

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.troutcreekcdd.org

CDD vs HOA FACT SHEET

PUBLIC / GOVERNMENT ENTITY

COMMUNITY DEVELOPMENT DISTRICT

Name: Trout Creek CDD

Website: www.troutcreekcdd.org

Special-Purpose unit of local government,
operating as an
“Independent Special Taxing District”

Created under Chapter 190 of the
Florida Statutes

Governed by a Board of Supervisors
(Subject to the Sunshine Laws)

Responsibilities include the creation, financing
& maintenance of the CDD infrastructure:

- * Common Area Landscape Maintenance
- * Roadways (except within Woodlands)
- * Entryway Monuments
- * Pond Aquatics & Stormwater System
- * Amenity & Recreational Facilities & Parks

How are fees paid?

Owners are assessed through their annual
county property tax bill in the form of a non-ad
valorem assessment. Annual Assessments has 2
Parts (Operation/Maintenance & Bond).

Who to contact?

Barry Jeskewich – Community Director
Barry@myshearwater.com
904-342-3739

Melissa Dobbins – District Manager
Rizzetta & Company, Inc.
mdobbins@rizzetta.com
904-436-6270 ext. 0034

PRIVATE ENTITY

HOMEOWNERS ASSOCIATION

Master Association:

Shearwater HOA

Associations:

The Cove HOA

The Woodlands HOA

Timberline HOA

Website: www.myshearwater.com

Not-for-profit Corporation created under
Chapters 617 and 720 of the Florida Statutes

Governed by a Board of Directors

Responsibilities include the implementation of
the association’s governing documents; most
specifically, individual lot related issues.

- * Administration of Deed Restrictions
- * Covenant Enforcement
- * Architectural Control
- * Woodlands (private roads, ponds, gates)

How are fees paid?

Owners receive a remittance coupon from the
association in December for the following year’s
assessment.

Who to contact?

Barry Jeskewich – Community Director
CCMC
Barry@myshearwater.com
904-342-3739

Wanda Gartman – Assist. Community Director
CCMC
Wanda@myshearwater.com
904-342-3739