

# Sweetwater Creek Community Development District

*12051 Corporate Boulevard,  
Orlando, FL 32817  
407-382-3256  
FAX 407-382-3254*

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Dear Board Members:

The meeting of the Board of Supervisors of Sweetwater Creek Community Development District will be held **Thursday, December 4, 2014 at 1:45 p.m.** at 4730 Casa Cola Way, St. Augustine, FL 32095. The following is the agenda for this meeting.

Call In Number:

1-877-864-6450

Passcode:

974058

## **Board of Supervisors' Meeting**

### **A. Business Matters**

- Call to Order
- Roll Call
- Public Comment Period
  1. Swearing in Newly Elected Board Members
  2. Consideration of the Minutes of the October 2, 2014 Board of Supervisors Meeting
  3. Consideration of the Minutes of the November 6, 2014 Landowners' Election
  4. Consideration of Resolution 2015-01, Canvassing and Certifying the Results of the Landowners' Election
  5. Consideration of Resolution 2015-02, Approving a Revised Budget for Fiscal Year 2014
  6. Ratification of Payment Authorizations 2015-1 – 2015-6
  7. Review of District Financial Statements

### **B. Other Business**

- Staff Reports
  - Attorney
  - Engineer
  - Manager
    - Ratification of Chair Approval to Leave Gate Unmanned During Construction
  - Audience Comments and Supervisors Requests

### **C. Adjournment**

**SWEETWATER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

Oath of Office

**SWEETWATER CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
OATH OF OFFICE**

I, \_\_\_\_\_, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

\_\_\_\_\_  
Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing oath was administered before me this \_\_\_ day of \_\_\_\_\_, 2014, by \_\_\_\_\_, who personally appeared before me, and is personally known to me or has produced \_\_\_\_\_ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Sweetwater Creek Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_

Commission No.: \_\_\_\_\_ Expires: \_\_\_\_\_

**SWEETWATER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

Minutes  
October 2, 2014  
Board of Supervisors Meeting

## **MINUTES OF MEETING**

*Sweetwater Creek Community Development District  
Board of Supervisors Meeting  
4730 Casa Cola Way, St. Augustine, FL 32095  
Thursday, October 02, 2014 at 1:49 p.m.*

Present:

Zenzi Rogers	Board Member
Lane Gardner	Board Member
Bob Deahl	Board Member
Michael Della Penta	Board Member

Also present were:

Wes Haber	Hopping Green & Sams
Jill Cupps	Fishkind & Associates
Beverly Ranchurejee	Fishkind & Associates (via phone)
Jennifer Walden	Fishkind & Associates (via phone)
Monique Perha	Homeowner (via phone)

### **FIRST ORDER OF BUSINESS**

#### **Organizational Matters Call to Order**

This meeting was called to order at 1:49 p.m. and roll call was initiated. Board Members Bob Deahl, Michael Della Penta, Lane Gardner, and Zenzi Rogers were present, constituting a quorum. Others in attendance are listed above.

#### **Public Comment Period**

There were no questions or comments from the public.

#### **Consideration of the Minutes of the September 4, 2014 Board of Supervisors Meeting**

The Board reviewed the minutes of the September 4, 2014 Board of Supervisors Meeting. Mr. Haber stated that there was one minor update needed concerning the third order of

business. He stated that under his staff update on the third line there were some words missing. He stated the line should read “legal description for those areas should be ready soon.” and the extra period at the end of the sentence should be removed.

On MOTION by Ms. Rogers, seconded by Mr. Gardner, with all in favor, the Board approved the minutes of the September 4, 2014 Board of Supervisors Meeting with the changes requested.

## **SECOND ORDER OF BUSINESS**

### **Consideration of Davey Tree Performance/Termination**

Ms. Cupps stated that she spoke with several board members and it was mentioned that there have been quite a few complaints with regards to the Davey Tree service. The Davey Tree service is provided for the board to review. Ms. Rogers stated that she has been having weekly meetings with Davey Tree since December. She has taken them to several different communities to show them what this community is looking for and not quite getting. Ms. Rogers also gave them a punch list of items that we would like to see completed and a timeframe to get those items done and that did not happen as requested. It seems the landscape is dying and the irrigation is a constant problem. Ms. Rogers sent a final email requesting that certain items be completed and those items were not completed.

Mr. Haber discussed that we probably have cause to terminate. The agreement provides 30 days notice without cause and immediate notice with cause. Another factor to keep in mind is that the contractor is entitled to compensation for work although subject to any claims or offsets the District may have against the contractor. Ms. Rogers stated that she would like to fire with cause. She also stated there are some areas of sod that died and she asked Davey Tree to replace them at their cost.

Ms. Cupps asked Ms. Ranchurejee if there are any outstanding payments due to Davey Tree. Ms. Ranchurejee replied that there are 2 outstanding invoices for Davey Tree – one is for \$6,917.00 and the other is for \$6,550.00.

Ms. Rogers stated that the replacement landscape company would be able to step in immediately.

Ms. Cupps stated the direction moving forward would be to terminate the Davey Tree contract with cause and grant Ms. Rogers the authority to determine what amount, if any, needs to be withheld and fixed by the new landscape company or give Davey Tree the opportunity to fix the items.

