina Wahl-Temple	2 Classes @ $35.00		70.00	266,249.81
	Bill Pmt -Check	09/02/2026	090226PR5	Eliana Roque	3 Classes @ $40.00		120.00	266,129.81
	Bill Pmt -Check	09/02/2026	090226PR6	Erin Heaton	2 Classes @ $35.00		70.00	266,059.81
	Bill Pmt -Check	09/02/2026	090226PR7	Josie Carleton	1 Class @ $35.00		35.00	266,024.81
	Bill Pmt -Check	09/02/2026	090226PR8	Lina Hermez	6 Classes @ $40.00 & 1 Class @ $25.00		265.00	265,759.81
	Bill Pmt -Check	09/02/2026	090226PR9	Madeline Rivera	4 Classes @ $35.00		140.00	265,619.81
	Bill Pmt -Check	09/02/2026	090226PR10	Marilyn J Costanzo	2 Classes @ $35.00		70.00	265,549.81
	Bill Pmt -Check	09/02/2026	090226PR11	Miranda Bulger	3 Classes @ $40.00		120.00	265,429.81
	Bill Pmt -Check	09/02/2026	090226PR12	Patricia Scott	5 Classes @ $35.00		175.00	265,254.81
	Bill Pmt -Check	09/02/2026	090226PR13	Tiffany Cunningham	4 Classes @ $35.00		140.00	265,114.81
	Bill Pmt -Check	09/02/2026	100179	Old City Tree Service	Invoice: 072826 (Reference: Dead Tree Removal.)		3,400.00	261,714.81
	Bill Pmt -Check	09/02/2026	100180	LIVunLTD	Invoice: CINV-097114 (Reference: Fitness Equipment Preventative Maintenance. Check Stub Notes: ...		3,882.91	257,831.90
	Bill Pmt -Check	09/02/2026	100181	Unified Digital Systems LLC	Invoice: 1011 (Reference: Network Repair from Lightning.)		1,382.16	256,449.74
	Bill Pmt -Check	09/03/2026	100182	LIVunLTD	Invoice: CINV-142982 (Reference: Fitness Equipment Service. Check Stub Notes: Invoice Date 9/19...		1,133.16	255,316.58
	Bill Pmt -Check	09/04/2026	090426ACH1	Comcast	Aug 15, 2026 - Sept 14, 2026 1865 N. Loop Parkway		897.65	254,418.93
	Bill Pmt -Check	09/04/2026	100183	Envera	Invoice: 772890 (Reference: Security Monitoring 10/1/26 - 10/31/26.)		3,476.78	250,942.15
	Bill Pmt -Check	09/04/2026	100184	Verdego, LLC	Invoice: 30286 (Reference: Landscape Maintenance Aug 26.) Invoice: 30753 (Reference: Landscap...		55,262.18	195,679.97
	Bill Pmt -Check	09/09/2026	090926ACH1	Republic Services #687	1865 N Loop Pkwy 9/1/26 - 9/30/26		1,053.26	194,626.71
	Bill Pmt -Check	09/10/2026	100185	Gannett FL LocalIQ	Invoice: 0007866104 (Reference: Legal Advertising.)		105.36	194,521.35
	Bill Pmt -Check	09/10/2026	091026ACH1	Turner Pest Control	Pest Control.		86.35	194,435.00
	Bill Pmt -Check	09/16/2026	091626ACH1	FPL	Aug 6, 2026 to Sep 4, 2026 97 Onda LN #IRR		30.80	194,404.20
	Bill Pmt -Check	09/16/2026	091626ACH2	FPL	Aug 6, 2026 to Sep 4, 2026 -- 499 Ensenada Dr #IRR		30.80	194,373.40
	Bill Pmt -Check	09/16/2026	091626ACH3	FPL	Aug 6, 2026 to Sep 4, 2026 633 Glorieta Dr #IRR		32.01	194,341.39
	Bill Pmt -Check	09/16/2026	091626ACH4	FPL	Aug 6, 2026 to Sep 4, 2026 43 Privado Ct #LITE		35.98	194,305.41
	Bill Pmt -Check	09/16/2026	091626ACH5	FPL	Aug 6, 2026 to Sep 4, 2026 491 Ensenada Dr #Park		36.80	194,268.61
	Bill Pmt -Check	09/16/2026	091626ACH6	FPL	Aug 6, 2026 to Sep 4, 2026 537 Ensenada Dr. #IRR		38.29	194,230.32
	Bill Pmt -Check	09/16/2026	091626ACH7	FPL	Aug 6, 2026 to Sep 4, 2026 1329 Las Calinas Blvd #IRR		40.98	194,189.34
	Bill Pmt -Check	09/16/2026	091626ACH8	FPL	Aug 6, 2026 to Sep 4, 2026 336 Rio Del Norte Road #IRR		50.00	194,139.34
	Bill Pmt -Check	09/16/2026	091626ACH9	FPL	Aug 6, 2026 to Sep 4, 2026 2064 Las Calinas Blvd #IRR		55.83	194,083.51
	Bill Pmt -Check	09/16/2026	091626ACH10	FPL	Aug 6, 2026 to Sep 4, 2026 661 Ensenada Dr. #IRR		60.71	194,022.80
	Bill Pmt -Check	09/16/2026	091626ACH11	FPL	Aug 6, 2026 to Sep 4, 2026 711 Enrede LN		64.61	193,958.19
	Bill Pmt -Check	09/16/2026	091626ACH12	FPL	Aug 6, 2026 to Sep 4, 2026 2036 Las Calinas Blvd #IRR		66.81	193,891.38
	Bill Pmt -Check	09/16/2026	091626ACH14	FPL	Aug 6, 2026 to Sep 4, 2026 1504 Las Calinas Blvd #IRR		93.33	193,798.05
	Bill Pmt -Check	09/16/2026	091626ACH15	FPL	Aug 6, 2026 to Sep 4, 2026 166 Pantano Vista Way # Fountain		154.31	193,643.74
	Bill Pmt -Check	09/16/2026	091626ACH16	FPL	Aug 6, 2026 to Sep 4, 2026 1187 Las Calinas Blvd #LITE		165.51	193,478.23
	Bill Pmt -Check	09/16/2026	091626ACH13	FPL	Aug 6, 2026 to Sep 4, 2026 166 Torcido Blvd #IRR		91.10	193,387.13
	Bill Pmt -Check	09/17/2026	100186	Unified Digital Systems LLC	Invoice: 1006-04 (Reference: IT Support Sept 26.)		200.00	193,187.13
	Bill Pmt -Check	09/17/2026	100187	Old City Tree Service	Invoice: 091026 (Reference: Dead Tree Removal.)		3,400.00	189,787.13
	Bill Pmt -Check	09/18/2026	091826ACH1	St. Johns County Utility Department	491 ENSENADA DR 7/19/26 - 8/18/26		15.99	189,771.14
	Bill Pmt -Check	09/18/2026	091826ACH2	St. Johns County Utility Department	1187 LAS CALINAS BLVD GUARDHOUSE 7/19/26 - 8/18/26		34.83	189,736.31
	Bill Pmt -Check	09/18/2026	091826ACH3	St. Johns County Utility Department	1865 N LOOP PKWY 7/19/26 - 8/18/26		1,435.34	188,300.97
	Bill Pmt -Check	09/22/2026	092226ACH1	FPL	Aug 11, 2026 to Sept 10, 2026 Streetlights # Palencia N PH		5,970.56	182,330.41
	Bill Pmt -Check	09/22/2026	092226ACH2	FPL	Aug 11, 2026 to Sept 10, 2026 1865 N Loop Pkwy		3,867.76	178,462.65
	Bill Pmt -Check	09/22/2026	092226ACH3	FPL	Aug 11, 2026 to Sept 10, 2026 1802 N Loop PKWY #LGT		30.80	178,431.85
	Bill Pmt -Check	09/23/2026	100188	Kilinski Van Wyk PLLC	Invoice: 15995 (Reference: Legal Services Aug 26.)		6,121.25	172,310.60
	Bill Pmt -Check	09/23/2026	100189	Louise Leister	Invoice: 67858 (Reference: Landscape & Horticulture Consulting.)		1,000.00	171,310.60

Sweetwater CDD
General Ledger Detail
September 2026

	Type	Date	Num	Name	Memo	Debit	Credit	Balance
	Bill Pmt -Check	09/23/2026	100190	Verdego, LLC	Invoice: 30967 (Reference: Landscape Enhancement.)		4,383.89	166,926.71
	Bill Pmt -Check	09/23/2026	100191	Olympic Air	Invoice: 6774 (Reference: Replace Partial Gas Line.) Invoice: 6780 (Reference: Service Call. ...		870.00	166,056.71
	Bill Pmt -Check	09/24/2026	092426ACH1	AT&T	Guardhouse Telephone Sept 02 - Oct 01		151.20	165,905.51
	Bill Pmt -Check	09/24/2026	092426ACH2	Comcast	Fitness Center 1865 N. Loop Parkway		128.36	165,777.15
	Bill Pmt -Check	09/24/2026	092426BOS1	Daniel L Colin	BOS Meeting 9/3/26		200.00	165,577.15
	Bill Pmt -Check	09/24/2026	092426BOS2	Gary M. LaCombe	BOS Meeting 9/3/26		200.00	165,377.15
	Bill Pmt -Check	09/24/2026	092426BOS3	Kristen Cohen	BOS Meeting 9/3/26		200.00	165,177.15
	Bill Pmt -Check	09/24/2026	092426BOS4	Ronald J Cervelli	BOS Meeting 9/3/26		200.00	164,977.15
	Bill Pmt -Check	09/24/2026	092426BOS5	Stephen J Handler	BOS Meeting 9/3/26		200.00	164,777.15
	Bill Pmt -Check	09/24/2026	092426PR1	Andrea Jomant	2 Classes @ $35.00		70.00	164,707.15
	Bill Pmt -Check	09/24/2026	092426PR2	Aristides Beaton	2 Classes @ $35.00		70.00	164,637.15
	Bill Pmt -Check	09/24/2026	092426PR3	Christie W. McGinnis	2 Classes @ $35.00		70.00	164,567.15
	Bill Pmt -Check	09/24/2026	092426PR4	Diane Stoever	12 Classes @ $40.00		480.00	164,087.15
	Bill Pmt -Check	09/24/2026	092426PR5	Erin Heaton	2 Classes @ $35.00		70.00	164,017.15
	Bill Pmt -Check	09/24/2026	092426PR6	Lina Hermez	10 Classes @ $40.00 & 2 Classes @ $25.00		450.00	163,567.15
	Bill Pmt -Check	09/24/2026	092426PR7	Madeline Rivera	4 Classes @ $35.00		140.00	163,427.15
	Bill Pmt -Check	09/24/2026	092426PR8	Marilyn J Costanzo	1 Class @ $35.00		35.00	163,392.15
	Bill Pmt -Check	09/24/2026	092426PR9	Miranda Bulger	3 Classes @ $40.00		120.00	163,272.15
	Bill Pmt -Check	09/24/2026	092426PR10	Patricia Scott	4 Classes @ $35.00		140.00	163,132.15
	Bill Pmt -Check	09/24/2026	092426PR11	Ronald C. Cullum	3 Classes @ $35.00		105.00	163,027.15
	Bill Pmt -Check	09/24/2026	092426PR12	Tiffany Cunningham	4 Classes @ $35.00		140.00	162,887.15
	Bill Pmt -Check	09/28/2026	100192	Lloyds Exercise Equipment LLC	Invoice: K480-111 (Reference: Fitness Center Wipes.)		1,560.00	161,327.15
	Bill Pmt -Check	09/28/2026	100193	Vesta District Services	Invoice: 434689 (Reference: Billable Expenses - Aug 2026.)		15.63	161,311.52
	Bill Pmt -Check	09/28/2026	092826ACH1	Geneva Capital LLC	Fitness Equipment 9/26		2,540.92	158,770.60
	Bill Pmt -Check	09/28/2026	092826CC1	Valley Bank Credit Card	Various Purchases		9,727.30	149,043.30
	Bill Pmt -Check	09/30/2026	093026ACH1	TECO	Aug 05, 2026 - Sep 03, 2026 1865 N LOOP PKWY		88.94	148,954.36
	Bill Pmt -Check	09/30/2026	093026PR1	Andrea Jomant	2 Classes @ $35.00 & 1 Class @ $25.00		95.00	148,859.36
	Bill Pmt -Check	09/30/2026	093026PR2	Aristides Beaton	2 Classes @ $35.00		70.00	148,789.36
	Bill Pmt -Check	09/30/2026	093026PR3	Christie W. McGinnis	5 Classes @ $35.00		175.00	148,614.36
	Bill Pmt -Check	09/30/2026	093026PR4	Diane Stoever	12 Classes @ $40.00		480.00	148,134.36
	Bill Pmt -Check	09/30/2026	093026PR5	Elaina Wahl-Temple	2 Classes @ $35.00		70.00	148,064.36
	Bill Pmt -Check	09/30/2026	093026PR6	Erin Heaton	1 Class @ $35.00		35.00	148,029.36
	Bill Pmt -Check	09/30/2026	093026PR7	Josie Carleton	1 Class @ $35.00		35.00	147,994.36
	Bill Pmt -Check	09/30/2026	093026PR8	Lina Hermez	4 Classes @ $40.00 & 1 Class @ $25.00		185.00	147,809.36
	Bill Pmt -Check	09/30/2026	093026PR9	Madeline Rivera	4 Classes @ $35.00		140.00	147,669.36
	Bill Pmt -Check	09/30/2026	093026PR10	Miranda Bulger	6 Classes @ $40.00		240.00	147,429.36
	Bill Pmt -Check	09/30/2026	093026PR11	Patricia Scott	2 Classes @ $35.00		70.00	147,359.36
	Bill Pmt -Check	09/30/2026	093026PR12	Ronald C. Cullum	4 Classes @ $35.00		140.00	147,219.36
	Bill Pmt -Check	09/30/2026	093026PR13	Tiffany Cunningham	4 Classes @ $35.00		140.00	147,079.36
	Deposit	09/30/2026			Interest	548.83		147,628.19
Total 1101000 · Operating Account (Valley)						548.83	119,852.70	147,628.19
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)								**7,574.21**
	Deposit	09/30/2026			Interest	24.45		7,598.66
Total 1101015 · SBA (GF)						24.45	0.00	7,598.66
1101020 · U.S. Bank Custody Account								**778,746.09**
	Deposit	09/01/2026			Interest	3,173.65		781,919.74
Total 1101020 · U.S. Bank Custody Account						3,173.65	0.00	781,919.74

Sweetwater CDD
General Ledger Detail
September 2026

	Type	Date	Num	Name	Memo	Debit	Credit	Balance
1101025 · POS Account								**10,111.19**
	Deposit	09/02/2026			Deposit	165.00		10,276.19
	Deposit	09/03/2026			Deposit	21.30		10,297.49
	Deposit	09/11/2026			Deposit	295.00		10,592.49
	Deposit	09/14/2026			Deposit	106.30		10,698.79
	Deposit	09/18/2026			Deposit	50.00		10,748.79
	Deposit	09/21/2026			Deposit	25.00		10,773.79
	Deposit	09/22/2026			Deposit	25.00		10,798.79
	Deposit	09/23/2026			Deposit	25.00		10,823.79
	Deposit	09/24/2026			Deposit	50.00		10,873.79
	Deposit	09/28/2026			Deposit	92.60		10,966.39
	Deposit	09/29/2026			Deposit	25.00		10,991.39
	Deposit	09/30/2026			Interest	26.17		11,017.56
Total 1101025 · POS Account						906.37	0.00	11,017.56
2101000 · Operating Account (Truist)								**0.00**
Total 2101000 · Operating Account (Truist)								0.00
2101010 · Reserve - Bank United								**197,414.58**
	Deposit	09/30/2026			Interest	527.50		197,942.08
Total 2101010 · Reserve - Bank United						527.50	0.00	197,942.08
2101015 · SBA (CRF)								**399,271.52**
	Deposit	09/30/2026			Interest	1,288.83		400,560.35
Total 2101015 · SBA (CRF)						1,288.83	0.00	400,560.35
3101000 · DS 2019 A-1 Reserve								**133,069.53**
	Deposit	09/01/2026			Interest	395.15		133,464.68
	Transfer	09/02/2026			Funds Transfer		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	09/01/2026			Interest	319.52		107,919.52
	Transfer	09/30/2026			Funds Transfer		319.52	107,600.00
Total 3101001 · DS 2019 A-2 Reserve						319.52	319.52	107,600.00
3101002 · DS 2019 Revenue								**239,664.89**
	Deposit	09/01/2026			Interest	711.27		240,376.16
	Transfer	09/02/2026			Funds Transfer	395.15		240,771.31
	Transfer	09/02/2026			Funds Transfer	0.38		240,771.69
	Transfer	09/30/2026			Funds Transfer	319.52		241,091.21
Total 3101002 · DS 2019 Revenue						1,426.32	0.00	241,091.21
3101003 · DS 2019 Prepayment								**345.63**
	Deposit	09/01/2026			Deposit	20,171.51		20,517.14
	Deposit	09/01/2026			Interest	0.38		20,517.52
	Transfer	09/02/2026			Funds Transfer		0.38	20,517.14
Total 3101003 · DS 2019 Prepayment						20,171.89	0.38	20,517.14
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

