



Rizzetta & Company

Trout Creek Community Development District

**Board of Supervisors'
Meeting
August 20, 2025**

**District Office:
2806 N. Fifth Street
Unit 403
St. Augustine, FL 32084**

www.troutcreekcdd.org

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT

Kayak Club, 100 Kayak Way, St. Augustine, FL 32092

www.troutcreekcdd.org

Board of Supervisors

Clint Wright
Heather Loffredo
Jim Breslin
Ronnie Murphy
Vincent Sajkowski

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

District Manager

Melissa Dobbins

Rizzetta & Company, Inc.

District Counsel

Chris Loy
Jennifer Kilinski

Kilinski Van Wyk
Kilinski Van Wyk

District Engineer

Mike Yuro

Yuro & Associates

All cellular phones must be placed on mute while in the meeting room.

Please refer to the final agenda for Audience Comment sections of the meeting. This will include **General Audience Comments** (for non-agenda items only) and **Audience Comments on Agenda Items**. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments. **All Public Comments or Public Hearing Comments will also be limited to a total of three (3) minutes.**

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. 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), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

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

Board of Supervisors
Trout Creek Community
Development District

August 13, 2025

Rev. 8.15.2025

Rev. 8.20.2025

REVISED FINAL AGENDA

Dear Board Members:

The District Board will also conduct an attorney-client shade session at 5:30 p.m. This session will commence prior to the regular meeting/public hearings. The meeting of the Board of Supervisors of the Trout Creek Community Development District will be held on August 20, 2025, at 6:00 p.m. located at the Kayak Club, 100 Kayak Way, St. Augustine, FL 32092.

SHADE SESSION AGENDA:

1. CALL TO ORDER / ROLL CALL
2. AUDIENCE COMMENTS (ONLY ON SHADE SESSION MATTER)
3. ATTORNEY-CLIENT SHADE SESSION

The attorney-client shade session, which is closed to the public, is being held pursuant to Section 286.011(8), Florida Statutes, and relates to advice on pending litigation expenditures and litigation strategy related to VerdeGo vs. Trout Creek Community Development District, Case Number 2025CA000937, pending in the Circuit Court for St. Johns County.

4. CONCLUSION OF SHADE SESSION/MOTIONS RELATED TO SAME

REGULAR MEETING AGENDA:

1. CALL TO ORDER / ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. NON-AGENDA AUDIENCE COMMENTS (*Comments Limited to 3 Minutes Each*)
4. STAFF REPORTS

A.) District Counsel.....Tab 1

1.) Ratification/Update on County Letter Regarding School Traffic Concerns

2.) Draft Policy for River Walking/Safe Use of Lazy River

3.) Consideration of Litigation Attorney Proposals – (*Under Separate Cover*)

4.) Grant of Easement with St. Johns County, Florida

B.) District Engineer.....Tab 2

1.) Update Regarding Stormwater Outfall Repair

2.) Update Regarding Goodhope Court Underdrain Repair

3.) Update on Additional Streetlighting

4.) Update on County Crosswalk Plans at School

5.) Discussion Regarding Path – Seaforth & Rushing Dr.

C.) Landscape Maintenance Service Reports.....Tab 3

D.) Pond Aquatics Service Reports.....Tab 4

E.) General Manager.....Tab 5

- 1.) Review Amenity Suspension
- F.) District Manager.....Tab 6
- 1.) Variance Report Presented by Supervisor Murphy
- 5. **BUSINESS ITEMS – Part A** (*Public Hearing Comments Limited to 3 Minutes Each*)
- A.) Public Hearing on Fiscal Year 2025-2026 Budget.....Tab 7
- 1.) Consideration of Resolution 2025-11, Adopting Fiscal Year 2025-2026 Budget
- B.) Public Hearing on Special Assessments.....Tab 8
- 1.) Consideration of Resolution 2025-12, Imposing Special Assessments
- C.) Consideration of Beachside High School Swim Team Proposed Agreement.....Tab 9
- D.) Public Hearing on Encroachment Policy and Rates Related to Same.....Tab 10
- 1.) Consideration of Resolution 2025-13, Adopting Encroachment Policy/Rates
- 6. **AGENDA AUDIENCE COMMENTS** (*Comments Limited to 3 Minutes Each*)
- 7. **BUSINESS ITEMS – Part B - BOARD PROPOSED MOTIONS**
- 8. **BUSINESS ADMINISTRATION - CONSENT AGENDA**.....Tab 11
- A.) Consideration of Minutes for the Board of Supervisors' Meeting held on July 16, 2025
- B.) Consideration of Minutes for the Workshop held on August 13, 2025
- C.) Ratification of the Operation and Maintenance Expenditures for July 2025
- 9. **SUPERVISOR REQUESTS**
- 10. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at 904-436-6270.

Yours kindly,

Melissa Dobbins

District Manager

Tab 1

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

July 18, 2025

Sarah Arnold
St. Johns County Commissioner, District 2
500 San Sebastian View
St. Augustine, FL 32084
bcc2sarnold@sjcfl.us

Trout Creek Academy
855 Timberwolf Trail
St. Augustine, FL 32092
Katie O'Connell, Principal
Katherine.Oconnell@stjohns.k12.fl.us

St. Johns County, Department of Growth
Management
4040 Lewis Speedway
St. Augustine, FL 32084
GMdevelopment@sjcfl.us

St. Johns County School District
40 Orange Street
St. Augustine, FL 32084
Brennan Asplen
Brennan.Asplen@stjohns.k12.fl.us
Tony Coleman
Tony.Coleman@stjohns.k12.fl.us

St. Johns County Engineering Division
2750 Industry Center Road
St. Augustine, FL 32084
Duane Kent P.E., County Engineer
rkent@sjcfl.us

St. Johns County Transportation Development
Division
Dick D'Souza, Assistant Director –
Transportation
Ddsouza@sjcfl.us

St. Johns County Sheriff's Office
4015 Lewis Speedway
St. Augustine, FL 32084
Robert Hardwick, Sheriff
RHardwick@sjso.org
Russ Martin, Director of Patrol Division
RMartin@sjso.org
Peggy Tennyson, Captain of Patrol Division/
Youth Services
PTennyson@sjso.org

Re: *Urgent Request for Transportation Safety Measures at Trout Creek Academy - Shearwater Community*

Dear St. Johns County Officials:

The Trout Creek Community Development District ("District") Board of Supervisors ("Board") formally requests your immediate assistance regarding critical student transportation safety issues at Trout Creek Academy ("School") located in the Shearwater community ("Community"). These safety issues are a direct result of the ongoing County construction and development of the Silverleaf Sportsplex and the

Shearwater Community Park and Library (“Parks”), which has created hazardous conditions that pose an immediate risk to student safety.

Because the opening of the Parks has been delayed until January 2027, the Board is seeking accommodations to ensure children can safely arrive at and depart from the School this upcoming academic year.

The Boards respectfully requests the following considerations be implemented as soon as possible:

- ***Expedited Approval of Installation of a Crosswalk at Trout Creek Academy***

A safe pedestrian crosswalk across Timberwolf Trail is critical to the safety of our families, both during and after development of the parks. Many students and parents on foot, bike, or golf cart currently face dangerous crossing conditions during high-traffic hours. A crosswalk would, amongst other things, (1) reduce the risk of accidents by clearly marking where parents and children should cross; (2) alert drivers to slow down and watch for parents and children, especially during school hours; and (3) increase walkability of the Community and further incentivize the reduction of automobile usage for pickup and drop off.

- ***Temporary Bus Pick-Up Service within a 1–2 Mile Radius***

For the families that live beyond walking-distance to the School, we ask the St. Johns County School District to temporarily implement bus pick-up within the 1-to-2-mile radius from the School. Allowing families to rely on bussing rather than multiple, individual automobile trips would reduce congestion on streets during peak hours while also providing for increased safety for our children. Suggested pick-up points include:

- The Outpost
- Falls Park
- The Kayak Club

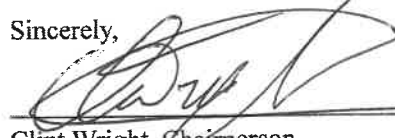
- ***Assistance with a Temporary Parking Solution for Golf Carts***

With hundreds of families relying on golf carts for transportation—and the lack of suitable parking due to County park construction—we estimate approximately 600 golf carts will require temporary parking during morning drop-off (7:30-8:30 AM) and afternoon pick-up times (2:30-3:30 PM). We urge the County and School District to work collaboratively with the District and Community leaders to identify and designate a temporary parking area for these vehicles.

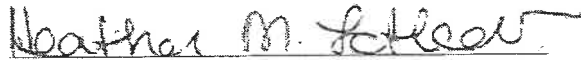
We value the ongoing partnership between the County, School District, District, and community stakeholders. Because the 2025-2026 school year begins soon, we require your response as soon as possible to implement these critical safety measures. While we appreciate the St. Johns County Sheriff’s Office’s current safety monitoring at the intersection of Shearwater Parkway and Timberwolf Trail, this measure alone is insufficient to address the comprehensive safety concerns, and ensuring the safety of our families requires a multifaceted and unified approach.

We are prepared to meet with relevant officials at your earliest convenience to discuss these matters in detail. Please contact Heather Loffredo at HLOffredoTroutCreekCDD4@proton.me to schedule a meeting. We look forward to collaborating on solutions that ensure the safety and well-being of our students and families.

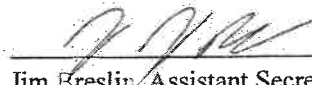
Sincerely,



Clint Wright, Chairperson
Trout Creek Community Development District



Heather Loffredo, Vice Chairperson
Trout Creek Community Development District



Jim Breslin, Assistant Secretary
Trout Creek Community Development District



Ronnie Murphy, Assistant Secretary
Trout Creek Community Development District



Vincent Sajkowski, Assistant Secretary
Trout Creek Community Development District

cc: District Manager (via email)
District Counsel (via email)
Scott Beaver, St. Johns County Sheriff's Office (Sbeaver@sjso.org)
Tres Edenfield, St. Johns County Sheriff's Office (tedenfield@sjso.org)
Mike Grunewald, St. Johns County Traffic Operations (mgrunewald@sjcfl.us)
Brad Guagliardo, St. Johns County Engineering Division (bguagliardo@sjcfl.us)

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT

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Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.troutcreekcdd.org

August 20, 2025

The Trout Creek Community Development District (“District”) Board of Supervisors (“Supervisors”) respectfully requests assistance from the County, as well as support from applicable local and state agencies, in the installation of a multi-use path or sidewalk infrastructure along County Road 16A at the southern end of the District.

This request is prompted by the ongoing development of the Central Sportsplex and Central Community Park, both of which are located directly along CR 16A, adjacent to the District. Construction for these park projects began on June 20, 2025, and are anticipated to be completed in 2027.

Currently, there are no planned pedestrian access routes linking the District to these future parks. The closest pedestrian infrastructure ends just a few hundred feet from the District boundary, creating a critical gap between existing District pathways and future county amenities.

The District Board of Supervisors is highly concerned that without improved pedestrian access, local residents, including children, may be forced to walk or cycle along CR 16A, a heavily traveled and increasingly congested roadway. This concern is further elevated by the planned on/off ramp for the First Coast Expressway, which will be constructed near the parks, likely to exacerbate traffic conditions and safety risks. To ensure safe and equitable access to these vital community resources, we respectfully request the County:

1. Install a multi-use path from Shearwater Parkway to Johns Island Parkway.
2. Construct pedestrian infrastructure connecting Central Sportsplex to Longleaf Pine Parkway.

These connections would not only serve the families in the District but also enhance safety and accessibility for surrounding neighborhoods and future developments, including the Silverleaf expansion.

We appreciate your attention to this urgent infrastructure need and are available for any further discussion or collaboration on how to make these improvements a reality for our community.

Sincerely,

Trout Creek Community Development District (CDD) Board

Updated Draft Policy for River Walking:

Purpose: To promote wellness and ensure safe use of the Lazy River amenity, the District has designated specific hours for continuous walking exercise. These hours are open to all authorized residents and their registered guests, who wish to use the Lazy River for walking-only purposes.

Lazy River Walking Hours - Daily Walking Time: 9:00 AM – 10:00 AM (subject to seasonal adjustment)

During designated walking hours:

- Use of the Lazy River is limited to continuous walking in the current direction of flow.
- No floatation devices, horseplay, running, stopping, or stationary use is permitted. Users must maintain a safe walking pace and appropriate distance from other users.
- All users must be respectful of others using the amenity for fitness purposes. Users must follow all staff instructions and posted safety rules. Failure to comply may result in removal from the facility and suspension of access privileges.
- Swimmers, loungers, and users with small children are welcome outside of walking hours or in designated recreation times as consistent with the general rules applicable to the lazy river rules.

General Rules (Apply at All Times)

- Minors fourteen (14) years of age or under must be accompanied by, and supervised by, an adult at least eighteen (18) years of age at all times for usage of the lazy river. All children five (5) years of age or younger, as well as all children who are unable to swim by themselves, must be supervised by a responsible individual eighteen (18) years of age or older, always within arm's length and must be capable of continuous walking during this time. No horseplay is permitted.
- Proper swimwear required. All clothing must be made of appropriate swim material and be clean prior to entry. Cut-offs, denim, cotton clothing, street clothes, and revealing attire are prohibited. Swim diapers are required for incontinent individuals.
- Food and beverages are prohibited in the water.
- Staff may enforce safety or operational closures as needed for maintenance, weather conditions, or emergency situations. The District reserves the right to close the facility without advance notice when necessary to ensure user safety.

Prepared by:
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084
Parcel Id No.: 0100250000

GRANT OF EASEMENT

THIS INDENTURE, made this ____ day of _____, 2025, between **TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing in accordance with Chapter 190, Florida Statutes, whose address is c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, hereinafter called **GRANTOR**, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called **GRANTEE**.

WITNESSETH: That Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to them, in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and released to the Grantee and Grantee's contractors, a non-exclusive, temporary easement for the sole purpose of ingress and egress to and installing, maintaining, repairing, refiguring or reconstructing utilities and associated facilities necessary for the development of neighborhood parks on, along, over, through, across, or under the following described land ("Easement Area") situated in St. Johns County, Florida to wit:

That certain right-of-way known as Timberwolf Trail, being part of Shearwater Phase 3G, according to plat thereof recorded in Map Book 125, pages 37 through 62, of the public records of St. Johns County, Florida.

TO HAVE AND TO HOLD, unto Grantee, his successors and assigns for the purposes aforesaid. Said Grantor is lawfully seized of said land in fee simple and thereby has the authority to grant said easement.

In the event that Grantee or any party acting under Grantee's express authority causes any damage to the Easement Area or to the adjacent property or improvements in the exercise of the easement rights granted herein, Grantee or Grantee's contractor(s) shall, at its cost and expense, without any right of reimbursement from Grantor unless Grantor obtains payment from an insurance policy or bond held, maintained, or posted by Grantee or Grantee's contractor(s) to explicitly repair the damage, be responsible to promptly repair and restore the damage it caused, to Grantor's reasonable satisfaction, as soon as reasonably practicable commencing and diligently pursuing to completion the restoration of the same to as nearly as practical to the condition and grade on the date of said damage, including, but only if part of said damage, repair and replacement of any landscaping, hardscaping, plantings, ground cover, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, and pumps.

Grantee and/or any contractors performing work for Grantee on the Easement Area shall at all times maintain general liability insurance to afford protection against any and all claims for personal injury, death or property damage arising directly or indirectly out of the exercise of the rights and privileges granted. Said insurance shall be issued by solvent, reputable insurance companies rated A- or better by A.M. Best and authorized to do business in the State of Florida, and Grantee shall provide Grantor with certificates of insurance evidencing such coverage prior to any entry upon the Easement Area, naming Grantor, and its employees and representatives, as insureds, as their interests may appear in a combined-single limit of not less than \$1,000,000.00 with respect to bodily injury or death and property damage.

Nothing herein shall be construed as a waiver of Grantor's or Grantee's sovereign immunity or limitations of liability under Section 768.28, *Florida Statutes*, or other law. Nothing hereby shall inure to the benefit of any third party for any purpose, including but not limited to, anything that might allow claims otherwise barred by sovereign immunity or operation of law.

The Easement shall terminate automatically upon the earlier to occur of: (1) completion of the Grantee's development of the neighborhood parks in the Trout Creek Community Development District; or (2) two years after the date recorded in the public records.

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first above written.

Signed and Sealed
in Our Presence:

GRANTOR
Trout Creek Community Development District, a local
unit of special purpose government

(sign) _____
(print) _____

By: _____

(sign) _____
(print) _____

Its: Chairman

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by _____ as Chairman of Trout Creek Community Development District, a local unit of special purpose government.

Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced

Tab 2

CROSSWALK INSTALLATION

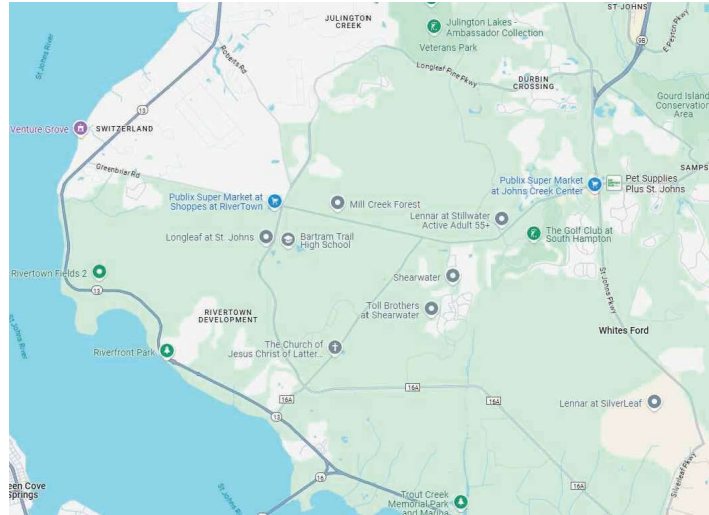
TROUT CREEK CDD

ST. JOHNS COUNTY, FL

NDRC 25-93

GENERAL NOTES:

1. THE LOCATIONS AND SIZE OF EXISTING UTILITIES AND RIGHT OF WAY, AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. HOWEVER, THERE IS NO GUARANTEE THAT ALL EXISTING FACILITIES HAVE BEEN FOUND OR SHOWN. THE CONTRACTOR IS FOREWARNED TO ASCERTAIN AND DETERMINE PRECISE LOCATIONS PREPARATORY TO EXCAVATING AND ALSO FAMILIARIZE HIMSELF WITH ALL VOLTAGES CARRIED IN OVERHEAD OR UNDERGROUND UTILITY SERVICES. NO CLAIM FOR EXTRA COST SHALL BE MADE AGAINST THE OWNER OR ENGINEER AS A RESULT OF THE AFOREMENTIONED APPROXIMATIONS. ALL R/W LINES, PROPERTY LINES AND EASEMENT LINES ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION. CONTRACTOR SHALL "CALL SUNSHINE" 1-800-432-4770 A MINIMUM OF 2-DAYS AND A MAXIMUM OF 5-DAYS PRIOR TO START OF CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT TO SURFACE DRAINS AND TO DITCHES DURING CONSTRUCTION.
4. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SAFETY. SPECIAL PRECAUTIONS MAY BE REQUIRED IN THE VICINITY OF POWER LINES AND OTHER UTILITIES.
5. ALL FEATURES ARE NOT SHOWN. THE FEATURES NOT SHOWN INCLUDE, BUT ARE NOT LIMITED TO, OVERHEAD UTILITIES, TRAFFIC CONTROL WIRING AND APPURTENANCES, EXISTING UTILITY SERVICE LINES AND ROAD SIGNS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT THESE FACILITIES DURING CONSTRUCTION, ANY DAMAGE CAUSED BY THE CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
6. ALL EXISTING INFORMATION WAS PROVIDED BY OTHERS. CONTRACTOR TO FIELD VERIFY AS NECESSARY PRIOR TO BEGINNING CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND ADHERING TO NPDES PERMIT AND CONDITIONS.
8. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ST. JOHNS COUNTY DESIGN STANDARDS AND ANY OTHER APPLICABLE STANDARDS THAT HAVE JURISDICTION.



SHEET INDEX

1. COVER SHEET
2. GENERAL NOTES
3. CROSSWALK PLAN
4. SIGNAGE PLAN
5. DETAILS

REVIEWED FOR CONSTRUCTION

St. Johns County Development Review
Paving and Drainage Plans ☒
Site Plan ☐
MODCP ☐

Date: 8/6/25 By: *HS*

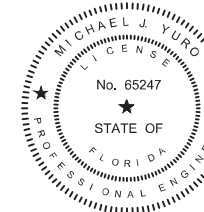
PERMIT PLANS

8/1/2025

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA



- Civil Engineering
- Land Surveying & Mapping
- Permitting
- ADA Consulting



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Michael J Yuro
2025.08.01 12:24:00 -04'00'

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES.