On MOTION by Mr. Gardner, seconded by Mr. Deahl, with all in favor, the Board approved the termination of the Davey Tree contract, with cause. Authority was granted to Ms. Rogers to determine what amount, if any, needs to be withheld from payment until the sod is replaced.

### **THIRD ORDER OF BUSINESS**

### **Consideration of Landcare Group, Inc. Proposal**

The board reviewed the proposal from Landcare Group, Inc. The total cost is \$154,680.00 a year and the previous contract with Davey Tree was \$154,104.00 a year. This puts the new bid at approximately \$500 over what the District was paying. Ms. Cupps stated that she is comfortable from a budget perspective. Ms. Cupps also pointed out that in the landscape improvement line item we will save some money as several items are running at a lower cost with the Landcare Group.

Ms. Rogers stated that there is a one-time charge of \$7,500.00 clean up that she wants to discuss with the Landcare Group, as she isn't sure it's necessary. Ms. Cupps stated that item was not in the budget and was not something Davey Tree was planning on doing and would be an overage.

Ms. Cupps brought up for discussion the mowing of the lake banks and wanted to know if that was included in the bid from the Landcare Group. Mr. Deahl said he thought it was included and that one of the ponds needed to be mowed. Ms. Rogers stated she is aware of the pond and they didn't focus on that area initially. Ms. Rogers stated she will verify that area is included in the bid or have it added.

Mr. Gardner asked Ms. Rogers if she thought the entire amount of the one-time cleanup fee of \$7,500 would need to be used or if there was a certain amount that would be needed to take care of some of the initial items that have been neglected. Ms. Rogers stated that the fungicide and insecticide would not be needed as that was done within the last few months. She also stated that the trim grasses off sidewalks item can be done

when they do the mowing and the clean all the weeds and vines in beds and de-boot palms may need half of what is listed. Ms. Rogers stated she didn't think more than \$3,000 would be needed to be spent for the one-time cleanup fee for the Landcare Group.

On MOTION by Mr. Gardner, seconded by Mr. Deahl, with all in favor, the Board approves the Landcare Group service agreement and granted the Chair authority to meet with the contractor and discuss one-time cleanup not to exceed \$3,000.00.

Ms. Rogers stated that Landcare will start on October 13<sup>th</sup>. Mr. Haber is going to draft an agreement for Landcare Group, Inc. with all exhibits referenced.

Mr. Gardner questioned if what was just approved needs to be amended to include authorizing staff to draft the agreement. Mr. Haber stated there can be a supplemental motion made.

On MOTION by Mr. Gardner, seconded by Mr. Deahl, with all in favor, the Board approved the Landcare Group service agreement proposal, subject to Counsel drafting an agreement with the proper attachments.

#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of FPL Street Light Agreement**

Mr. Deahl discussed the FPL Street Light Agreement and how FPL would be coming in to put standard black fiberglass polls into the balance of Phase 1. Everything will be maintained by FPL and the District would pay the service fee to turn the lights on. Mr. Deahl also mentioned that once the agreement is signed it will take FPL 60-90 days to install the lights.

Ms. Rogers asked about FPL coverage for the existing homes that were just built, as there aren't many lights. Mr. Deahl stated that those areas are covered in this agreement.



On MOTION by Ms. Rogers, seconded by Mr. Della Penta, with all in favor, the Board approved the FPL Street Light Agreement.

**FIFTH ORDER OF BUSINESS**

**Ratification of Funding  
Request 2014-12 & 2014-13**

The Board reviewed Funding Request 2014-12 & 2014-13. Ms. Cupps stated both of these funding requests have been approved and funded. As already noted, we will be withholding payment to Davey Tree on 2014-13 until we have further authorization from Ms. Rogers.

On MOTION by Mr. Gartner, seconded by Ms. Rogers, with all in favor, the Board ratified Funding Request 2014-12 & 2014-13.

**SIXTH ORDER OF BUSINESS**

**Review of District  
Financial Statements**

The Board reviewed the financial statements. There was no action required by the Board.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

**Attorney-** Mr. Haber stated that at the last meeting the Board inquired about the status of those construction easements. Since then those have been signed and recorded.

**Engineer-** No Report

**Manager-** No Report

Ms. Rogers inquired to Ms. Cupps about looking into doggie waste stations and proposals. Mr. Gardner added that Ms. Cupps should talk to Dan Jones to see who Marshall Creek used to install their stations.

**Supervisor Requests &  
Audience Comments**

Ms. Perna had a concern regarding the lake maintenance. To her understanding, the company maintaining the banks will not go past the silt fence. Ms. Rogers responded that those silt fences are to remain up right now but once they are removed that will be taken care of. Ms. Rogers also stated they will take a look at those areas and try to get them cut down.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Ms. Cupps asked if there was anything further to discuss. There were no additional questions or comments.