Sweetwater CDD
General Ledger Detail
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	Type	Date	Num	Name	Memo	Debit	Credit	Balance
3101009 · DS 2019 Rebate								**56.45**
Total 3101009 · DS 2019 Rebate								56.45
4101000 · DS 2019 A&C								**32,637.36**
	Deposit	09/01/2026			Interest	96.89		32,734.25
Total 4101000 · DS 2019 A&C						96.89	0.00	32,734.25
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								**0.00**
Total 1131000 · Due From General Fund								0.00
1131001 · Due from Amenity								**0.00**
Total 1131001 · Due from Amenity								0.00
1131002 · Due from Capital Reserve								**59,686.16**
	General Journal	09/30/2026	88		VNB CC United Land/Screen Encl paid by GF	1,328.00		61,014.16
Total 1131002 · Due from Capital Reserve						1,328.00	0.00	61,014.16
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								**16,604.61**
	General Journal	09/01/2026	80		Poolsure - Pool Chemicals - Annual Contract Amortization		2,131.65	14,472.96
	General Journal	09/30/2026	87		Envera inv 7728 10/1-31/26 monitoring dtd 9/1/26	3,476.78		17,949.74
Total 1550000 · Prepaid Expenses						3,476.78	2,131.65	17,949.74
1560000 · Deposits								**36,001.67**
Total 1560000 · Deposits								36,001.67
1202000 · Accounts Payable								**-118,308.76**
	Bill	09/01/2026	083126	Aristides Beaton	4 Classes @ $35.00		140.00	-118,448.76
	Bill	09/01/2026	083126	Miranda Bulger	3 Classes @ $40.00		120.00	-118,568.76
	Bill	09/01/2026	083126	Tiffany Cunningham	4 Classes @ $35.00		140.00	-118,708.76
	Bill	09/01/2026	083126	Erin Heaton	2 Classes @ $35.00		70.00	-118,778.76
	Bill	09/01/2026	083126	Lina Hermez	6 Classes @ $40.00 & 1 Class @ $25.00		265.00	-119,043.76
	Bill	09/01/2026	083126	Andrea Jomant	2 Classes @ $35.00 & 1 Class @ $25.00		95.00	-119,138.76
	Bill	09/01/2026	083126	Madeline Rivera	4 Classes @ $35.00		140.00	-119,278.76
	Bill	09/01/2026	083126	Eliana Roque	3 Classes @ $40.00		120.00	-119,398.76
	Bill	09/01/2026	083126	Patricia Scott	5 Classes @ $35.00		175.00	-119,573.76
	Bill	09/01/2026	083126	Diane Stoever	9 Classes @ $40.00		360.00	-119,933.76
	Bill	09/01/2026	083126	Josie Carleton	1 Class @ $35.00		35.00	-119,968.76
	Bill	09/01/2026	083126	Marilyn J Costanzo	2 Classes @ $35.00		70.00	-120,038.76
	Bill	09/01/2026	083126	Elaina Wahl-Temple	2 Classes @ $35.00		70.00	-120,108.76
	Bill	09/01/2026	30753	Verdego, LLC	Reference: Landscape Maintenance Sept 26.		27,631.09	-147,739.85
	Bill	09/01/2026	772890	Envera	Reference: Security Monitoring 10/1/26 - 10/31/26.		3,476.78	-151,216.63
	Bill	09/01/2026	335341682 9/26	AT&T	Guardhouse Telephone Sept 02 - Oct 01		151.20	-151,367.83
	Bill	09/01/2026	PSI298367	Solitude Lake Management LLC	Reference: Water Management Sept 26.		2,084.00	-153,451.83
	Bill	09/01/2026	434846	Vesta District Services	Reference: Management Fees Sept 26.		4,310.17	-157,762.00

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	09/01/2026	1311	Chairman's Enterprises, LLC	Reference: Spirit Airbike Lease Sept 26.		102.64	-157,864.64
Bill Pmt -Check	09/02/2026	090226ACH1	Florida Natural Gas	07/07/26 - 08/04/26 1865 NORTH LOOP PARKWAY	17.25		-157,847.39
Bill Pmt -Check	09/02/2026	090226PR1	Andrea Jomant	2 Classes @ $35.00 & 1 Class @ $25.00	95.00		-157,752.39
Bill Pmt -Check	09/02/2026	090226PR2	Aristides Beaton	4 Classes @ $35.00	140.00		-157,612.39
Bill Pmt -Check	09/02/2026	090226PR3	Diane Stoever	9 Classes @ $40.00	360.00		-157,252.39
Bill Pmt -Check	09/02/2026	090226PR4	Elaina Wahl-Temple	2 Classes @ $35.00	70.00		-157,182.39
Bill Pmt -Check	09/02/2026	090226PR5	Eliana Roque	3 Classes @ $40.00	120.00		-157,062.39
Bill Pmt -Check	09/02/2026	090226PR6	Erin Heaton	2 Classes @ $35.00	70.00		-156,992.39
Bill Pmt -Check	09/02/2026	090226PR7	Josie Carleton	1 Class @ $35.00	35.00		-156,957.39
Bill Pmt -Check	09/02/2026	090226PR8	Lina Hermez	6 Classes @ $40.00 & 1 Class @ $25.00	265.00		-156,692.39
Bill Pmt -Check	09/02/2026	090226PR9	Madeline Rivera	4 Classes @ $35.00	140.00		-156,552.39
Bill Pmt -Check	09/02/2026	090226PR10	Marilyn J Costanzo	2 Classes @ $35.00	70.00		-156,482.39
Bill Pmt -Check	09/02/2026	090226PR11	Miranda Bulger	3 Classes @ $40.00	120.00		-156,362.39
Bill Pmt -Check	09/02/2026	090226PR12	Patricia Scott	5 Classes @ $35.00	175.00		-156,187.39
Bill Pmt -Check	09/02/2026	090226PR13	Tiffany Cunningham	4 Classes @ $35.00	140.00		-156,047.39
Bill Pmt -Check	09/02/2026	100179	Old City Tree Service	Invoice: 072826 (Reference: Dead Tree Removal.)	3,400.00		-152,647.39
Bill Pmt -Check	09/02/2026	100180	LIVunLTD	Invoice: CINV-097114 (Reference: Fitness Equipment Preventative Maintenance. Check Stub Notes: ...	3,882.91		-148,764.48
Bill Pmt -Check	09/02/2026	100181	Unified Digital Systems LLC	Invoice: 1011 (Reference: Network Repair from Lightning.)	1,382.16		-147,382.32
Bill Pmt -Check	09/03/2026	100182	LIVunLTD	Invoice: CINV-142982 (Reference: Fitness Equipment Service. Check Stub Notes: Invoice Date 9/19...	1,133.16		-146,249.16
Bill	09/03/2026	1006-04	Unified Digital Systems LLC	Reference: IT Support Sept 26.		200.00	-146,449.16
Bill Pmt -Check	09/04/2026	090426ACH1	Comcast	Aug 15, 2026 - Sept 14, 2026 1865 N. Loop Parkway	897.65		-145,551.51
Bill Pmt -Check	09/04/2026	100183	Envera	Invoice: 772890 (Reference: Security Monitoring 10/1/26 - 10/31/26.)	3,476.78		-142,074.73
Bill Pmt -Check	09/04/2026	100184	Verdego, LLC	Invoice: 30286 (Reference: Landscape Maintenance Aug 26.) Invoice: 30753 (Reference: Landscap...	55,262.18		-86,812.55
Bill	09/04/2026	37392 9.26	FPL	Aug 6, 2026 to Sep 4, 2026 661 Ensenada Dr. #IRR		60.71	-86,873.26
Bill	09/04/2026	44154 9.26	FPL	Aug 6, 2026 to Sep 4, 2026 -- 499 Ensenada Dr #IRR		30.80	-86,904.06
Bill	09/04/2026	20281 9.26	FPL	Aug 6, 2026 to Sep 4, 2026 1504 Las Calinas Blvd #IRR		93.33	-86,997.39
Bill	09/04/2026	10583 9.26	FPL	Aug 6, 2026 to Sep 4, 2026 1329 Las Calinas Blvd #IRR		40.98	-87,038.37
Bill	09/04/2026	47285 9.26	FPL	Aug 6, 2026 to Sep 4, 2026 336 Rio Del Norte Road #IRR		50.00	-87,088.37
Bill	09/04/2026	70401 9.26	FPL	Aug 6, 2026 to Sep 4, 2026 633 Glorieta Dr #IRR		32.01	-87,120.38
Bill	09/04/2026	69248 9.26	FPL	Aug 6, 2026 to Sep 4, 2026 166 Torcido Blvd #IRR		104.04	-87,224.42
Bill	09/04/2026	61314 9.26	FPL	Aug 6, 2026 to Sep 4, 2026 537 Ensenada Dr. #IRR		38.29	-87,262.71
Bill	09/04/2026	56253 9.26	FPL	Aug 6, 2026 to Sep 4, 2026 2064 Las Calinas Blvd #IRR		55.83	-87,318.54
Bill	09/04/2026	52165 9.26	FPL	Aug 6, 2026 to Sep 4, 2026 166 Pantano Vista Way # Fountain		154.31	-87,472.85
Bill	09/04/2026	71537 9.26	FPL	Aug 6, 2026 to Sep 4, 2026 43 Privado Ct #LITE		35.98	-87,508.83
Bill	09/04/2026	88413 9.26	FPL	Aug 6, 2026 to Sep 4, 2026 491 Ensenada Dr #Park		36.80	-87,545.63
Bill	09/04/2026	83257 9.26	FPL	Aug 6, 2026 to Sep 4, 2026 711 Enrede LN		64.61	-87,610.24
Bill	09/04/2026	73535 9.26	FPL	Aug 6, 2026 to Sep 4, 2026 1187 Las Calinas Blvd #LITE		165.51	-87,775.75
Bill	09/04/2026	79354 9.26	FPL	Aug 6, 2026 to Sep 4, 2026 97 Onda LN #IRR		30.80	-87,806.55
Bill	09/04/2026	97256 9.26	FPL	Aug 6, 2026 to Sep 4, 2026 2036 Las Calinas Blvd #IRR		66.81	-87,873.36
Bill	09/08/2026	622743219	Turner Pest Control	Pest Control.		86.35	-87,959.71
Bill	09/08/2026	64589 9/26	TECO	Aug 05, 2026 - Sep 03, 2026 1865 N LOOP PKWY		88.94	-88,048.65
Bill	09/09/2026	110427 9.26	Florida Natural Gas	08/04/26 - 09/03/26 1865 NORTH LOOP PARKWAY		16.45	-88,065.10
Bill Pmt -Check	09/09/2026	090926ACH1	Republic Services #687	1865 N Loop Pkwy 9/1/26 - 9/30/26	1,053.26		-87,011.84
Bill Pmt -Check	09/10/2026	100185	Gannett FL LocalIQ	Invoice: 0007866104 (Reference: Legal Advertising.)	105.36		-86,906.48
Bill Pmt -Check	09/10/2026	091026ACH1	Turner Pest Control	Pest Control.	86.35		-86,820.13
Bill	09/10/2026	091026	Old City Tree Service	Reference: Dead Tree Removal.		3,400.00	-90,220.13
Bill	09/10/2026	07163 9.26	FPL	Aug 11, 2026 to Sept 10, 2026 Streetlights # Palencia N PH		5,970.56	-96,190.69
Bill	09/11/2026	1274272 9.26	Comcast	Sept 15, 2026 - Oct 14, 2026 1865 N. Loop Parkway		897.65	-97,088.34
Bill	09/14/2026	15995	Kilinski Van Wyk PLLC	Reference: Legal Services Aug 26.		6,121.25	-103,209.59
Bill	09/15/2026	30967	Verdego, LLC	Reference: Landscape Enhancement.		4,383.89	-107,593.48
Bill	09/15/2026	67858	Louise Leister	Reference: Landscape & Horticulture Consulting.		1,000.00	-108,593.48