NO.	DATE	REVISIONS	PROJECT NO.	Y24 - 1410	Yuro & Associates, LLC	145 Hilden Road, Unit 108 Ponte Vedra, FL 32081 (904) 342-5199	MICHAEL J. YURO, P.E. FLORIDA P.E. LICENSE NO. 65247 REGISTERED PROFESSIONAL	TIMBERWOLF TRAIL - CROSSWALK INSTALLATION PREPARED FOR TROUTCREEK CDD COVER SHEET	SHEET NO.
			DRAWN BY:	EID					
			CHECKED BY:	MJY					
			DATE:	8/01/25					1

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

GENERAL NOTES:

1. ALL WORK SHALL BE COMPLETED IN CONFORMANCE AS APPLICABLE WITH ST. JOHNS COUNTY DESIGN STANDARDS AND ENGINEERING DEPARTMENT.
2. SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURE.
3. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL LINE AND GRADE STAKES IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ENGINEER OR THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY ERRORS.
5. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO START OF CONSTRUCTION FOR LOCATION OF EXISTING UTILITIES. IN ORDER TO PREVENT DAMAGE AND COORDINATE ADJUSTMENT AND/OR RELOCATION OF SAME IF REQUIRED, CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES TO EXISTING UNDERGROUND UTILITIES.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER AND OWNER OF ANY CHANGES OR DEVIATIONS FROM THE ORIGINAL PLANS PRIOR TO CONSTRUCTION OF SAID CHANGE OR DEVIATION.
7. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING STRUCTURES AND UTILITIES. ANY DAMAGES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
8. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY INSURANCE AND BONDS REQUESTED BY THE OWNER FOR THIS PROJECT.
9. THE OWNER WILL PROVIDE THE SELECTED CONTRACTOR WITH COPIES OF ALL PERMITS RECEIVED FOR THE PROJECT.
10. ANY N.G.V.D. 1929 MONUMENT(S) WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF IN DANGER OF DAMAGE THE PROJECT CONTRACTOR SHOULD NOTIFY:

GEODETIC INFORMATION CENTER
ATTN: MARK MAINTENANCE SECTION, ATTN: N/CG-162
6901 EXECUTIVE BOULEVARD
BRIKESVILLE, MARYLAND 20852
TELEPHONE: No. (301) 443-8319

11. BENCH MARK DATA BASE IS NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.
12. THE CONTRACTOR SHALL PROTECT AND USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES OR UNDERGROUND UTILITIES.
13. ALL PROPERTY CORNERS AND SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PROTECTED. IF A MONUMENT IS IN DANGER OF BEING DESTROYED, THE PROJECT ENGINEER AND OWNER SHOULD BE NOTIFIED IMMEDIATELY IN ORDER THAT THE COUNTY MAY HAVE A SURVEYOR REFERENCE SAID POINT PRIOR TO DISTURBANCE. ALSO, ALL G.P.S. CONTROL POINTS ARE TO BE PROTECTED. IF DESTROYED DURING CONSTRUCTION IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO REPLACE THE CONTROL POINT(S) AT THEIR EXPENSE.
14. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE, AT ALL TIMES, ONE COPY OF APPROVED CONSTRUCTION PLANS, SPECIFICATIONS, ANY SPECIAL PROVISIONS, AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS IN COMPLIANCE WITH ALL PERMITTEE AGENDA.
15. SUBMITTAL OF AS-BUILT SITE SURVEY, INCLUDING BENCH MARKS, IS REQUIRED IF REQUESTED BY OWNER.
16. CONTRACTOR SHALL RESTORE ALL ITEMS THAT WERE DAMAGED BY CONSTRUCTION TO EXISTING CONDITION OR BETTER.
17. CONTRACTOR SHALL ENSURE ACCESS TO EXISTING STRUCTURES IS MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. ACCESS TO WORK AREA SHALL BE APPROVED BY OWNER.
18. CONTRACTOR SHALL CLEAN UP AND PROPERLY DISPOSE OF ALL DEBRIS AND SHALL MEET ALL AGENCY STANDARDS.
19. CONTRACTOR SHALL RESTORE ALL ITEMS TO THE EXISTING CONDITIONS OR BETTER. ITEMS INCLUDE, BUT ARE NOT LIMITED TO CONCRETE DRIVEWAY, DRIVEWAY APRON, CART PATH, MAIL BOXES, DITCH, CONCRETE SIDEWALK, TREES, LANDSCAPING, UNDERGROUND UTILITIES, ABOVE GROUND UTILITIES AND TURF.
20. NO OPEN HOLES SHALL REMAIN OPEN OVERNIGHT WITHOUT PRIOR APPROVAL FROM OWNER.

PAVING AND DRAINAGE NOTES:

1. ANY DAMAGED ASPHALT SHALL BE REPAIRED TO OWNERS SATISFACTION AT NO COST TO THE OWNER
2. ALL BACKFILL OVER UTILITIES LOCATED UNDER PROPOSED PAVEMENT AREAS SHALL BE COMPACTED PER F.D.O.T. STANDARD SPECIFICATIONS, SECTION 125.8.3., TO 98% OF THE MAXIMUM DENSITY PER AASHTO T-99.
3. ADJUSTMENT OF INLET TOPS SHALL BE INCLUDED IN THE CONTRACTOR'S BID. NO CLAIM SHALL BE MADE AGAINST THE OWNER AND/OR ENGINEER IN THE EVENT ADJUSTMENTS ARE NECESSARY.
4. CONTRACTOR SHALL COORDINATE CONNECTIONS TO EXISTING STORM DRAINAGE FACILITIES AND SHALL VERIFY LOCATION AND ELEVATION OF SAID FACILITIES PRIOR TO THE START OF CONSTRUCTION. ANY FACILITIES DISTURBED SHALL BE REPAIRED TO EQUAL OR BETTER THAN EXISTING CONDITIONS.

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL WITHIN BEST MANAGEMENT PRACTICES FOR THE DURATION OF THE PROJECT UNTIL SUCH TIME AS THE PROJECT HAS BEEN CERTIFIED AS COMPLETE.
2. THE CONTRACTOR SHALL SOO ALL OPEN SPACE AREAS TO BE GRASSED IMMEDIATELY FOLLOWING FINAL GRADING AND COMPLETION OF ALL UNDERGROUND UTILITIES.
3. SILT FENCES SHALL BE INSTALLED ALONG LIMITS OF CONSTRUCTION.
4. SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL AND REPAIRED IMMEDIATELY IF DAMAGED.
5. ALL SIDE SLOPES OF STORM WATER MANAGEMENT AREAS SHALL BE SOODED UPON COMPLETION OF FINAL GRADING.
6. ALL INLETS SHALL BE PROTECTED FROM COLLECTION OF ERODED MATERIALS BY INSTALLATION OF TEMPORARY FILTER FABRIC AND/OR HAYBALES.
7. FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED WITHIN ALL WATER BODIES DOWNSTREAM OF CONSTRUCTION ACTIVITIES WHERE PROTECTION AGAINST TURBID WATERS DISCHARGE MAY OCCUR.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NPDES PERMIT PRIOR TO THE START OF CONSTRUCTION.

SITE PREPARATION NOTES:

NORMAL, GOOD PRACTICE SITE PREPARATION PROCEDURES SHALL BE USED FOR THIS PROJECT. THESE PROCEDURES INCLUDE: STRIPPING THE SITE OF EXISTING VEGETATION AND TOPSOIL, COMPACTING THE SUBGRADE AND PLACING NECESSARY FILL OR BACK FILL TO GRADE WITH ENGINEERED FILL. A MORE DETAILED SYNOPSIS OF THIS WORK IS AS FOLLOWS:

1. PRIOR TO CONSTRUCTION, THE LOCATION OF ANY EXISTING UNDERGROUND UTILITY LINES WITHIN THE CONSTRUCTION AREA SHOULD BE ESTABLISHED. PROVISIONS SHOULD THEN BE MADE TO RELOCATE INTERFERING UTILITIES TO APPROPRIATE LOCATIONS. ABANDONED PIPES SHALL BE PROPERLY REMOVED OR PLUGGED, AS THEY MAY SERVE AS CONDUITS FOR SUB-SURFACE EROSION WHICH MAY SUBSEQUENTLY LEAD TO EXCESSIVE SETTLEMENT OF OVERLAY STRUCTURE(S).
3. COMPACT THE SUBGRADE FROM THE SURFACE WITH A LIGHT WEIGHT VIBRATORY ROLLER (A 2 TO 3 TON ROLLER, STATIC WEIGHT AND 3 FOOT DRUM DIAMETER) OR TRACKED DOZER EQUIPMENT UNTIL A MINIMUM DENSITY OF AT LEAST 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557), TO A DEPTH OF 12 INCHES BELOW THE COMPACTED SURFACE IS OBTAINED. A MINIMUM OF EIGHT (8) COMPLETE COVERAGES SHOULD BE MADE IN THE PAVEMENT CONSTRUCTION AREA WITH A ROLLER TO IMPROVE THE UNIFORMITY AND INCREASE THE DENSITY OF THE UNDERLYING SANDY SOILS. THE USE OF HEAVY VIBRATORY COMPACTION EQUIPMENT SHALL NOT BE UTILIZED DUE TO THE POTENTIAL FOR PUMPING OF THE NEAR CLAYEY SOILS ENCOUNTERED, UNLESS APPROVED BY THE ENGINEER.

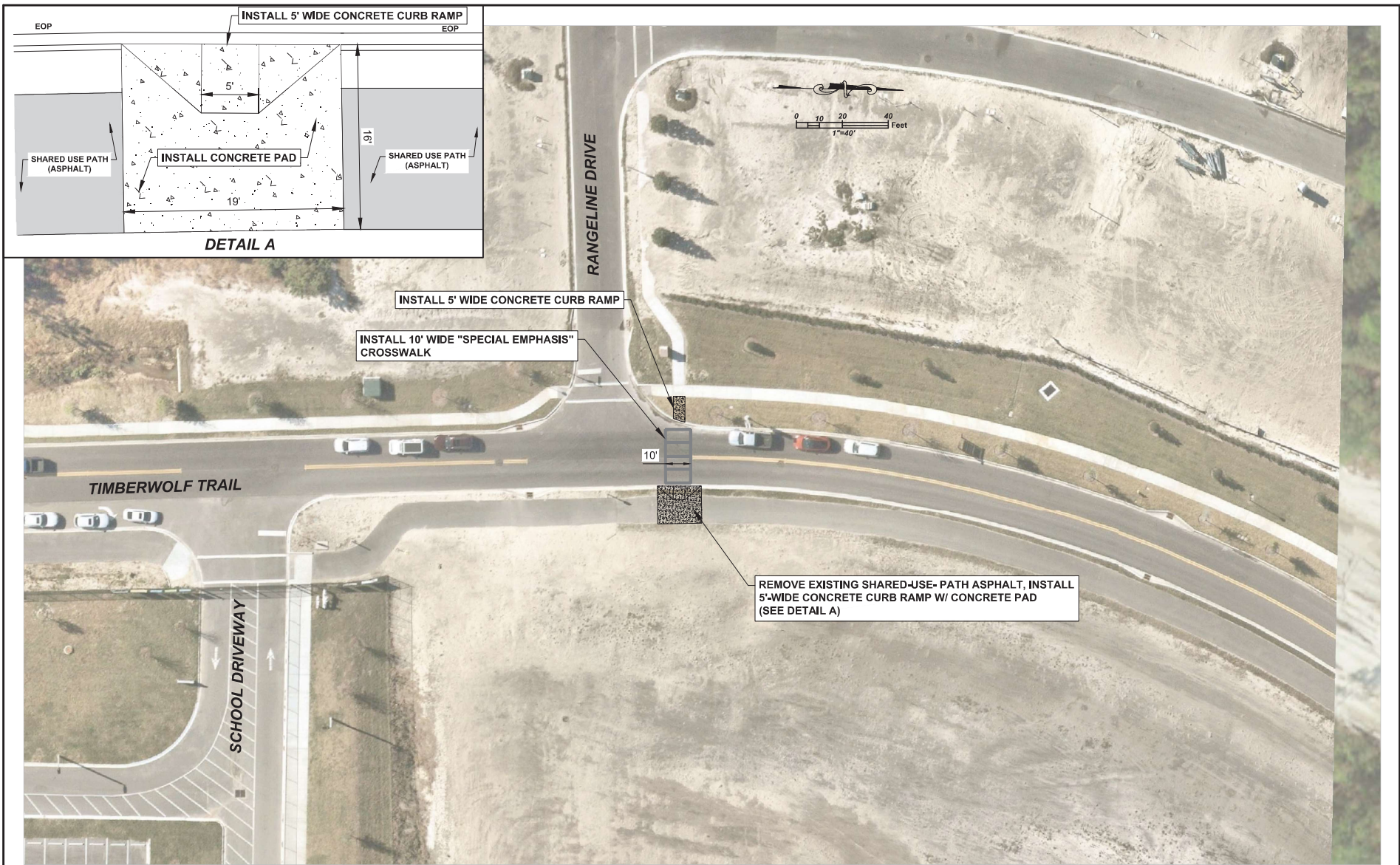
SHOULD THE SUBGRADE SOILS EXPERIENCE PUMPING AND SOIL STRENGTH LOSS DURING THE COMPACTION OPERATIONS, COMPACTION WORK SHOULD BE IMMEDIATELY TERMINATED AND (1) THE DISTURBED SOILS REMOVED AND BACKFILLED WITH DRY STRUCTURAL FILL SOILS WHICH ARE THEN COMPACTED, OR (2) THE EXCESS PORE PRESSURES WITHIN THE DISTURBED SOILS ALLOWED TO DISSIPATE BEFORE RECOMPACTION.

TO AVOID PUMPING OF THE UNDERLYING CLAYEY SOILS, SELF PROPELLED VIBRATING EQUIPMENT SHALL REMAIN A MINIMUM OF 2 FEET ABOVE THE CLAYEY SOILS. THE SANDY SOILS WITHIN 2 FEET OF THE CLAYEY SOILS MAY BE COMPACTED WITH A VIBRATORY ROLLER.

OPERATE IN THE STATIC MODE OR WITH A TRACK DOZER TO AVOID DISTURBING THE CLAYEY SOILS. A MINIMUM OF 16 INCHES OF SAND SHALL OVERLAY THE CLAYEY SOILS PRIOR TO OPERATION OF ANY TYPE OF CONSTRUCTION EQUIPMENT. EXCESS DISTURBANCE OF THE CLAYEY SOILS WILL DEGRADE THE STRENGTH CHARACTERISTICS OF THE SOIL AND MAY RESULT IN AN UNSUITABLE SOIL WHICH WILL REQUIRE OVER AND SUBSEQUENT BACKFILLING WITH CLEAN FINE SAND FILL MATERIAL. IN AREAS WHERE CLAYEY SOILS ARE ENCOUNTERED NEAR THE GROUND SURFACE OR ARE EXPOSED BY OVER EXCAVATION, AN INITIAL LIFT OF STRUCTURAL FILL MAY BE PLACED PRIOR TO COMPACTION OF THE SUBGRADE SOILS.

4. TEST THE SAND FOR COMPACTION AT A FREQUENCY OF NOT LESS THAN ONE TEST PER LOCATION.
5. PLACE FILL MATERIAL, AS REQUIRED. THE FILL SHOULD CONSIST OF CLEAN, FINE SAND WITH LESS THAN 10 PERCENT SOIL FINES. PLACE FILL IN UNIFORM 10 TO 12 INCH LOOSE LIFTS AND COMPACT EACH LIFT TO A MINIMUM DENSITY OF 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY.
6. CONTRACTOR SHALL OBTAIN RECORD / EVIDENCE OF ALL EXISTING FEATURES VIA VIDEO TAPING OR PHOTOGRAPHS PRIOR TO ANY CONSTRUCTION.

NO.	DATE	REVISIONS	PROJECT NO.	Y24 - 1410	 145 Hilden Road, Unit 108 Ponte Vedra, FL 32081 (904) 342-5199 CERTIFICATE OF AUTHORIZATION NO. 28658	MICHAEL J. YURO, P.E.	TIMBERWOLF TRAIL - CROSSWALK INSTALLATION	SHEET NO.
			DRAWN BY:	EID		FLORIDA P.E. LICENSE NO. 65247	PREPARED FOR:	
			CHECKED BY:	MJY		REGISTERED PROFESSIONAL	TROUTCREEK CDD	
			DATE:	8/01/25			GENERAL NOTES	2



NO.	DATE	REVISIONS

PROJECT NO.	Y24 - 1410
DRAWN BY:	EID
CHECKED BY:	MJY
DATE:	8/01/25



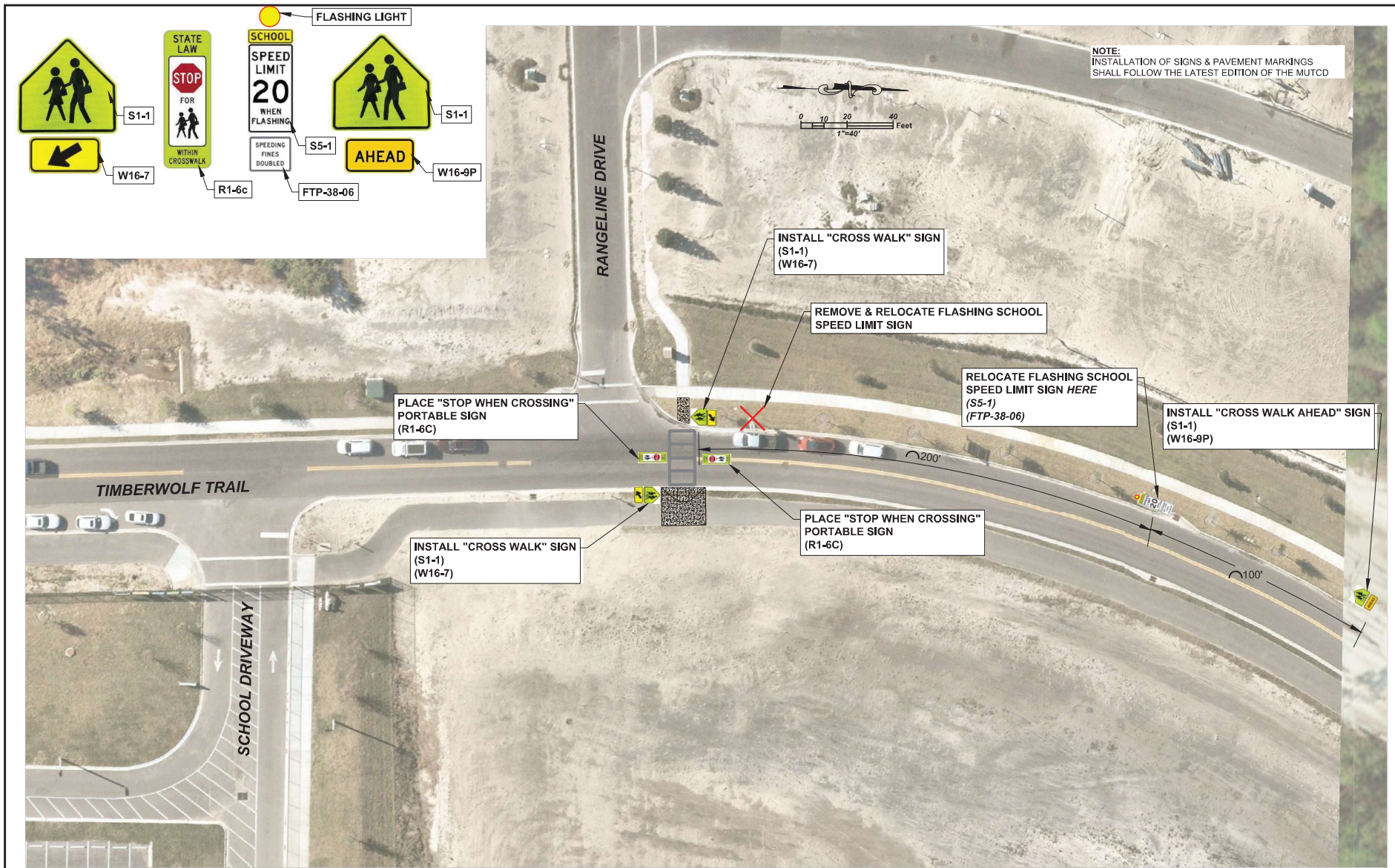
145 Hilden Road, Unit 108
 Ponte Vedra, FL 32081
 (904) 342-5199

CERTIFICATE OF AUTHORIZATION NO. 28658

MICHAEL J. YURO, P.E.
 FLORIDA P.E. LICENSE NO. 65247
 REGISTERED PROFESSIONAL

TIMBERWOLF TRAIL - CROSSWALK INSTALLATION
 PREPARED FOR
TROUTCREEK CDD
 CROSSWALK INSTALLATION PLAN

SHEET NO.
3



NO.	DATE	REVISIONS	PROJECT NO. Y24 - 1410	 145 Hilden Road, Unit 108 Ponte Vedra, FL 32081 (904) 342-5199 CERTIFICATE OF AUTHORIZATION NO. 28658	MICHAEL J. YURO, P.E. FLORIDA P.E. LICENSE NO. 65247 REGISTERED PROFESSIONAL	TIMBERWOLF TRAIL - CROSSWALK INSTALLATION PREPARED FOR: TROUTCREEK CDD	SHEET NO.	
			DRAWN BY: EID					4
			CHECKED BY: MJY					
			DATE: 8/01/25				CROSSWALK SIGNAGE PLAN	

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

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

August 20, 2025

The Trout Creek Community Development District (“District”) Board of Supervisors (“Supervisors”) respectfully requests assistance from the County, as well as support from applicable local and state agencies, in the installation of a multi-use path or sidewalk infrastructure along County Road 16A at the southern end of the District.

This request is prompted by the ongoing development of the Central Sportsplex and Central Community Park, both of which are located directly along CR 16A, adjacent to the District. Construction for these park projects began on June 20, 2025, and are anticipated to be completed in 2027.

Currently, there are no planned pedestrian access routes linking the District to these future parks. The closest pedestrian infrastructure ends just a few hundred feet from the District boundary, creating a critical gap between existing District pathways and future county amenities.

The District Board of Supervisors is highly concerned that without improved pedestrian access, local residents, including children, may be forced to walk or cycle along CR 16A, a heavily traveled and increasingly congested roadway. This concern is further elevated by the planned on/off ramp for the First Coast Expressway, which will be constructed near the parks, likely to exacerbate traffic conditions and safety risks. To ensure safe and equitable access to these vital community resources, we respectfully request the County:

1. Install a multi-use path from Shearwater Parkway to Johns Island Parkway.
2. Construct pedestrian infrastructure connecting Central Sportsplex to Longleaf Pine Parkway.

These connections would not only serve the families in the District but also enhance safety and accessibility for surrounding neighborhoods and future developments, including the Silverleaf expansion.

We appreciate your attention to this urgent infrastructure need and are available for any further discussion or collaboration on how to make these improvements a reality for our community.

Sincerely,

Trout Creek Community Development District (CDD) Board

Tab 3



PRESTIGE **LANDSCAPES** **OF NORTH FLORIDA, INC.**

July 2025 Maintenance Report

Trout Creek CDD Phase 1

Trout Creek CDD Phase 3

PRESTIGE LANDSCAPES OF NORTH FLORIDA
CHRIS KENNY - OWNER
904-315-8041
ST. JOHNS, FLORIDA 32260
chris@pliflorida.com

July, 2025

Belynda Tharpe , Community Director
First Service Residential
100 Kayak Way
St. Augustine, FL 32092

Re: Landscape Maintenance Service Report

Below is the landscape maintenance report for Trout Creek CDD Ph 1.

Weekly Maintenance

Maintenance crew is focused on completing our weekly maintenance program within ph1. Our detail personal has been busy preforming weekly weed control within plant beds, removing fallen limbs from tree canopies, removing vine that exposes through plant materials.

Detail crew has started trimming all Viburnum shrub lines that border the CDD and homeowners property. This trim will be completed in early August due to the extreme growth on these hedges, especially along the North Creek walk path.

Irrigation

From a mechanical stand point the ph1 irrigation system is fully operational. Our team has repaired all vales that were not operating properly and uncovered all valve boxes (most were buried up to 12" in dirt/leaf debris). Currently we have all turf zones operating on battery timers, and will be holding on repairing the 2wire until the entry construction is complete. There are far to may zones that are affected by the construction area to bring the 2wire path online. Bringing the path online will only cause more issues each time the 2wire is compromised by construction.

Agronomics

Fert/chem has completed all turf fertilization, post weed applications, and pre-m in all turf/shrub areas within ph1. Our team manually water the turf zones after fertilization was applied. Please see attached reports.

If you have any questions after reviewing our report, please contact us.

Sincerely,
Chris Kenny
Owner/President
chris@pliflorida.com
904.315.8041

July, 2025

Belynda Tharpe , Community Director
First Service Residential
100 Kayak Way
St. Augustine, FL 32092

Re: Landscape Maintenance Service Report

Below is the landscape maintenance report for Trout Creek CDD Ph 3.