On MOTION by Ms. Rogers, seconded by Mr. Deahl, with all in favor, the October 2, 2014 Board of Supervisors meeting of the Sweetwater Creek CDD was adjourned.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

**SWEETWATER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

Minutes  
November 6, 2014  
Landowners' Election

**MINUTES OF MEETING**

***SWEETWATER CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
LANDOWNERS' ELECTION  
Thursday, November 6, 2014  
1:45 p.m.***

Present:

Zenzi Rogers  
Jill Cupps  
Wes Haber  
Monique Perna

Proxy Holder  
District Manager  
District Counsel (via phone)  
Resident (via phone)

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

The meeting was called to order at 1:45 p.m.

**SECOND ORDER OF BUSINESS**

**Appointment of Meeting Chairman**

Ms. Cupps, as District Manager, was appointed chair of the landowners' meeting.

**Identification of Landowners  
and/or Landowner's  
Proxy Holder(s)**

Zenzi Rogers is the appointed proxy holder for Lennar Homes LLC. She has a proxy form authorizing 200 platted lots within the District and acreage in the amount of 398.46 acres for authorized votes on the acreage at 399. The total amount of votes that she may cast on behalf of Lennar Homes LLC is 599.

**Call for Nominations,  
Election of Supervisors**

Ms. Rogers nominated Zenzi Rogers for Seat 1, Christine Braun for Seat 2, and Walt O'Shea for Seat 5.

The votes were cast as follows:

Zenzi Rogers received 599 votes.  
Christine Braun received 599 votes.  
Walt O'Shea received 590 votes.

Thus, Zenzi Rogers and Christine Braun will each serve 4 year terms and Walt O'Shea will serve a 2 year term.

**THIRD ORDER OF BUSINESS**

**Adjournment**

The Landowner's Election was adjourned.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson / Vice Chairperson

**RESOLUTION 2015-01**

**A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS OF THE SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES**

WHEREAS, following proper publication of notice thereof, such landowners meeting was held November 6, 2014 at which the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, this Resolution canvasses the votes and declares and certifies the results of said election;

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

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to with:

<u>Zenzi Rogers</u>	Votes	<u>599</u>
<u>Christine Braun</u>	Votes	<u>599</u>
<u>Walt O'Shea</u>	Votes	<u>590</u>

2. In accordance with said statute, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office:

<u>Zenzi Rogers</u>	Four (4) Year Term
<u>Christine Braun</u>	Four (4) Year Term

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Walt O'Shea

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Two (2)  
Year Term

3. Said terms of office shall commence immediately upon the adoption of this Resolution PASSED AND ADOPTED THIS 4<sup>th</sup> DAY OF December, 2014.

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Chairperson  
SWEETWATER CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT

ATTEST:

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Secretary

**SWEETWATER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2015-02,  
Approving a Revised Budget for Fiscal Year  
2014



**RESOLUTION 2015-02**

**THE REVISED ANNUAL APPROPRIATION RESOLUTION OF THE SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE REVISED ANNUAL APPROPRIATIONS AND ADOPTING THE REVISED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2013, AND ENDING SEPTEMBER 30, 2014**

**WHEREAS**, the SWEETWATER CREEK Community Development District Board of Supervisors (the "Board") previously approved and adopted an annual budget for the fiscal year beginning October 1, 2013 and ending September 30, 2014, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Board now desires to revise the annual budget for the fiscal year beginning October 1, 2013 and ending September 30, 2014; and

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

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

**Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budgets, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
  
- b. That the District Manager's Proposed Budgets, attached hereto as Exhibit "A," are hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2013-2014.

- c. That the adopted budget shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Revised Budget for the Sweetwater Creek Community Development District for the Fiscal Year Beginning October 1, 2013 and Ending September 30, 2014", as adopted by the Board of Supervisors on November 6, 2014.

**Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Sweetwater Creek Community Development District, for the fiscal year beginning October 1, 2013, and ending September 30, 2014, the sum of money to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$353,626.53</u>
TOTAL ALL FUNDS	<u>\$353,626.53</u>

**Section 3. Supplemental Appropriations**

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 4<sup>th</sup> day of December, 2014.

ATTEST:

**SWEETWATER CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**EXHIBIT A**  
**Sweetwater Creek Community Development District**  
**Re-Adopted Fiscal Year 2013-2014 Operations & Maintenance Budget**