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	09/15/2026	968276894 9.26	Comcast	Fitness Center 1865 N. Loop Parkway		256.72	-108,850.20
Bill Pmt -Check	09/16/2026	091626ACH1	FPL	Aug 6, 2026 to Sep 4, 2026 97 Onda LN #IRR	30.80		-108,819.40
Bill Pmt -Check	09/16/2026	091626ACH2	FPL	Aug 6, 2026 to Sep 4, 2026 -- 499 Ensenada Dr #IRR	30.80		-108,788.60
Bill Pmt -Check	09/16/2026	091626ACH3	FPL	Aug 6, 2026 to Sep 4, 2026 633 Glorieta Dr #IRR	32.01		-108,756.59
Bill Pmt -Check	09/16/2026	091626ACH4	FPL	Aug 6, 2026 to Sep 4, 2026 43 Privado Ct #LITE	35.98		-108,720.61
Bill Pmt -Check	09/16/2026	091626ACH5	FPL	Aug 6, 2026 to Sep 4, 2026 491 Ensenada Dr #Park	36.80		-108,683.81
Bill Pmt -Check	09/16/2026	091626ACH6	FPL	Aug 6, 2026 to Sep 4, 2026 537 Ensenada Dr. #IRR	38.29		-108,645.52
Bill Pmt -Check	09/16/2026	091626ACH7	FPL	Aug 6, 2026 to Sep 4, 2026 1329 Las Calinas Blvd #IRR	40.98		-108,604.54
Bill Pmt -Check	09/16/2026	091626ACH8	FPL	Aug 6, 2026 to Sep 4, 2026 336 Rio Del Norte Road #IRR	50.00		-108,554.54
Bill Pmt -Check	09/16/2026	091626ACH9	FPL	Aug 6, 2026 to Sep 4, 2026 2064 Las Calinas Blvd #IRR	55.83		-108,498.71
Bill Pmt -Check	09/16/2026	091626ACH10	FPL	Aug 6, 2026 to Sep 4, 2026 661 Ensenada Dr. #IRR	60.71		-108,438.00
Bill Pmt -Check	09/16/2026	091626ACH11	FPL	Aug 6, 2026 to Sep 4, 2026 711 Enrede LN	64.61		-108,373.39
Bill Pmt -Check	09/16/2026	091626ACH12	FPL	Aug 6, 2026 to Sep 4, 2026 2036 Las Calinas Blvd #IRR	66.81		-108,306.58
Bill Pmt -Check	09/16/2026	091626ACH14	FPL	Aug 6, 2026 to Sep 4, 2026 1504 Las Calinas Blvd #IRR	93.33		-108,213.25
Bill Pmt -Check	09/16/2026	091626ACH15	FPL	Aug 6, 2026 to Sep 4, 2026 166 Pantano Vista Way # Fountain	154.31		-108,058.94
Bill Pmt -Check	09/16/2026	091626ACH16	FPL	Aug 6, 2026 to Sep 4, 2026 1187 Las Calinas Blvd #LITE	165.51		-107,893.43
Bill Pmt -Check	09/16/2026	091626ACH13	FPL	Aug 6, 2026 to Sep 4, 2026 166 Torcido Blvd #IRR	91.10		-107,802.33
Bill	09/16/2026	3618397 9.26	Republic Services #687	1865 N Loop Pkwy 10/1/26 - 10/31/26		1,103.84	-108,906.17
Bill Pmt -Check	09/17/2026	100186	Unified Digital Systems LLC	Invoice: 1006-04 (Reference: IT Support Sept 26.)	200.00		-108,706.17
Bill Pmt -Check	09/17/2026	100187	Old City Tree Service	Invoice: 091026 (Reference: Dead Tree Removal.)	3,400.00		-105,306.17
Bill Pmt -Check	09/18/2026	091826ACH1	St. Johns County Utility Department	491 ENSENADA DR 7/19/26 - 8/18/26	15.99		-105,290.18
Bill Pmt -Check	09/18/2026	091826ACH2	St. Johns County Utility Department	1187 LAS CALINAS BLVD GUARDHOUSE 7/19/26 - 8/18/26	34.83		-105,255.35
Bill Pmt -Check	09/18/2026	091826ACH3	St. Johns County Utility Department	1865 N LOOP PKWY 7/19/26 - 8/18/26	1,435.34		-103,820.01
Bill	09/19/2026	125768 9.26	St. Johns County Utility Department	491 ENSENADA DR 8/18/26 - 9/16/26		15.95	-103,835.96
Bill	09/19/2026	127508 9.26	St. Johns County Utility Department	1865 N LOOP PKWY 8/18/26 - 9/16/26		6,756.08	-110,592.04
Bill	09/19/2026	131201 9.26	St. Johns County Utility Department	1187 LAS CALINAS BLVD GUARDHOUSE 8/18/26 - 9/16/26		34.83	-110,626.87
Bill	09/21/2026	SWRFID9.11.26	Marshall Creek CDD	Reference: Gate Stickers.		342.00	-110,968.87
Bill Pmt -Check	09/22/2026	092226ACH1	FPL	Aug 11, 2026 to Sept 10, 2026 Streetlights # Palencia N PH	5,970.56		-104,998.31
Bill	09/22/2026	47441 9.26	FPL	Aug 11, 2026 to Sept 10, 2026 1865 N Loop Pkwy		3,867.76	-108,866.07
Bill Pmt -Check	09/22/2026	092226ACH2	FPL	Aug 11, 2026 to Sept 10, 2026 1865 N Loop Pkwy	3,867.76		-104,998.31
Bill	09/22/2026	58332 9.26	FPL	Aug 11, 2026 to Sept 10, 2026 1802 N Loop PKWY #LGT		30.80	-105,029.11
Bill Pmt -Check	09/22/2026	092226ACH3	FPL	Aug 11, 2026 to Sept 10, 2026 1802 N Loop PKWY #LGT	30.80		-104,998.31
Bill Pmt -Check	09/23/2026	100188	Kilinski Van Wyk PLLC	Invoice: 15995 (Reference: Legal Services Aug 26.)	6,121.25		-98,877.06
Bill Pmt -Check	09/23/2026	100189	Louise Leister	Invoice: 67858 (Reference: Landscape & Horticulture Consulting.)	1,000.00		-97,877.06
Bill Pmt -Check	09/23/2026	100190	Verdego, LLC	Invoice: 30967 (Reference: Landscape Enhancement.)	4,383.89		-93,493.17
Bill Pmt -Check	09/23/2026	100191	Olympic Air	Invoice: 6774 (Reference: Replace Partial Gas Line.) Invoice: 6780 (Reference: Service Call. ...	870.00		-92,623.17
Bill	09/23/2026	090326 BOS	Ronald J Cervelli	BOS Meeting 9/3/26		200.00	-92,823.17
Bill	09/23/2026	090326 BOS	Daniel L Colin	BOS Meeting 9/3/26		200.00	-93,023.17
Bill	09/23/2026	090326 BOS	Stephen J Handler	BOS Meeting 9/3/26		200.00	-93,223.17
Bill	09/23/2026	090326 BOS	Kristen Cohen	BOS Meeting 9/3/26		200.00	-93,423.17
Bill	09/23/2026	090326 BOS	Gary M. LaCombe	BOS Meeting 9/3/26		200.00	-93,623.17
Bill	09/23/2026	091526	Aristides Beaton	2 Classes @ $35.00		70.00	-93,693.17
Bill	09/23/2026	091526	Miranda Bulger	3 Classes @ $40.00		120.00	-93,813.17
Bill	09/23/2026	091526	Ronald C. Cullum	3 Classes @ $35.00		105.00	-93,918.17
Bill	09/23/2026	091526	Tiffany Cunningham	4 Classes @ $35.00		140.00	-94,058.17
Bill	09/23/2026	091526	Erin Heaton	2 Classes @ $35.00		70.00	-94,128.17
Bill	09/23/2026	091526	Lina Hermez	10 Classes @ $40.00 & 2 Classes @ $25.00		450.00	-94,578.17
Bill	09/23/2026	091526	Andrea Jomant	2 Classes @ $35.00		70.00	-94,648.17
Bill	09/23/2026	091526	Madeline Rivera	4 Classes @ $35.00		140.00	-94,788.17
Bill	09/23/2026	091526	Patricia Scott	4 Classes @ $35.00		140.00	-94,928.17
Bill	09/23/2026	091526	Diane Stoever	12 Classes @ $40.00		480.00	-95,408.17

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Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	09/23/2026	091526	Marilyn J Costanzo	1 Class @ $35.00		35.00	-95,443.17
Bill	09/23/2026	091526	Christie W. McGinnis	2 Classes @ $35.00		70.00	-95,513.17
Bill Pmt -Check	09/24/2026	092426ACH1	AT&T	Guardhouse Telephone Sept 02 - Oct 01	151.20		-95,361.97
Bill Pmt -Check	09/24/2026	092426ACH2	Comcast	Fitness Center 1865 N. Loop Parkway	128.36		-95,233.61
Bill	09/24/2026	K480-111	Lloyds Exercise Equipment LLC	Reference: Fitness Center Wipes.		1,560.00	-96,793.61
Bill Pmt -Check	09/24/2026	092426BOS1	Daniel L Colin	BOS Meeting 9/3/26	200.00		-96,593.61
Bill Pmt -Check	09/24/2026	092426BOS2	Gary M. LaCombe	BOS Meeting 9/3/26	200.00		-96,393.61
Bill Pmt -Check	09/24/2026	092426BOS3	Kristen Cohen	BOS Meeting 9/3/26	200.00		-96,193.61
Bill Pmt -Check	09/24/2026	092426BOS4	Ronald J Cervelli	BOS Meeting 9/3/26	200.00		-95,993.61
Bill Pmt -Check	09/24/2026	092426BOS5	Stephen J Handler	BOS Meeting 9/3/26	200.00		-95,793.61
Bill Pmt -Check	09/24/2026	092426PR1	Andrea Jomant	2 Classes @ $35.00	70.00		-95,723.61
Bill Pmt -Check	09/24/2026	092426PR2	Aristides Beaton	2 Classes @ $35.00	70.00		-95,653.61
Bill Pmt -Check	09/24/2026	092426PR3	Christie W. McGinnis	2 Classes @ $35.00	70.00		-95,583.61
Bill Pmt -Check	09/24/2026	092426PR4	Diane Stoever	12 Classes @ $40.00	480.00		-95,103.61
Bill Pmt -Check	09/24/2026	092426PR5	Erin Heaton	2 Classes @ $35.00	70.00		-95,033.61
Bill Pmt -Check	09/24/2026	092426PR6	Lina Hermez	10 Classes @ $40.00 & 2 Classes @ $25.00	450.00		-94,583.61
Bill Pmt -Check	09/24/2026	092426PR7	Madeline Rivera	4 Classes @ $35.00	140.00		-94,443.61
Bill Pmt -Check	09/24/2026	092426PR8	Marilyn J Costanzo	1 Class @ $35.00	35.00		-94,408.61
Bill Pmt -Check	09/24/2026	092426PR9	Miranda Bulger	3 Classes @ $40.00	120.00		-94,288.61
Bill Pmt -Check	09/24/2026	092426PR10	Patricia Scott	4 Classes @ $35.00	140.00		-94,148.61
Bill Pmt -Check	09/24/2026	092426PR11	Ronald C. Cullum	3 Classes @ $35.00	105.00		-94,043.61
Bill Pmt -Check	09/24/2026	092426PR12	Tiffany Cunningham	4 Classes @ $35.00	140.00		-93,903.61
Bill	09/24/2026	351	ReAlign Web Design	Reference: Google Workspace Business.		2,520.00	-96,423.61
Bill Pmt -Check	09/28/2026	100192	Lloyds Exercise Equipment LLC	Invoice: K480-111 (Reference: Fitness Center Wipes.)	1,560.00		-94,863.61
Bill Pmt -Check	09/28/2026	100193	Vesta District Services	Invoice: 434689 (Reference: Billable Expenses - Aug 2026.)	15.63		-94,847.98
Bill Pmt -Check	09/28/2026	092826ACH1	Geneva Capital LLC	Fitness Equipment 9/26	2,540.92		-92,307.06
Bill Pmt -Check	09/28/2026	092826CC1	Valley Bank Credit Card	Various Purchases	9,727.30		-82,579.76
Bill	09/29/2026	092826	Aristides Beaton	2 Classes @ $35.00		70.00	-82,649.76
Bill	09/29/2026	092826	Miranda Bulger	6 Classes @ $40.00		240.00	-82,889.76
Bill	09/29/2026	092826	Ronald C. Cullum	4 Classes @ $35.00		140.00	-83,029.76
Bill	09/29/2026	092826	Tiffany Cunningham	4 Classes @ $35.00		140.00	-83,169.76
Bill	09/29/2026	092826	Erin Heaton	1 Class @ $35.00		35.00	-83,204.76
Bill	09/29/2026	092826	Lina Hermez	4 Classes @ $40.00 & 1 Class @ $25.00		185.00	-83,389.76
Bill	09/29/2026	092826	Andrea Jomant	2 Classes @ $35.00 & 1 Class @ $25.00		95.00	-83,484.76
Bill	09/29/2026	092826	Madeline Rivera	4 Classes @ $35.00		140.00	-83,624.76
Bill	09/29/2026	092826	Patricia Scott	2 Classes @ $35.00		70.00	-83,694.76
Bill	09/29/2026	092826	Diane Stoever	12 Classes @ $40.00		480.00	-84,174.76
Bill	09/29/2026	092826	Josie Carleton	1 Class @ $35.00		35.00	-84,209.76
Bill	09/29/2026	092826	Elaina Wahl-Temple	2 Classes @ $35.00		70.00	-84,279.76
Bill	09/29/2026	092826	Christie W. McGinnis	5 Classes @ $35.00		175.00	-84,454.76
Bill Pmt -Check	09/30/2026	093026ACH1	TECO	Aug 05, 2026 - Sep 03, 2026 1865 N LOOP PKWY	88.94		-84,365.82
Bill Pmt -Check	09/30/2026	093026PR1	Andrea Jomant	2 Classes @ $35.00 & 1 Class @ $25.00	95.00		-84,270.82
Bill Pmt -Check	09/30/2026	093026PR2	Aristides Beaton	2 Classes @ $35.00	70.00		-84,200.82
Bill Pmt -Check	09/30/2026	093026PR3	Christie W. McGinnis	5 Classes @ $35.00	175.00		-84,025.82
Bill Pmt -Check	09/30/2026	093026PR4	Diane Stoever	12 Classes @ $40.00	480.00		-83,545.82
Bill Pmt -Check	09/30/2026	093026PR5	Elaina Wahl-Temple	2 Classes @ $35.00	70.00		-83,475.82
Bill Pmt -Check	09/30/2026	093026PR6	Erin Heaton	1 Class @ $35.00	35.00		-83,440.82
Bill Pmt -Check	09/30/2026	093026PR7	Josie Carleton	1 Class @ $35.00	35.00		-83,405.82
Bill Pmt -Check	09/30/2026	093026PR8	Lina Hermez	4 Classes @ $40.00 & 1 Class @ $25.00	185.00		-83,220.82
Bill Pmt -Check	09/30/2026	093026PR9	Madeline Rivera	4 Classes @ $35.00	140.00		-83,080.82
Bill Pmt -Check	09/30/2026	093026PR10	Miranda Bulger	6 Classes @ $40.00	240.00		-82,840.82

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	Type	Date	Num	Name	Memo	Debit	Credit	Balance
	Bill Pmt -Check	09/30/2026	093026PR11	Patricia Scott	2 Classes @ $35.00	70.00		-82,770.82
	Bill Pmt -Check	09/30/2026	093026PR12	Ronald C. Cullum	4 Classes @ $35.00	140.00		-82,630.82
	Bill Pmt -Check	09/30/2026	093026PR13	Tiffany Cunningham	4 Classes @ $35.00	140.00		-82,490.82
	Bill	09/30/2026	0007909191	Gannett FL LocalIQ	Reference: Legal Advertising.		309.28	-82,800.10
	Bill	09/30/2026	435085	Vesta Property Services	Reference: Amenity Management Sept 26.		35,273.88	-118,073.98
	Bill	09/30/2026	435275	Vesta District Services	Reference: Billable Expenses - Sep 2026.		18.58	-118,092.56
	Bill	09/30/2026	86541 10.26	Geneva Capital LLC	Fitness Equipment 10/26		2,540.92	-120,633.48
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Various Purchases		7,091.11	-127,724.59
Total 1202000 · Accounts Payable						119,852.70	129,268.53	-127,724.59
1202010 · Accrued Expenses								**-59,302.03**
	General Journal	09/01/2026	84R		To accrue August landscape maint	27,631.09		-31,670.94
	General Journal	09/01/2026	84R		To accrue August field management	6,928.24		-24,742.70
	General Journal	09/01/2026	84R		To accrue August facility management	24,742.70		0.00
	General Journal	09/30/2026	87		Kilinski VanWyk inv 16235 dtd 10/8/26 Sept legal services		7,370.25	-7,370.25
	General Journal	09/30/2026	87		Lloyd's Exercise Equip inv K480-113 dtd 8/18/26		2,860.00	-10,230.25
	General Journal	09/30/2026	89		Old City Tree inv 061726 dtd 6/17/26 240 Palm Tree Pruning		9,200.00	-19,430.25
Total 1202010 · Accrued Expenses						59,302.03	19,430.25	-19,430.25
1202020 · Sales Tax Payable								**0.00**
Total 1202020 · Sales Tax Payable								0.00
1202030 · Deferred Revenue								**0.00**
Total 1202030 · Deferred Revenue								0.00
1207000 · Due to General Fund								**-59,686.16**
	General Journal	09/30/2026	88		VNB CC United Land/Screen Encl paid by GF		1,328.00	-61,014.16
Total 1207000 · Due to General Fund						0.00	1,328.00	-61,014.16
1207001 · Due to Amenity Funds								**0.00**
Total 1207001 · Due to Amenity Funds								0.00
1207002 · Due to Capital Reserve								**0.00**
Total 1207002 · Due to Capital Reserve								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
1271300 · FB - Reserved								**-774,253.45**
Total 1271300 · FB - Reserved								-774,253.45
30000 · Opening Balance Equity								**0.00**
Total 30000 · Opening Balance Equity								0.00
32000 · Retained Earnings								**-23,645.65**
Total 32000 · Retained Earnings								-23,645.65
1300000 · Temporary Revenue								**0.00**
	Deposit	09/02/2026			POS deposit		165.00	-165.00
	Deposit	09/03/2026			POS Deposit		21.30	-186.30