Weekly Maintenance

Maintenance crew is focused on completing our weekly maintenance program within ph3. Our detail personal has been busy preforming weekly weed control within plant beds, removing fallen limbs from tree canopies, removing vine that exposes through plant materials.

Irrigation

Our irrigation team completed the monthly inspection, which included nozzle cleaning and head/nozzle adjustments as needed throughout the property. The ph3 irrigation system is now running 3x per week on turf and 1x per week on plant bed areas.

Agronomics

Fert/chem has completed all turf fertilization, post weed applications, and pre-m in all turf/shrub areas within ph3. Our team manually water the turf zones after fertilization was applied. Please see attached reports.

Soil samples were pulled within the ph3 CDD landscape areas and you can now see the results of the Sulphur applications. Not only can you see the results on paper, you can now match the high ph levels to the lower ph levels on property.

If you have any questions after reviewing our report, please contact us.

Sincerely,
Chris Kenny
Owner/President
chris@pliflorida.com
904.315.8041



W. O. # _____

Name Martha Ct. Common Area

Address _____

Date 7/10/2025 pg 1 of 1

Irrigation Inspection Report

START TIME(S)	7pm	A
START TIME(S)		B
START TIME(S)		C

Water Source	Reclaim
Clock Type	Rain Bird ESP-ME3
Rain/Freeze Switch	No

Program

Run Days

A	S	M	T	W	TH	F	S
B	S	M	T	W	TH	F	S
C	S	M	T	W	TH	F	S

ZONE #	#1 - 14						
TYPE (S,R,B,D)	S, R						
RUN TIME	14hr						
PROGRAM	A						

ADJUSTMENTS	Yes						
PARTIL CLOGS							
STRAIGHTENED	Yes						

BROKEN PIPE							
BROKEN HEADS							
BROKEN NOZZLES							
SEVERLY CLOGGED NOZ-							
CHANGE TO 6"							
CHENGE TO 12"							
CHANGE POP UP TO RIS-							
RAISE HEADS							
MISSING HEADS							
NON TURNING HEADS							
VALVE FAILUER							
ZONE GOOD	X						

Comments : System is properly functioning with no major issues.



W. O. # _____

Name Timberwolf Clock ph3-A

Address SWP Turf

Date 7/10/2025 pg 1 of 4

Irrigation Inspection Report

START TIME(S)	7pm	A
START TIME(S)		B
START TIME(S)		C

Water Source Reclaim

Clock Type Hunter ACC2

Rain/Freeze Switch Yes

Program

Run Days

A	S	M	T	W	TH	F	S
B	S	M	T	W	TH	F	S
C	S	M	T	W	TH	F	S

ZONE #	3,5,6,8,9,10,11,13,14,15,16,17,19,20,21,23,27,30,33,34,36,37,40						
TYPE (S,R,B,D)	R						
RUN TIME	9 hr.						
PROGRAM	A						

ADJUSTMENTS	X						
PARTIL CLOGS	X						
STRAIGHTENED	X						

BROKEN PIPE							
BROKEN HEADS							
BROKEN NOZZLES							
SEVERLY CLOGGED NOZ-							
CHANGE TO 6"							
CHENGE TO 12"							
CHANGE POP UP TO RIS- ER							
RAISE HEADS (COVERAGE)							
MISSING HEADS							
NON TURNING HEADS							
VALVE FAILUER							
ZONE GOOD	X						

Comments : System running good, no major issues as of now



W. O. # _____

Name Timberwolf Clock ph3-A

Address Timberwolf Turf

Date 7/10/2025 pg 2 of 4

Irrigation Inspection Report

START TIME(S)	
START TIME(S)	7pm
START TIME(S)	

A

B

C

Water Source Reclaim

Clock Type Hunter ACC2

Rain/Freeze Switch Yes

Program

Run Days

A	S	M	T	W	TH	F	S
B	S	M	T	W	TH	F	S
C	S	M	T	W	TH	F	S

ZONE #	41,44,46,448,50,53,54,56,57,58,59,60,62,63,64,71,73,74,76,77,78,79						
TYPE (S,R,B,D)	R						
RUN TIME	10.3 hr.						
PROGRAM	B						

ADJUSTMENTS	X						
PARTIL CLOGS	X						
STRAIGHTENED	X						

BROKEN PIPE							
BROKEN HEADS							
BROKEN NOZZLES							
SEVERLY CLOGGED NOZ- ZLE							
CHANGE TO 6"							
CHENGES TO 12"							
CHANGE POP UP TO RIS- ER							
RAISE HEADS (COVERAGE)							
MISSING HEADS							
NON TURNING HEADS							
VALVE FAILUER							
ZONE GOOD	X						

Comments : System running good, no major issues as of now



Irrigation Inspection Report

W. O. # _____

Name Timberwolf Clock ph3-A

Address SWP Shrubs/Trees

Date 7/14/2025 pg 3 of 4

START TIME(S)		A
START TIME(S)		B
START TIME(S)	11pm	C

Water Source	Reclaim
Clock Type	Hunter ACC2
Rain/Freeze Switch	Yes

Program			Run Days				
A	S	M	T	W	TH	F	S
B	S	M	T	W	TH	F	S
C	S	M	T	W	TH	F	S

ZONE #	1,2,4,7,11,12,18,22,24,25,26,28,29,31,32,35,38,39						
TYPE (S,R,B,D)	S						
RUN TIME	6 hr.						
PROGRAM	C						

ADJUSTMENTS	X						
PARTIAL CLOGS	X						
STRAIGHTENED							

BROKEN PIPE							
BROKEN HEADS							
BROKEN NOZZLES							
SEVERLY CLOGGED NOZ-							
CHANGE TO 6"							
CHANGE TO 12"							
CHANGE POP UP TO RIS-							
RAISE HEADS							
MISSING HEADS							
NON TURNING HEADS							
VALVE FAILUER							
ZONE GOOD	X						

Comments : _____



W. O. # _____

Name _____ Timberwolf Clock ph3-A

Address _____ Timberwolf Shrubs/Trees

Date _____ 7/14/2025 pg_4_ of _4_

Irrigation Inspection Report

START TIME(S)	
START TIME(S)	
START TIME(S)	
START TIME(S)	12am

A

B

C

D

Water Source _____ Reclaim

Clock Type _____ Hunter ACC2

Rain/Freeze Switch _____ Yes

Program

Run Days

A	S	M	T	W	TH	F	S
B	S	M	T	W	TH	F	S
C	S	M	T	W	TH	F	S
D	S	M	T	W	TH	F	S

ZONE #	43,45,47,49,52,56,61,65,66,68,69,70,72,75,80						
TYPE (S,R,B,D)	S						
RUN TIME	5.45 hr.						
PROGRAM	D						

ADJUSTMENTS	X						
PARTIL CLOGS	X						
STRAIGHTENED							

BROKEN PIPE							
BROKEN HEADS							
BROKEN NOZZLES							
SEVERLY CLOGGED NOZ-							
CHANGE TO 6"							
CHENGE TO 12"							
CHANGE POP UP TO RIS- ER							
RAISE HEADS (COVERAGE)							
MISSING HEADS							
NON TURNING HEADS							
VALVE FAILUER							
ZONE GOOD	X						

Comments : _____ System running good, no major issues as of now



W. O. # _____

Name Shearwater Parkway Clock ph3B-A

Address SWP_Cal Turf

Date 7/15/2025 pg 1 of 4

Irrigation Inspection Report

START TIME(S)	5pm
START TIME(S)	
START TIME(S)	

A
B
C

Water Source Reclaim
Clock Type Hunter ACC2
Rain/Freeze Switch Yes

Program		Run Days					
A	S	M	T	W	TH	F	S
B	S	M	T	W	TH	F	S
C	S	M	T	W	TH	F	S

ZONE #	3,5,7,10,12,15,16,17,18,20,21,22,25,30,31,32						
TYPE (S,R,B,D)	R						
RUN TIME	11 hr.						
PROGRAM	A						

ADJUSTMENTS	X						
PARTIL CLOGS	X						
STRAIGHTENED	X						

BROKEN PIPE							
BROKEN HEADS							
BROKEN NOZZLES							
SEVERLY CLOGGED NOZ-							
CHANGE TO 6"							
CHENGE TO 12"							
CHANGE POP UP TO RIS- ER							
RAISE HEADS (COVERAGE)							
MISSING HEADS							
NON TURNING HEADS							
VALVE FAILUER							
ZONE GOOD	X						

Comments : System running good, no major issues as of now



Irrigation Inspection Report

W. O. # _____

Name Shearwater Parkway Clock ph3B-A

Address Shrubs_Trees

Date 7/15/2025 pg 2 of 4

START TIME(S)	
START TIME(S)	8pm
START TIME(S)	

A

B

C

Water Source Reclaim

Clock Type Hunter ACC2

Rain/Freeze Switch Yes

Program			Run Days				
A	S	M	T	W	TH	F	S
B	S	M	T	W	TH	F	S
C	S	M	T	W	TH	F	S

ZONE #	1,4,6,8,9,11,14,19,23,24,26,28,29,32,35						
TYPE (S,R,B,D)	S						
RUN TIME	7.7 hr.						
PROGRAM	B						

ADJUSTMENTS	X						
PARTIL CLOGS							
STRAIGHTENED							

BROKEN PIPE							
BROKEN HEADS							
BROKEN NOZZLES							
SEVERLY CLOGGED NOZ-							
CHANGE TO 6"							
CHENGE TO 12"							
CHANGE POP UP TO RIS- ER							
RAISE HEADS (COVERAGE)							
MISSING HEADS							
NON TURNING HEADS							
VALVE FAILUER							
ZONE GOOD	X						

Comments : System running good, no major issues as of now



W. O. # _____

Name Shearwater Parkway Clock ph3B-AAddress Seaforth TurfDate 7/16/2025 pg 3 of 4**Irrigation Inspection Report**

START TIME(S)	
START TIME(S)	
START TIME(S)	430am

A

B

C

Water Source ReclaimClock Type Hunter ACC2Rain/Freeze Switch Yes

Program

Run Days

A	S	M	T	W	TH	F	S
B	S	M	T	W	TH	F	S
C	S	M	T	W	TH	F	S

ZONE #	37,38,39,40,41,42,43						
TYPE (S,R,B,D)	R						
RUN TIME	2.15hr						
PROGRAM	C						

ADJUSTMENTS	X						
PARTIL CLOGS	X						
STRAIGHTENED	X						

BROKEN PIPE							
BROKEN HEADS							
BROKEN NOZZLES							
SEVERLY CLOGGED NOZZLE							
CHANGE TO 6"							
CHENG TO 12"							
CHANGE POP UP TO RISER							
RAISE HEADS (COVERAGE)							
MISSING HEADS							
NON TURNING HEADS							
VALVE FAILUER							
ZONE GOOD	X						

Comments : System running good, no major issues as of now



W. O. # _____

Name Shearwater Parkway Clock ph3B-A

Address Cart Path

Date 7/16/2025 pg 4 of 4

Irrigation Inspection Report

START TIME(S)		A	Water Source	<u>Reclaim</u>
START TIME(S)		B	Clock Type	<u>Hunter ACC2</u>
START TIME(S)		C	Rain/Freeze Switch	<u>Yes</u>
START TIME(S)	3am	D		

Program		Run Days					
A	S	M	T	W	TH	F	S
B	S	M	T	W	TH	F	S
C	S	M	T	W	TH	F	S
D	S	M	T	W	TH	F	S

ZONE #	44,45,46,47,48,49,50,51,52,53						
TYPE (S,R,B,D)	S						
RUN TIME	2.2 hr						
PROGRAM	D						

ADJUSTMENTS	X						
PARTIL CLOGS	X						
STRAIGHTENED							

BROKEN PIPE							
BROKEN HEADS							
BROKEN NOZZLES							
SEVERLY CLOGGED NOZZLE							
CHANGE TO 6"							
CHENGE TO 12"							
CHANGE POP UP TO RISER							
RAISE HEADS (COVERAGE)							
MISSING HEADS							
NON TURNING HEADS							
VALVE FAILUER							
ZONE GOOD	X						

Comments : System running good, no major issues as of now



Prestige Landscapes of North Florida, Inc.

Shearwater Phase 3 CDD

Date: 7/14--7/18

Total bags: 50 bags

Square footage- +/- 8 Acres

-Products Applied -

24-2-11 Sentry Coated

Applied turf granular fertilization to turf areas along parkways. Expect to see some results in 10-21 days once watered in.

Celcius @ .085 oz per 1,000

Spot-treated strip of turf on kayak way for broadleaf weeds.



Soil Analysis

Waters Agricultural Laboratories, Inc

257 Newton Hwy | Camilla, GA 31730- | Phone (229) 336-7216

"Improving Growth...
With Science"

Customer: 25833				Sample ID: 1							
SPARTAN GREEN 1024 LENO RD GREEN COVE SPRINGS, FL 32043- UNITED STATES				Grower: SPARTAN LAWN AND PEST Farm ID: SPARTAN LAWN AND PEST Field ID: Lab Number: 879202TC Layer ID:				Received: 7/11/2025 Processed: 7/15/2025			
Test Method: Mehlich III				Soil Laboratory Data (lbs/a)				Target pH 6.5			
P Phosphorus	K Potassium	Mg Magnesium	Ca Calcium	Soil pH	Buffer pH Adams-Evans	S Sulfur	B Boron	Zn Zinc	Mn Manganese	Fe Iron	Cu Copper
45 M	72 L	301 VH	1772 H	6.6	7.90	186 VH	1.3 M	6.1 A	14 L	360 H	1.4 L
Al Aluminum	Na Sodium	NO3-N Nitrate-N	NH4 Ammonia	Cl Chloride	Soluble Salts	Organic Matter	ENR	Mo Molybdenum	Ni Nickel	BiCarbs	
	71										
		ppm	ppm		mmhos/cm	%		ppm	ppm	meq/L	
Soil Analysis Ratings								Cation Exchange Capacity			
								6.7 meq/100g			
								Base Saturation			
								K: 1.4 %		K/Mg: 0.08	
								Ca: 65.8 %		Ca/K: 47.0	
								Mg: 18.6 %		Ca/Mg: 3.5	
								H: 11.9 %			
Crop: ST AUGUSTINE				Fertility Recommendations (lbs/1000SqFt)				Yield: SOD			
Lime	Gypsum	N Nitrogen	P205 Phosphate	K20 Potash	Mg Magnesium	S Sulfur	B Boron	Zn Zinc	Mn Manganese	Fe Iron	Cu Copper
		5.3	2.2	5.9					0.48		
* = Maintenance Recommendation											
Comments											



Customer: 25833				Sample ID: 2							
SPARTAN GREEN 1024 LENO RD GREEN COVE SPRINGS, FL 32043- UNITED STATES				Grower: SPARTAN LAWN AND PEST Farm ID: SPARTAN LAWN AND PEST Field ID: Lab Number: 879203TC Layer ID:				Received: 7/11/2025 Processed: 7/15/2025			
Test Method: Mehlich III				Soil Laboratory Data (lbs/a)						Target pH 6.5	
P	K	Mg	Ca	Soil pH	Buffer pH	S	B	Zn	Mn	Fe	Cu
Phosphorus	Potassium	Magnesium	Calcium		Adams-Evans	Sulfur	Boron	Zinc	Manganese	Iron	Copper
77 M	43 L	274 H	13650 VH	7.8	7.95	56 A	0.7 L	6.2 A	9 L	135 A	1.7 M
Al	Na	NO3-N	NH4	Cl	Soluble Salts	Organic Matter	ENR	Mo	Ni	BiCarbs	
Aluminum	Sodium	Nitrate-N	Ammonia	Chloride				Molybdenum	Nickel		
	40										
		ppm	ppm		mmhos/cm	%		ppm	ppm	meq/L	
Soil Analysis Ratings								Cation Exchange Capacity			
								35.8 meq/100g			
								Base Saturation			
								K: 0.2 %		K/Mg: 0.06	
								Ca: 95.3 %		Ca/K: 476.5	
								Mg: 3.2 %		Ca/Mg: 29.8	
								H: 1.1 %			
								Na: 0.2 %			
Crop: ST AUGUSTINE				Fertility Recommendations (lbs/1000SqFt)				Yield: SOD			
Lime	Gypsum	N	P205	K20	Mg	S	B	Zn	Mn	Fe	Cu
		Nitrogen	Phosphate	Potash	Magnesium	Sulfur	Boron	Zinc	Manganese	Iron	Copper
		5.3	1.5	6.6		0.2	0.01		0.60		
* = Maintenance Recommendation											
Comments											



Soil Analysis

Waters Agricultural Laboratories, Inc

257 Newton Hwy | Camilla, GA 31730- | Phone (229) 336-7216

"Improving Growth...
With Science"

Customer: 25833					Sample ID: 3																																																								
SPARTAN GREEN 1024 LENO RD GREEN COVE SPRINGS, FL 32043- UNITED STATES					Grower: SPARTAN LAWN AND PEST					Received: 7/11/2025																																																			
					Farm ID: SPARTAN LAWN AND PEST					Processed: 7/15/2025																																																			
					Field ID:																																																								
					Lab Number: 879204TC																																																								
					Layer ID:																																																								
Test Method: Mehlich III					Soil Laboratory Data (lbs/a)					Target pH 6.5																																																			
P	K	Mg	Ca	Soil pH	Buffer pH	S	B	Zn	Mn	Fe	Cu																																																		
Phosphorus	Potassium	Magnesium	Calcium		Adams-Evans	Sulfur	Boron	Zinc	Manganese	Iron	Copper																																																		
33 L	49 L	297 H	11609 VH	8.0	7.95	36 M	0.8 L	5.5 M	8 L	78 M	1.9 M																																																		
Al	Na	NO3-N	NH4	Cl	Soluble Salts	Organic Matter	ENR	Mo	Ni	BiCarbs																																																			
Aluminum	Sodium	Nitrate-N	Ammonia	Chloride				Molybdenum	Nickel																																																				
	33																																																												
	ppm	ppm	ppm	mmhos/cm	%			ppm	ppm	meq/L																																																			
Soil Analysis Ratings								Cation Exchange Capacity																																																					
<table><tr><td>Very High</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>High</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Adequate</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Medium</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Low</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>								Very High										High										Adequate										Medium										Low										30.8 meq/100g			
								Very High																																																					
								High																																																					
								Adequate																																																					
								Medium																																																					
								Low																																																					
								Base Saturation																																																					
K: 0.2 %		K/Mg: 0.05																																																											
Ca: 94.2 %		Ca/K: 471.0																																																											
Mg: 4.0 %		Ca/Mg: 23.6																																																											
H: 1.3 %																																																													
Na: 0.2 %																																																													
								<table><tr><td>%K</td><td>%Mg</td><td>%Ca</td><td>%H</td><td>%Na</td></tr></table>				%K	%Mg	%Ca	%H	%Na																																													
%K	%Mg	%Ca	%H	%Na																																																									
Crop: ST AUGUSTINE					Fertility Recommendations (lbs/1000SqFt)					Yield: SOD																																																			
Lime	Gypsum	N	P205	K20	Mg	S	B	Zn	Mn	Fe	Cu																																																		
		Nitrogen	Phosphate	Potash	Magnesium	Sulfur	Boron	Zinc	Manganese	Iron	Copper																																																		
		5.3	2.5	6.4		0.2	0.01		0.62																																																				

* = Maintenance Recommendation

Comments



Soil Analysis

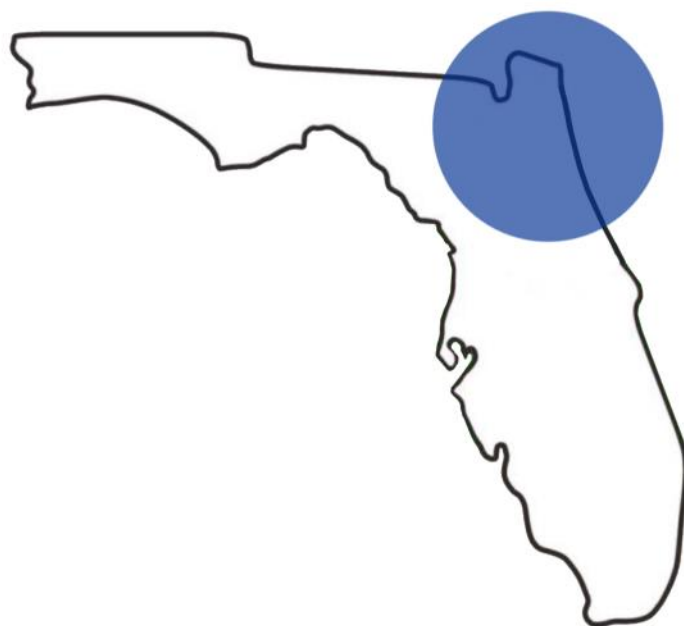
Waters Agricultural Laboratories, Inc

257 Newton Hwy | Camilla, GA 31730- | Phone (229) 336-7216

"Improving Growth..
With Science"

Customer: 25833				Sample ID: 4									
SPARTAN GREEN 1024 LENO RD GREEN COVE SPRINGS, FL 32043- UNITED STATES				Grower: SPARTAN LAWN AND PEST Farm ID: SPARTAN LAWN AND PEST Field ID: Lab Number: 879205TC Layer ID:				Received: 7/11/2025 Processed: 7/15/2025					
Test Method: Mehlich III				Soil Laboratory Data (lbs/a)								Target pH 6.5	
P	K	Mg	Ca	Soil pH	Buffer pH	S	B	Zn	Mn	Fe	Cu		
Phosphorus	Potassium	Magnesium	Calcium		Adam-Edwards	Sulfur	Boron	Zinc	Manganese	Iron	Copper		
125 A	73 L	167 A	1852 VH	7.4	7.95	43 M	0.8 L	11 H	28 L	181 A	2.3 M		
Al	Na	NO3-N	NH4	Cl	Soluble Salts	Organic Matter	ENR	Mo	Ni	BiCarbs			
Aluminum	Sodium	Nitrate-N	Ammonia	Chloride				Molybdenum	Nickel				
	20												
		ppm	ppm		mmhos/cm	%		ppm	ppm	meq/L			
Soil Analysis Ratings								Cation Exchange Capacity					
								5.9 meq/100g					
								Base Saturation					
								K: 1.6 %		K/Mg: 0.13			
								Ca: 79.0 %		Ca/K: 49.4			
								Mg: 11.9 %		Ca/Mg: 6.6			
								H: 6.8 %					
								Na: 0.7 %					
Crop: ST AUGUSTINE				Fertility Recommendations (lbs/1000SqFt)				Yield: SOD					
Lime	Gypsum	N	P205	K2O	Mg	S	B	Zn	Mn	Fe	Cu		
		Nitrogen	Phosphate	Potash	Magnesium	Sulfur	Boron	Zinc	Manganese	Iron	Copper		
		5.3	1.1 *	5.9		0.2	0.01		0.16				
* = Maintenance Recommendation													
Comments													

Customer: 25833				Sample ID: 5																											
SPARTAN GREEN 1024 LENO RD GREEN COVE SPRINGS, FL 32043- UNITED STATES				Grower: SPARTAN LAWN AND PEST Farm ID: SPARTAN LAWN AND PEST Field ID: Lab Number: 879208TC Layer ID:				Received: 7/11/2025 Processed: 7/15/2025																							
Test Method: Mehlich III				Soil Laboratory Data (lbs/a)						Target pH 6.5																					
P	K	Mg	Ca	Soil pH	Buffer pH	S	B	Zn	Mn	Fe	Cu																				
Phosphorus	Potassium	Magnesium	Calcium		Adams-Evans	Sulfur	Boron	Zinc	Manganese	Iron	Copper																				
142 A	71 L	244 A	2605 VH	7.6	7.95	31 M	1.3 M	8.6 A	13 L	293 H	5.4 A																				
Al	Na	NO3-N	NH4	Cl	Soluble Salts	Organic Matter	ENR	Mo	Ni	BiCarbs																					
Aluminum	Sodium	Nitrate-N	Ammonia	Chloride				Molybdenum	Nickel																						
	36																														
		ppm	ppm		mmhos/cm	%		ppm	ppm	meq/L																					
Soil Analysis Ratings								Cation Exchange Capacity																							
<table><tr><td>P</td><td>K</td><td>Mg</td><td>Ca</td><td>S</td><td>B</td><td>Zn</td><td>Mn</td><td>Fe</td><td>Cu</td></tr><tr><td>Adequate</td><td>Low</td><td>Adequate</td><td>Very High</td><td>Medium</td><td>Medium</td><td>Adequate</td><td>Low</td><td>High</td><td>Adequate</td></tr></table>								P	K	Mg	Ca	S	B	Zn	Mn	Fe	Cu	Adequate	Low	Adequate	Very High	Medium	Medium	Adequate	Low	High	Adequate	8.1 meq/100g			
								P	K	Mg	Ca	S	B	Zn	Mn	Fe	Cu														
								Adequate	Low	Adequate	Very High	Medium	Medium	Adequate	Low	High	Adequate														
								Base Saturation																							
								K: 1.1 %		K/Mg: 0.09																					
								Ca: 80.4 %		Ca/K: 73.1																					
								Mg: 12.6 %		Ca/Mg: 6.4																					
H: 4.9 %																															
Na: 1.0 %																															
								<table><tr><td>%K</td><td>%Mg</td><td>%Ca</td><td>%H</td><td>%Na</td></tr><tr><td>1.1</td><td>12.6</td><td>80.4</td><td>4.9</td><td>1.0</td></tr></table>				%K	%Mg	%Ca	%H	%Na	1.1	12.6	80.4	4.9	1.0										
%K	%Mg	%Ca	%H	%Na																											
1.1	12.6	80.4	4.9	1.0																											
Crop: ST AUGUSTINE				Fertility Recommendations (lbs/1000SqFt)						Yield: SOD																					
Lime	Gypsum	N Nitrogen	P205 Phosphate	K20 Potash	Mg Magnesium	S Sulfur	B Boron	Zn Zinc	Mn Manganese	Fe Iron	Cu Copper																				
		5.3	1.1 *	5.9		0.2			0.51																						
* = Maintenance Recommendation																															
Comments																															



PRESTIGE

LANDSCAPES

OF NORTH FLORIDA, INC.