	Adopted FY 2013- 2014 Budget	Actual Through 9/30/14	Re-Adopted FY 2013-2014 Budget
<b><u>Revenues</u></b>			
Assessments - Tax Collector & Direct	\$239,233.44	\$101,050.85	\$101,050.85
Other Income - BTI Payment	\$0.00	\$27,362.14	\$27,362.14
Carry Forward Surplus	\$0.00	\$28,682.84	\$28,682.84
Developer Contributions	\$0.00	\$179,875.97	\$179,875.97
<b>Net Revenues</b>	<b>\$239,233.44</b>	<b>\$336,971.80</b>	<b>\$336,971.80</b>
<b><u>Expenditures</u></b>			
Supervisor Fees	\$0.00	\$6,000.00	\$6,000.00
Engineering Fees	\$9,000.00	\$7,095.00	\$7,095.00
District Counsel	\$35,000.00	\$41,474.50	\$41,474.50
Trustee Counsel	\$0.00	\$2,227.75	\$2,227.75
Audit Fees	\$5,500.00	\$5,500.00	\$5,500.00
Arbitrage	\$1,000.00	\$500.00	\$500.00
Assessment Roll	\$5,000.00	\$5,000.00	\$5,000.00
Dissemination	\$5,000.00	\$5,000.00	\$5,000.00
Trustee Fees	\$9,300.00	\$3,550.00	\$3,550.00
District Management Fees	\$17,500.00	\$17,499.96	\$17,499.96
Travel & Per Diem	\$500.00	\$1,077.72	\$1,077.72
Telephone	\$700.00	\$817.31	\$817.31
Postage	\$600.00	\$189.12	\$189.12
Public Official Insurance - District	\$3,500.00	\$3,347.00	\$3,347.00
General Insurance - District	\$4,500.00	\$4,378.00	\$4,378.00
Property & Casualty Insurance - Amenities	\$13,000.00	\$13,664.00	\$13,664.00
Other Insurance (Bonding Insurance)	\$6,000.00	\$0.00	\$0.00
General Repair & Maintenance	\$0.00	\$4,470.00	\$4,470.00
Fountains	\$0.00	\$1,027.00	\$1,027.00
Copies	\$200.00	\$21.58	\$21.58
Legal Advertising	\$1,500.00	\$1,471.51	\$1,471.51
Other Current Charges (MISC)	\$5,000.00	\$3,493.27	\$3,493.27
Leased Space	\$0.00	\$2,052.00	\$2,052.00
Dues, Licenses & Fees	\$175.00	\$375.00	\$375.00
Security	\$0.00	\$26,668.22	\$26,668.22
Bank Fees	\$450.00	\$325.36	\$325.36
Landscape Maintenance	\$70,540.00	\$69,021.46	\$69,021.46
Lake Maintenance	\$2,000.00	\$2,325.00	\$2,325.00
Electric	\$22,500.00	\$24,310.98	\$24,310.98
Water	\$100.00	\$0.00	\$0.00
Irrigation Repair & Maintenance	\$500.00	\$22,012.65	\$22,012.65
Wetland Mitigation	\$1,500.00	\$0.00	\$0.00
Landscape Improvement	\$1,000.00	\$48,980.00	\$48,980.00
Streetlights	\$5,000.00	\$0.00	\$0.00
Gate - repairs/maintenance	\$5,000.00	\$2,034.00	\$2,034.00
Signage & Amenities Repair	\$0.00	\$3,829.00	\$3,829.00
Swimming Pool	\$0.00	\$0.00	\$0.00
Fitness Facility	\$0.00	\$0.00	\$0.00
Payment to Marshall Creek	\$7,668.44	\$7,234.41	\$7,234.41
<b>Operation &amp; Maintenance Expenditures</b>	<b>\$239,233.44</b>	<b>\$336,971.80</b>	<b>\$336,971.80</b>
<b>Expenditures - Paid From DSR</b>			
Trustee Counsel	100,000.00	16,654.73	16,654.73
District Counsel	60,000.00	0.00	0.00
District Services	6,000.00	0.00	0.00
<b>Total Expenditures</b>	<b>\$405,233.44</b>	<b>\$353,626.53</b>	<b>\$353,626.53</b>

**SWEETWATER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorizations  
2015-1 – 2015-6

**SWEETWATER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization 2015-01**

10/10/2014

Item No.	Payee	Invoice#	General Fund
1	<b>United Site Services</b> Standard Restroom 9/25/14 - 10/22/14 - Pro-rated FY 15	114-2339988	\$33.00
2	<b>Marshall Creek CDD</b> Provision of staffing services for October 2014		\$18,503.42
3	<b>Charles Aquatics, Inc.</b> October aquatic mangement services	21244	\$725.00
4	<b>Republic Services</b> Trash removal 10/1/14 - 10/31/14	0687-000591985	\$86.28
5	<b>Marshall Creek CDD</b> Pro-rated Sweetwater Creek CDD, AT&T bill dated 9/29/14 Pro-rated Sweetwater Creek CDD, FP&L bill dated 10/8/14 Reimbursement to Village Key for Digital Monitoring 10/1/14 - 12/31/14	ATT09282014 FPL10082014 VK10012014	\$422.95 \$517.28 \$60.00
6	<b>Crown Pools, Inc.</b> Pool Pump Check	78760	\$115.00
7	<b>Downey's Janitorial Supplies</b> Toilet Paper	41-7960	\$34.40
8	<b>Holiday</b> Halloween Prizes	13470	\$396.25
9	<b>The Home Depot</b> Supplies		\$245.03
10	<b>Art on the Go</b> Face painting for Halloween event		\$150.00
11	<b>Progressive Entertainment</b> Inflatables & activities for the Halloween event		\$2,238.00
12	<b>Thibault's Electrical Service</b> Service call to chek pool panel 10/1/14	18455	\$315.00
13	<b>FPL</b> Pro-rated Account# 87534-88413 Pro-rated Account# 79800-73535 Pro-rated Account# 63041-44154 Pro-rated Account# 54467-10583 Pro-rated Account# 45689-61314 Pro-rated Account# 42186-71537 Pro-rated Account# 39997-20281 Pro-rated Account# 29257-69248 Pro-rated Account# 11451-37392		\$1.81 \$70.35 \$1.48 \$15.33 \$3.76 \$6.27 \$7.13 \$13.92 \$9.41
		<b>TOTAL</b>	<b>\$23,971.07</b>