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	Type	Date	Num	Name	Memo	Debit	Credit	Balance
	Deposit	09/11/2026			POS Deposit		295.00	-481.30
	Deposit	09/14/2026			POS Deposit		106.30	-587.60
	Deposit	09/18/2026			POS Deposit		50.00	-637.60
	Deposit	09/21/2026			POS Deposit		25.00	-662.60
	Deposit	09/22/2026			POS Deposit		25.00	-687.60
	Deposit	09/23/2026			POS Deposit		25.00	-712.60
	Deposit	09/24/2026			POS Deposit		50.00	-762.60
	Deposit	09/28/2026			POS Deposit		92.60	-855.20
	Deposit	09/29/2026			POS Deposits		25.00	-880.20
	General Journal	09/30/2026	86		POS Deposits September	880.20		0.00
Total 1300000 · Temporary Revenue						880.20	880.20	0.00
1325000 · Special Assessments								**-1,995,036.77**
Total 1325000 · Special Assessments								-1,995,036.77
1325100 · Excess Revenue								**0.00**
Total 1325100 · Excess Revenue								0.00
1361000 · Interest Revenue								**-38,496.98**
	Deposit	09/01/2026			Interest		3,173.65	-41,670.63
	Deposit	09/30/2026			Interest		548.83	-42,219.46
	Deposit	09/30/2026			Interest		26.17	-42,245.63
	Deposit	09/30/2026			Interest		24.45	-42,270.08
Total 1361000 · Interest Revenue						0.00	3,773.10	-42,270.08
1369000 · Miscellaneous Revenue								**-1,034.10**
	General Journal	09/30/2026	86		Pickleball League		85.20	-1,119.30
Total 1369000 · Miscellaneous Revenue						0.00	85.20	-1,119.30
1369010 · Fitness Center Revenue								**-8,706.50**
	General Journal	09/30/2026	86		Personal Training		545.00	-9,251.50
	General Journal	09/30/2026	86		Pickleball League		250.00	-9,501.50
Total 1369010 · Fitness Center Revenue						0.00	795.00	-9,501.50
1369100 · Insurance Proceeds								**0.00**
Total 1369100 · Insurance Proceeds								0.00
1369200 · Cost Share Rev - Marshall Creek								**0.00**
Total 1369200 · Cost Share Rev - Marshall Creek								0.00
2361000 · Interest CRF								**-15,676.66**
	Deposit	09/30/2026			Interest		527.50	-16,204.16
	Deposit	09/30/2026			Interest		1,288.83	-17,492.99
Total 2361000 · Interest CRF						0.00	1,816.33	-17,492.99
2369000 · Miscellaneous Rev								**0.00**
Total 2369000 · Miscellaneous Rev								0.00
3325000 · Spec Assessments - On Roll								**-739,940.66**
Total 3325000 · Spec Assessments - On Roll								-739,940.66
3325010 · Spec Assessments - Prepayments								**-10,377.56**
	Deposit	09/01/2026	2792		Jerry & Kimberly Wenger		8,639.18	-19,016.74
	Deposit	09/01/2026	0418		David B & Maureen Tuttle		11,532.33	-30,549.07
Total 3325010 · Spec Assessments - Prepayments						0.00	20,171.51	-30,549.07
3325100 · Excess DS Revenue								**0.00**
Total 3325100 · Excess DS Revenue								0.00
3361000 · Interest - DS 2019								**-21,080.29**
	Deposit	09/01/2026			Interest		319.52	-21,399.81
	Deposit	09/01/2026			Interest		395.15	-21,794.96
	Deposit	09/01/2026			Interest		0.38	-21,795.34
	Deposit	09/01/2026			Interest		711.27	-22,506.61

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	Type	Date	Num	Name	Memo	Debit	Credit	Balance
Total 3361000 · Interest - DS 2019						0.00	1,426.32	-22,506.61
4361000 · Interest								**-1,797.85**
	Deposit	09/01/2026			Interest		96.89	-1,894.74
Total 4361000 · Interest						0.00	96.89	-1,894.74
50000 · Cost of Goods Sold								**0.00**
Total 50000 · Cost of Goods Sold								0.00
1110000 · General & Administrative								**287,256.90**
1510000 · Supervisor Fees								**13,000.00**
	Bill	09/23/2026	090326 BOS	Ronald J Cervelli	BOS Meeting 9/3/26	200.00		13,200.00
	Bill	09/23/2026	090326 BOS	Daniel L Colin	BOS Meeting 9/3/26	200.00		13,400.00
	Bill	09/23/2026	090326 BOS	Stephen J Handler	BOS Meeting 9/3/26	200.00		13,600.00
	Bill	09/23/2026	090326 BOS	Kristen Cohen	BOS Meeting 9/3/26	200.00		13,800.00
	Bill	09/23/2026	090326 BOS	Gary M. LaCombe	BOS Meeting 9/3/26	200.00		14,000.00
Total 1510000 · Supervisor Fees						1,000.00	0.00	14,000.00
1510010 · Engineering Services								**35,554.09**
Total 1510010 · Engineering Services								35,554.09
1510020 · District Counsel								**91,844.30**
	Bill	09/14/2026	15995	Kilinski Van Wyk PLLC	Legal Services Aug 26.	6,121.25		97,965.55
	General Journal	09/30/2026	87		Kilinski VanWyk inv 16235 dtd 10/8/26 Sept legal services	7,370.25		105,335.80
Total 1510020 · District Counsel						13,491.50	0.00	105,335.80
1510030 · Audit Fees								**4,000.00**
Total 1510030 · Audit Fees								4,000.00
1510040 · Assessment Administration								**10,083.37**
	Bill	09/01/2026	434846	Vesta District Services	Reference: Management Fees Sept 26.	416.67		10,500.04
Total 1510040 · Assessment Administration						416.67	0.00	10,500.04
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								**3,834.11**
Total 1510070 · Trustee Fees								3,834.11
1510080 · Management Fees								**43,828.50**
	Bill	09/01/2026	434846	Vesta District Services	Reference: Management Fees Sept 26.	1,000.00		44,828.50
	Bill	09/01/2026	434846	Vesta District Services	Reference: Management Fees Sept 26.	1,500.00		46,328.50
	Bill	09/01/2026	434846	Vesta District Services	Reference: Management Fees Sept 26.	1,393.50		47,722.00
Total 1510080 · Management Fees						3,893.50	0.00	47,722.00
1510085 · Accounting Services								**0.00**
Total 1510085 · Accounting Services								0.00
1510090 · Information Technology								**6,694.16**
	Bill	09/03/2026	1006-04	Unified Digital Systems LLC	IT Support Sept 26.	200.00		6,894.16
Total 1510090 · Information Technology						200.00	0.00	6,894.16
1510095 · Administrative Services								**0.00**
Total 1510095 · Administrative Services								0.00
1510100 · Website Maintenance								**0.00**
	Bill	09/24/2026	351	ReAlign Web Design	Reference: Google Workspace Business.	2,520.00		2,520.00
Total 1510100 · Website Maintenance						2,520.00	0.00	2,520.00
1510110 · Telephone								**0.00**
Total 1510110 · Telephone								0.00
1510120 · Postage & Delivery								**1,699.67**
	Bill	09/30/2026	435275	Vesta District Services	Reference: Billable Expenses - Sep 2026.	18.58		1,718.25
Total 1510120 · Postage & Delivery						18.58	0.00	1,718.25

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	Type	Date	Num	Name	Memo	Debit	Credit	Balance
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								**3,545.43**
	Bill	09/30/2026	0007909191	Gannett FL LocalIQ	Reference: Legal Advertising.	309.28		3,854.71
Total 1510150 · Legal Advertising						309.28	0.00	3,854.71
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						21,849.53	0.00	309,106.43
1120000 · Operations & Maintenance								**543,154.23**
1520000 · Electric								**75,892.42**
	Bill	09/04/2026	37392 9.26	FPL	Aug 6, 2026 to Sep 4, 2026 661 Ensenada Dr. #IRR	60.71		75,953.13
	Bill	09/04/2026	44154 9.26	FPL	Aug 6, 2026 to Sep 4, 2026 -- 499 Ensenada Dr #IRR	30.80		75,983.93
	Bill	09/04/2026	20281 9.26	FPL	Aug 6, 2026 to Sep 4, 2026 1504 Las Calinas Blvd #IRR	93.33		76,077.26
	Bill	09/04/2026	10583 9.26	FPL	Aug 6, 2026 to Sep 4, 2026 1329 Las Calinas Blvd #IRR	40.98		76,118.24
	Bill	09/04/2026	47285 9.26	FPL	Aug 6, 2026 to Sep 4, 2026 336 Rio Del Norte Road #IRR	50.00		76,168.24
	Bill	09/04/2026	70401 9.26	FPL	Aug 6, 2026 to Sep 4, 2026 633 Glorieta Dr #IRR	32.01		76,200.25
	Bill	09/04/2026	69248 9.26	FPL	Aug 6, 2026 to Sep 4, 2026 166 Torcido Blvd #IRR	104.04		76,304.29
	Bill	09/04/2026	61314 9.26	FPL	Aug 6, 2026 to Sep 4, 2026 537 Ensenada Dr. #IRR	38.29		76,342.58
	Bill	09/04/2026	56253 9.26	FPL	Aug 6, 2026 to Sep 4, 2026 2064 Las Calinas Blvd #IRR	55.83		76,398.41
	Bill	09/04/2026	52165 9.26	FPL	Aug 6, 2026 to Sep 4, 2026 166 Pantano Vista Way # Fountain	154.31		76,552.72
	Bill	09/04/2026	71537 9.26	FPL	Aug 6, 2026 to Sep 4, 2026 43 Privado Ct #LITE	35.98		76,588.70
	Bill	09/04/2026	83257 9.26	FPL	Aug 6, 2026 to Sep 4, 2026 711 Enrede LN	64.61		76,653.31
	Bill	09/04/2026	79354 9.26	FPL	Aug 6, 2026 to Sep 4, 2026 97 Onda LN #IRR	30.80		76,684.11
	Bill	09/04/2026	97256 9.26	FPL	Aug 6, 2026 to Sep 4, 2026 2036 Las Calinas Blvd #IRR	66.81		76,750.92
	Bill	09/10/2026	07163 9.26	FPL	Aug 11, 2026 to Sept 10, 2026 Streetlights # Palencia N PH	5,970.56		82,721.48
	Bill	09/22/2026	58332 9.26	FPL	Aug 11, 2026 to Sept 10, 2026 1802 N Loop PKWY #LGT	30.80		82,752.28
Total 1520000 · Electric						6,859.86	0.00	82,752.28
1520010 · General Insurance								**6,246.00**
Total 1520010 · General Insurance								6,246.00
1520020 · Landscape Maintenance								**304,413.43**
	Bill	09/01/2026	30753	Verdego, LLC	Landscape Maintenance Sept 26.	27,631.09		332,044.52
	General Journal	09/01/2026	84R		Reverse of GJE 84 -- To accrue August landscape maint		27,631.09	304,413.43
Total 1520020 · Landscape Maintenance						27,631.09	27,631.09	304,413.43
1520030 · Landscape Improvements								**26,591.04**
	Bill	09/15/2026	30967	Verdego, LLC	Landscape Enhancement.	4,383.89		30,974.93
	Bill	09/15/2026	67858	Louise Leister	Landscape & Horticulture Consulting.	1,000.00		31,974.93
Total 1520030 · Landscape Improvements						5,383.89	0.00	31,974.93
1520040 · Mulch								**2,861.59**
Total 1520040 · Mulch								2,861.59
1520050 · Lake Maintenance								**23,231.52**
	Bill	09/01/2026	PSI298367	Solitude Lake Management LLC	Reference: Water Management Sept 26.	2,084.00		25,315.52

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	Type	Date	Num	Name	Memo	Debit	Credit	Balance
Total 1520050 · Lake Maintenance						2,084.00	0.00	25,315.52
1520060 · Fountain Maintenance								**7,373.26**
Total 1520060 · Fountain Maintenance								7,373.26
1520070 · Irrigation Repairs & Maintenanc								**51,662.19**
Total 1520070 · Irrigation Repairs & Maintenanc								51,662.19
1520075 · Backflow Repair & Maintenance								**0.00**
Total 1520075 · Backflow Repair & Maintenance								0.00
1520080 · Storm Clean-up								**10,200.00**
	Bill	09/10/2026	091026	Old City Tree Service	Dead Tree Removal.	3,400.00		13,600.00
Total 1520080 · Storm Clean-up						3,400.00	0.00	13,600.00
1520090 · Field Repairs & Maintenance								**2,361.71**
Total 1520090 · Field Repairs & Maintenance								2,361.71
1520100 · Tree Removals								**2,500.00**
Total 1520100 · Tree Removals								2,500.00
1520110 · Tree Replacements								**0.00**
Total 1520110 · Tree Replacements								0.00
1520120 · Tree Pruning								**23,745.00**
	General Journal	09/30/2026	89		Old City Tree inv 061726 dtd 6/17/26 240 Palm Tree Pruning	9,200.00		32,945.00
Total 1520120 · Tree Pruning						9,200.00	0.00	32,945.00
1520130 · Streetlight Repairs								**0.00**
Total 1520130 · Streetlight Repairs								0.00
1520140 · Signage Repairs								**3,031.93**
Total 1520140 · Signage Repairs								3,031.93
1520150 · Holiday Decorations								**1,075.89**
Total 1520150 · Holiday Decorations								1,075.89
1520160 · Miscellaneous Field Supplies								**1,968.25**
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Amazon	158.55		2,126.80
Total 1520160 · Miscellaneous Field Supplies						158.55	0.00	2,126.80
1520170 · Playground - R & M								**0.00**
Total 1520170 · Playground - R & M								0.00
1520180 · Vehicle Repair & Maintenance								**0.00**
Total 1520180 · Vehicle Repair & Maintenance								0.00
1520190 · Equipment Repair & Maintenance								**0.00**
Total 1520190 · Equipment Repair & Maintenance								0.00
1520200 · Fuel								**0.00**
Total 1520200 · Fuel								0.00
1520210 · Contingency								**0.00**
Total 1520210 · Contingency								0.00
1120000 · Operations & Maintenance - Other								**0.00**
Total 1120000 · Operations & Maintenance - Other								0.00
Total 1120000 · Operations & Maintenance						54,717.39	27,631.09	570,240.53
1130000 · Amenities - Administrative								**75,143.84**
1530000 · Property & Casuality Insurance								**41,902.00**
Total 1530000 · Property & Casuality Insurance								41,902.00
1530005 · Automobile Insurance								**1,662.00**
Total 1530005 · Automobile Insurance								1,662.00
1530010 · Facility Management								**0.00**
Total 1530010 · Facility Management								0.00
1530020 · Performance Incentive								**10,000.00**
Total 1530020 · Performance Incentive								10,000.00
1530030 · Information Technology								**2,131.96**

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	Type	Date	Num	Name	Memo	Debit	Credit	Balance
Total 1530030 · Information Technology								2,131.96
1530040 · Licenses & Permits								**0.00**
Total 1530040 · Licenses & Permits								0.00
1530050 · Subscriptions & Memberships								**3,461.25**
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Pickleball Central	53.21		3,514.46
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Safesave	22.47		3,536.93
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Circle K	100.10		3,637.03
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Fuel Rebate		1.00	3,636.03
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Swish	85.00		3,721.03
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Court Reserve	25.00		3,746.03
Total 1530050 · Subscriptions & Memberships						285.78	1.00	3,746.03
1530060 · Training								**0.00**
Total 1530060 · Training								0.00
1530065 · Travel & Per Diem								**0.00**
Total 1530065 · Travel & Per Diem								0.00
1530070 · Office Supplies								**2,000.08**
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Amazon	27.15		2,027.23
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Amazon	11.53		2,038.76
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Amazon	149.00		2,187.76
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Amazon	219.99		2,407.75
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Publix	37.52		2,445.27
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Publix	28.14		2,473.41
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Publix	60.97		2,534.38
Total 1530070 · Office Supplies						534.30	0.00	2,534.38
1530080 · Office Equipment								**2,180.70**
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Home Depot	34.03		2,214.73
Total 1530080 · Office Equipment						34.03	0.00	2,214.73
1530090 · Telephone, Internet & TV								**10,156.65**
	Bill	09/11/2026	1274272 9.26	Comcast	Sept 15, 2026 - Oct 14, 2026 1865 N. Loop Parkway	897.65		11,054.30
	Bill	09/15/2026	968276894 9.26	Comcast	Fitness Center 1865 N. Loop Parkway	256.72		11,311.02
Total 1530090 · Telephone, Internet & TV						1,154.37	0.00	11,311.02
1530100 · Guard House- Internet & Phone								**1,649.20**
	Bill	09/01/2026	335341682 9/26	AT&T	Guardhouse Telephone Sept 02 - Oct 01	151.20		1,800.40
Total 1530100 · Guard House- Internet & Phone						151.20	0.00	1,800.40
1130000 · Amenities - Administrative - Other								**0.00**
Total 1130000 · Amenities - Administrative - Other								0.00
Total 1130000 · Amenities - Administrative						2,159.68	1.00	77,302.52
1130001 · Amenities - Field								**647,836.28**
1530110 · Field Management								**84,343.65**
	General Journal	09/01/2026	84R		To accrue August field management		6,928.24	77,415.41
	Bill	09/30/2026	435085	Vesta Property Services	Reference: Amenity Management Sept 26.	833.33		78,248.74
	Bill	09/30/2026	435085	Vesta Property Services	Reference: Amenity Management Sept 26.	6,730.52		84,979.26
Total 1530110 · Field Management						7,563.85	6,928.24	84,979.26
1530115 · Facility Management								**298,053.15**
	General Journal	09/01/2026	84R		To accrue August facility management		24,742.70	273,310.45
	Bill	09/30/2026	435085	Vesta Property Services	Reference: Amenity Management Sept 26.	23,086.25		296,396.70
Total 1530115 · Facility Management						23,086.25	24,742.70	296,396.70
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