PRESTIGE LANDSCAPES OF NORTH FLORIDA
CHRIS KENNY - OWNER
904-315-8041
ST. JOHNS, FLORIDA 32260
chris@pliflorida.com



RUPPERT
LANDSCAPE

Trout Creek CDD: Monthly Report

July 2025

Fungus/Pest/Fertilizer:

- Herbicide applied to landscape beds
- Weeds hand pulled in landscape beds and plant material
- Fertilizer applied to Bermuda fields, 360 communities and falls parks.
- Wall to wall fertilization and turf weed treatment coming in August.
-

Maintenance:

- Weekly mowing service throughout phase 2
- Weekly trail maintenance (mowing)
- Perimeter hedge trimming around pond 11b
- Trimming of privacy hedges mailbox area leading to north park trail
- Jasmine at falls dr. and outpost round about trimmed
- 4 pallets a warranty sod on falls dr.
- Warranty sod at ion and shearwater parkway.
- Warranty sod started at outpost (more coming)
- New sod next to multi purpose path between Sadler ct. and Tilden ct. (near pond 11b)
- New plantings and sod at shearwater pkwy and luna dr.

Upcoming month:

- continued trimming of privacy hedges in PH2
- weed control in the landscape beds
- Fertilizer and turf weed application
- Cutting of roses in middle medians.

Irrigation:

- All irrigation has proper run times and coverage
- Running three times a week (Tuesday and Friday and Sunday)
- We have new sod throughout shearwater, until the new grass is firmly rooted there will be multiple zones running more than normal .
- We don't feel there's much we can do about it , but I think its worth noting, we are having multiple irrigation heads (mostly along cart path and side walks) that have very clearly been hit and snapped of by a golf cart or some vehicle. This is happening often and we are changing them as quickly as possible.
- We are seeing a lot of struggling turf through phase two, we feel this is because there is no water pressure at night when the system is set to run. We are manually running zones when we can to try to combat this but just wanted to report what we are seeing.

July 1, 2025 at 1:50 PM

Shearwater C.16

Start: 8 PM. July 1st, 2025

WD: Everyday

- 1 SZ 15 Good
- 2 SZ 10 1 Noz
- 3 SZ 15 Good
- 4 SZ 10 Good
- 5 SZ 15 1 Noz
- 6 SZ 15 Good
- 7 SZ 15 Good
- 8 S 15 Good
- 9 RZ/Bubbler 30 1 Drip fix
- 10 RZ 30 Good
- 11 SZ 15 2 Noz, 1 6" PU
- 12 SZ 15 Good
- 13 RZ 30 1 Rotor
- 14 RZ 30 1 Rotor
- 15 SZ 15 Good
- 16 RZ 45 Good
- 17 SZ 10 Good
- 18 RZ 45 Good
- 19 SZ 25 Good
- 20 RZ 45 Good
- 21 SZ 15 1 Noz
- 22 SZ 15 3 Noz, 1 6" PU
- 23 RZ 30 Good
- 24 SZ 25 Good
- 25 SZ 10 Good
- 26 RZ 40 Good

- 27 RZ 45 Raised one head
- 28 RZ 1Hr Good
- 29 SZ 15 1 Noz
- 30 SZ 15 Good

27 RZ 45 Raised one head

28 RZ 1Hr Good

29 SZ 15 1 Noz

30 SZ 15 Good

31 RZ 45 2 rotors

32 RZ 45 1 rotor

33 SZ 10 Good

34 SZ 15 Good

35 RZ 30 Good

36 RZ 30 Good

37 SZ 10 2 Noz

38 RZ 10 Good

39 RZ/Bubbler 30 DNSR

40 RZ 30

41 RZ 45

42 SZ 10

43 RZ 30

44 RZ 45

45 SZ 15

46 SZ 15

47 SZ 15

48 SZ 15

49 SZ 15

50 SZ 15

51 SZ 15

52 SZ 15

53 SZ 15

54 RZ 30

55 SZ 15

56 SZ 15

57 RZ 30

58 SZ 15

59 SZ 20

60 SZ 20

38 RZ 10 Good
39 RZ/Bubbler 30 DNSR
40 RZ 30
41 RZ 45
42 SZ 10
43 RZ 30
44 RZ 45
45 SZ 15
46 SZ 15
47 SZ 15
48 SZ 15
49 SZ 15
50 SZ 15
51 SZ 15
52 SZ 15

53 SZ 15
54 RZ 30
55 SZ 15
56 SZ 15
57 RZ 30
58 SZ 15

59 SZ 20
60 SZ 20
61 SZ 10
62 RZ 30
63 SZ 10
64 SZ 25
65 RZ 30
66 SZ 15
67 SZ 10
68 RZ 30
69 SZ 20
70 RZ 45
71 RZ 30

Shear water Tea Big clock Page 1 of 3

TEA BIG CLOCK

Start: 7:00 PM

WD: T/W/Th/F/Sun

Pgm 6: 1-40

Pgm 7: 41-72, 86, 165

1: 15 SZ Good

2: 15 SZ Good

3: 15 SZ Good

4: 15 SZ Good

5: 15 SZ Good

6: 15 SZ Good

7: 10 SZ Good

8: 10 SZ Good, NEED FOR NEW PLANTS

9: 15 SZ Good

10: 15 SZ Good

11: 15 SZ Good

12: 15 SZ Good

13: 15 SZ Good

14: 30 RZ Good

15: 10 SZ Good

16: 30 RZ Good

17: 10 SZ Good, NEED FOR NEW PLANTS

18: 15 DNSR

19: 15 SZ Good, NEED FOR NEW PLANTS

20: 15 SZ Good

21: 15 SZ Good

22: 30 RZ Good

23: 30 RZ Good

24: 30 DNSR

25: 10 SZ Good

26: 10 SZ Good

27: 15 SZ Good

28: 10 DNSR alarm

29: 30 DNSR alarm

30: 20 Drip Good

30: 20 Drip Good
31: 20 Drip Good
32: 20 DNSR alarm
33: 30 RZ Good
34: 10 SZ 1 noz
35: 10 SZ Good
36: 15 SZ 1 6" PU
37: 30 RZ Good
38: 30 RZ raised one head
39: 15 SZ Good
40: 30 RZ Good

41: 30 RZ Good
42: 30 RZ Good
43: 15 New sod 20
44: 30 new sod 30
45: 15
46: 30
47: 30
48: 10
49: 30
50: 15
51: 15
52: 15
53: 30
54: 15
55: 15
56: 15
57: 30
58: 30
59: 10
60: 15
61: 15
62: 10
63: 30
64: 15
65: 15
66: 30

40: 30 RZ Good

41: 30 RZ Good

42: 30 RZ Good

43: 15 New sod 20

44: 30 new sod 30

45: 15

46: 30

47: 30

48: 10

49: 30

50: 15

51: 15

52: 15

53: 30

54: 15

55: 15

56: 15

57: 30

58: 30

59: 10

60: 15

61: 15

62: 10

63: 30

64: 15

65: 15

66: 30

67: 15

68: 10

69: 15

70: 30

71: 15

72: 30

86: 30

165: 30

Shearwater Kayak OP

Start: 10:00 PM

WD: Everyday

1 RZ 30 Good

2 SZ 20 1 noz

3 SZ 20 Good Up time

4 RZ 30 Good Up time

5 RZ 30 Good

6 SZ 2 noz

7 RZ Good Up time

8 SZ Good

9 RZ Good Up time

10 RZ Good Need more rotors for new sod

Tab 4



6869 Phillips Pkwy. Dr. South Jacksonville Fl. 32256

Phone: 904-997-0044

Service Report

Date: July 25, 31, 2025

Biologists: Jim Charles
Justin Powers, Rich Powers

Client: Trout Creek CDD

Waterways: 43 ponds

Note: Second report for July.

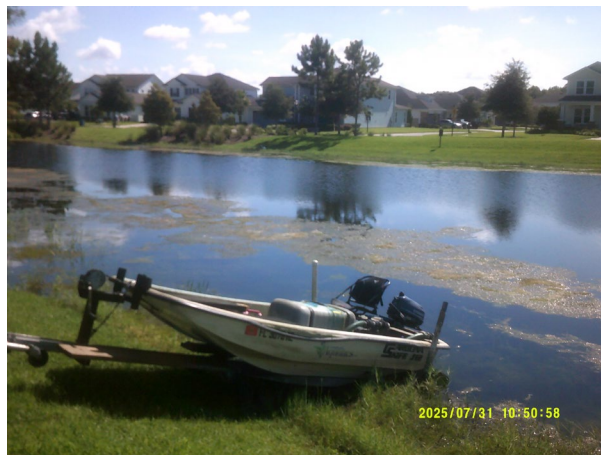
Pond 2b: This pond was in good condition. The pond level is normal.
Treated minor algae.



Pond 9c: Pond was in poor condition. Treated for algae and submersive weeds on the 25th.



Pond 10a: Pond was in fair condition. The water level is good. Treated for algae on the 31st.



Pond 10d: Pond was in fair condition. The water level is normal. Treated for algae again on the 31st.



Pond 11a: Pond was in fair condition. The water level is good. Treated for algae again on the 31st.



Pond 11b: Pond was in fair condition. The water level is good. Treated for algae.



Pond 14b: Pond was in fair condition. The water level is normal. Treated pond for algae on the 31st.



Pond 24a: Pond was in fair condition. Pond level is good. Treated for algae on the 31st.



Pond 29B: Pond was in poor condition. The water level is good. Treated perimeter for Duck potato and cattails.

Pond 29A: Pond was in fair condition. Water level is normal. Treated perimeter for Duck potato and cattails.

Jim Charles



6869 Phillips Pkwy. Dr. South Jacksonville FL. 32256

Phone: 904-997-0044

Service Report

Date: August 6, 12, 13, 2025

Biologists: Jim Charles
Justin Powers, Rich Powers

Client: Trout Creek CDD

Waterways: 43 ponds

Note: First report for August.

Entry Pond: Pond was in good condition. The water level is normal. Pillars scheduled for cleaning this month.



Amenity Pond: This pond was in good condition. The water level was normal.



Pond 1a: This pond was in good condition. The water level is normal.



Pond 1b: This pond was in fair condition. The water level is normal.



Pond 2a: This pond was in improved condition. The water level is normal. Perimeter treatment last month for torpedo grass and pennywort had good results.



Pond 2b: This pond was in good condition. The pond level is normal.



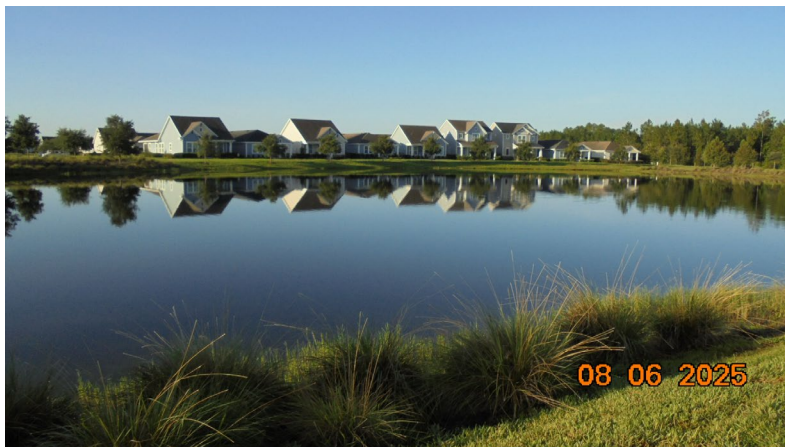
Pond 3a: This pond was in good condition. The water level is normal. Treatment of perimeter for Bacopa and torpedo grass last month was effective.

Missed picture

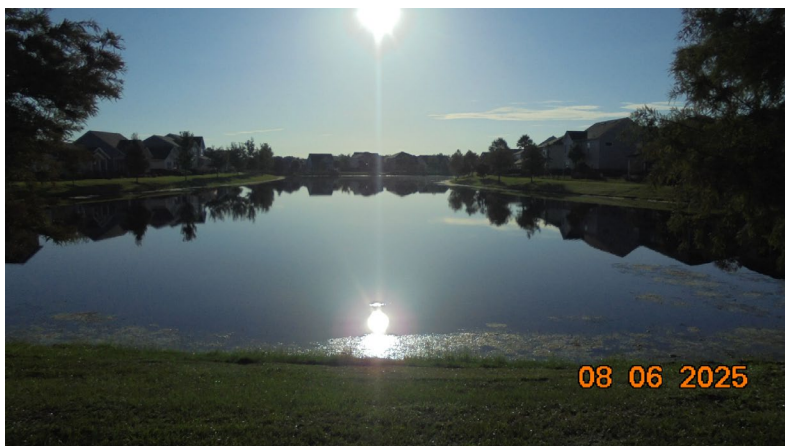
Pond 6: This pond was in good condition. The water level is normal.



Pond 7a: Pond was in good condition. The water level is normal.



Pond 7b: Pond was in fair to good condition. The water level is normal. Algae treatment last month had fairly good results.



Pond 7c: Pond was in good condition. The water level is normal.



Pond 8a: Pond was in very good condition. The water level is normal.



Pond 9a: Pond was in fair to good condition. The water level is normal.



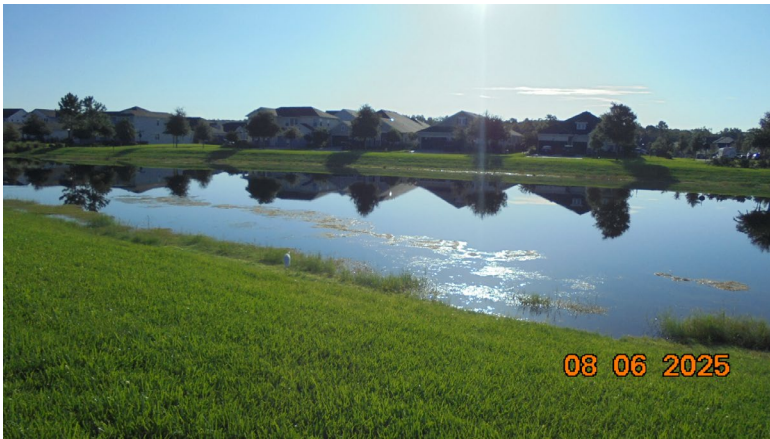
Pond 9b: Pond was in good condition. The water level is normal.



Pond 9c: Pond was in fair to poor condition. The water level was normal. Treated for algae on the 13th.



Pond 10a: Pond was in fair condition. The water level is good. Treated for algae by boat.



Pond 10c: Pond was in good condition. The water level is normal.



Pond 10d: Pond was in fair condition. The water level is normal. Treated for algae on the 13th.



Pond 11a: Pond was in fair condition. The water level is good. Treated for algae again on the 13th.



Pond 11b: Pond was in fair condition. The water level is good. Treated pond for algae and submersed weeds by boat.



Pond 11c: Pond was in good condition. The water level is normal.



Pond 12a: Pond was in good condition. The water level is normal.



Pond 14: Pond was in fair condition. The water level is good. Scheduled for treatment next week.



Pond 14b: Pond was in good condition. The water level is normal. Algae treatment last month had good results.



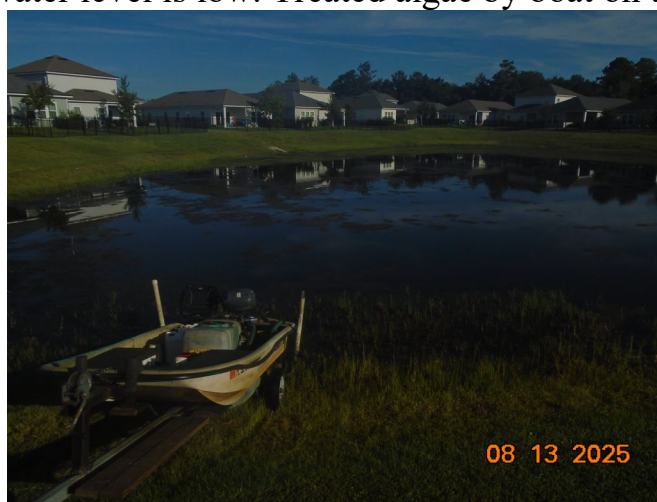
Pond 20: Pond was in good condition. The water level is normal.



Pond 21A: Pond was in good condition. The water level is good.



Pond 21B: Pond is in poor condition. The water level is low. Treated algae by boat on the 13th.



Pond 22A: Pond was in fair to good condition. Treatment for algae last month was effective.



Pond 22B: Pond was in fair condition. The water level is good. Scheduled for perimeter treatment next week.



Pond 23A: Pond is in poor condition. The water level is good. Treated perimeter for Duck potato.



Pond 23B: Pond is in good condition. The water level is good.



Pond 24a: Pond was in fair condition. Pond level is good. Treated for algae and submersive weeds by boat.



Pond 24b: Pond was in good condition. The water level is good.



Pond 24c: Pond still under construction.



Pond 28A: Pond was in good condition. The water level is good.



Pond 28B: Pond was in good condition. Water level is normal.



Pond 29B: Pond was in much improved condition. The water level is good. Treatment last month for Duck potato and torpedo grass was effective.



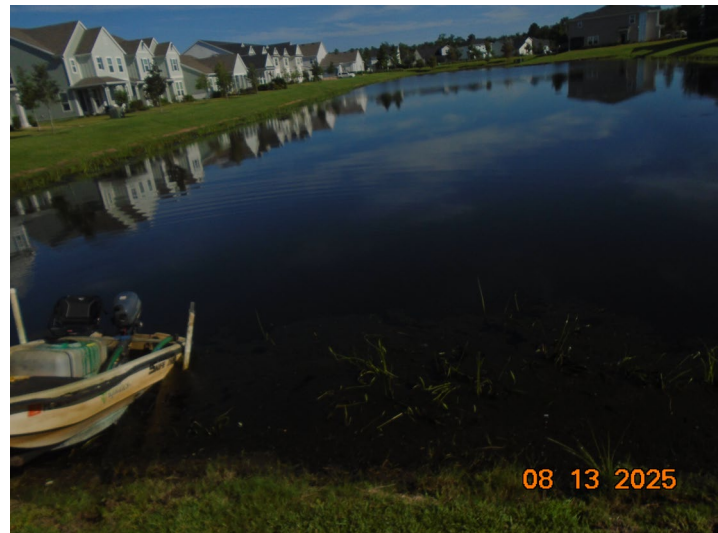
Pond 29A: Pond was in improved condition. Water level is normal. Last month's perimeter treatment for cattails and Duck potato had good results.



Pond 31: Pond is in fair condition. The water level is normal. Treated perimeter for cattails and torpedo grass.



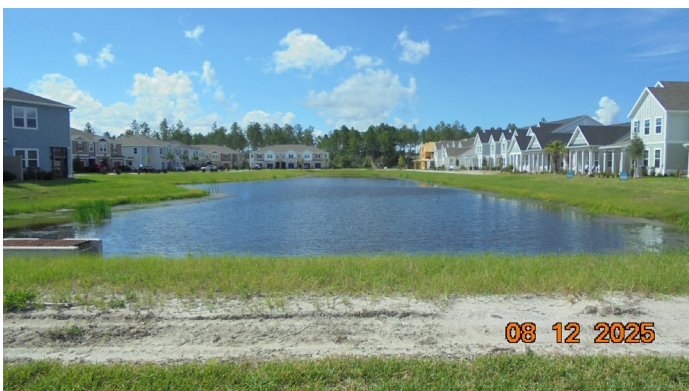
Pond 33: Pond was in fair condition. The water level is normal. Treated perimeter for Duck potato by boat.



Pond 34: Pond was in poor condition. The water level is good. Treated perimeter for Duck potato and torpedo grass.



Pond 35: Pond is in fair condition. Water level is normal. Treated perimeter for cattails, Duck potato and torpedo grass by boat.



Pond 36: Pond was in improved condition. Water level is good.