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson

**SWEETWATER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization 2015-02**

10/13/2014

Item No.	Payee	Invoice#	General Fund
1	<b>Do it yourself Inc.</b> Halloween Event - games		\$494.50
2	<b>Space Walk of Jacksonville</b> Halloween Event Inflatables		\$1,100.00
3	<b>Erin Gunia</b> Reimbursements		\$368.61
4	<b>Paddock Construction, Inc.</b> Replace Swimming Pool Pump	4555	\$4,980.00
		<b>TOTAL</b>	<b>\$6,943.11</b>

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson

**SWEETWATER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization 2015-03**  
10/24/2014

Item No.	Payee	Invoice#	General Fund
1	<b>Green Earth Irrigation</b> Service call to check pump stations	palencia-16	\$204.00
2	<b>Landcare Group, Inc.</b> Pro-rated October and clean up fee	731	\$11,947.80
3	<b>Lamp Sales Unlimited, Inc.</b> Bulbs - R&M Bldgs	122257	\$238.00
4	<b>Dumont</b> Pool Chemicals - R&M Pool Pool Chemicals - R&M Pool	322595 322596	\$18.00 \$229.50
5	<b>Ferguson Enterprises, Inc.</b> Filter carts - R&M Bldg	120720	\$76.22
6	<b>Royalty Events</b> Pipe & Draping for Halloween Event		\$695.00
7	<b>Valley Crest Landscape Maintenance</b> SWC Fitness Center Oct. Exterior Maintenance	4610502	\$619.00
8	<b>Office Depot</b> Office supplies office Supplies	733096317001 733093105001	\$59.66 \$2.99
9	<b>Downey's Janitorial Supplies</b> Paper Towels & Cleaning Supplies Cleaning Supplies	41-7974 41-8024	\$46.35 \$120.30
10	<b>Flori's Cardio Etc., Inc.</b> Rental Fitness Equipment	4988	\$385.00
11	<b>Marshall Creek CDD</b> Billback for 2 Melco Technorex fans Billback for Home Depot #6123528 (Special Event) Billback for Pinch a Penny Billback for Home Depot Billback for Costco - Candy & Halloween Event Billback for Coastal Construction Inv# PS-000309238 Billback for McMaster Carr Billback for Special Event Supplies	HUTCHERSONEROCT1614 HOME6123528 PINCH231101 HOME1064391 COSTCO10092014 PS-000309238 MCM14879113 OFFICE734441853001	\$202.97 \$201.28 \$43.99 \$9.94 \$121.50 \$7.82 \$41.89 \$54.95
12	<b>Erin Gunia</b> Reimbursements Reimbursements Reimbursements		\$758.79 \$168.78 \$234.78
13	<b>AT&amp;T</b> R&M gate - Account# 904 808 - 1454 001 0564 R&M gate - Account# 904 824 - 8084 083 0563		\$112.78 \$130.00



**SWEETWATER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

14	<b>Thibault's Electrical Service</b> Work on starter for pool pump	18568	\$373.95
15	<b>TECO</b> Gas - Account# 18918326		\$43.67
16	<b>Florida Natural Gas</b> Utility - Billing Group# 110427		\$23.09
17	<b>Home Depot</b> Halloween Supplies		\$72.15
18	<b>LLOYD's Exercise Equipment, LLC</b> Cleaning Supplies	B-480-7	\$269.85
19	<b>FPL</b> Pro-rated Acct# 62869-58332 Pro-rated Acct#14275-07163		\$2.11 \$397.49
20	<b>Fishkind &amp; Associates, Inc.</b> Oct 2014 Dist Mgmt Fee	15806	\$1,458.33
21	<b>Marshall Creek CDD</b> Staffing Services for November 2014		\$18,503.42
22	<b>Florida Department of Economic Opportunity</b> FY2014-2015 Special District Fee	32289	\$175.00
		<b>TOTAL</b>	<b>\$38,050.35</b>

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Secretary/Assistant Secretary

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Chairperson

**SWEETWATER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization 2015-04**

10/28/2014

Item No.	Payee	Invoice#	General Fund
1	<b>Green Earth Irrigation</b>		
	Check out pump stations	palencia-14	\$320.00
	Lightening damage repairs	palencia-15	\$1,522.50
2	<b>FPL</b>		
	Pro-rated acct#62869-58332		\$5.54
	Pro-rated acct#14275-07163		\$1,043.40
3	<b>Fishkind &amp; Associates, Inc.</b>		
	FY 2014 Postage & Conference Call	15806	\$80.83
		<b>TOTAL</b>	<b>\$2,972.27</b>

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Secretary/Assistant Secretary