Sweetwater CDD
General Ledger Detail
September 2026

	Type	Date	Num	Name	Memo	Debit	Credit	Balance
1530130 · General Utilities								**69,741.09**
	Bill	09/04/2026	88413 9.26	FPL	Aug 6, 2026 to Sep 4, 2026 491 Ensenada Dr #Park	36.80		69,777.89
	Bill	09/04/2026	73535 9.26	FPL	Aug 6, 2026 to Sep 4, 2026 1187 Las Calinas Blvd #LITE	165.51		69,943.40
	Bill	09/08/2026	64589 9/26	TECO	Aug 05, 2026 - Sep 03, 2026 1865 N LOOP PKWY	88.94		70,032.34
	Bill	09/09/2026	110427 9.26	Florida Natural Gas	08/04/26 - 09/03/26 1865 NORTH LOOP PARKWAY	16.45		70,048.79
	Bill	09/19/2026	125768 9.26	St. Johns County Utility Department	491 ENSENADA DR 8/18/26 - 9/16/26	15.95		70,064.74
	Bill	09/19/2026	127508 9.26	St. Johns County Utility Department	1865 N LOOP PKWY 8/18/26 - 9/16/26	6,756.08		76,820.82
	Bill	09/19/2026	131201 9.26	St. Johns County Utility Department	1187 LAS CALINAS BLVD GUARDHOUSE 8/18/26 - 9/16/26	34.83		76,855.65
	Bill	09/22/2026	47441 9.26	FPL	Aug 11, 2026 to Sept 10, 2026 1865 N Loop Pkwy	3,867.76		80,723.41
Total 1530130 · General Utilities						10,982.32	0.00	80,723.41
1530140 · Refuse Removal								**11,060.76**
	Bill	09/16/2026	3618397 9.26	Republic Services #687	1865 N Loop Pkwy 10/1/26 - 10/31/26	1,103.84		12,164.60
Total 1530140 · Refuse Removal						1,103.84	0.00	12,164.60
1530150 · Security								**43,414.48**
	Bill	09/01/2026	772890	Envera	Security Monitoring 10/1/26 - 10/31/26.	3,476.78		46,891.26
	Bill	09/21/2026	SWRFID9.11.26	Marshall Creek CDD	Reference: Gate Stickers.	342.00		47,233.26
	General Journal	09/30/2026	87		Envera inv 7728 10/1-31/26 monitoring dtd 9/1/26		3,476.78	43,756.48
Total 1530150 · Security						3,818.78	3,476.78	43,756.48
1530160 · Janitorial Services								**53,977.93**
	Bill	09/30/2026	435085	Vesta Property Services	Reference: Amenity Management Sept 26.	4,623.78		58,601.71
Total 1530160 · Janitorial Services						4,623.78	0.00	58,601.71
1530170 · Operating Supplies- Spa & Paper								**2,973.27**
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Amazon	284.47		3,257.74
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Amazon	69.98		3,327.72
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Amazon	651.09		3,978.81
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Amazon	87.74		4,066.55
Total 1530170 · Operating Supplies- Spa & Paper						1,093.28	0.00	4,066.55
1530180 · Operating Supplies - Uniforms								**121.66**
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Amazon	26.98		148.64
Total 1530180 · Operating Supplies - Uniforms						26.98	0.00	148.64
1530190 · Cleaning Supplies								**6,967.55**
	Bill	09/24/2026	K480-111	Lloyds Exercise Equipment LLC	Fitness Center Wipes.	1,560.00		8,527.55
	General Journal	09/30/2026	87		Lloyd's Exercise Equip inv K480-112 dtd 7/29/26	1,560.00		10,087.55
	General Journal	09/30/2026	87		Lloyd's Exercise Equip inv K480-113 dtd 8/18/26	1,300.00		11,387.55
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Amazon	37.85		11,425.40
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Amazon	35.99		11,461.39
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Amazon	65.97		11,527.36
Total 1530190 · Cleaning Supplies						4,559.81	0.00	11,527.36
1530200 · Landscape- Maint & Improv								**10,341.88**
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Amazon	29.89		10,371.77
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Amazon	47.87		10,419.64
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Home Depot	49.86		10,469.50
Total 1530200 · Landscape- Maint & Improv						127.62	0.00	10,469.50
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								**4,039.60**
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Home Depot	101.96		4,141.56

Sweetwater CDD
General Ledger Detail
September 2026

	Type	Date	Num	Name	Memo	Debit	Credit	Balance
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Amazon	14.99		4,156.55
Total 1530240 · Misc Field Supplies						116.95	0.00	4,156.55
1530250 · Building - R & M								**20,723.46**
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Home Depot	208.27		20,931.73
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Amazon	111.96		21,043.69
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Amazon	19.99		21,063.68
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Grainger	389.75		21,453.43
Total 1530250 · Building - R & M						729.97	0.00	21,453.43
1530260 · Pest Control								**1,354.69**
	Bill	09/08/2026	622743219	Turner Pest Control	Pest Control.	86.35		1,441.04
Total 1530260 · Pest Control						86.35	0.00	1,441.04
1530270 · Pool Maintenance - Contract								**0.00**
Total 1530270 · Pool Maintenance - Contract								0.00
1530280 · Pool - R & M								**1,000.29**
Total 1530280 · Pool - R & M								1,000.29
1530290 · Pool Chemicals								**23,581.92**
	General Journal	09/01/2026	80		Poolsure - Pool Chemicals - Annual Contract Amortization	2,131.65		25,713.57
Total 1530290 · Pool Chemicals						2,131.65	0.00	25,713.57
1530300 · Signage & Amenity Repairs								**100.96**
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Smart Sign	485.96		586.92
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Amazon	15.38		602.30
Total 1530300 · Signage & Amenity Repairs						501.34	0.00	602.30
1530305 · Holiday Decor - Field								**2,801.85**
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Amazon	239.99		3,041.84
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Amazon	142.45		3,184.29
Total 1530305 · Holiday Decor - Field						382.44	0.00	3,184.29
1530310 · Special Events								**2,196.89**
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Paddle.Net	1.99		2,198.88
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Paddle.Net	29.99		2,228.87
Total 1530310 · Special Events						31.98	0.00	2,228.87
1530320 · Park - R & M								**3,140.79**
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Home Depot	33.40		3,174.19
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Home Depot	363.90		3,538.09
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Home Depot	78.01		3,616.10
Total 1530320 · Park - R & M						475.31	0.00	3,616.10
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						61,442.50	35,147.72	674,131.06
1130002 · Fitness								**90,827.68**
1530255 · HVAC Maintenance								**0.00**
Total 1530255 · HVAC Maintenance								0.00
1530360 · Outside Fitness								**41,967.50**
	Bill	09/01/2026	083126	Aristides Beaton	4 Classes @ $35.00	140.00		42,107.50
	Bill	09/01/2026	083126	Miranda Bulger	3 Classes @ $40.00	120.00		42,227.50
	Bill	09/01/2026	083126	Tiffany Cunningham	4 Classes @ $35.00	140.00		42,367.50

Sweetwater CDD
General Ledger Detail
September 2026

	Type	Date	Num	Name	Memo	Debit	Credit	Balance
	Bill	09/01/2026	083126	Erin Heaton	2 Classes @ $35.00	70.00		42,437.50
	Bill	09/01/2026	083126	Lina Hermez	6 Classes @ $40.00	240.00		42,677.50
	Bill	09/01/2026	083126	Lina Hermez	1 Class @ $25.00	25.00		42,702.50
	Bill	09/01/2026	083126	Andrea Jomant	2 Classes @ $35.00	70.00		42,772.50
	Bill	09/01/2026	083126	Andrea Jomant	1 Class @ $25.00	25.00		42,797.50
	Bill	09/01/2026	083126	Madeline Rivera	4 Classes @ $35.00	140.00		42,937.50
	Bill	09/01/2026	083126	Eliana Roque	3 Classes @ $40.00	120.00		43,057.50
	Bill	09/01/2026	083126	Patricia Scott	5 Classes @ $35.00	175.00		43,232.50
	Bill	09/01/2026	083126	Diane Stoever	9 Classes @ $40.00	360.00		43,592.50
	Bill	09/01/2026	083126	Josie Carleton	1 Class @ $35.00	35.00		43,627.50
	Bill	09/01/2026	083126	Marilyn J Costanzo	2 Classes @ $35.00	70.00		43,697.50
	Bill	09/01/2026	083126	Elaina Wahl-Temple	2 Classes @ $35.00	70.00		43,767.50
	Bill	09/23/2026	091526	Aristides Beaton	2 Classes @ $35.00	70.00		43,837.50
	Bill	09/23/2026	091526	Miranda Bulger	3 Classes @ $40.00	120.00		43,957.50
	Bill	09/23/2026	091526	Ronald C. Cullum	3 Classes @ $35.00	105.00		44,062.50
	Bill	09/23/2026	091526	Tiffany Cunningham	4 Classes @ $35.00	140.00		44,202.50
	Bill	09/23/2026	091526	Erin Heaton	2 Classes @ $35.00	70.00		44,272.50
	Bill	09/23/2026	091526	Lina Hermez	10 Classes @ $40.00	400.00		44,672.50
	Bill	09/23/2026	091526	Lina Hermez	2 Class @ $25.00	50.00		44,722.50
	Bill	09/23/2026	091526	Andrea Jomant	2 Classes @ $35.00	70.00		44,792.50
	Bill	09/23/2026	091526	Madeline Rivera	4 Classes @ $35.00	140.00		44,932.50
	Bill	09/23/2026	091526	Patricia Scott	4 Classes @ $35.00	140.00		45,072.50
	Bill	09/23/2026	091526	Diane Stoever	12 Classes @ $40.00	480.00		45,552.50
	Bill	09/23/2026	091526	Marilyn J Costanzo	1 Class @ $35.00	35.00		45,587.50
	Bill	09/23/2026	091526	Christie W. McGinnis	2 Classes @ $35.00	70.00		45,657.50
	Bill	09/29/2026	092826	Aristides Beaton	2 Classes @ $35.00	70.00		45,727.50
	Bill	09/29/2026	092826	Miranda Bulger	6 Classes @ $40.00	240.00		45,967.50
	Bill	09/29/2026	092826	Ronald C. Cullum	4 Classes @ $35.00	140.00		46,107.50
	Bill	09/29/2026	092826	Tiffany Cunningham	4 Classes @ $35.00	140.00		46,247.50
	Bill	09/29/2026	092826	Erin Heaton	1 Class @ $35.00	35.00		46,282.50
	Bill	09/29/2026	092826	Lina Hermez	4 Classes @ $40.00	160.00		46,442.50
	Bill	09/29/2026	092826	Lina Hermez	1 Class @ $25.00	25.00		46,467.50
	Bill	09/29/2026	092826	Andrea Jomant	2 Classes @ $35.00	70.00		46,537.50
	Bill	09/29/2026	092826	Andrea Jomant	1 Class @ $25.00	25.00		46,562.50
	Bill	09/29/2026	092826	Madeline Rivera	4 Classes @ $35.00	140.00		46,702.50
	Bill	09/29/2026	092826	Patricia Scott	2 Classes @ $35.00	70.00		46,772.50
	Bill	09/29/2026	092826	Diane Stoever	12 Classes @ $40.00	480.00		47,252.50
	Bill	09/29/2026	092826	Josie Carleton	1 Class @ $35.00	35.00		47,287.50
	Bill	09/29/2026	092826	Elaina Wahl-Temple	2 Classes @ $35.00	70.00		47,357.50
	Bill	09/29/2026	092826	Christie W. McGinnis	5 Classes @ $35.00	175.00		47,532.50
Total 1530360 · Outside Fitness						5,565.00	0.00	47,532.50
1530370 · Fitness Equipment - R & M								**8,355.17**
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Full Circle Padding	112.47		8,467.64
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Got A Guy	944.23		9,411.87
Total 1530370 · Fitness Equipment - R & M						1,056.70	0.00	9,411.87
1530375 · Fitness Center Merchandise								**0.00**
Total 1530375 · Fitness Center Merchandise								0.00
1530380 · Fitness Equipment Rental								**34,316.36**
	Bill	09/01/2026	1311	Chairman's Enterprises, LLC	Reference: Spirit Airbike Lease Sept 26.	102.64		34,419.00
	Bill	09/30/2026	86541 10.26	Geneva Capital LLC	Fitness Equipment 10/26	2,540.92		36,959.92
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Debows	251.12		37,211.04

Sweetwater CDD
General Ledger Detail
September 2026

	Type	Date	Num	Name	Memo	Debit	Credit	Balance
Total 1530380 · Fitness Equipment Rental						2,894.68	0.00	37,211.04
1530390 · Miniature Golf Course Maint								**69.97**
Total 1530390 · Miniature Golf Course Maint								69.97
1530400 · Miscellaneous Fitness Supplies								**4,783.72**
Total 1530400 · Miscellaneous Fitness Supplies								4,783.72
1530410 · Cap Outlay - Machinery & Equip								**0.00**
	Bill	09/30/2026	093026 CC	Valley Bank Credit Card	Amazon	1,145.95		1,145.95
Total 1530410 · Cap Outlay - Machinery & Equip						1,145.95	0.00	1,145.95
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						10,662.33	0.00	101,490.01
1130003 · Amenity - Utilities								**0.00**
1520002 · Water & Sewer								**0.00**
Total 1520002 · Water & Sewer								0.00
1520004 · Gas/Propane								**0.00**
Total 1520004 · Gas/Propane								0.00
1130003 · Amenity - Utilities - Other								**0.00**
Total 1130003 · Amenity - Utilities - Other								0.00
Total 1130003 · Amenity - Utilities								0.00
1130004 · Amenity - Security								**0.00**
1530155 · Gate Access Control - Contract								**0.00**
Total 1530155 · Gate Access Control - Contract								0.00
1530165 · Guardhouse, Gate Repair & Maint								**0.00**
Total 1530165 · Guardhouse, Gate Repair & Maint								0.00
1130004 · Amenity - Security - Other								**0.00**
Total 1130004 · Amenity - Security - Other								0.00
Total 1130004 · Amenity - Security								0.00
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								**1,328.00**
	General Journal	09/30/2026	88		VNB CC United Land	738.00		2,066.00
	General Journal	09/30/2026	88		VNB CC Screen Encl	590.00		2,656.00
	General Journal	09/30/2026	88		VNB CC United Land		738.00	1,918.00
	General Journal	09/30/2026	88		VNB CC Screen Encl		590.00	1,328.00
Total 2530020 · Repair & Maintenance						1,328.00	1,328.00	1,328.00
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

Sweetwater CDD
General Ledger Detail
September 2026

	Type	Date	Num	Name	Memo	Debit	Credit	Balance
3517725 · Interest Expense DS2019-A2								**83,650.00**
Total 3517725 · Interest Expense DS2019-A2								83,650.00
3517740 · Special Call DS2019-A1								**0.00**
Total 3517740 · Special Call DS2019-A1								0.00
3517745 · Special Call DS2019-A2								**0.00**
Total 3517745 · Special Call DS2019-A2								0.00
4510010 · Capital Outlay								**66,147.47**
Total 4510010 · Capital Outlay								66,147.47
66000 · Payroll Expenses								**0.00**
Total 66000 · Payroll Expenses								0.00
3810000 · Transfer In								**-100,000.00**
Total 3810000 · Transfer In								-100,000.00
5810000 · Transfers Out								**100,000.00**
Total 5810000 · Transfers Out								100,000.00
No accnt								**0.00**
Total no accnt								0.00
TOTAL						**365,878.54**	**365,878.54**	**0.00**

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EXHIBIT 6

MONTHLY LANDSCAPE REPORT

Sweetwater Creek CDD | September 28 - October 16, 2026

REPORT FOCUS	PRIMARY SERVICES	MONTH-END STATUS
Recovery, detail & presentation	Mow • Edge • Weed-eat • Blow • Detail	Caught up / On schedule

Executive Summary

This monthly report consolidates the supplied weekly maintenance, weed-detailing, cleanout, weather-adjustment, route, and field-documentation reports into one record. Duplicate descriptions and repeated photo documentation have been removed so the report focuses on the most meaningful work completed and the clearest supporting visuals.