Jim Charles

Tab 5

Trout Creek CDD
GM/AGM Operations Report for August 20, 2025

Talking Points/ Request:

- Mischief Issues/ Vandalism: Resident sneaking glass/ ceramics into the pool area and breaking resulting in amenity suspension
- The Logan playground structure: Installation October 6, 2025

Administration:

- Assisted Colden Company with the Network configuration due to lightning strike
- Property drive with Ruppert Landscape
- Property drive with Prestige Landscape
- Boardwalk inspection with staff
- 3.5-hour property inspection with staff
- Irrigation inspection with Prestige
- Monthly meeting with Chairman Clint Wright
- Monthly meeting with Assistant Supervisor Ronnie Murphy
- Monthly meeting with Assistant Supervisor Vincent Sajkowski
- Conducted weekly staff meeting (every Thursday)
- Attended the tri-annual managers training with FSR
- Attended the monthly FSR lifestyle collaboration call
- Assisted Lifestyle with 4th of July weekend events
- Assisted with pine straw project
- Conducted interviews for Maintenance Tech and Café Attendant positions
- Worked with both new hires to conduct the onboarding process
- Conducted mid-year touch point performance review for staff
- Worked with vendor Southern Breeze on multiple projects
- Assisted Northern Helm with website development
- Reviewed 5+ hours worth of video footage to deactivate/ suspension key fob access for pool violation of glass breaking
- Fecal incidents in amenity pools: approximately 30 hours for diarrhea & 1 hour or less for a solid waste incident

Kayak Hub:

- July Square Café Category Sales Report ([attached](#))
- July TCCDD Square Sales Report ([attached](#))
- July Square Café Sunday Category Sales Report ([attached](#))

Lifestyle:

- July Profit & Loss Report ([attached](#))
- July Lifestyle Summary Report ([attached](#))

Maintenance/Vandalism/Mischief Issues:

- Maintenance July Report ([attached](#))

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Jul 1, 2025–Jul 31, 2025



Category Sales Report

CAFE

Category	Items Sold	Gross Sales
Uncategorized	10	\$30.00
CANDY	427	\$475.75
CHIPS & COOKIES	287	\$533.50
DRINKS	690	\$1,173.00
EXTRAS	7	\$5.50
HOT DRINKS	18	\$22.00
ICE CREAM	420	\$1,680.00
KIDS MEAL	75	\$515.50
PIZZA	89	\$625.00
SANDWICHES	55	\$399.00
SINGLE ITEMS	31	\$107.50
WRAPS/BURGERS	68	\$512.00
Total	2,177	\$6,078.75

Jul 1, 2025–Jul 31, 2025



Category Sales Report

TCCDD

Category	Items Sold	Gross Sales
Uncategorized	73	\$9,478.95
FOBS	25	\$750.00
TCCDD Reservations	37	\$4,210.00
Total	135	\$14,438.95

Jul 6, 2025



Category Sales Report

CAFE

Category	Items Sold	Gross Sales
CANDY	14	\$18.50
CHIPS & COOKIES	11	\$22.00
DRINKS	23	\$37.00
HOT DRINKS	2	\$3.00
ICE CREAM	8	\$32.00
KIDS MEAL	2	\$13.50
PIZZA	3	\$15.00
SANDWICHES	3	\$17.00
WRAPS/BURGERS	1	\$8.00
Total	67	\$166.00

Jul 13, 2025



Category Sales Report

CAFE

Category	Items Sold	Gross Sales
CANDY	9	\$5.25
CHIPS & COOKIES	7	\$14.00
DRINKS	17	\$26.50
EXTRAS	1	\$1.00
ICE CREAM	7	\$28.00
KIDS MEAL	7	\$48.00
PIZZA	2	\$22.00
SANDWICHES	4	\$26.00
SINGLE ITEMS	1	\$1.50
WRAPS/BURGERS	3	\$26.00
Total	58	\$198.25

Jul 20, 2025



Category Sales Report

CAFE

Category	Items Sold	Gross Sales
CANDY	14	\$15.50
CHIPS & COOKIES	8	\$16.00
DRINKS	14	\$20.50
ICE CREAM	15	\$60.00
KIDS MEAL	1	\$7.00
PIZZA	1	\$5.00
SANDWICHES	3	\$16.00
SINGLE ITEMS	1	\$4.00
Total	57	\$144.00

Jul 27, 2025



Category Sales Report

CAFE

Category	Items Sold	Gross Sales
CANDY	18	\$21.00
CHIPS & COOKIES	16	\$26.00
DRINKS	51	\$83.00
ICE CREAM	17	\$68.00
KIDS MEAL	1	\$7.00
PIZZA	4	\$31.00
SANDWICHES	3	\$25.00
WRAPS/BURGERS	3	\$18.00
Total	113	\$279.00

July, 2025

Lifestyle Profit & Loss



JOE GERENA

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DEMETRIC ARNOLD

Lifestyle Coordinator - Trout Creek CDD
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Email: Demetric.Arnold@fsresidential.com

Summary	Estimated	Actual
Total income	\$0.00	\$6,323.03
Total expense	\$0.00	\$11,679.51
Total profit	\$0.00	(\$5,356.48)

EVENT REVENUE/ COST

July 4th	Revenue	Cost
DJ Roy w/ Slip N Slide		\$725.00
FCVV - Inflatables/aquatics		\$2,500.00
Décor - Amazon		\$1,542.11
Signage - Amazon		\$36.49
Publix		\$12.88
Foam Pit - FCFP		\$1,000.00
Progressive Entertainment		\$1,714.00
Photography		\$450.00
Total	\$0.00	\$7,980.48

Music by the Pool	Revenue	Cost
DJ Mark 7/18		\$450.00
ME Entertainment 7/25 + 7/11		\$700.00
Cone and Cream		\$250.00
Total	\$0.00	\$1,400.00

Coffee and Convo	Revenue	Cost
Sam's Club 7/8		\$202.55
Publix		\$37.12
Buck Dollar - Rich Holley	\$250.00	
Total	\$250.00	\$239.67

July 4th weekend	Revenue	Cost
DJ Roy		\$900.00
Prizes - Sunset Slush		\$100.00
Amazon - Tie Die Kit		\$155.46
Stanchions - Amazon		\$127.96
Replacement Equip - Amazon		\$196.22
General Equip - Amazon		\$143.27
Parking signs - Amazon		\$36.49
Total	\$0.00	\$1,659.40

Curiosity U	Revenue	Cost
Software		\$100.00
Snacks - Deritas		\$49.96
Total	\$0.00	\$149.96

Line Dance Class	Revenue	Cost
DJ - Mark		\$250.00
Total	\$0.00	\$250.00

Events Summary	Actual
Total income	\$250.00
Total expense	\$11,679.51
Total Profit	-\$11,429.51

VENDOR REVENUE - 10% OF ALL SALES

Vendor	Payment Method	Income
904 Tennis	Check	\$1,114.00
Meagan Magnani Swim	Square	\$64.40
STEAM Camp	Square	\$889.58
Legal Cart LLC	Square	\$50.00
Shearwater Sharks	Check	\$2,920.50
Sunset Slush	Square	\$255.90
Ram Rod Creations	Square	\$26.15
Vendor Village	Check	\$230.00
Zumba - Songhwanara	Check	\$22.50
Total		\$5,573.03

SPONSORSHIPS

Sponsor	Type	Income
The Post Law firm	Coffee & Conversation Sponsorship Sept	\$250.00
FFA - Josiah Yost	Coffee & Conversation Sponsorship Aug	\$250.00
Total		\$0.00 \$500.00

Music Poolside

- The 11th - cancelled due to weather
- The 18th - DJ Mark - approx. 200 attendees between the swimmers and listeners
- The 25th - themed music night (Taylor Swift, Drake, Kendrick Lamar, Beyonce') - about 165 attendees swimmers and listeners - food trucks were in the kayak parking lot. trucks sold out of food and/or had supplies to last until event was over.
- July 12th - Street Legal Golf Cart event- Vendor set up in front of the Kayak Club - 1st of 3 upcoming dates. 1 purchase made.
- July 16th - Let's Go Hiking event. Zero turnout, Typically 6 to 7 people. Postponing until after summer weather cools down.
- July 16th - CDD Monthly Meeting started at 6pm
- July 17th Trivia Night - Hosted by LSD - very good turnout 35 attendees - 6 teams - this was held in the Kayak Club. Sold food from the Cafe - Joe ran the Cafe' and Ms. Shaw and Demetric hosted trivia - No sponsors we use a variety of prizes from previous donations as prizes.
- July 23rd - Cozy Up for Storytime - hosted by The Goddard School at the School this month.
- July 26th - PeakFitness Flag Football Teen camp - this camp was a success - only 4 attendees - Nigel Eldridge is our fitness camp host. We will continue to organize camps throughout the year.
- July 30th VIP Care - hosted a line dancing class, this was session 2 of a 4 sessions program - 15 attendees and Demetric learned 3 dance steps and put it all together.
- July 30th - Line Dancing Night – Dance Class for one hour and then a 2-hour dance party. 3 different line dances were taught, and the for the last 2 hours we took what we learned and danced. 20 ppl showed for the first half and 10 new faces ppl showed up for the last 2 hours. Residents enjoyed it quite a bit and are excited for more of these.

(1)



Sanded And Stained Benches At Tot Lot

Created: Tue, 8/5/2025

Before

(2)



Sanded And Stained Benches At Tot Lot

Created: Tue, 8/5/2025

After

(3)



Repaired Broken Boxing Bag At Fitness Lodge

Created: Tue, 8/5/2025

Before

(4)



Repaired Broken Boxing Bag At Fitness Lodge

Created: Tue, 8/5/2025

After

(5)



Replaced Broken Hinges At Pool Entry Gates

Created: Tue, 8/5/2025

Before

(6)



Replaced Broken Hinges At Pool Entry Gates

Created: Tue, 8/5/2025

After

(7)



Cleaned Life Rings Throughout Amenities

Created: Tue, 8/5/2025

Before

(8)



Cleaned Life Rings Throughout Amenities

Created: Tue, 8/5/2025

After

(9)



Replaced Worn Tires On Golf Cart

Created: Tue, 8/5/2025

Before

(10)

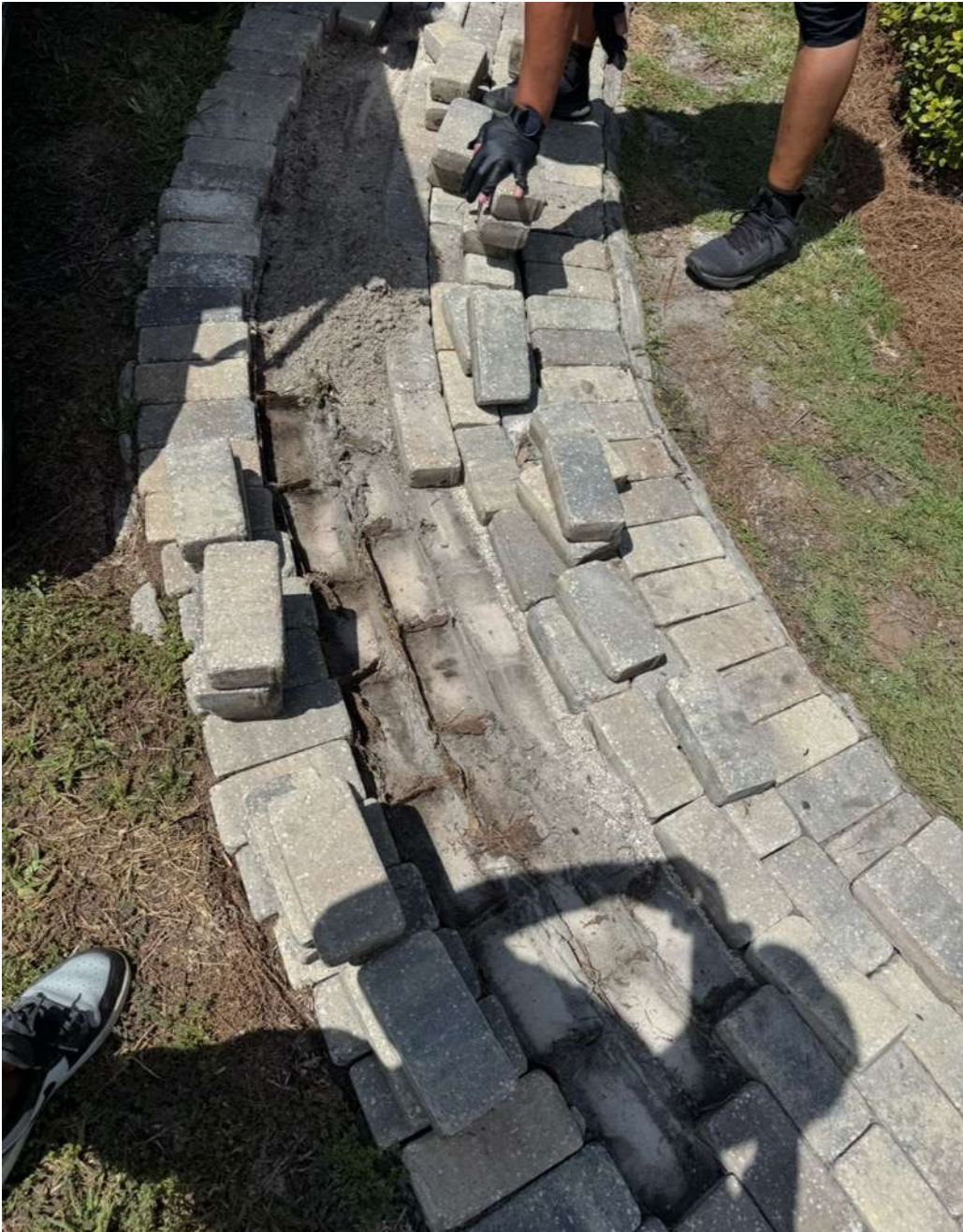


Replaced Worn Tires On Golf Cart

Created: Tue, 8/5/2025

After

(11)



Repaired Loose Pavers At Path Entering Tennis Courts

Created: Tue, 8/5/2025

Before

(12)



Repaired Loose Pavers At Path Entering Tennis Courts

Created: Tue, 8/5/2025

After

(13)



Repaired Broken Pavers At Traffic Circle Phase 1

Created: Tue, 8/5/2025

Before

(14)



Repaired Broken Pavers At Traffic Circle Phase 1

Created: Tue, 8/5/2025

After

(15)



Scarified Concrete Due To Tripping Hazard

Created: Tue, 8/5/2025

Before

(16)

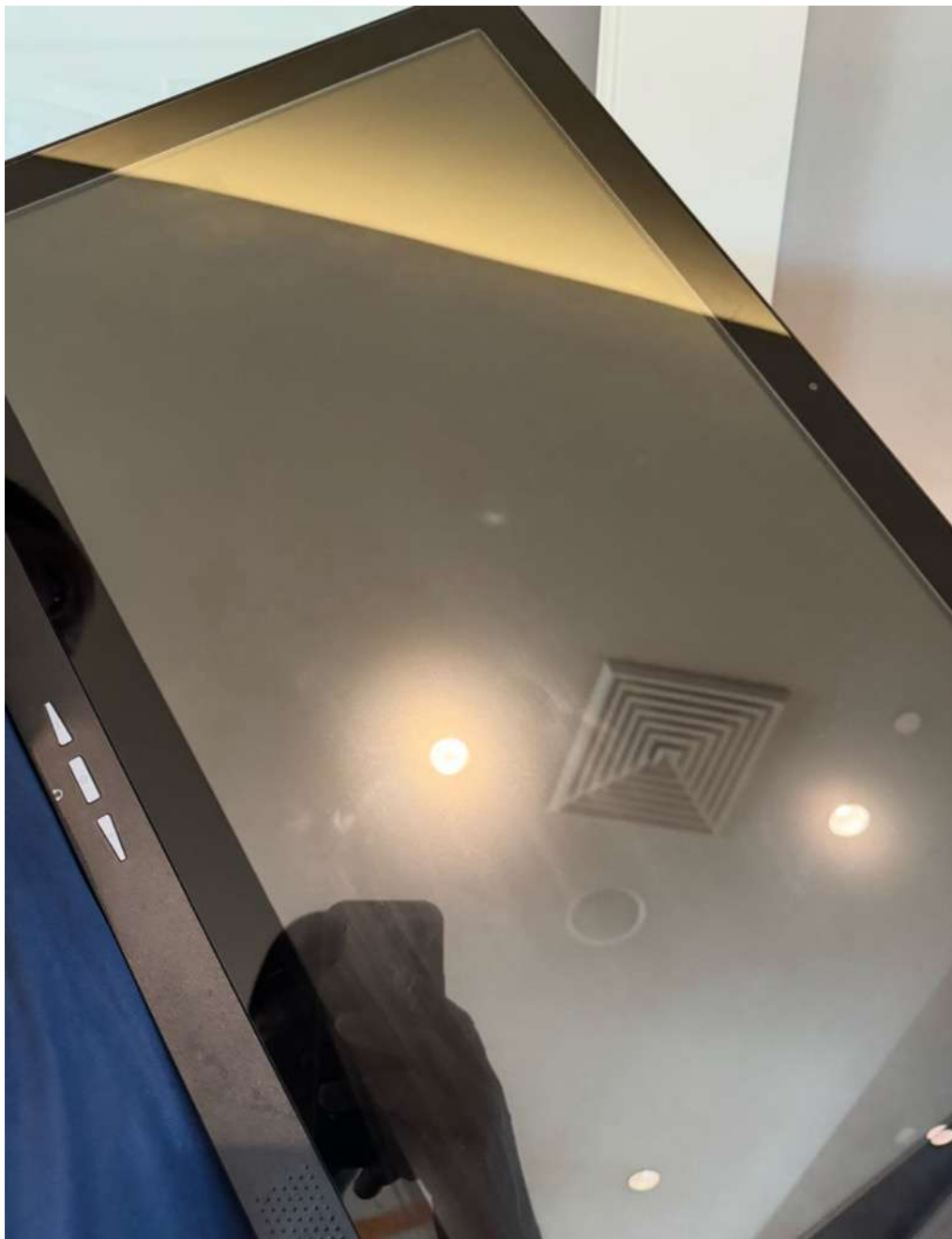


Scarified Concrete Due To Tripping Hazard

Created: Tue, 8/5/2025

After

(17)



Replaced Well Beats PC Due To Lightning Strike

Created: Tue, 8/5/2025

Before

(18)



Replaced Wellbeats PC Due To Lightning Strike

Created: Tue, 8/5/2025

After

(19)



Replaced A Second Pool Lift Actuator Due To Water Intrusion, Recommend Buying Lift Covers

Created: Tue, 8/5/2025

Before

(20)



Replaced A Second Pool Lift Actuator Due To Water Intrusion

Created: Tue, 8/5/2025

After

(21)



Repaired Broken Stenner Pump At Family Pool

Created: Tue, 8/5/2025

Before

(22)



Repaired Broken Stenner Pump At Family Pool

Created: Tue, 8/5/2025

After

(23)



Sanded And Stained Play Equipment At Northcreek Park

Created: Tue, 8/5/2025

Before

(24)



Sanded And Stained Play Equipment At Northcreek Park

Created: Tue, 8/5/2025

After

(25)



Installed Cable Management Boxes Behind TVs In Kayak Club

Created: Tue, 8/5/2025

Before

(26)



Installed Cable Management Boxes Behind TVs At Kayak Club

Created: Tue, 8/5/2025

After

Completed by Johnnie verdell

Tab 6

Trout Creek YTD Revenues & Expenditures Thru 6/30/2025

Presented by Supervisor Murphy

SUMMARY

	<u>Annual Budget</u>	<u>YTD Budget Thru 06/30/25</u>	<u>YTD Actual Thru 06/30/25</u>	<u>Better/(Worse) Variance</u>
Total Revenues - O& M	3,894,262	3,860,770	3,926,854	66,084
Total Revenues - Capital Reserve	<u>307,326</u>	<u>303,826</u>	<u>312,262</u>	<u>8,436</u>
Total General Fund Revenues	4,201,588	4,164,596	4,239,116	74,520
Total Expenditures O & M	3,894,262	2,890,092	2,895,951	(5,859)
Total Expenditures - Capital Reserve	<u>307,326</u>	<u>307,326</u>	<u>250,124</u>	<u>57,202</u>
Total General Fund Expenditures	4,201,588	3,197,418	3,146,075	51,343
Total O & M Excess of Revenues Over(Under) Expenditures	0	970,678	1,030,903	60,225
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>(3,500)</u>	<u>62,138</u>	<u>65,638</u>
Total Excess of Revenues Over(Under) Expenditures	0	967,178	1,093,041	125,863

Explanations of Variances

O & M Expenses - (Over)/Under by (5,859)

Landscaping - Budgeted for pond mowing which is not happening, annual increases expected have not happened yet, Phase 1 Bid lower than budgeted	109,888
Reclaimed Water - Less watering	79,714
Amenity Staff - Not fully staffed from beginning of year, some positions took time to be replaced , some annual raises given in March	52,874
Tennis Program not happening as planned	20,052
Holiday Decorations - less spending than anticipated	12,500
Licenses, Fees & Permits - Fees for Debit/Credit Card Income through Square not budgeted for	(3,349)
District Engineer - Parking study -\$4,950 and work relating stop signs at intersection of Timberwolf and Shearwater	(5,312)
Other District Financial & Accting - Advertising & Mass Mailing & Trustee Fees related to Bond Refunding	(7,030)
Access Control & Security Monitoring M&R - Hi-Tech - software upgrade & Door Controller Installation	(7,899)
Miscellaneous Exp - ECS testing of Goodhope Ct (3,000) , French Drain on Appian Way (\$4,771)	(9,119)
Law Enforcement Security - more security than anticipated	(20,919)
Special Events - more activities, not charging residents for most activities	(23,565)
Contingency - Patching Shearwater(\$17,650), Tenting Fumigation for termites (\$23,512)	(30,851)
Irrigation Repair -Hunter Clock and Conversion in Phase 1 , and other sprinkler repairs in Phase 1 on Shearwater Parkway	(40,112)
Landscap Replacement Plants, etc - Hurricane Milton Cleanup , Sod Replacement, Plant replacement on Shearwater Pkwy and Ph 3	(122,395)
Other	(10,336)
Total of O&M Variance Explantions	(5,859)