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Chairperson

**SWEETWATER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 2015-05

11/10/2014

Item No.	Payee	Invoice#	General Fund
1	<b>Marshall Creek CDD</b>		
	Billback for Publix, Bottled water for Halloween Event	PUBLIX097604-003	\$67.87
	Billback for Publix, Safety pins and bug spray for Halloween Event	PUBLIX518066-003	\$19.94
	Billback for Turner Pest Control - Monthly Service	TURNER4009080	\$31.63
	Billback for Sunbelt Rentals, Lights for Halloween Event	SUNBELT48789297	\$490.70
	Billback for NY Pizza Co., Pizza for staff, Halloween Event	NYPIZZA1799	\$46.00
2	<b>Erin Gunia</b>		
	Expense Report		\$379.03
	Expense Report		\$44.56
3	<b>Trane</b>		
	Service to check condensing unit	34188917	\$667.70
4	<b>Dumont</b>		
	Pool chemicals	323976	\$177.00
5	<b>St. Johns County Utility Department</b>		
	Water Consumption - Acct# 541469-127508		\$753.66
6	<b>Do it yourself</b>		
	Popcorn		\$49.75
7	<b>AT&amp;T</b>		
	Phone - Acct# 904 829-8584 209 0562		\$480.61
8	<b>Thibault's Electrical Service</b>		
	R&M Pool	18679	\$290.20
9	<b>Flori's Cardio Etc., Inc.</b>		
	Rental Fitness Equipment	5007	\$385.00
10	<b>Republic Service</b>		
	Waste Removal 11/1/11 - 11/30/14	0687-000598136	\$86.28
11	<b>St. Augustine Record</b>		
	Legal Advertising	15789727	\$288.57
12	<b>Charles Aquatics, Inc.</b>		
	Aquatic management services - Ph. 1 - 5 ponds, Ph. 2 - 7 ponds	21522	\$725.00
13	<b>Landcare Group, Inc.</b>		
	November maintenance	783	\$7,660.00
14	<b>Allied Barton Security Services</b>		
	Security 09/26/14 - 10/30/14 & Mobile Mini Shelter	5932859	\$3,798.80
15	<b>FPL</b>		
	Account# 92065-47441		\$2,654.75
		<b>TOTAL</b>	<b>\$19,097.05</b>

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Secretary/Assistant Secretary

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Chairperson

**SWEETWATER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

Item No.	Payee	Invoice#	General Fund
1	<b>Florida Natural Gas</b> Group# 110427	72905ES	\$22.34
2	<b>TECO</b> Account# 18918326		\$43.84
3	<b>AT&amp;T</b> Account# 904 808-1454 001 0564		\$112.86
4	<b>Morris Publishing Group</b> Legal Advertising	1000251918141031	\$202.59
5	<b>Fishkind &amp; Associates, Inc.</b> Nov 2014 Dist Mgmt Fee & Postage	15966	\$1,476.13
6	<b>Marshall Creek CDD</b> Billback for Sunbelt Rentals Billback for Lamp Sales Unlimited	SUNBELT48789297-001 LAMP123660	\$52.50 \$75.00
7	<b>Erin Gunia</b> Expense Report 11/10/14 Expense Report 11/18/14		\$33.36 \$18.25
8	<b>Drives Pro, Inc.</b> R&M Pools	1080	\$752.82
9	<b>Valley Crest Landscape Maintenance</b> November Exterior Maintenance	4632159	\$619.00
10	<b>Downey's Janitorial Supplies</b> Cleaning Supplies	41-8114	\$181.01
11	<b>Davey Tree</b> Pro-rated October Maintenance	908359283	\$3,275.00
12	<b>Hines Palencia Property Management</b> Oct 2014 Management Fee	41926	\$1,791.67
13	<b>FPL</b> Account# 87534-88413 Account# 79800-73535 Account# 63041-44154 Account# 54467-10583 Account# 45689-61314 Account# 42186-71537 Account# 39997-20281 Account# 29257-69248 Account# 11451-37392 Account# 14275-07163 Account# 62869-58332		\$9.44 \$341.01 \$7.65 \$167.52 \$19.79 \$33.86 \$37.16 \$47.50 \$51.41 \$1,440.89 \$8.65
		<b>TOTAL</b>	<b>\$10,821.25</b>