Across the reporting period, crews completed full-property mowing cycles, edging, weed-eating, blowing and cleanup, pond-area maintenance, extensive hand-weeding and bed cleanout, hedge and shrub detailing, tree lifting, flower removal and replacement, and route-specific recovery work following heavy rainfall. Wet and saturated conditions affected the October 5-8 service period, so detail work was substituted where mowing could have damaged the turf. The following week focused on restoring the normal mowing rotation and bringing the property back on schedule.

3	17	56
Reporting periods consolidated	Pond areas completed in one service day	Unique cleanout photos retained in source review

Monthly Priorities

- Maintain full mowing rotation and consistent edge/weed-eat/blow standards.
- Stay ahead of weed pressure in beds, common areas, sidewalks, entrances, and other high-visibility locations.
- Continue shrub, hedge, ornamental, and tree-detailing cycles.
- Monitor pond banks and low areas before mowing to prevent rutting or turf damage during wet conditions.

SERVICE PERIOD 1

September 28 - October 2

Full-property maintenance + weed detailing and cleanout

The crew completed mowing, edging, weed-eating, and blowing across the entire property while also carrying out a focused weed-detailing and cleanout enhancement. The combined work improved turf presentation, bed definition, walkway borders, and visibility around established plant material.

DATE	CONSOLIDATED WORK COMPLETED
Sep 28	Main boulevard mowing; concrete and bed edging; weed-eating; landscape-bed weed detailing and cleanout.
Sep 29	Routine mowing, edging, weed-eating and cleanup; tree canopies lifted along Las Calinas Boulevard near pond areas; continued bed detailing.
Sep 30	Glorieta Drive mowing, edging, weed-eating and blow-off; serviced areas reviewed for missed work; cleanout continued.
Oct 1	All 17 pond areas completed with mowing and weed-eating; weed detailing continued in beds and walkway corridors.
Oct 2	Remaining mowing completed after rain, with concrete/bed edging, weed-eating and blow-off; property-wide cycle completed.

Duplicate handling

The separate weed-cleanout report and five-day maintenance summary overlap on September 28 through October 1. In this monthly version, those activities are merged by date rather than repeated as separate work records.

DETAIL ENHANCEMENT

Weed Detailing & Cleanout Results

The enhancement work concentrated on unwanted growth in landscape beds, walkway corridors, tree pockets, fence-side beds, ornamental-grass areas, and entrance planting zones. The source photo review retained 56 unique images after repeated and closely overlapping uploads were removed.



Before-condition / weed pressure along planting corridor



After-condition / clearer bed surface and sidewalk border



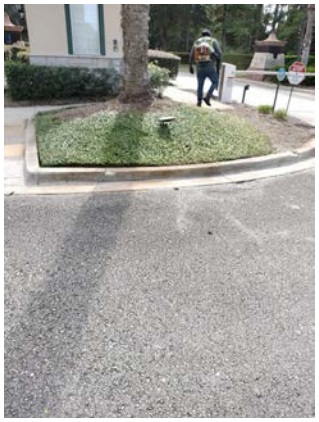
Detailed bed surfaces around retained plantings



Entrance and finishing detail



Defined bed and path borders



Additional cleanout documentation

SERVICE PERIOD 2

October 5 - 8

Wet-weather detail service and turf protection

Excessive rainfall and saturated ground conditions limited normal mowing. To protect turf quality and avoid rutting, the crew shifted toward cleanup, hand-weeding, trimming, tree lifting, flower work, and service in areas that could be safely maintained.

October 5 - Wet-weather route service

Blowing and cleanup were completed along Ensenada Drive and Las Calinas Boulevard. Mowing, edging, and weed-eating were recorded at Otero Point, with concrete edging and bed edging also completed.

October 6 - Rainout

Service was canceled because of rain. Additional manpower was planned for make-up work.

October 7 - Flower removal and hand-weeding

Flowers were removed at the office and another entrance. The crew hand-pulled weeds and completed blow-off/cleanup.

October 8 - Trimming, tree lifting and flower installation

The crew detailed the Mitad Circle golf park, lifted trees on San Nueve Circle, trimmed hedges along Las Calinas Boulevard, completed fence cleanup, and installed new flowers.



Hedge detailing / visible improvement



Crew trimming and cleanup in progress



Office entrance bed preparation / flower work



Tree lifting and landscape cleanup

SERVICE PERIOD 3

October 12 - 16

Property recovery and return to normal rotation

Following the rain-affected prior week, the primary objective was to restore the property to its normal maintenance standard. Crews concentrated on mowing, edging, weed-eating, and blowing throughout the community, with route adjustments made where wet turf or equipment conditions required additional caution.

October 12

Mowed, weed-eated, completed concrete edging, and blew off designated areas along Ensenada Drive and Las Calinas Boulevard.

October 13

Mowed, edged, and blew off all sections designated for the day on the property service map, completing the planned route coverage for those mapped areas.

October 14

Mowed, edged, and blew off the assigned Glorieta Drive section; completed the designated palm-area section with mowing, edging, weed-eating, soft edging, and final blow-off.

October 15-16 / route adjustment

Pond mowing began, but one mower was down and turf remained wet. Portions of the route were adjusted to protect the property. Work included Barbeola Circle, Dorel Lane, Orallo Court, Torcido Boulevard, Privado Court, Medio Drive/common areas, the office area, and golf-cart paths off Mitad Circle.

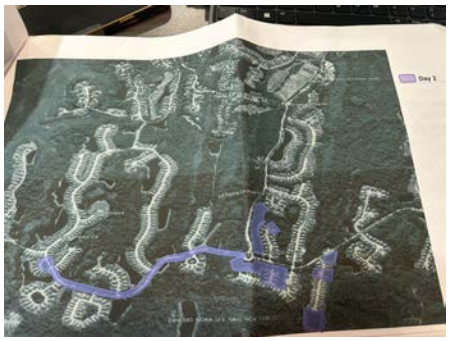
FIELD DOCUMENTATION

Resident Concern / Pond-Side Turf

A resident concern regarding a pond-side turf area was documented during the October 12-16 service period. The photographs show mower/travel lines and disturbed clippings in the affected area. Because the property had recently experienced significant rainfall and saturated conditions, crews were directed to use additional judgment around pond banks and other wet areas and to avoid unnecessary passes that could further disturb the turf.



Pond-side turf condition



Additional view of affected turf



Management follow-up: Continue evaluating wet areas before mowing, adjust routing when conditions create a risk of rutting or tracking, and document any resident concerns with field photos and an incident report when applicable.

ROUTE CONTROL

Daily Service Map References

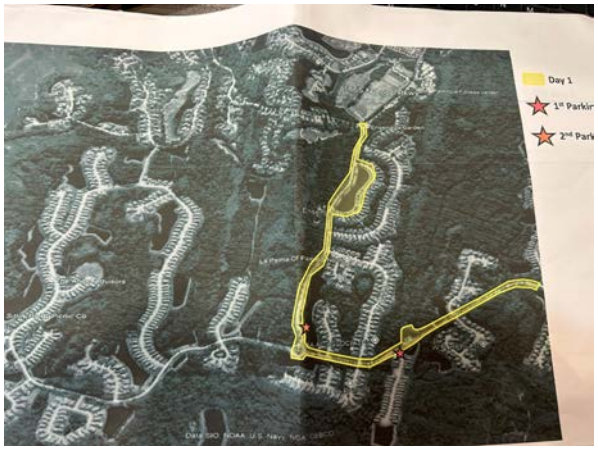
The supplied route maps are used as the daily service guide to organize coverage, identify assigned sections, and verify movement through the property. Repeated map pages from the weekly reports have been consolidated below into a single monthly reference section.



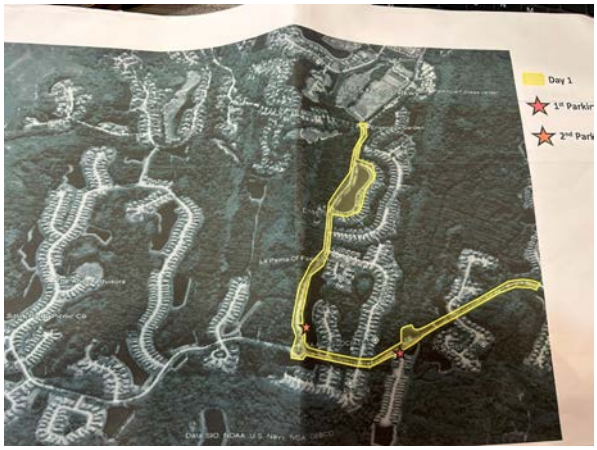
Day 1 service-area reference



Day 2 service-area reference



Day 3 service-area reference



Day 4 service-area reference



Day 5 service-area reference

MONTH-END REVIEW

Results & Plan Moving Forward

Overall, the reporting period moved from full-property maintenance and major bed cleanout, through a rain-affected detail week, and back into the normal mowing rotation. The property was brought back on schedule while crews continued to address weed pressure, trimming, tree clearance, flower presentation, pond areas, and high-visibility landscape features.

PRIORITY	NEXT ACTION
Mowing rotation	Maintain regular mowing coverage across all mapped sections and complete edge, weed-eat, and blow-off work as part of each service cycle.
Weed control	Continue hand-pulling and targeted weed control in beds, common areas, sidewalk corridors, entrances, and other high-visibility locations.
Trimming & detailing	Keep hedge, shrub, ornamental, and tree-detailing work on schedule so overgrowth does not accumulate between cycles.
Wet-area protection	Inspect pond banks and low areas before mowing. Adjust routes when soil conditions create a risk of tracking, rutting, or avoidable turf damage.
Documentation	Continue using daily route maps, field photos, and written service notes to verify coverage and document exceptions, resident concerns, or weather-related adjustments.

Report Note

This document is a consolidated management summary prepared from the four supplied service reports. Repeated work descriptions, duplicate photo records, and repeated route-map references were intentionally reduced so each major activity is represented once in the monthly record.

DOCUMENTED INCIDENT REPORT

Professional field documentation

Date	October 16, 2026	**Approx. Time**	9:30 AM - 10:00 AM

Documented Incident

On October 16, 2026, at approximately 9:30 AM to 10:00 AM, the foreman was seated in his truck completing paperwork for the weekly report when an individual approached and knocked on the truck window. The foreman rolled down the window and greeted the individual, asking how he could help.

The individual asked whether the foreman spoke English. The foreman replied that he did. The individual then complained that the crew was repeatedly blowing grass clippings onto his lawn. The foreman attempted to address the concern by asking the individual to show him the area in question so the issue could be reviewed and corrected if necessary.

According to the foreman's written statement, the individual responded with profanity and repeatedly told him to 'shut the fuck up' while he was attempting to speak. The individual also demanded the foreman's boss's telephone number. The foreman provided the number as requested.

Because the interaction had become confrontational, the foreman contacted his manager and advised that assistance was needed on site. After that call, the foreman observed the individual approach other crew members. He instructed the crew members not to engage with the individual because the manager was on the way.

The foreman reported that the individual continued watching the crew and then made a statement questioning whether the crew members were 'supposed to be in this country' and stated that he was calling ICE. The foreman informed his manager of what had occurred. He and the crew were instructed to continue working, which they did.

Management / Crew Response

The foreman notified management, instructed crew members not to engage in the confrontation, and continued work after receiving direction from management.

Prepared from the foreman's handwritten statement. The wording has been professionally organized while preserving the substance of the reported incident.

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EXHIBIT 6A

Spray Report

Customer: Verdego

Property: Sweetwater

Date: 10/8-10/12/26

Area treated +/- 13.5 acres

Total Gallons used: 2000

Product:

6-0-0 @ 3lbs per acre

Bifen XTS @ 7oz per acre

Atrazine@ 64oz per acre

Azoxy @ 16oz per acre

Acelepryn Extra @ 20oz per acre

Alucion @ 19oz per acre(IPM)

Celsius @ 5oz per acre(IPM)

Certanity @ 1oz per acre(IPM)

Target for this application was to apply a micronutrient package to keep turf healthy and strengthen root systems/cell walls. Pre and Post emergent herbicides were applied to eliminate and prevent Winter annual weeds. Contact insecticides were applied for turf damaging insects only. Expect to see results in 10-14 days. Application must be watered in within 24-48hrs

Return to Agenda Pg. 2

EXHIBIT 7

Pond Assessment Report

Account Information

Field	Details
Account Name	Sweetwater Creek CDD
Previous/ Scheduled Treatment	October 27th/ November
Report Date	October 27, 2026
Assessed By	Nate Barsczewski

Sweetwater Creek CDD

Pond Details and Current Conditions

Pond Name/ Number: 1



Description of Current Conditions:
Very minor algae growth along the perimeter of the pond stemming from nutrients released from decaying grasses. Minor amounts of invasive Torpedo Grass growing around the shoreline have been treated and showing signs of decay.

Recommendations:
At this time the only recommendation I can offer is to plant the open side of the pond with native littorals like Pickerelweed and arrowheads. This improves aesthetics of the pond but also creates a barrier to prevent nutrients from washing in from the edge. These plants also create habitat for small fish to avoid predation and help establish the shoreline to prevent future erosion issues.

Pond Name/ Number: 2



Description of Current Conditions:
Minor algae growth present along the shoreline. Previous treatments have been successful in knocking this back. No invasive shoreline vegetation or trash was observed.

Recommendations:
This pond would also benefit from the addition of native littorals around the perimeter. Both of these ponds are basically the entrance ponds so aesthetics and the ability to keep nutrients out of the pond are extremely valuable. Excess nutrients from road run off and grass clippings cause algae blooms. Preventing this with native littorals creating a barrier is better than having repeat algae blooms.

Pond Name/ Number: 3



Description of Current Conditions:
This pond has some submerged vegetation growing in the pond that has surfaced. Shoreline grasses around the perimeter have been treated and are in decay. No algae detected or trash found.

Recommendations:
As you have submerged vegetation in your pond the best course of action would be to add Grass Carp to the pond. Grass Carp are nature's barbers; they help maintain the submerged vegetation without eradicating it. We like submerged vegetation as it helps control nutrient levels in the pond which can prevent algae blooms. However Grass Carp are a long process and require special permits from the state and barriers on outflow structures. The problem too is that if you choose stocking Grass Carp they are introduced to all ponds and will eat native littorals if you choose to plant those.

Pond Name/ Number: 4



Description of Current Conditions:
No shoreline vegetation growing around the perimeter of the pond as it has been treated. Minor algae detected around the treated areas as nutrients from decaying plants are feeding the bloom. This bloom will subside as the plants finish decaying. Submerged slender spikerush is present but not surfacing. Very little trash was observed along the banks.

Recommendations:
No recommendations at this time. We will monitor and treat as needed.

Pond Name/ Number: 5



Description of Current Conditions:
Moderate amounts of shoreline vegetation along the residential side of the pond. No algae detected at this time. Submerged slender spikerush is present and has surfaced in a few spots.

Recommendations:
Since you have some submerged vegetation starting to reach the surface the best thing you can do is stock Grass Carp. Again a permit for the property and barriers on all outflows exiting the property are needed with the addition of Grass Carp.

Pond Name/ Number: 6



Description of Current Conditions:
All growth of invasive shoreline torpedo grass has been treated and in process of decay. No algae or submerged vegetation detected. No trash found either.

Recommendations:
No recommendations at this time.

Pond Name/ Number: 7



Description of Current Conditions:
No invasive shoreline grasses spotted around the perimeter of the pond. There was no submerged vegetation seen as well. No algae was detected in the pond this time.

Recommendations:
No recommendations at this time.

Pond Name/ Number: 8



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

Recommendations:
The algae here appears to be growing from the bottom of the lake as I do not see a sandy bottom. You can see the algae releasing from the bottom and surfacing. To me this indicates high nutrient levels in the pond. I would recommend getting a water quality test to confirm high nutrient levels in the pond. If this is the case we can also do a nutrient remediation treatment to reset the nutrients in the pond preventing future algae blooms.

Pond Name/ Number: 9



Description of Current Conditions:
Minor algae seen in the pond along the resident side of the pond due to treated shoreline vegetation decay releasing nutrients.. I noticed a moderate amount of invasive torpedo grass growth along the natural edge of the pond. We'll reach this with a boat to maintain growth. No trash observed.

Recommendations:
No recommendations at this time.