Trout Creek YTD Revenues & Expenditures Thru 6/30/2025

Chart of Accounts Classification	Annual Budget	YTD Budget Thru 06/30/25	YTD Actual Thru 06/30/25	Better/(Worse) Variance	Variance Explanation
O&M					
Revenues					
Interest Earnings					
Interest Earnings	0	0	20,590	20,590	Interest not budgeted for
Special Assessments					
Off Roll	492,539	492,539	492,539	0	
Tax Roll	3,097,753	3,097,753	3,139,934	42,181	
Contributions & Donations from Private Sources					
HOA Capital Transfer	125,000	125,000	86,800	(38,200)	
Other Misc. Revenues					
Activity Fees	30,000	22,500	17,420	(5,080)	
Cafe Revenue	24,970	18,727	20,464	1,737	More food options being offered
Facilities Rentals	35,000	26,251	27,979	1,728	
HOA Reimbursement	45,000	45,000	83,905	38,905	More reimbursement from HOA than estimated(\$50K from prior year)
Insurance Proceeds	0	0	7,600	7,600	Irrigation Timer Damage & Auto Damage Claims
Misc Revenue	0	0	4,667	4,667	Parents reimburse for firepit damage
Special Events Revenue	20,000	15,000	24,956	9,956	Large Sponsorship Revenue
Tennis Center Revenue Share Agreement	24,000	18,000	0	(18,000)	This is not happening as planned
Total Revenues	3,894,262	3,860,770	3,926,854	66,084	
Expenditures					
District Expenses:					
Board of Supervisor Fees	14,000	10,500	15,600	(5,100)	Only budgeted for 2 workshops in total for the year, currently having one per month
District Management	61,404	47,545	47,625	(80)	
Other District Financial & Accting	38,725	33,033	40,063	(7,030)	Advertising & Mass Mailing & Trustee Fees related to Bond Refunding
Counsel	65,000	48,750	49,218	(468)	
Engineer	30,000	22,500	27,812	(5,312)	Parking Study (\$4,950), work relating to intersection of Timberwolf and Shearwater
Law Enforcement - Security	35,000	26,250	47,169	(20,919)	More Security hours than anticipated
Total District Expenses:	244,129	188,578	227,487	(38,909)	
Staffing Related Expenses:					
Employee - Amenity Staff	860,400	645,300	592,426	52,874	Not fully staffed up from beginning, some staff have left and it took time to be replaced, raises not approved until March, not all staff receiving insurance
Amenity Management Service Contracts	21,648	16,236	16,586	(350)	
Total Staffing Related Expenses	882,048	661,536	609,012	52,524	
Utilities:					
Electric Utility - Recreation Facilities	70,000	52,500	42,129	10,371	Lower than anticipated usage
Electric Utility - Street Lights	60,000	45,000	45,692	(692)	
Electric Utility Services	11,000	8,250	8,891	(641)	
Gas Utility Services	2,000	1,499	1,107	392	
Water-Sewer Utility - Reclaimed	485,000	307,490	227,776	79,714	Less watering than anticipated due to water restrictions and many sprinklers in Phase 1 not working
Water-Sewer - Recreation Facilities	18,375	10,768	14,436	(3,668)	
Garbage/Solid Waste Control Services	8,500	6,375	9,026	(2,651)	New fuel/environmental recovery fee not budgeted for (240/mo), required 2 times per week started in April
Total Utilities	654,875	431,882	349,057	82,825	
Landscaping & Irrigation:					
Landscape & Irrigation Maintenance	1,070,000	790,949	681,061	109,888	Pond mowing not approved (27,000), Ph 1 bid lower than anticipated(64,000), yr 2 increases not happen yet
Landscape Replacement Plants, Shrubs, Tr	40,000	40,000	162,395	(122,395)	Hurricane Milton Cleanup (\$5,500), Sod Replacement (\$32,682), Replace plants on Shearwater Pkwy (\$40,126) and in Phase 3 (\$35,070)

Trout Creek YTD Revenues & Expenditures Thru 6/30/2025

Chart of Accounts Classification	Annual Budget	YTD Budget Thru 06/30/25	YTD Actual Thru 06/30/25	Better/(Worse) Variance	Variance Explanation
Common Area Pinestraw Mulch	125,000	114,680	98,463	16,217	
Irrigation Repair	35,000	26,249	66,361	(40,112)	Hunter Clock and Conversion in Phase 1 (\$28,500) plus additional sprinkler issues in Phase 1
Total Landscaping & Irrigation	1,270,000	971,878	1,008,280	(36,402)	
Amenity Related Expenses:					
Amenity Janitorial Services	20,000	15,000	19,852	(4,852)	Needed extra services from Janitor Service while porter was being replaced
Amenity Maintenance & Repairs	65,000	48,750	51,863	(3,113)	
Amenity Operating Supplies	25,000	18,750	30,797	(12,047)	More purchases than anticipated
Pool Chemicals & Service Contract	103,400	91,800	93,980	(2,180)	
Lifeguard/Pool Monitors	175,000	90,603	86,291	4,312	Timing of Budget
Fitness Equipment Lease & M&R	40,298	30,224	29,267	957	
Tennis Court Programs & Maint & Supplies	31,500	23,625	3,573	20,052	Tennis program is not happening as planned (\$16,000)
Access Control & Security Monitoring M&R	11,000	8,250	16,149	(7,899)	Hi-Tech Door Controller Installation (\$6,600), payback HOA for Key Fob Income received(\$3,200)
Licenses, Fees & Permits	11,462	8,596	11,945	(3,349)	Fees for Debit/Credit Card Income through Square not budgeted for
Pest Control/Termite Bond & Wildlife Mgmt	5,500	4,125	4,030	95	
Telephone, Internet, Cable	12,000	9,000	12,803	(3,803)	Firewall (\$1,025), extra service calls due to lightning strike
Other	4,000	3,000	4,656	(1,656)	
Total Amenity Related Expenses	504,160	351,723	365,206	(13,483)	
Lifestyle Expenses:					
Shuttle Service	15,000	12,000	15,000	(3,000)	Did not budget enough shuttles for events and busy summer weekends
Special Events	66,550	60,550	84,115	(23,565)	Providing more events (offset by sponsorship and other misc income)
Cafe Materials	15,000	11,250	18,790	(7,540)	More food purchases for summer
Total Lifestyle Expenses:	96,550	83,800	117,905	(34,105)	
Other Shearwater Expenses:					
Aquatic Maintenance	49,000	36,750	35,935	815	
Stormwater Assessments	4,000	3,000	3,200	(200)	
Road & Street Facilities	5,000	3,750	2,849	901	
Entry & Walls Maintenance & Repair	4,500	3,375	0	3,375	
General Liability & Property Insurance	95,000	86,320	82,050	4,270	
Holiday Decorations	15,000	15,000	2,500	12,500	Lower than anticipated holiday supplies
Total Other Shearwater Expenses	172,500	148,195	126,534	21,661	
Misc./Contingency Expenses:					
Miscellaneous Expense	20,000	15,000	24,119	(9,119)	ECS testing of Goodhope Ct (4,100) , French Drain on Appian Way (\$4,771)
					Painting of Fitness Center (\$4,305) Reserve Study (\$8,300), Hardware & subscription for Fitness Equip (\$2,938),Patching of Shearwater Pkwy(\$17,650), Signs(\$4,445), Tenting Fumigation for termites(\$23,512),Other misc items (\$7,200)
Capital Improvements/Contingency	50,000	37,500	68,351	(30,851)	
Total Misc./Contingency Expenses	70,000	52,500	92,470	(39,970)	
Total Expenditures	3,894,262	2,890,092	2,895,951	(5,859)	
Total Excess of Revenues (Over/(Under) Expen-	0	970,678	1,030,903	60,225	
Total Other Financing Sources(Uses)					
Interfund Transfer			(15)	(15)	
Total Other Financing Sources(Uses)	0	0	(15)	(15)	
Fund Balance, Beginning of Period	0	0	337,309	337,309	
Total Fund Balance, End of Period	0	970,678	1,368,197	397,519	

Trout Creek YTD Revenues & Expenditures Thru 6/30/2025

Chart of Accounts Classification	Annual Budget	YTD Budget Thru 06/30/25	YTD Actual Thru 06/30/25	Better/(Worse) Variance	Variance Explanation
Capital Reserve					
	Annual Budget	YTD Budget Thru 06/30/25	YTD Actual Thru 06/30/25	Better/(Worse) Variance	
Revenues					
Interest Earnings					
Interest Earnings	14,000	10,500	18,936	8,436	
Special Assessments					
Off Roll	40,699	40,699	40,699	0	
Tax Roll	252,627	252,627	252,627	0	
Total Revenues	307,326	303,826	312,262	8,436	
Expenditures					
Contingency					
Capital Outlay	307,326	307,326	250,124	57,202	Fitness Strength Equip Balance - \$9,581
Total Contingency	307,326	307,326	250,124	57,202	Pool & Tennis Furniture - \$171,484
Total Expenditures	307,326	307,326	250,124	57,202	Replacement Fabric for Canopy - \$5,960
Total Excess of Revenues Over(Under) Expenditures	0	(3,500)	62,138	65,638	Water & Tower Slide Repairs & Paint - \$29,983
Total Other Financing Sources(Uses)					Hi-Tech- access security system - \$15,776
Interfund Transfer (Revenue)					Hi-Tech door controller security updates - \$14,020
Interfund Transfer(Expense)	0	0	0	0	Other Misc Items - \$3,320
Total Other Financing Sources(Uses)	0	0	0	0	
Fund Balance, Beginning of Period	0	0	682,873	682,873	
Total Fund Balance, End of Period	0	(3,500)	745,011	748,511	

2024/2025 Capital Expenditures

O & M - Capital Improvements - Contingency

Painting of Fitness Center	4,305
Reserve Study	8,300
Shearwater Pkwy Patching	17,650
Signs	4,445
Fitness Equipment Hardware & Subscription Costs	2,938
Tent Fumigation for Termites	23,512
Other	<u>7,201</u>
Total	68,351

Capital Reserve - Capital Improvements

Pool & Tennis Furniture	171,485
Fitness Equipment - Strength (2nd half)	9,581
Water & Tower Slide	29,983
Fabric for Shade Cover on Canopy	8,940
Hi -Tech Access Security System	15,296
Other	<u>14,839</u>
Total	250,124

Current YTD Actuals

Annual Assessment	Actual Interest	Actual Expenses	Net Reserve Funds	Shortfall From Reserve Plan	Fiscal Year
\$ 289,600		\$ 94,600	\$ 195,000	\$ (135,321)	2021/2022
\$ 295,392	\$ 892	\$ 17,524	\$ 473,760	\$ (156,614)	2022/2023
\$ 301,300	\$ 16,365	\$ 108,552	\$ 682,873	\$ (209,665)	2023/2024
\$ 293,326	\$ 18,936	\$ 250,124	\$ 745,011	\$ (437,979)	2024/2025

*Based on YTD, not Y/E

As of 6/30/25	\$ 470,800	\$ 745,011	\$ (437,979)
---------------	------------	------------	--------------

Capital Expenditures

	Amount	Year Spent	Year in Cap Plan
Retaining Wall by P3 Bridge	86,000	2022	never
Kayak Club HVAC	4,000	2022	2028
Pool Furniture	16,200	2023	2024
Tennis Court Resurface	24,600	2024	2025
Pool Fence	60,000	2024	2036
Kayak Club HVAC	14,400	2024	2036
Fitness Equipment Purchase	19,162	2024	never
Pool & Tennis Furniture	171,485	2025	over several years
Fabric for Shade Cover on Canopy	5,960	2025	2024
Water & Slide Repair & Paint	29,983	2025	2030
Hi-Tech- access security system	15,296	2025	2031
Other Misc	23,714		
Total	470,800		

Trout Creek YTD Revenues & Expenditures Thru 6/30/2025

Chart of Accounts Classification	Annual Budget	YTD Budget Thru 06/30/25	YTD Actual Thru 06/30/25	Better/(Worse) Variance
Lifestyle Revenues:				
Activity Fees	30,000	22,500	17,420	(5,080)
Facilities Rentals	35,000	26,251	27,979	1,728
Special Events Revenue	20,000	15,000	24,956	9,956
Total Lifestyle Revenues	85,000	63,751	70,355	6,604
Lifestyle Expenses:				
Shuttle Service	15,000	12,000	15,000	(3,000)
Special Events	66,550	60,550	84,115	(23,565)
Total Lifestyle Expenses	81,550	72,550	99,115	(26,565)
Net Lifestyle Revenue/(Expense)	3,450	(8,799)	(28,760)	(19,961)
Café Revenue vs Expense				
Cafe Revenue	24,970	18,727	20,464	1,737
Cafe Materials	15,000	11,250	18,790	(7,540)
Net Café Revenue/(Expense)	9,970	7,477	1,674	(5,803)

Tab 7



Rizzetta & Company

Trout Creek Community Development District

www.troutcreekcdd.org

Approved Proposed Budget for Fiscal Year 2025/2026

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Proposed Budget Trout Creek Community Development District General Fund Fiscal Year 2025/2026								Comments
Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	
1								
2	ASSESSMENT REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 3,139,934	\$ 3,139,934	\$ 3,097,753	\$ 42,181	\$ 3,831,828	\$ 734,075	
6	Off Roll*	\$ 492,539	\$ 492,539	\$ 492,539	\$ 0	\$ 8,631	\$ (483,908)	
7								
8	Assessment Revenue Subtotal	\$ 3,632,473	\$ 3,632,473	\$ 3,590,292	\$ 42,182	\$ 3,840,459	\$ 250,167	
9								
10	OTHER REVENUES							
11								
12	Interest Earnings							
13	Interest Earnings	\$ 20,590	\$ 27,453	\$ -	\$ 27,453	\$ 25,000	\$ 25,000	
14	Contributions & Donations from Private Sources							
15	HOA Capital Transfer	\$ 86,800	\$ 155,050	\$ 125,000	\$ 30,050	\$ 110,000	\$ (15,000)	Expected in FY 26?
16	Other Miscellaneous Revenues							
17	Activity Fees	\$ 17,420	\$ 23,227	\$ 30,000	\$ (6,773)	\$ 20,000	\$ (10,000)	
18	Café Revenue	\$ 20,464	\$ 28,402	\$ 24,970	\$ 3,432	\$ 35,000	\$ 10,030	
19	Facilities Rentals	\$ 27,979	\$ 37,305	\$ 35,000	\$ 2,305	\$ 40,000	\$ 5,000	
20	HOA Water Utility Cost Share	\$ 83,905	\$ 98,484	\$ 45,000	\$ 53,484	\$ 45,000	\$ -	YTD \$53K Revenue from FY 20-FY 24
21	Insurance Proceeds & Misc Rev	\$ 12,267	\$ 44,267	\$ -	\$ 44,267	\$ -	\$ -	Ins Claims & Firepit Reimbursement
22	Special Events - Food Trucks	\$ 24,956	\$ 33,275	\$ 20,000	\$ 13,275	\$ 35,000	\$ 15,000	
23	Tennis Revenue Share Agreement	\$ -	\$ -	\$ 24,000	\$ (24,000)	\$ -	\$ (24,000)	Removing Line and Program
24								
25	Other Revenue Subtotal	\$ 294,381	\$ 447,463	\$ 303,970	\$ 143,493	\$ 310,000	\$ 6,030	
26								
27	TOTAL REVENUES	\$ 3,926,854	\$ 4,079,936	\$ 3,894,262	\$ 185,675	\$ 4,150,459	\$ 256,197	
28	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
29								
30	EXPENDITURES - ADMINISTRATIVE							
31								
32	Legislative							
33	Supervisor Fees	\$ 15,600	\$ 20,800	\$ 14,000	\$ (6,800)	\$ 24,000	\$ 10,000	Based on 24 Meetings
34	Financial & Administrative							
35	Accounting Services	\$ 16,672	\$ 22,262	\$ 22,122	\$ (140)	\$ 22,362	\$ 240	Increase 2nd License to Accounting Software
36	Administrative Services	\$ 4,134	\$ 5,512	\$ 5,512	\$ -	\$ 5,512	\$ -	
37	Arbitrage Rebate Calculation	\$ 450	\$ 1,800	\$ 1,800	\$ -	\$ 1,800	\$ -	Reflects 4 Bonds
38	Assessment Roll	\$ 5,966	\$ 5,966	\$ 5,966	\$ -	\$ 5,966	\$ -	
39	Auditing Services	\$ 4,100	\$ 4,100	\$ 4,100	\$ -	\$ 4,100	\$ -	
40	Disclosure Report	\$ 6,000	\$ 8,000	\$ 8,000	\$ -	\$ 8,000	\$ -	Reflects 4 Bonds
41	District Engineer	\$ 27,812	\$ 37,083	\$ 30,000	\$ (7,083)	\$ 40,000	\$ 10,000	Increase Projects
42	District Management	\$ 16,592	\$ 22,122	\$ 22,122	\$ -	\$ 22,122	\$ -	
43	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
44	Financial & Revenue Collections	\$ 4,261	\$ 5,682	\$ 5,682	\$ -	\$ 5,682	\$ -	
45	Legal Advertising	\$ 3,374	\$ 4,499	\$ 2,200	\$ (2,299)	\$ 3,500	\$ 1,300	Additional Workshop Ads
46	Miscellaneous Fees	\$ 5,441	\$ 10,505	\$ 1,200	\$ (9,305)	\$ 1,200	\$ -	YTD Include Refi Mailing/Projections Include Budget Mailing
47	Public Officials Liability Insurance	\$ 2,771	\$ 3,190	\$ 2,550	\$ (640)	\$ 3,600	\$ 1,050	Budget Estimate
48	Trustees Fees	\$ 14,977	\$ 15,000	\$ 15,000	\$ -	\$ 15,000	\$ -	
49	Website Hosting, Maintenance & Backup	\$ 2,775	\$ 3,700	\$ 3,700	\$ -	\$ 3,700	\$ -	
50	Legal Counsel							
51	District Counsel	\$ 49,218	\$ 95,000	\$ 65,000	\$ (30,000)	\$ 150,000	\$ 85,000	Increase Due to Possible Litigation/Projections Est with New Legal

Proposed Budget Trout Creek Community Development District General Fund Fiscal Year 2025/2026								Comments
Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	
52								
	Administrative Subtotal	\$ 180,318	\$ 265,395	\$ 209,129	\$ (56,266)	\$ 316,719	\$ 107,590	
54								
55	EXPENDITURES - FIELD OPERATIONS							
56								
57	Law Enforcement							
58	Off -Duty Deputy / Security	\$ 47,169	\$ 62,892	\$ 35,000	\$ (27,892)	\$ 70,000	\$ 35,000	Include Crossing Guard Services?
59	Electric Utility Services							
60	Utility - Recreation Facilities	\$ 42,129	\$ 56,172	\$ 70,000	\$ 13,828	\$ 56,000	\$ (14,000)	
61	Utility - Street Lights	\$ 45,692	\$ 60,923	\$ 60,000	\$ (923)	\$ 62,000	\$ 2,000	
62	Utility Services Meters	\$ 8,891	\$ 11,855	\$ 11,000	\$ (855)	\$ 12,000	\$ 1,000	
63	Gas Utility Services							
64	Utility Services	\$ 1,107	\$ 1,476	\$ 2,000	\$ 524	\$ 17,000	\$ 15,000	Getting Pool Heaters on Gas?
65	Garbage/Solid Waste Control Services							
66	Garbage - Recreation Facility	\$ 9,026	\$ 12,035	\$ 8,500	\$ (3,535)	\$ 15,000	\$ 6,500	Increasing Services for 2 Pick Ups
67	Water-Sewer Combination Services							
68	Utility - Reclaimed	\$ 227,776	\$ 420,031	\$ 485,000	\$ 64,969	\$ 445,000	\$ (40,000)	
69	Utility Services - Recreational Facilities	\$ 14,436	\$ 19,248	\$ 18,375	\$ (873)	\$ 18,375	\$ -	
70	Stormwater Control							
71	Aquatic Maintenance	\$ 35,935	\$ 47,913	\$ 49,000	\$ 1,087	\$ 55,000	\$ 6,000	41 Ponds and Fountain Service 6/yr + Carp
72	Stormwater System Maintenance	\$ 3,200	\$ 3,200	\$ 4,000	\$ 800	\$ 3,500	\$ (500)	
73	Other Physical Environment							
74	Common Area Pinestraw Mulch	\$ 98,463	\$ 125,000	\$ 125,000	\$ -	\$ 140,000	\$ 15,000	Additional Areas in Ph 3
75	Entry & Walls Maintenance	\$ -	\$ 2,000	\$ 4,500	\$ 2,500	\$ 2,500	\$ (2,000)	
76	General Liability & Property Insurance	\$ 82,050	\$ 98,595	\$ 95,000	\$ (3,595)	\$ 112,928	\$ 17,928	Based on Est. - Plus Finance Fee Est.
77	Holiday Decorations	\$ 2,500	\$ 3,333	\$ 15,000	\$ 11,667	\$ 7,500	\$ (7,500)	
78	Irrigation Repairs	\$ 66,361	\$ 88,481	\$ 35,000	\$ (53,481)	\$ 35,000	\$ -	YTD & Projections include PM Remediation and
79	Landscape & Irrigation Maintenance	\$ 681,061	\$ 951,736	\$ 1,070,000	\$ 118,264	\$ 1,070,000	\$ -	Per Agreements & Ph 3 Treatments
80	Landscape Replacement Plants, Shrubs, Trees	\$ 122,269	\$ 134,435	\$ 40,000	\$ (94,435)	\$ 75,000	\$ 35,000	Projections Include \$62k Sod Replacement
81	Miscellaneous Expense	\$ 24,119	\$ 32,338	\$ 20,000	\$ (12,338)	\$ 20,000	\$ -	YTD: Tree Removals/GeoTech Rpts
82	Road & Street Facilities							
83	Amenity Lighting Repairs (Parking Lot & Decorative)	\$ 2,849	\$ 3,000	\$ 5,000	\$ 2,000	\$ 5,000	\$ -	Review replacement fixture cost - Increase?
84	Parks & Recreation							
85	Access Control Maintenance & Repair	\$ 14,249	\$ 18,999	\$ 7,000	\$ (11,999)	\$ 10,000	\$ 3,000	
86	Amenity Janitorial Services Contract & Window Cleaning	\$ 19,852	\$ 24,600	\$ 20,000	\$ (4,600)	\$ 25,000	\$ 5,000	Agreement Est
87	Amenity Maintenance & Repairs	\$ 51,863	\$ 69,151	\$ 65,000	\$ (4,151)	\$ 75,000	\$ 10,000	Repairs include HVAC, Pool Equipment and Power washing of Amenity Buildings.
88	Amenity Management Contract	\$ 16,586	\$ 22,115	\$ 21,648	\$ (467)	\$ 23,244	\$ 1,596	Per Agreement & Mobile Reimbursements
89	Café Materials	\$ 18,790	\$ 25,053	\$ 15,000	\$ (10,053)	\$ 25,000	\$ 10,000	Increase Menu?
90	Clubhouse Facility Janitorial Supplies	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ 12,000	New Line - Split from Line 99 Operating Supplies
91	Community Gardens Maintenance & Supplies	\$ 585	\$ 780	\$ 1,000	\$ 220	\$ 500	\$ (500)	
92	Dog Waste Station Supplies	\$ 468	\$ 624	\$ 1,000	\$ 376	\$ 750	\$ (250)	
93	Employee - Amenity Staffing Contract	\$ 592,426	\$ 810,400	\$ 860,400	\$ 50,000	\$ 905,000	\$ 44,600	Additional Seasonal Staff for Café, PT Resident Services & 8hr/wk for Coordinator
94	Facility Renovations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Add Budget for Architect Fees/Renovations?
95	Fitness Equipment Lease	\$ 28,161	\$ 37,548	\$ 33,816	\$ (3,732)	\$ 37,560	\$ 3,744	Per Fitness Lease (\$3,128.97/m)
96	Fitness Equipment Maintenance/Repairs	\$ 1,106	\$ 1,475	\$ 6,482	\$ 5,007	\$ 4,000	\$ (2,482)	
97	Licenses, Fees & Permits	\$ 11,945	\$ 15,927	\$ 11,462	\$ (4,465)	\$ 16,000	\$ 4,538	Based on Actuals and YTD
98	Lifeguards Contract	\$ 86,291	\$ 175,000	\$ 175,000	\$ -	\$ 185,733	\$ 10,733	Adding LG Hrs?
99	Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ 10,800	\$ 10,800	New Line - Split from Line 99 Operating Supplies
100	Operating Supplies	\$ 30,797	\$ 41,063	\$ 25,000	\$ (16,063)	\$ 7,200	\$ (17,800)	Split Line with New Lines (90) Janitorial and (98) Office Supplies