Secretary/Assistant Secretary

Chairperson

**SWEETWATER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

District Financial Statements

**Sweetwater Creek CDD**  
**Statement of Financial Position**  
**As of 9/30/2014**

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
Accounts Receivable	\$785.57				\$785.57
Prepaid Expenses	21,985.00				21,985.00
Wells Fargo Checking Account	20,933.02				20,933.02
Assessments Receivable		\$334,268.84			334,268.84
Debt Service Reserve A Bond Revenue		564,057.15			564,057.15
Interest Receivable		1,862.80			1,862.80
		4.70			4.70
<b>Total Current Assets</b>	<b>\$43,703.59</b>	<b>\$900,193.49</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$943,897.08</b>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$900,193.49	\$900,193.49
Amount To Be Provided				11,194,806.51	11,194,806.51
<b>Total Investments</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$12,095,000.00</b>	<b>\$12,095,000.00</b>
<b>Total Assets</b>	<b>\$43,703.59</b>	<b>\$900,193.49</b>	<b>\$0.00</b>	<b>\$12,095,000.00</b>	<b>\$13,038,897.08</b>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$35,129.00				\$35,129.00
Deferred Revenue	21,985.00				21,985.00
<b>Total Current Liabilities</b>	<b>\$57,114.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$57,114.00</b>
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable LongTerm				\$12,095,000.00	\$12,095,000.00
<b>Total Long Term Liabilities</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$12,095,000.00</b>	<b>\$12,095,000.00</b>
<b>Total Liabilities</b>	<b>\$57,114.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$12,095,000.00</b>	<b>\$12,152,114.00</b>
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	\$316,045.62				\$316,045.62
Current Year Net Assets, Unrestricted	7,678.75				7,678.75
Net Assets - General Government	(294,448.09)				(294,448.09)
Current Year Net Assets - General	(42,686.69)				(42,686.69)
Net Assets, Unrestricted		(\$9,784,653.07)			(9,784,653.07)
Current Year Net Assets, Unrestricted		10,684,846.56			10,684,846.56
Net Assets, Unrestricted			(\$5,930,104.51)		(5,930,104.51)
Net Assets, Unrestricted			5,930,104.51		5,930,104.51
<b>Total Net Assets</b>	<b>(\$13,410.41)</b>	<b>\$900,193.49</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$886,783.08</b>
<b>Total Liabilities and Net Assets</b>	<b>\$43,703.59</b>	<b>\$900,193.49</b>	<b>\$0.00</b>	<b>\$12,095,000.00</b>	<b>\$13,038,897.08</b>

**Sweetwater Creek CDD**  
**Statement of Activities (YTD)**  
**As of 9/30/2014**

	General Fund	Debt Service Fund	Capital Projects Fund	Total
<b>Revenues</b>				
On-Roll Assessments	\$79,845.05			\$79,845.05
Off-Roll Assessments	21,205.80			21,205.80
Developer Contributions	164,949.01			164,949.01
Other Income & Other Financing Sources	28,285.25			28,285.25
Inter-Fund Transfers In	7,678.75			7,678.75
On-Roll Assessments		\$14,554.34		14,554.34
Off-Roll Assessments		11,954,163.22		11,954,163.22
Other Income & Other Financing Sources		5,687.18		5,687.18
<b>Total Revenues</b>	<b>\$301,963.86</b>	<b>\$11,974,404.74</b>	<b>\$0.00</b>	<b>\$12,276,368.60</b>
<b>Expenses</b>				
Supervisor Fees	\$6,000.00			\$6,000.00
Public Official Insurance	3,347.00			3,347.00
Trustee Services	3,550.00			3,550.00
District Management	17,499.96			17,499.96
Engineering	7,095.00			7,095.00
Dissemination Agent	5,000.00			5,000.00
District Counsel	41,474.50			41,474.50
Trustee Counsel	2,227.75			2,227.75
Assessment Administration	5,000.00			5,000.00
Audit	5,500.00			5,500.00
Arbitrage Calculation	500.00			500.00
Travel and Per Diem	1,077.72			1,077.72
Telephone	817.31			817.31
Postage & Shipping	189.12			189.12
Copies	21.58			21.58
Legal Advertising	1,471.51			1,471.51
Bank Fees	325.36			325.36
Miscellaneous	3,493.27			3,493.27
Leased Space	2,052.00			2,052.00
Marshall Creek Expenses	7,234.41			7,234.41
Dues, Licenses, and Fees	375.00			375.00
Security	26,668.22			26,668.22
Electric	24,310.98			24,310.98
General Insurance	4,378.00			4,378.00
Property & Casualty Insurance	13,664.00			13,664.00
General Repair & Maintenance	4,470.00			4,470.00
Fountains Repair & Maintenance	1,027.00			1,027.00
Irrigation Repair & Maintenance	22,012.65			22,012.65
Lake Maintenance	2,325.00			2,325.00
Landscaping Maintenance & Material	69,021.46			69,021.46
Landscape Improvements	48,980.00			48,980.00
Gate - R&M	2,034.00			2,034.00
Signage & Amenities Repair	3,829.00			3,829.00
Trustee Counsel		\$16,654.73		16,654.73
Principal Payment - A Bond		35,000.00		35,000.00
Interest Payments - A bond		803,402.40		803,402.40
Interest Payments - B1		226,954.87		226,954.87
Interest Payments - B2		199,918.33		199,918.33
Inter-Fund Transfers		7,678.75		7,678.75
<b>Total Expenses</b>	<b>\$336,971.80</b>	<b>\$1,289,609.08</b>	<b>\$0.00</b>	<b>\$1,626,580.88</b>
<b>Other Revenues (Expenses) &amp; Gains (Losses)</b>				
Interest Income		\$57.48		\$57.48
Net Incr (Decr) in FMV of Investments		(6.58)		(6.58)
<b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>	<b>\$0.00</b>	<b>\$50.90</b>	<b>\$0.00</b>	<b>\$50.90</b>
<b>Change In Net Assets</b>	<b>(\$35,007.94)</b>	<b>\$10,684,846.56</b>	<b>\$0.00</b>	<b>\$10,649,838.62</b>
<b>Net Assets At Beginning Of Year</b>	<b>\$21,597.53</b>	<b>(\$9,784,653.07)</b>	<b>\$0.00</b>	<b>(\$9,763,055.54)</b>
<b>Net Assets At End Of Year</b>	<b>(\$13,410.41)</b>	<b>\$900,193.49</b>	<b>\$0.00</b>	<b>\$886,783.08</b>