Pond Name/ Number: 10



Description of Current Conditions:
No algae growth observed growing in the pond. Minimal shoreline vegetation found around the pond has been treated and is decaying now. No trash seen in or around the pond. Minor amounts of submerged vegetation found in the pond.

Recommendations:
The only recommendation I have for this pond is to stock Grass Carp in this pond to help control submerged vegetation.

Pond Name/ Number: 11



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

Recommendations:
The submerged vegetation in this pond has been broken up a little over previous treatments so we will continue to treat to get the rest under control. The addition of Grass Carp in this pond will help control this vegetation.

Pond Name/ Number: 12



Description of Current Conditions:
All invasive Torpedo Grass found around the shoreline have been treated and in process of decay. No algae was seen on the pond. Submerged vegetation was not present either. No trash found in or around the pond.

Recommendations:
This is another highly visible pond that may benefit from the addition of native littoral plants around the perimeter.

Pond Name/ Number: 13



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

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

Pond Name/ Number: 14



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

Recommendations:
If you choose to stock all ponds with Grass Carp this pond will benefit from them.

Pond Name/ Number: 15



Description of Current Conditions:
No algae seen. No trash found. Minimal growth of shoreline vegetation. Almost no submerged vegetation either but still present in spots.

Recommendations:
We will have our technician get treatments on the invasive shoreline vegetation. I'm the meantime I'd like for you to consider also getting grass carp stocked for this pond.

Pond Name/ Number: 16



Description of Current Conditions:
All of the invasive torpedo grass around the perimeter of the pond has been treated and is in process of decay. Algae growth is observed growing with the vegetation. No submerged vegetation or trash found during this visit.

Recommendations:
The algae present is due to the release of nutrients from the decaying plant matter. This will start to dissipate as the plant matter stops decaying. No recommendations at this time.

Pond Name/ Number: 17



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

Recommendations:
As with the other ponds that struggle with submerged vegetation this one should be stocked with Grass Carp. I would also recommend the idea of getting an aeration system installed in this pond to help with natural suppression of nutrients. Native bacteria colonies thrive under aerobic environments provided by the system and that bacteria competes for nutrients that algae and plants need to survive. Since this is a bigger pond aeration will be a better long term solution.

Pond Name/ Number: 18



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

Recommendations:
No recommendations at this time.

Pond Name/ Number: 19



Description of Current Conditions:
Here I noticed little pockets of growth of algae and submerged slender spikerush. Very little shoreline vegetation was observed in spots around the perimeter.

Recommendations:
Grass Carp would be my recommendation for this pond as well to help naturally maintain the submerged vegetation that is causing the algae blooms.

Pond Name/ Number: 20



Description of Current Conditions:
No invasive shoreline vegetation observed. Algae was non-existent as well. Some slender spikerush had surfaced. No trash was found around the pond.

Recommendations:
Another pond with submerged vegetation. Again we don’t want to eradicate it as it helps prevent algae but we should maintain it. Adding Grass Carp would be a great option here.

Pond Name/ Number: 21



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

Recommendations:
No recommendations at this time.

Pond Name/ Number: 22



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

Recommendations:
As with pond 16 we will be getting our technician to treat this growth.

Pond Name/ Number: 23



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

Recommendations:
Like its neighbor pond at 22 we will have our technician focus on getting this growth under control. The pond would also benefit from the addition of grass carp.

Pond Name/ Number: 24



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

Recommendations:
No recommended at this time. We will have our technician treat the invasive shoreline grasses

Pond Name/ Number: 25



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

Recommendations:
This pond since it is very visible would look great with native littoral vegetation.

Pond Name/ Number: 26



Description of Current Conditions:
Algae coverage is about 10% of the pond but looks unhealthy and previously treated. No submerged vegetation observed at this time. No trash or invasive shoreline vegetation detected either.

Recommendations:
This pond has shown vast improvement from last visit. We will treat as needed. No recommendations at this time.

Pond Name/ Number: 27



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

Recommendations:
No recommendations at this time.

Pond Name/ Number: 28



Description of Current Conditions:
Moderate shoreline grasses around the perimeter. Algae growth was present. Submerged Slender Spikerush was found along the banks of the pond and has topped off in the pond causing the algae. No trash found.A 4 foot gator was found in the pond.

Recommendations:
Less algae was observed compared to last month. The new shoreline vegetation was taking over so we will have our technician treat accordingly. No recommendations at this time.

Signature

Nate Barsczewski

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

Return to Agenda Pg. 2

EXHIBIT 8

PALENCIA

Operations Report-October, 2026

HVAC: Fully operating. AHU coil is scheduled to be replaced at the end of November. Duct cleaning was Wednesday, October 28th. We have a quarterly maintenance plan proposed and will be signing shortly.

Fountain: Stucco estimates have been requested.

Bocce Ball: Work is estimated to occur the first week of November.

Cleaning: We have hired for the daytime position. Cheryl is getting estimates from companies for evening cleaning. We are confirming with Vesta if outsourcing can be done with our contract. They would cover the night cleaning, from three to five times a week.

Solitude has ordered the pump for the PVW fountain. They are expecting it to come next week.

Sod: Installed at the designated spots on Ensenada and Las Calinas

Pressure washing will resume next week. We are going to look for severe areas.

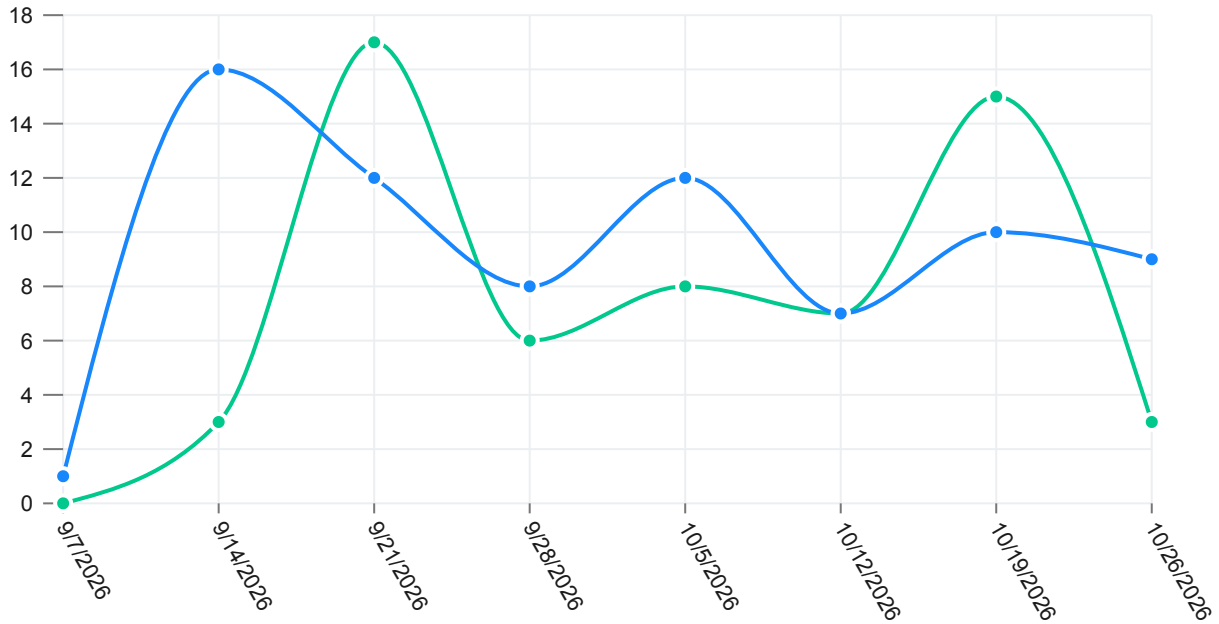
Louise and I did a walk through of the Fitness Center landscape project. There were a few spots that needed more rocks and three plants will be replaced. Additionally, Verdego is adding seven Fakahatchee grasses and pine straw to the corner of the exit across from the fountain.