Proposed Budget Trout Creek Community Development District General Fund Fiscal Year 2025/2026								Comments
Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	
101	Pest Control & Termite Bond	\$ 3,111	\$ 4,148	\$ 3,000	\$ (1,148)	\$ 3,000	\$ -	
102	Pool Chemicals	\$ 57,705	\$ 57,705	\$ 57,000	\$ (705)	\$ 59,000	\$ 2,000	Est. Increase
103	Pool Maintenance Contract	\$ 36,275	\$ 48,367	\$ 46,400	\$ (1,967)	\$ 35,000	\$ (11,400)	
104	Security System Monitoring & Maintenance	\$ 1,900	\$ 2,533	\$ 4,000	\$ 1,467	\$ 4,000	\$ -	
105	Television, Phone, Internet & Tech Support	\$ 12,803	\$ 17,071	\$ 12,000	\$ (5,071)	\$ 15,000	\$ 3,000	YTD & Projection Include Ins Claim
106	Tennis Center Management	\$ -	\$ -	\$ 24,000	\$ 24,000	\$ -	\$ (24,000)	Removing Line and Program
107	Tennis Court Maintenance & Supplies	\$ 3,573	\$ 4,764	\$ 7,500	\$ 2,736	\$ 5,000	\$ (2,500)	YTD Average
108	Training & Education	\$ -	\$ -	\$ -	\$ -	\$ 5,400	\$ 5,400	New Line - Staff Training/License Requirements
109	Uniforms	\$ 3,603	\$ 3,603	\$ 2,000	\$ (1,603)	\$ 2,000	\$ -	
110	Wildlife Management Services	\$ 919	\$ 1,225	\$ 2,500	\$ 1,275	\$ 1,500	\$ (1,000)	
111	Special Events							
112	Shuttle Service	\$ 15,000	\$ 27,600	\$ 15,000	\$ (12,600)	\$ 19,250	\$ 4,250	Increased Services
113	Special Events	\$ 84,115	\$ 84,115	\$ 66,550	\$ (17,565)	\$ 75,000	\$ 8,450	Increase to Cover Less Revenue
114	Contingency							
115	Miscellaneous Contingency	\$ 68,351	\$ 68,351	\$ 50,000	\$ (18,351)	\$ 50,000	\$ -	YTD - Tent Fumigation, Ashpalt Repairs, Reserve Study, Fitness Upgrads
116								
117	Field Operations Subtotal	\$ 2,675,507	\$ 3,696,878	\$ 3,685,133	\$ (11,745)	\$ 3,833,740	\$ 148,607	
118								
119	TOTAL EXPENDITURES	\$ 2,855,825	\$ 3,962,273	\$ 3,894,262	\$ (68,011)	\$ 4,150,459	\$ 256,197	
120								
121	EXCESS OF REVENUES OVER EXPENDITURES	\$ 1,071,029	\$ 117,663	\$ -	\$ 117,664	\$ -	\$ -	
122								

Proposed Budget Trout Creek Community Development District Reserve Fund Fiscal Year 2025/2026								Comments
Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	
1								
2	ASSESSMENT REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 252,627	\$ 252,627	\$ 252,627	\$ 0	\$ 475,000	\$ 222,373	
6	Off Roll*	\$ 40,699	\$ 40,699	\$ 40,699	\$ 0	\$ -	\$ (40,699)	
7								
8	Assessment Revenue Subtotal	\$ 293,326	\$ 293,326	\$ 293,326	\$ 1	\$ 475,000	\$ 181,674	
9								
10	OTHER REVENUES							
11								
12	Interest Earnings							
13	Interest Earnings	\$ 18,936	\$ 25,248	\$ 14,000	\$ 11,248	\$ 40,000	\$ 26,000	
14								
15	Other Revenue Subtotal	\$ 18,936	\$ 25,248	\$ 14,000	\$ 11,248	\$ 40,000	\$ 26,000	
16								
17	TOTAL REVENUES	\$ 312,262	\$ 318,574	\$ 307,326	\$ 11,249	\$ 515,000	\$ 207,674	
18	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
19								
20	EXPENDITURES							
21								
22	Contingency							
23	Capital Outlay	\$ 250,124	\$ 307,326	\$ 307,326	\$ -	\$ 515,000	\$ 207,674	
24								
25	TOTAL EXPENDITURES	\$ 250,124	\$ 307,326	\$ 307,326	\$ -	\$ 515,000	\$ 207,674	
26								
27	EXCESS OF REVENUES OVER EXPENDITURES	\$ 62,138	\$ 11,248	\$ -	\$ 11,249	\$ -	\$ -	
28								

Trout Creek Community Development District
Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2025	Series 2018	Series 2020	Series 2022	Budget for 2025/2026
REVENUES					
Special Assessments					
Net Special Assessments ⁽¹⁾	\$1,192,287.60	\$815,145.81	\$241,444.09	\$217,410.25	\$2,466,287.75
TOTAL REVENUES	\$1,192,287.60	\$815,145.81	\$241,444.09	\$217,410.25	\$2,466,287.75
EXPENDITURES					
Administrative					
Debt Service Obligation	\$1,192,287.60	\$815,145.81	\$241,444.09	\$217,410.25	\$2,466,287.75
Administrative Subtotal	\$1,192,287.60	\$815,145.81	\$241,444.09	\$217,410.25	\$2,466,287.75
TOTAL EXPENDITURES	\$1,192,287.60	\$815,145.81	\$241,444.09	\$217,410.25	\$2,466,287.75
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

St. Johns County Collection Costs (2%) and Early Payment Discounts (4%): 6.0%

GROSS ASSESSMENTS	\$2,621,676.00
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Notes:

Tax Roll Collection Costs for St. Johns County are 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$4,315,459.00	2024/2025 O&M Budget:	\$3,883,618.00
St. Johns County Collection Costs:	2%	\$91,818.28	2025/2026 O&M Budget:	\$4,315,459.00
Early Payment Discounts:	4%	\$183,636.55		
2025/2026 Total:		\$4,590,913.83	Total Difference:	\$431,841.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
Series 2025 Assessment Area					
Townhome	Series 2025 Debt Service*	\$879.50	\$754.48	-\$125.02	-14.22%
	Operations/Maintenance	\$1,442.03	\$1,593.45	\$151.42	10.50%
	Total	\$2,321.53	\$2,347.93	\$26.40	1.14%
Single Family 40'	Series 2025 Debt Service*	\$979.50	\$840.26	-\$139.24	-14.22%
	Operations/Maintenance	\$1,474.47	\$1,633.74	\$159.27	10.80%
	Total	\$2,453.97	\$2,474.00	\$20.03	0.82%
Single Family 50'	Series 2025 Debt Service*	\$1,079.50	\$926.05	-\$153.45	-14.22%
	Operations/Maintenance	\$1,496.10	\$1,660.59	\$164.49	10.99%
	Total	\$2,575.60	\$2,586.64	\$11.04	0.43%
Single Family 60'	Series 2025 Debt Service*	\$1,179.50	\$1,011.83	-\$167.67	-14.22%
	Operations/Maintenance	\$1,517.73	\$1,687.45	\$169.72	11.18%
	Total	\$2,697.23	\$2,699.28	\$2.05	0.08%
Single Family 70'	Series 2025 Debt Service*	\$1,279.50	\$1,097.62	-\$181.88	-14.22%
	Operations/Maintenance	\$1,539.36	\$1,714.31	\$174.95	11.37%
	Total	\$2,818.86	\$2,811.93	-\$6.93	-0.25%
Single Family 80'	Series 2025 Debt Service*	\$1,379.50	\$1,183.40	-\$196.10	-14.22%
	Operations/Maintenance	\$1,560.99	\$1,741.17	\$180.18	11.54%
	Total	\$2,940.49	\$2,924.57	-\$15.92	-0.54%
Series 2018 Assessment Area					
Townhome	Series 2018 Debt Service	\$879.50	\$879.50	\$0.00	0.00%
	Operations/Maintenance	\$1,442.03	\$1,593.45	\$151.42	10.50%
	Total	\$2,321.53	\$2,472.95	\$151.42	6.52%
Single Family 40'	Series 2018 Debt Service	\$979.50	\$979.50	\$0.00	0.00%
	Operations/Maintenance	\$1,474.47	\$1,633.74	\$159.27	10.80%
	Total	\$2,453.97	\$2,613.24	\$159.27	6.49%
Single Family 50'	Series 2018 Debt Service	\$1,079.50	\$1,079.50	\$0.00	0.00%
	Operations/Maintenance	\$1,496.10	\$1,660.59	\$164.49	10.99%
	Total	\$2,575.60	\$2,740.09	\$164.49	6.39%
Single Family 60'	Series 2018 Debt Service	\$1,179.50	\$1,179.50	\$0.00	0.00%
	Operations/Maintenance	\$1,517.73	\$1,687.45	\$169.72	11.18%
	Total	\$2,697.23	\$2,866.95	\$169.72	6.29%
Single Family 70'	Series 2018 Debt Service	\$1,279.50	\$1,279.50	\$0.00	0.00%
	Operations/Maintenance	\$1,539.36	\$1,714.31	\$174.95	11.37%
	Total	\$2,818.86	\$2,993.81	\$174.95	6.21%

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$4,315,459.00	2024/2025 O&M Budget:	\$3,883,618.00
St. Johns County Collection Costs:	2%	\$91,818.28	2025/2026 O&M Budget:	\$4,315,459.00
Early Payment Discounts:	4%	\$183,636.55		
2025/2026 Total:		\$4,590,913.83	Total Difference:	\$431,841.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
Series 2020 Assessment Area					
Townhome	Series 2020 Debt Service	\$879.50	\$879.50	\$0.00	0.00%
	Operations/Maintenance	\$1,442.03	\$1,593.45	\$151.42	10.50%
	Total	\$2,321.53	\$2,472.95	\$151.42	6.52%
Single Family 40'	Series 2020 Debt Service	\$979.50	\$979.50	\$0.00	0.00%
	Operations/Maintenance	\$1,474.47	\$1,633.74	\$159.27	10.80%
	Total	\$2,453.97	\$2,613.24	\$159.27	6.49%
Series 2022 Assessment Area					
Townhome	Series 2022 Debt Service	\$879.50	\$879.50	\$0.00	0.00%
	Operations/Maintenance	\$1,442.03	\$1,593.45	\$151.42	10.50%
	Total	\$2,321.53	\$2,472.95	\$151.42	6.52%
Single Family 50'	Series 2022 Debt Service	\$1,079.50	\$1,079.50	\$0.00	0.00%
	Operations/Maintenance	\$1,496.10	\$1,660.59	\$164.49	10.99%
	Total	\$2,575.60	\$2,740.09	\$164.49	6.39%

*NOTE: The District's Series 2015 Bonds were refunded and defeased with the Series 2025 Bonds in June 2025.

GENERAL FUND BUDGET

ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and

the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

RESOLUTION 2025-11

THE ANNUAL APPROPRIATION RESOLUTION OF THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Trout Creek Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2026**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing 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 budget shall project 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 TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), 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.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Trout Creek Community Development District for the Fiscal Year Ending September 30, 2026.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board 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	\$_____
TOTAL RESERVE FUND	\$_____
SERIES 2018 DEBT SERVICE FUND	\$_____
SERIES 2020 DEBT SERVICE FUND	\$_____
SERIES 2022 DEBT SERVICE FUND	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20TH DAY OF AUGUST, 2025.

ATTEST:

**TROUT CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

**The Fiscal Year 2025-2026
Adopted Budget will be attached
as Exhibit A**

Tab 8

RESOLUTION 2025-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Trout Creek Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in St. Johns County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Trout Creek Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefited lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 20th DAY OF AUGUST 2025.

ATTEST:

**TROUT CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit B: Assessment Roll

**The Fiscal Year 2025-2026
Adopted Budget will be attached
as Exhibit A**

EXHIBIT B
Assessment Roll

Assessment roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, Florida Statutes.

Tab 9

**2025 AGREEMENT BETWEEN THE TROUT CREEK COMMUNITY
DEVELOPMENT DISTRICT AND BEACHSIDE HIGH SCHOOL SWIM
TEAM FOR USE OF THE AQUATIC FACILITIES**

THIS AGREEMENT is made and entered into as of this 21st day of August 2025, by and between:

Trout Creek Community Development District, a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida, 33614 (hereinafter "District") and

Beachside High School Swim Team, Inc., 200 Great Barracuda Way Saint Johns, FL 32259 (hereinafter "Swim Team").

RECITALS

WHEREAS, the District has constructed certain recreational improvements including an Amenity Center with associated aquatic facilities ("Aquatic Facilities"); and

WHEREAS, the District has authorized the District Manager to require the execution of this Agreement where it is determined necessary pursuant the District's policies regarding the use of the Aquatic Facilities; and

WHEREAS, the Swim Team desires to enter into an agreement with the District to provide for use of the Aquatic Facilities; and

WHEREAS, the District is willing to allow the Swim Team and its coaches to make use of the District's Aquatic Facilities for practice provided that such use does not impede the District's operation of the Aquatics Facilities as a public improvement, and provided that the Swim Team complies with the provisions set forth herein.

WHEREAS, the Swim Team is licensed and/or certified to provide such services and desires to enter into an agreement with the District to do so in accordance with the terms and specifications in this Agreement; and

WHEREAS, the District and Swim Team desire to contract and memorialize their understandings and covenants regarding the services the Swim Team will provide the District; and

WHEREAS, the District does not warrant that the Aquatic Facilities are suitable or fit for purposes requested by the Swim Team but the Swim Team does believe them to be fit and suitable and the Swim Team does acknowledge that the District provides no warranties whatsoever.

NOW, THEREFORE, in consideration of the mutual covenants, promises and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties hereto, the District and Swim Team hereby agree as follows:

1. **RECITALS**. The Recitals set forth above are true and correct and are incorporated herein as a material part of this Agreement.

2. **TERM.** This Agreement shall commence upon the 21st day of August 2025, and shall terminate on November 14th, 2025 unless cancelled earlier in accordance with Section 12 below. However, the covenants and obligations of Swim Team contained herein shall survive termination for acts and omissions which occurred during the effective term of this Agreement.

3. **USAGE BY SWIM TEAM.**

A. USAGE, GENERALLY. The Swim Team may use the Aquatic Facilities for practices and swim meets as provided for herein. The Swim Team's practice schedule shall be coordinated with the District, through its Designee, at all times. The Swim Team agrees that such use shall be in conjunction with the use of the recreation center facilities by other Patrons of the District and Swim Team's use shall not interfere with the operation of the recreation center facilities as a public improvement. Swim Team agrees that all use of the District's facilities shall be subject to the policies and regulations of the District, including but not limited to, the Guidelines for Swim Team Usage which are incorporated herein and attached as **Exhibit A**. Swim Team further agrees that the District shall have the right to take such actions as are necessary to preserve the health, safety and welfare of its residents, landowners, lands and facilities, including the temporary closure of the Aquatic Facilities due to weather conditions. The District and Swim Team agree that in consideration of the Swim Team's acceptance of the covenants and obligations contained in this Agreement, the persons identified as coaches by Swim Team may participate on the Swim Team and make use of the District's Aquatic Facilities only during Swim Team practices and meets, regardless of the coach's status as a paid user of the facilities. The Swim Team shall provide to the District a complete roster of swimmers on the Swim Team prior to commencing swimming practices. The license granted herein only includes use of the lap pool and pool deck and designated restrooms in case of emergencies.

B. WAIVER AND RELEASE. Each participant, and in the case of a participant under 18 years of age, each participant's parent or legal guardian shall execute a waiver and release in the form attached hereto as **Exhibit B**.

C. PARKING PROTOCOLS. The Swim Team shall coordinate with the General Manager or his/her on site management designee to develop and implement parking protocols, attached hereto as **Exhibit C**. Should the District determine that onsite parking is unsatisfactory in connection with practices and swim meets, the Swim Team will coordinate with the General Manager or his/her onsite management designee to update the parking protocols.

4. **SCHEDULING.** Swim Team shall coordinate services directly with the General Manager or his/her on-site management designee. This Agreement does not grant Swim Team exclusive use of the facilities or any part thereof. Swim Team shall schedule all practices and swim meets in advance pursuant to the means and methods set forth by the General Manager and his/her on-site management designee, who shall have final and absolute discretion with respect to matters related to scheduling.

5. **COMPENSATION.** Swim Team (St. Johns County School District) shall pay to the District \$2500 for the time period for mentioned and during the hours of 6am-8am, Monday-Friday.

6. **FDLE CRIMINAL BACKGROUND CHECKS.** Swim Team shall require a Florida Department of Law Enforcement criminal background check for all Swim Team coaching staff prior to using the District's facilities. Swim Team shall be solely responsible for any costs associated with conducting and providing such criminal background check. Should any report reveal any criminal history that would endanger the health, safety and welfare of the District and its residents, such individual shall not enter the District facilities pursuant to this Agreement. Furthermore, Swim Team hereby agrees to adhere to the Youth Program Safety Guidelines attached hereto as **Exhibit D** and incorporated herein by this reference.
7. **CARE OF THE PROPERTY.** Swim Team agrees to use all due care to protect the property of the District, its residents and landowners from damage, and to require any meet participants invited to the District's recreation center facilities to do the same. Swim Team agrees that it shall assume responsibility for any and all damage to the District's facilities or lands as a result of Swim Team's use under this Agreement other than damage which may be attributable to ordinary wear and tear as determined by the District. In the event that any damage to the District's facilities or lands occurs, the District shall notify Swim Team of such damage. Swim Team agrees that the District may make whatever arrangements necessary, in its sole discretion, to promptly make any such repairs as is necessary to preserve the health, safety and welfare of the District's lands, facilities, residents and landowners. Swim Team agrees to reimburse the District for any such repairs within thirty (30) days of receipt of an invoice from the District reflecting the cost of the repairs made under this Section.
8. **SALES AND ADVERTISEMENTS.** The Swim Team agrees that while on the District's property, it will abide by and sales will be consistent with **Exhibit A**, "Guidelines for Swim Team Usage". Furthermore, any and all advertisements naming the District or its facilities, including any derivation of such facilities, shall include the following statement in legible font: "This is not a TCCDD endorsed activity."
9. **ENFORCEMENT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief, and specific performance. Notwithstanding this, the Swim Team's right to recover damages from the District on any and all claims of any type shall be limited in all instances to no more than Five Hundred Dollars (\$500).
10. **INDEMNIFICATION AND INSURANCE.** Swim Team agrees to indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the use of the District's facilities and lands by Swim Team and its guests, including litigation or any appellate proceedings with respect thereto, and specifically including but not limited to claims arising out of or connected to alleged or actual exposure to the COVID-19 virus. In the event legal representation or defense is provided pursuant this Agreement, the Swim Team shall be responsible for all costs and fees associated with such representation, however, the District shall be entitled to direct the defense and settle or compromise the action or claim. Swim Team agrees that nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute. Swim Team agrees and covenants to provide liability insurance in an amount acceptable to the District Manager in the District Manager's sole discretion and shall provide evidence of such

insurance in the form of an insurance certificate naming the District and its supervisors, staff and employees as certificate holders and additional insureds, at least thirty (30) days prior to commencing use of the District's facilities under this Agreement. Additionally, Swim Team agrees that its policy may not be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District.

11. **RECOVERY OF COSTS AND FEES.** In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees.
12. **CANCELLATION.** Both Parties shall have the right to cancel this Agreement at any time without cause. However, the covenants and obligations of Swim Team contained in sections 3, 4, 6, 7, 8, & 9 shall survive cancellation for acts and omissions which occurred during the effective term of the agreement.
13. **ENTIRE AGREEMENT.** This instrument, together with the attached **Exhibit A**, shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. This Agreement shall supersede all other previous agreements related to the terms and conditions of this Agreement.
14. **AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both Parties hereto.
15. **ASSIGNMENT.** Neither the District nor the Swim Team may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other. Any attempted assignment without such written approval shall be void.
16. **APPLICABLE LAW.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in St. Johns County, Florida.
17. **NOTICES.** All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by overnight delivery service or First-Class Mail, postage prepaid, to the Parties, as follows:
 - A. If to Swim Team: Beachside High School
200 Barracuda Way St. Johns FL 32259
 - B. If to District: Trout Creek Community Development District
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
Attn: District Manager
 - C. With a Copy to: 517 E. College Avenue, Tallahassee, 32301
Attn: District Counsel
18. **PUBLIC RECORDS.** Swim Team understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be

treated as such in accordance with Florida law and the District's Records Retention Policy.

19. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

20. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

ATTEST:

**TROUT CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Print Name of Witness

Chairperson, Board of Supervisors

ATTEST:

**BEACHSIDE HIGH SCHOOL SWIM
TEAM**

Print Name of Witness

Athletic Director/Swim Coach

Exhibit A: Guidelines for Swim Team Usage

Exhibit B: Form of Waiver and Release

Exhibit C: Parking Protocols

Exhibit D: Youth Program Safety Guidelines

EXHIBIT A

GUIDELINES FOR SWIM TEAM USAGE 2025

1. All Swim Team usage of District Facilities must be pre-scheduled with the General Manager or his/her on-site management designee. Usage of the District facilities is limited to the facilities named in the Agreement and this exhibit ONLY.
2. Swim Team is responsible for ensuring that Swim Team members abide by all facility rules and policies.
3. Swim Team may utilize starting blocks provided by the Swim Team. Blocks shall be covered and secured when not in use with signage indicating they are not to be used. Blocks will only be uncovered and used when coaches are on deck. Swim Team will use caution when installing and removing starting blocks and shall be responsible for damage to District Facilities.
4. Practice must reflect the following schedule. Any deviation from the schedule outlined below shall be approved in advance by the General Manager or his/her on-site management designee.

August 21st – November 14th

Monday – Friday 6:00 a.m. – 8:00 a.m.