**Sweetwater Creek CDD**  
**Budget to Actual**  
**For the Month Ended 9/30/2014**

	Actual	Year To Date Budget	Variance	Adopted FY 2014 Budget
<b><u>Revenues</u></b>				
Assessments - Tax Collector & Direct	\$101,050.85	\$239,233.44	\$(138,182.59)	\$239,233.44
Other Income	\$27,362.14	\$0.00	\$27,362.14	\$0.00
Developer Contributions	164,949.01	0.00	164,949.01	\$0.00
<b>Net Revenues</b>	<b>\$293,362.00</b>	<b>\$239,233.44</b>	<b>\$54,128.56</b>	<b>\$239,233.44</b>
<b><u>General &amp; Administrative Expenses</u></b>				
Supervisor Fees	\$6,000.00	\$0.00	\$6,000.00	\$0.00
Public Official Insurance	3,347.00	3,500.00	\$(153.00)	\$3,500.00
Trustee Services	3,550.00	9,300.00	\$(5,750.00)	\$9,300.00
District Management	17,499.96	17,500.00	\$(0.04)	\$17,500.00
Engineering	7,095.00	9,000.00	\$(1,905.00)	\$9,000.00
Dissemination Agent	5,000.00	5,000.00	\$0.00	\$5,000.00
District Counsel	41,474.50	35,000.00	\$6,474.50	\$35,000.00
Trustee Counsel	2,227.75	0.00	\$2,227.75	\$0.00
Assessment Administration	5,000.00	5,000.00	\$0.00	\$5,000.00
Audit	5,500.00	5,500.00	\$0.00	\$5,500.00
Arbitrage Calculation	500.00	1,000.00	\$(500.00)	\$1,000.00
Travel and Per Diem	1,077.72	500.00	\$577.72	\$500.00
Telephone	817.31	700.00	\$117.31	\$700.00
Postage & Shipping	189.12	600.00	\$(410.88)	\$600.00
Copies	21.58	200.00	\$(178.42)	\$200.00
Legal Advertising	1,471.51	1,500.00	\$(28.49)	\$1,500.00
Bank Fees	325.36	450.00	\$(124.64)	\$450.00
Miscellaneous	3,493.27	5,000.00	\$(1,506.73)	\$5,000.00
Leased Space	2,052.00	0.00	\$2,052.00	\$0.00
Marshall Creek Expenses	7,234.41	7,668.44	\$(434.03)	\$7,668.44
Dues, Licenses, and Fees	375.00	175.00	\$200.00	\$175.00
Security	26,668.22	0.00	\$26,668.22	\$0.00
Electric	24,310.98	22,500.00	\$1,810.98	\$22,500.00
Water	0.00	100.00	\$(100.00)	\$100.00
Wetlands Mitigation	0.00	1,500.00	\$(1,500.00)	\$1,500.00
General Insurance	4,378.00	4,500.00	\$(122.00)	\$4,500.00
Property & Casualty Insurance	13,664.00	13,000.00	\$664.00	\$13,000.00
Other Insurance	0.00	6,000.00	\$(6,000.00)	\$6,000.00
General Repair & Maintenance	4,470.00	0.00	\$4,470.00	\$0.00
Fountains Repair & Maintenance	1,027.00	0.00	\$1,027.00	\$0.00
Irrigation Repair & Maintenance	22,012.65	500.00	\$21,512.65	\$500.00
Lake Maintenance	2,325.00	2,000.00	\$325.00	\$2,000.00
Landscaping Maintenance & Material	69,021.46	70,540.00	\$(1,518.54)	\$70,540.00
Landscape Improvements	48,980.00	1,000.00	\$47,980.00	\$1,000.00
Gate - R&M	2,034.00	5,000.00	\$(2,966.00)	\$5,000.00
Signage & Amenities Repair	3,829.00	0.00	\$3,829.00	\$0.00
Streetlights	0.00	5,000.00	\$(5,000.00)	\$5,000.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$336,971.80</b>	<b>\$239,233.44</b>	<b>\$97,738.36</b>	<b>\$239,233.44</b>
<b>Total Expenses</b>	<b>\$336,971.80</b>	<b>\$239,233.44</b>	<b>\$97,738.36</b>	
<b>Income (Loss) from Operations</b>	<b>\$(43,609.80)</b>	<b>\$0.00</b>	<b>\$(43,609.80)</b>	
<b>Net Income (Loss)</b>	<b>\$(43,609.80)</b>	<b>\$0.00</b>	<b>\$(43,609.80)</b>	