Created vs. Completed

75 Created

59 Completed

78.7% Percent Completed



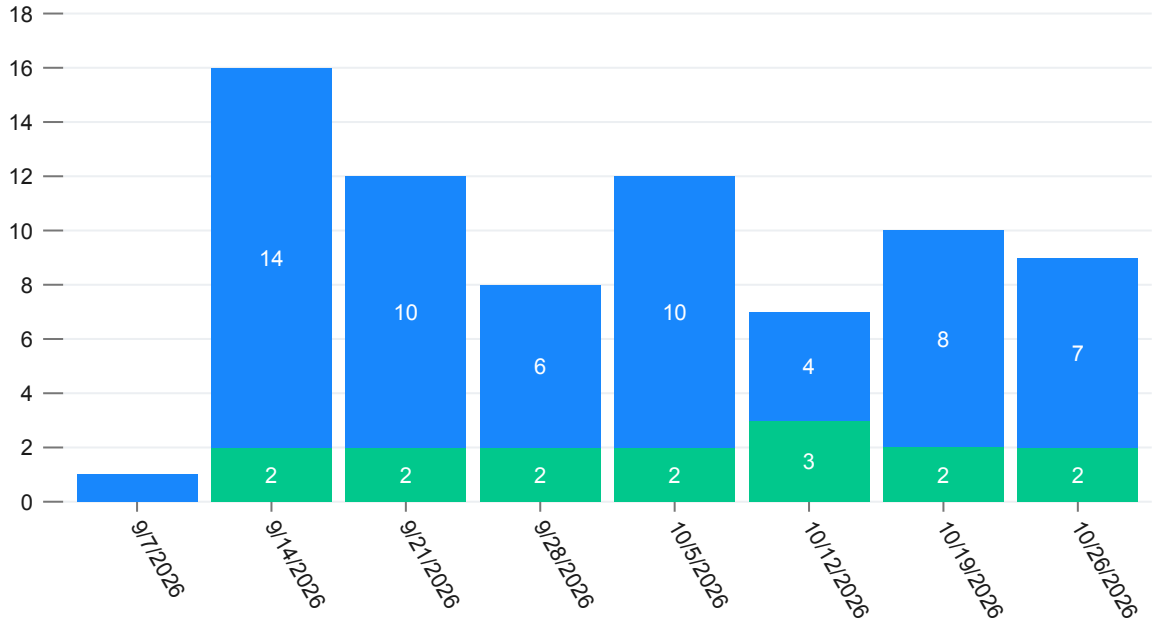
Work Orders by Type

15 Preventive

60 Reactive

0 Other

20.0% Total Preventive Ratio

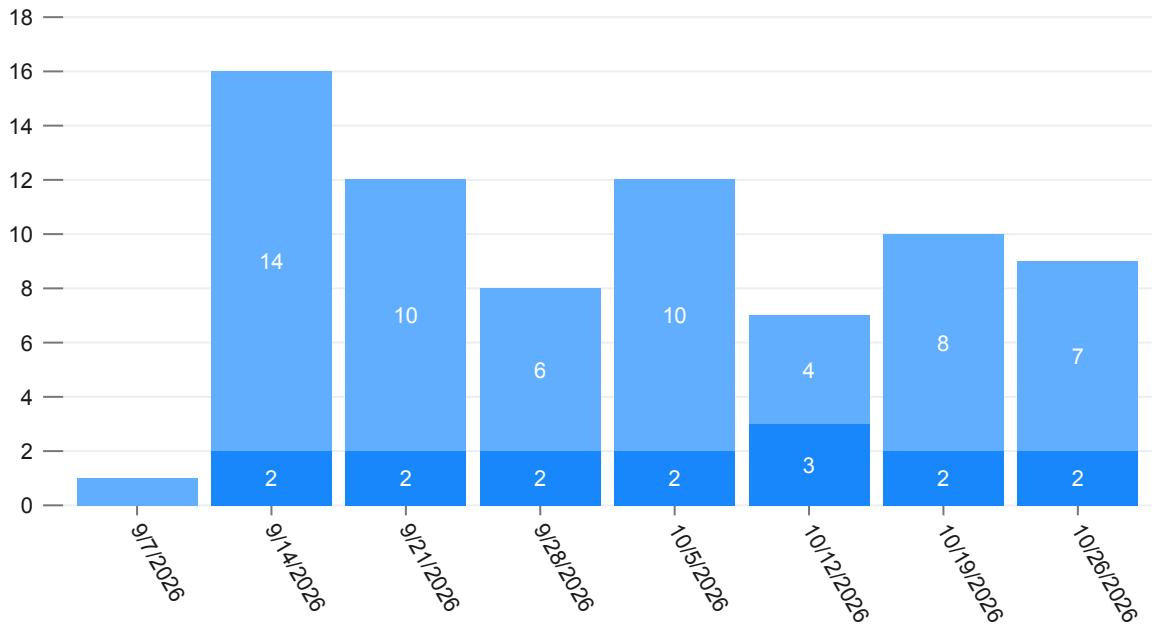


Non-Repeating vs. Repeating

60
Non-Repeating

15
Repeating

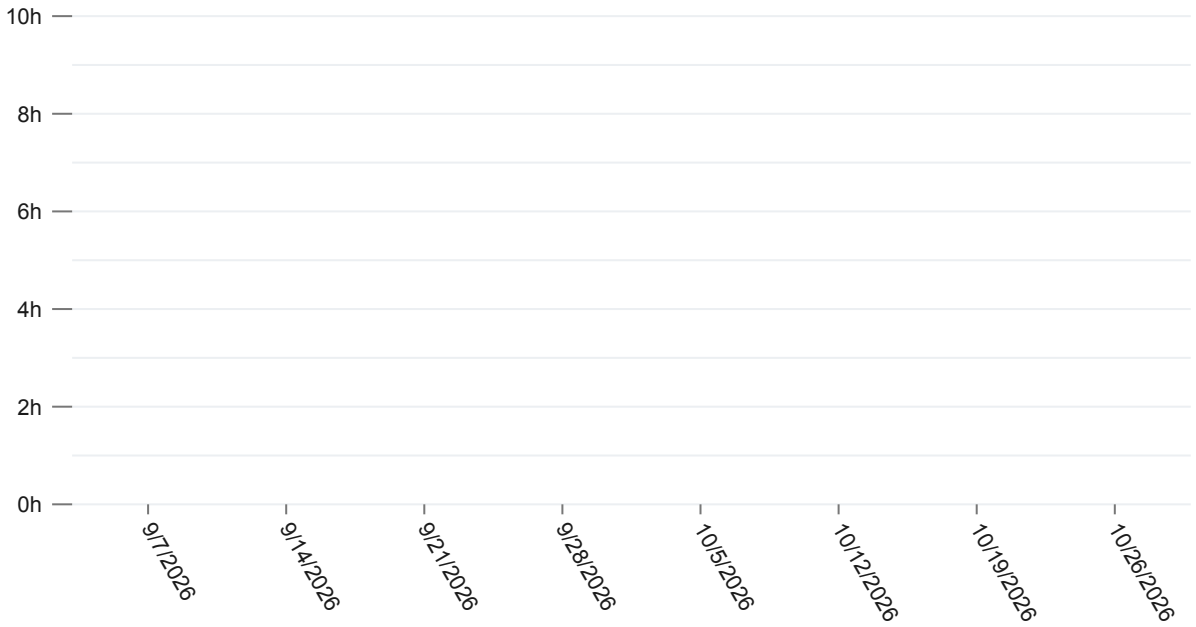
20.0%
Repeating Ratio



Time Reported

-

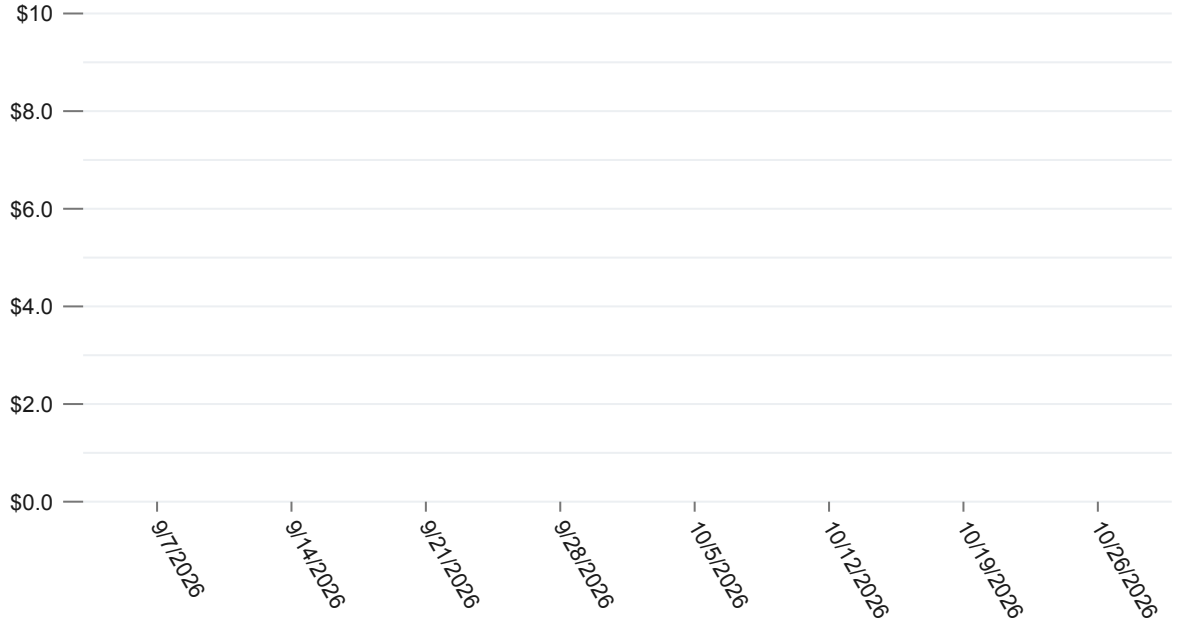
Total Reported Time Spent



Cost Reported

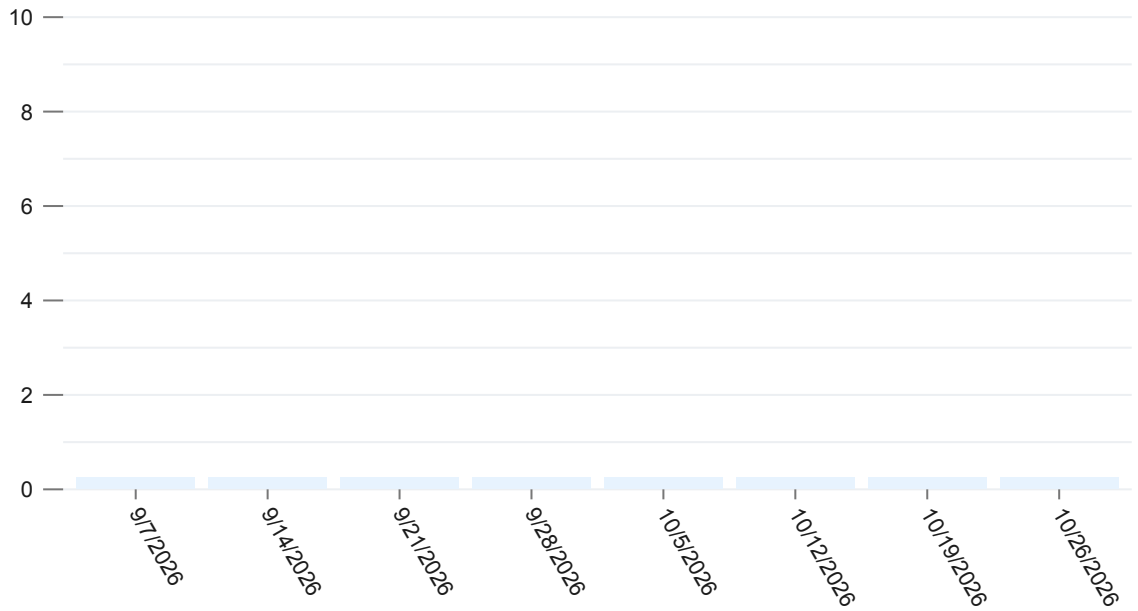
-

Total Reported Cost Spent



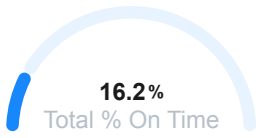
Completed with Inspection Check

Pass	Flag	Fail	%
-	-	-	Inspection Checks completed

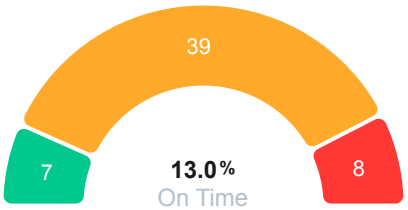


On Time vs. Overdue

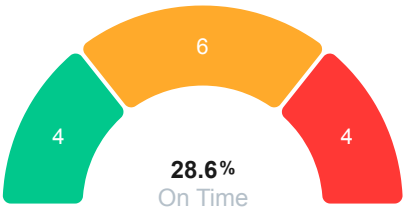
On Time	Overdue
11	57



Non-Repeating Work Orders On Time

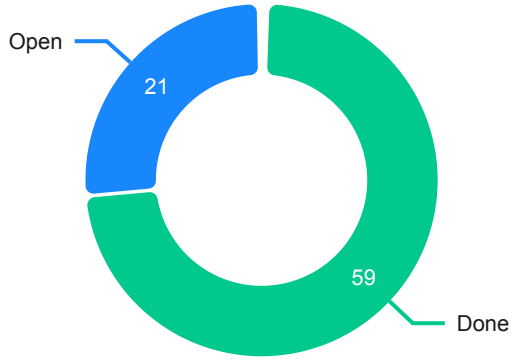


Repeating Work Orders On Time



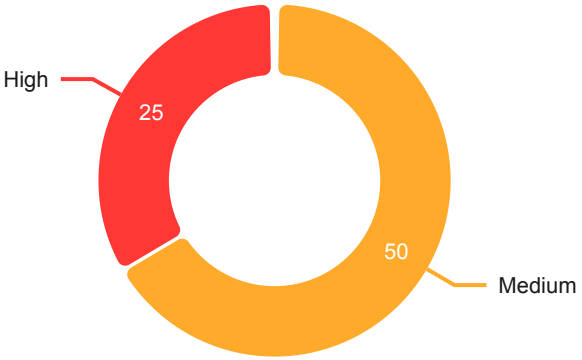
Status

21	0
Open	On Hold
0	**59**
In Progress	Done
0	
Skipped/Canceled	



Priority

0	0
None	Low
50	**25**
Medium	High

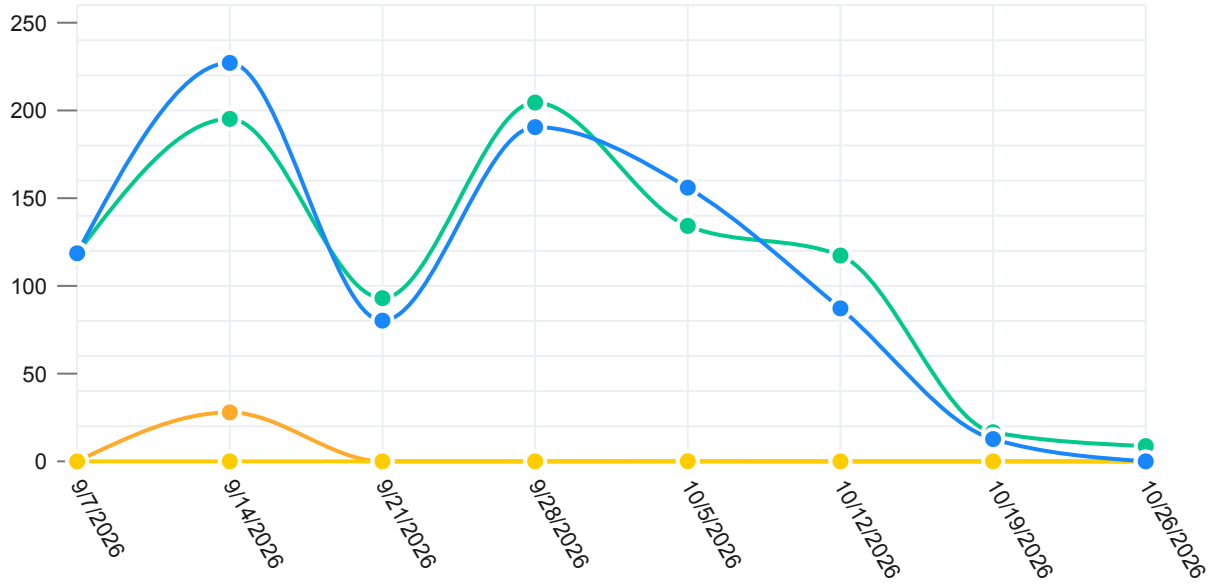


Time to Complete

7,064 h
Total Hours

130.8 h
AVG Hours

136.3 h
MTTR AVG Hours
Only on Non-Repeating Work Orders



Work Orders completed by User

Name	This Week	Last Week	Previous
Erin Gunia	1	1	0
Jamie Wagenaar	3	15	7

All Repeating Work Orders

Title	ID	Status	Priority	Assigned To	Updated At	Due Date	Recurrence
Blow and check on status of	#478	Open	Medium	Jamie Wagenaar	10/13/2026, 11:54 AM	10/19/2026	Weekly
Blow courts off	#397	Open	High		07/29/2026, 1:24 PM	07/29/2026	Weekly
Check all parks for issues	#428	Open	Medium	Jamie Wagenaar	09/14/2026, 9:36 AM	09/14/2026	Weekly
Cobweb removal lobby ceiling	#479	Open	Medium	Jamie Wagenaar	10/13/2026, 12:03 PM	11/02/2026	Monthly
Replace air filter in air handler	#493	Open	High	Erin Gunia, Jamie Wagenaar	10/26/2026, 8:43 AM	04/25/2027	3 Months
Replace VAV's filters	#402	Open	High	Jamie Wagenaar	07/30/2026, 11:57 AM	10/25/2026	3 Months

Report pool temp	#494	Open	High	Jamie Wagenaar	10/26/2026, 10:48 AM	10/31/2026	Weekly
Vacuum vents	#462	Open	Medium	Jamie Wagenaar	10/02/2026, 4:18 PM	10/02/2026	2 Months

Asset Maintenance



-
Repeating

-
Non-Repeating

No data

Requests

No data

Labor Utilization

Name	Availability Hours	Charged Hours	Percentage Utilized
Erin Gunia	288.0	0.0	0.0%
Howard McGaffney	288.0	0.0	0.0%

Jamie Wagenaar	288.0	0.0	0.0%

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MaintainX
An AUTODESK Company

EXHIBIT 9

EXHIBIT 10

SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT
FY 2027 CAPITAL IMPROVEMENT PLAN (CIP)
Revised 10/27/2026

Line	Description	Funded By	Estimated Budget	Approved Budget	Variance (+/-)	Invoiced Amount	Comments/Notes
1	Pool Resurface	Capital	$ 193,000	$ 193,000			Over 100 areas in the pool that have surface deficiencies, pool surface lifting
2	**Capital PlanTotals:**		**$ 175,000**				
3	Landscape Enhancement Projects	O&M					Below are a list of Priority Landscape Projects
4	Roundabout	O&M	$74,588				2027: District Horticulturalist and Verdego creating renderings and estimated budget
5	Rio Del Norte and Pantano Vista Way Sod	O&M	$ 20,000				Alternative to sod is weed control. AgrowPro will report
6	Mini Golf / La Palma Park	O&M	$ 13,333				Getting additional estimates
7	Las Calinas Blvd-Sod Replacement	O&M	$ 18,000	$ 18,000	$ -		Installed 10/27/2026
8	Ensenada Dr.-Sod Replacement	O&M	$ 7,000	$ 7,000	$ -		Installed 10/27/2026
9	Rincon and Ensenada Corner	O&M	$ -				Flowers
10	Brasilia and Glorietta Corner	O&M					Flowers after mulch
11	Barbella and Las Calinas Corner	O&M					Flowers
12	Enrede and Ensenada Corner	O&M					Flowers
13	Ensenada Medio Entrance	O&M					Flowers
14	Ensenada Grasses relocation	O&M					Relocate grasses from East side of road to West side to fill and resshape beds
15	Mulch in common areas and parks	O&M	$ 13,500	$ 13,500			11/9-Install
16	**O&M Totals:**		**$ 146,421**				

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EXHIBIT 11

October Fitness Report:

Fitness Numbers	
Member visits	**#4995** (Oct 1-Oct 27)
of those visits # of tenants	**#352** (Oct 1-Oct 27)
Y14 kids/ Y16 kids	**#93/#255**
Classes attended	**#615**
Pb Members	**#904**



- Created a new staff cleaning checklist for the restroom and fitness area on top of their regular opening and closing duties.
- Conducted interviews alongside Erin for the open cleaning positions
- Worked with Vesta putting out ads for open positions, cleaning and desk staff
- Interviewed and hired a Desk Candidate for the pm and weekends, and an am cleaning Candidate
- Made an RFP for commercial cleaning companies to place a bid on night cleaning of the building. This included 3 nights, 4 nights and 7 night a week quotes.
- Called and met many cleaning companies and sent the RFP to them to look over.
- Changed the music in the fitness center this last week for a change in tunes while working out.

	Revenue
Personal Trainers	$1435.00
Pickleball League	$375.00
Palencia Shirts	$0.00

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EXHIBIT 12

ADDENDUM TO AGREEMENT FOR DISTRICT MANAGEMENT AND AMENITY/FIELD OPERATIONS MANAGEMENT SERVICES AND POOL MAINTENANCE SERVICES [ADDITIONAL EMPLOYEE COMPENSATION]

THIS ADDENDUM ("**Addendum**") is made and entered into effective the 5th day of November 2026, by and between:

SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in St. Johns County, Florida, with a mailing address of c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("**District**"); and

DPFG MANAGEMENT & CONSULTING, LLC, D/B/A VESTA DISTRICT SERVICES, a Florida limited liability company, with a mailing address of 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("**Manager**" and, together with the District, "**Parties**").

RECITALS

WHEREAS, the Parties previously entered into that certain *Agreement for District Management and Amenity/Field Operations Management Services and Pool Maintenance Services*, dated July 29, 2025, as may be amended (together with any amendments and addenda thereto, "**Agreement**"), incorporated herein by this reference; and

WHEREAS, the Parties desire to supplement the Agreement to provide for additional employee compensation in consideration for increased operational and staffing needs related to significant landscaping projects, facility maintenance, and management responsibilities, and to supplement the compensation under the Agreement as it relates to such additional compensation; and

WHEREAS, the District appropriated funds to be used for this purpose in its adopted budget for Fiscal Year 2027 (October 1, 2026, to September 30, 2027) ("**Fiscal Year 2027 Budget**") pursuant to the procedures proscribed under Section 190.008, *Florida Statutes*; and

WHEREAS, pursuant to Section 13 of the Agreement, the Agreement may be amended by an instrument in writing executed by both Parties; and

WHEREAS, the Parties desire to supplement the compensation under the Agreement as it relates to such additional employee compensation and to align the same with the District's adopted Fiscal Year 2027 Budget; and

WHEREAS, the District and Manager each represent that it has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each has satisfied all

conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Addendum.

SECTION 2. ADDENDUM TO AGREEMENT. Pursuant to Section 13 of the Agreement, the District and Manager agree to further amend the Agreement in the following manner:

> Section 5 of the Agreement is also amended to include additional compensation in the amount of **Fourteen Thousand Dollars and Zero Cents ($14,000.00)** in gross (i.e., pre-tax) additional employee compensation. Such additional compensation may be distributed only to managerial, salaried employees of the Manager. Manager will invoice the District for the additional compensation as soon as practicable after full execution of this Addendum. Such invoice must include any backup documentation as may be required in the District's discretion.

SECTION 3. AFFIRMATION OF THE AGREEMENT. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in this Addendum and any other valid amendments or addenda thereto, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions remain in full effect and fully enforceable and all terms and conditions shall apply to the additional services as set forth herein.

SECTION 4. AUTHORIZATION. The execution of this Addendum has been duly authorized by the appropriate body or official of the District and Manager, both the District and Manager have complied with all the requirements of law, and both the District and Manager have full power and authority to comply with the terms and provisions of this Addendum.

SECTION 5. EXECUTION IN COUNTERPARTS. This Addendum may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

[Signatures on following page]

IN WITNESS WHEREOF, the Parties execute this Addendum to be effective the day and year first written above.

SWEETWATER CREEK
COMMUNITY DEVELOPMENT DISTRICT

_____
Chairperson/Vice Chairperson, Board of Supervisors
Name: _____
Date: _____

DPFG MANAGEMENT & CONSULTING, LLC,
D/B/A VESTA DISTRICT SERVICES

_____
Name: _____
Title: _____
Date: _____

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