5. Any changes to the practice schedules that are required due to facilities scheduling conflicts, weather, and other unforeseen circumstances will be coordinated between the Swim Team and the General Manager in a timely manner. The District reserves to cancel practices in its sole discretion but will use its best efforts to reschedule practices if requested by the Swim Team.
6. The Swim Team shall be responsible for straightening equipment on the pool deck, such as chairs, tables, or umbrellas that may be used by swimmers or coaches, in addition to disposing trash within the pool deck trash receptacles.
7. The Swim Team may permit select team sponsors to attend (spectate) swim meets, set up a booth, and interact with swim parents. Sponsors with a booth or interactive activities must provide a certificate of insurance and add the District and FirstService Residential as an additional insured.
8. During Swim Team practice, one (1) swimming lane will be available for general resident recreation swimming. In addition, one (1) flex lane will be reserved for use by either the Swim Team or general residents. A sign will be placed at the lane asking the resident swimmer to notify a coach. The coach will then forfeit the lane to the resident and move the swimmers to other lanes. The Swim Team will post signs provided by the District at these available lanes during practice and remove them at the end of practice.
9. A Swim Team roster will be provided to the District at the beginning of the season prior to the first day of practice, and on a monthly basis until the end of swim season. The roster must include all registered swimmers, coaching staff, and volunteers.
10. Proof of insurance must be provided to the District prior to the first scheduled practice.
11. Swim Team contract with the District must be signed prior to the first scheduled practice.

12. Swim Team agrees that any and all advertisements naming the District or its facilities, including any derivation of such facilities, shall include the following statement in legible font:
“This is not a TCCDD endorsed activity.”
13. The Swim Team is required to have a person certified in CPR/AED on deck, supervising the Swim Team swimmers, at all times during Swim Team practices and meets. The swim team will provide necessary first aid equipment during practice and will have a first aid booth setup during meets with capable personnel.
14. The Swim Team does not permit swim coaches to provide private instructions outside of scheduled swim practice or swim meet operating hours on District property unless coordinated directly between the coach and the District.
15. The Parties agree to provide any and all concerns occurring during the swim season within five (5) business days of said concern. The Parties agree to use best efforts to resolve concerns in an expeditious manner.
16. The Swim Team agrees to have a representative attend the District’s meetings during Swim Team season to address questions or concerns if requested by the board. Additionally, within 2-4 weeks of the conclusion of swim season, the General Manager shall meet with Swim Team coach to review the overall effectiveness of the existing contract with the goal of improving operations for future seasons.

EXHIBIT B

WAIVER AND RELEASE

I, _____, on behalf of myself, my personal representatives, my

minor children and my heirs hereby voluntarily agree to indemnify, defend, release, hold harmless, and forever discharge the Trout Creek Community Development District ("District"), and its present, former, and future supervisors, staff, officers, employees, representatives, agents and contractors from any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, my children's and my guests' use of the facilities and lands owned by the District in connection with the Beachside High School Swim Team, including any and all on-site or off-site activities related to the Beachside High School Swim Team, and any transportation to and from such activities. I expressly acknowledge that I assume all risk for any and all injuries and illness that may result from my, my children's and my guests' participation in any and all of these activities, including but not limited to any injuries sustained by me, my children and my guests. Without limiting the foregoing, I hereby acknowledge and agree that the District will not in any way supervise or oversee the activities occurring on the District's property in connection with the Beachside High School Swim Team. This Waiver and Release is binding upon me, my children, my guests, my heirs, executors, legal representatives, and successors. The provisions of this Waiver and Release will continue in full force and effect even after the conclusion of my use of the District's property. The provisions of this waiver of liability may be waived, altered or amended or repealed, in whole or in part, only upon the prior written consent of the District.

I understand that this document is intended to be as broad and inclusive as permitted by the laws of the State of Florida. I further understand that nothing in this waiver and release shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes or other statute or law. I agree that if any portion of this waiver and release is deemed invalid, that the remainder will remain in full force and effect.

I CERTIFY THAT I HAVE READ THIS DOCUMENT, AND I FULLY UNDERSTAND ITS CONTENT AND FURTHER UNDERSTAND THAT BY SIGNING THIS DOCUMENT THAT I AM WAIVING CERTAIN LEGAL RIGHTS AND REMEDIES. I AM AWARE THAT THIS IS A RELEASE OF LIABILITY AND A CONTRACT AND I SIGN IT OF MY OWN FREE WILL. I UNDERSTAND THAT BY SIGNING BELOW, SUCH WAIVER AND RELEASE, INCLUDING ALL OF THE TERMS IN THE PRECEDING PARAGRAPHS, SHALL APPLY EACH AND EVERY TIME I, MY CHILD OR MY GUEST UTILIZE THE DISTRICT'S FACILITIES OR LANDS.

Name

Mailing Address

Signature

Telephone Number

Date

EXHIBIT C

Parking Requirements

ALL swimmers, coaches and parents must NOT park in the front row spaces that are closest to the amenity areas.

Parking is available behind the golf cart parking area.



EXHIBIT D

YOUTH PROGRAM SAFETY GUIDELINES

Introduction

To help protect minors, the Trout Creek Community Development District has developed the following list of guidelines. It is important that the Swim Team's paid staff, volunteers, parents and athletes understand and be educated on these guidelines and, to the extent practical, abide by these guidelines.

Purpose

These procedures are designed to reduce the risk of child sexual abuse in order to:

- Provide a safe and secure environment for children, youth, adults, members, volunteers, visitors, and Swim Team and its paid staff.
- Satisfy the concerns of parents and staff members with a screening process for Swim Team staff and volunteers overseeing youth programs at the District.
- Provide a system to respond to alleged victims of sexual abuse and their families, as well as the alleged perpetrator.
- Reduce the possibility of false accusations of sexual abuse made against Swim Team, its paid staff, and volunteers.

Protection and Prevention

Volunteer and Employee Screening Procedures:

Screening procedures are to be used with paid staff and volunteers who are entrusted with the care and supervision of minors or a person who directly oversees and/or exerts control or oversight over minors. These may include an employment and volunteer application requiring submittal of personal references and criminal history information. References should be checked. Criminal background checks shall be conducted on all paid staff and volunteers who are entrusted with the care and supervision of minors or a person who directly oversees and/or exerts control or oversight over minors. All criminal background checks will be updated periodically. This does not apply to occasional meet or event volunteers (timers, runners, marshals, etc.) who have only limited contact with athletes.

Supervision Procedures

Unless an extenuating situation exists, Swim Team:

- Will have adequate number of screened and trained paid staff or volunteers present at practices and events involving minors. Supervision will increase in proportion to the risk of the activity.

- Will monitor facilities during activities involving minors.
- Will endeavor to release minors (here, minors is defined as children ages 15 and younger) only to a parent, guardian, or provided list of emergency contacts consented to in writing by parent/guardian.
- Will obtain written parental permission, including a signed medical treatment form and emergency contacts, before taking minors on trips and should provide information regarding the trip.
- Will use two screened staff or volunteers when transporting minors in vehicles unless the parent(s)/guardian(s) sign a waiver allowing for a single screened staff or volunteer to transport his/her minor.
- Minors under five should be accompanied to the restroom and the paid staff or volunteer wait outside the facility to escort the child back to the activity. Whenever possible, the escort will be the same sex as the child.
- Provide periodic monitoring of restroom facilities and encourage minors to report any inappropriate behavior they may hear or witness to paid staff or volunteer.
- Will encourage minors to use a "buddy system" whenever minors go on trips off of District property.
- Will screen all paid staff and volunteers and approve those individuals in advance for any overnight activities that include oversight and control of minors.
- Will designate a "confidential counselor" to whom any minor can go at any time, without special permission, to discuss any problems he or she is having.

Behavioral Guidelines for Paid Staff and Volunteer

All volunteers and paid staff will observe the following guidelines:

- Do not provide alcoholic beverages, tobacco, drugs, contraband, or anything that is prohibited by law to minors.
- Whenever possible, at least two unrelated paid staff or volunteers will be in the room when minors are present. Doors will be left fully open if one adult needs to leave the room temporarily and during arrival to the practice or event before both adults are present. Speaking to a minor or minors one-on-one should be done in public settings where staff or volunteers are in sight.
- Avoid all inappropriate touching with minors. All touching shall be based on the needs of the individual being touched, not on the needs of the volunteer or paid staff. In the event a minor initiates physical contact and/or inappropriate touching, it is appropriate to inform the minor that such touching is inappropriate.

- Never engage in physical discipline of a minor. Volunteers and paid staff shall not abuse minors in any way, including but not limited to physical abuse, verbal/mental abuse, emotional abuse, and sexual abuse of any kind.
- If you recognize an inappropriate relationship developing between a minor and adult, report such suspicions immediately to the confidential counselor or other with supervisory authority.
- Maintain clear professional boundaries with all minors and if you feel uncomfortable, refer the minor to another individual with supervisory authority.
- If one-on-one coaching or instruction is necessary, avoid meeting in isolated environments.
- Anyone who observes abuse of a minor will take appropriate steps to immediately intervene and provide assistance. Report any inappropriate conduct to the proper authorities and to the District, through its counsel, immediately.
- Provide clear expectations of behavior for both adult-athlete and athlete-athlete interactions for the protection of all persons involved.
- Use of audio or visual recording devices, including a cell phone camera, is not allowed in restrooms or changing areas.

Disqualification

No person may be entrusted with the care and supervision of minors or may directly oversee and/or exert control or oversight over minors who has been convicted of the offenses outlined below, been on a probated sentence or received deferred adjudication for any offense outlined below, or has presently pending any criminal charges for any offense outlined below until a determination of guilt or innocence has been made, including any person who is presently on deferred adjudication. The following offenses disqualify a person from care, supervision, control, or oversight of minors:

- Any offense against minors as defined by state law.
- A misdemeanor or felony offense as defined by state law that is classified as sexual assault, indecency with a minor or adult, assault of a minor or adult, injury to a minor or adult, abandoning or endangering a minor, sexual performance with a minor or adult, possession or promoting child pornography, enticing a minor, bigamy, incest, drug-related offenses, or family violence.
- A prior criminal history of an offense against minors.

Tab 10

RESOLUTION 2025-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY AND RATES, CHARGES AND FEES RELATED TO IMPROVEMENTS WITHIN DISTRICT EASEMENTS AND IMPROVEMENTS ATTACHING TO DISTRICT PROPERTY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Trout Creek Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Chapters 120 and 190, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors (“**Board**”) finds that it is in the best interests of the District to adopt by resolution the *Policy for Improvements within Trout Creek Community Development District Easement*, including rates, charges and fees (“**Easement Variance Policy**”) related thereto, as set forth at **Exhibit A**, for immediate use and application; and

WHEREAS, the Board further finds that the adoption of the Easement Variance Policy and imposition of the rates, charges, and fees is necessary in order to provide for the expenses associated with reviewing and processing applications for easement variances and is in the best interests of the District; and

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

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

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

SECTION 1. The attached Easement Variance Policy is hereby adopted pursuant to this resolution as necessary for the conduct of District business. The Easement Variance Policy shall stay in full force and effect until such time as they are otherwise amended by the Board.

SECTION 2. The fees in **Exhibit A** are just and equitable and have been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 20th day of August 2025.

ATTEST:

**TROUT CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Policy for Improvements within Trout Creek Community Development District Easements*

Exhibit A

Policy for Improvements within Trout Creek Community Development District Easements

Effective: _____

1. If a resident desires to install improvements within a Trout Creek Community Development District (“District”) Easement, the resident must:
 - a. Submit a written variance request to the District Manager or his or her designee prior to commencement of such installation. The request must be made by the owner of the property and must contain, at a minimum, the following information:
 - i. The contact information of the person making the variance request;
 - ii. The lot number or street address of the lot on which the improvement is to be installed;
 - iii. A description of the improvement(s) to be installed;
 - iv. A diagram showing the proposed location of the improvement(s); and
 - v. The requested commencement date of the installation of said improvement(s).
 - b. Pay a non-refundable application fee of **\$500.00** to offset the cost of processing the variance request. Additional fees may be required if external consultants or special reviews are needed.
2. The District Engineer shall review the variance request to determine if the proposed improvement(s) would have a negative impact on any District improvements, including the stormwater management system. Such review may include, in the District Engineer’s discretion, conducting an in-person site inspection. The District Engineer shall recommend one of the following actions:
 - a. Approve the variance request, with or without conditions; or
 - b. Deny the variance request.
3. If the District Engineer recommends approving the request, District staff shall coordinate execution of a variance agreement in substantially the form attached hereto as **Attachment A**, with such revisions as may be deemed necessary and approved by District Counsel, in consultation with District staff. The District reserves the right to deny any request, even if recommended for approval by the District Engineer, if other considerations warrant such denial. Upon execution of the agreement, District staff shall record the agreement in the Official Records of St. Johns County. At the conclusion of the installation of any approved improvements, the District Engineer shall conduct a post-installation review to certify that the improvements do not exceed the scope of the approval.
4. If the District Engineer recommends denying the request, District staff shall notify the applicant that the variance request was denied and that the proposed improvements may not be installed within the District Easement(s).
5. There shall be no requirement to bring the variance request before the Board of Supervisors for approval, unless extraordinary circumstances warrant Board consideration.
6. The District’s approval of a variance request constitutes approval from the District only. The resident is responsible for obtaining any other necessary approvals, permits and authorizations, including but

not limited to approvals from any homeowners' association, St. Johns County, and any other entities having an interest in the property, as applicable.

7. If improvements are constructed within a District Easement without prior approval, including improvements that exceed the scope of any prior approval, the District reserves the right to require the resident to remove, relocate, or modify the improvement(s) at the resident's sole expense. If the resident is unresponsive to the District's requests, the District may remove said improvement(s) on its own and charge the resident the cost of said removal. The District also reserves the right to take any appropriate legal action to enforce its rights under this policy or to collect any costs due.
8. If improvements are constructed with approval within a District Easement but at some point, in the future, said improvements threaten the health, safety or welfare of residents or District improvements, the District will make every reasonable effort to contact the landowner to work to resolve the issues but may, in its reasonable discretion, modify or remove the landowner's improvements immediately to protect said interests.

Attachment A
Form of Variance Agreement

After recording, please return to:
Trout Creek Community Development District
c/o District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Parcel Identification No.: _____

**VARIANCE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS
WITHIN TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT EASEMENT**

This *Variance Agreement for Installation of Improvements within Trout Creek Community Development Easement* (“**Agreement**”) is entered into as of this _____ day of _____, 20____, by and among _____ (“**Owner**”) and the Trout Creek Community Development District (“**District**”), a local unit of limited special purpose government created pursuant to Chapter 190, *Florida Statutes*, as amended.

WITNESSETH:

WHEREAS, Owner is the owner of Lot _____, as per the plat (“**Plat**”) of _____, recorded as Instrument Number _____, of the Public Records of St. Johns County, Florida (“**Property**”); and

WHEREAS, Owner desires to erect certain improvements described as _____ (“**Improvements**”) within a District easement (“**Easement**”) located on Lot _____ (“**Easement Area**”), as shown on the Plat; and

WHEREAS, due to the District’s legal interests in the Easement, among other reasons, Owner requires the District’s consent before constructing improvements within the Easement; and

WHEREAS, the District has agreed to consent to the installation of the Improvements within the Easement Area, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

1. **Recitals.** The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.
2. **Easement for Improvements Installation & Maintenance; Limitation.** Subject to the terms of this Agreement, the District hereby grants Owner the right, privilege, and permission to install and maintain removable Improvements on the Easement Area.
3. **Owner Responsibilities.** The Owner has the following responsibilities:
 - a. The Owner shall be fully responsible for the installation and maintenance of the Improvements.
 - b. The Owner shall be responsible for ensuring that the installation and maintenance of the Improvements are conducted in compliance with all applicable laws (including but not limited to building codes, set back requirements, etc.).

- c. District, by entering into this Agreement, does not represent that District has authority to provide all necessary approvals for the installation of the Improvements. Instead, the Owner shall be responsible for obtaining any and all applicable permits and approvals relating to the work (including but not limited to any approvals of any applicable homeowners' association as well as any other necessary legal interests and approvals).
- d. The Owner shall ensure that the installation and maintenance of the Improvements does not damage any property of District or any third party's property, and, in the event of any such damage, the Owner shall immediately repair the damage or compensate the District for such repairs, at the District's option.
- e. Owner's exercise of rights hereunder shall not interfere with District's rights under the Easement. For example, if the Improvements include a fence, such fence shall be installed within the Easement a few inches higher than ground level, so as not to impede the flow of water, or shall otherwise be constructed so as not to impede the flow of water. Further, the Improvements shall be installed in such a manner as to not interfere with or damage any culvert pipe that may be located within the Easement, or any utilities within the Utility Easement. It shall be Owner's responsibility to locate and identify any such stormwater improvements and/or utilities. Further, the Owner shall, at Owner's sole expense, pay a licensed and insured professional contractor to mark any existing improvements and/or utilities prior to installation of the Improvements and shall provide written documentation of such marking to the District prior to beginning any work.
- f. Upon completion of the installation, the Improvements will be owned by the Owner. Owner shall be responsible for the maintenance and repair of any such Improvements and agrees to maintain the Improvements in good condition.
- g. Additionally, the Owner shall keep the Easement Area free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Owner's exercise of rights under this Agreement, and the Owner shall immediately discharge any such claim or lien.

4. **Removal and/or Replacement of Improvements.** The permission granted herein is given to Owner as an accommodation and is revocable at any time. Owner acknowledges the legal interest of the District in the Easement(s) described above and agrees never to deny such interest or to interfere in any way with District's use. Owner will exercise the privilege granted herein at Owner's own risk and agrees that Owner will never claim any damages against District for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the District. Owner further acknowledges that, without notice, the District may remove all, or any portion or portions, of the Improvements installed upon the Easement Area at Owner's expense, and that the District is not obligated to return or re-install the Improvements to their original location and is not responsible for any damage to the Improvements, or their supporting structure as a result of the removal.

5. **Indemnification.** Owner agrees to indemnify, defend and hold harmless St. Johns County, the St. Johns River Water Management District, and the District as well as any officers, supervisors, staff, agents and representatives, and successors and assigns, of the foregoing, against all liability for damages, expenses, attorney's fees, and costs resulting from, arising out of, or in any way connected with, this Agreement or the exercise of the privileges granted hereunder, including but not limited to any claims related to property damage, personal injury, or death.

6. **Covenants Run with the Land.** This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word

“Owner” is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns.

7. **Sovereign Immunity.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

8. **Default.** A default by either party under this Agreement – including but not limited to Owner’s failure to meet its obligations under Section 3 above – shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance.

9. **Attorney’s Fees & Costs.** The prevailing party in any litigation to enforce the terms of this Agreement shall be entitled to reasonable attorney’s fees and costs.

10. **Counterparts.** This Agreement may be executed in counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute one agreement.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have caused these presents to be executed the day and date first above written.

Witnesses:

Owner

By: _____

By: _____

Print Name

By: _____

Print Name

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 20____, by _____. He/she ☐ is personally known to me or ☐ produced _____ as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of Notary Public)

[signatures continue on following page]

[end of signature pages]

Tab 11

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of Trout Creek Community Development District was held on **July 16, 2025, at 6:00 p.m.** at The Kayak Club, 100 Kayak Way, St. Augustine, FL 32092.

Present and constituting a quorum:

Clint Wright	Board Supervisor, Chairman
Heather Loffredo	Board Supervisor, Vice Chairperson (Teams Call)
Jim Breslin	Board Supervisor, Assistant Secretary
Ronnie Murphy	Board Supervisor, Assistant Secretary
Vincent Sajkowski	Board Supervisor, Assistant Secretary

Also present were:

Melissa Dobbins	District Manager, Rizzetta & Co., Inc.
Chris Loy	District Counsel, Kilinski Van Wyk
Jennifer Kilinski	District Counsel, Kilinski Van Wyk
Mike Yuro	Yuro & Associates
Belynda Tharpe	General Manager, First Service Residential
Jessica Knutelsky	Assistant Manager, First Service Residential
Kyle Carasea	Ruppert Landscaping
Chris Kenny	Prestige Landscaping

Members of the public present.

FIRST ORDER OF BUSINESS

CALL TO ORDER

Mr. Wright called the meeting to order at 6:00 pm.

SECOND ORDER OF BUSINESS

PLEDGE OF ALLEGIANCE

The pledge of allegiance was recited.

THIRD ORDER OF BUSINESS**GENERAL AUDIENCE
COMMENTS (NON-AGENDA
ITEMS ONLY)**

The audience had questions/comments regarding new attorneys being able to explore ability of resident use of lazy river, concerns were also mentioned regarding roadway repairs needed and banking deposits made into the district accounts and amount of interest earnings. After discussion, the board requested a response from the District Manager by the next meeting.

FOURTH ORDER OF BUSINESS**STAFF REPORTS****A. District Counsel****1.) Further Discussion Regarding Resolution 2025-03, Resolution
2025-04 & Developer Proposal**

Mr. Loy updated the board that Resolution 2025-03 would acknowledge contributions from the developer which is not necessary for the board to adopt at this time, as well as Resolution 2025-04 since the district does not need to take the land and instead can use an easement.

Mr. Loy then proceeded to review a list of requests from the board to be sent to the Developer.

Mr. Loy then proceeded to update the board that VerdeGo has filed a suit against the district due to the payments that were withheld. Mr. Loy stated the district has not been served but can request a shade session.

After discussion the board directed staff to schedule a shade session prior to the start of the next regular meeting on August 20th at 5:30pm. Mr. Loy also noted that his firm will be recommending outside counsel to handle this lawsuit at a future meeting.

2.) Discussion Regarding County Letters**i.) Related to School Traffic Concerns****ii.) Concerning Multi-use Trail/Sidewalk for Future County
Parks**

The board discussed drafting a letter to several county officials to then be executed by all board members regarding the on-going safety concerns by the new school and request for resolution prior to school starting. The board appointed Ms. Loffredo to work with counsel on drafting this letter.

Mr. Wright stated he is also drafting a letter regarding other concerns to the county that he will provide to the board at the next meeting to review.

B. District Engineer**1.) Update Regarding Stormwater Outfall Repair**

Mr. Yuro stated that the Geo Tech report was just received which gave two options for repair. He will review further and have a plan for a future meeting.

2.) Update Regarding Goodhope Court Underdrain Repair

Mr. Yuro noted the deposit was being processed per the agreement and the work is being scheduled.

3.) Update Regarding Final Design for Parking Improvements

Item was tabled.

4.) Update on Ryan Homes Streetlighting

Mr. Yuro recommended that the board consider other areas that may need lighting if this area would be added to save on cost. He stated he will reach out to FPL to research what options they may have for more or brighter lights.

5.) Discussion Regarding Crosswalk at School

Mr. Yuro will review other options to present at a meeting.

6.) Discussion Regarding Path – Seaforth & Rushing Dr.

Mr. Yuro stated he will continue to review this item and put a bid together to add a path for golf carts (not vehicles).

7.) Discussion Regarding Phase 1 Asphalt Resurfacing

Mr. Yuro noted after his review of the roadways in phase 2 he believes it still has life expectancy, but the first phase may have had a bad asphalt mix since it is ready for resurfacing.

C. Landscape Maintenance Service Reports

Ms. Tharpe stated she has had concerns about open tickets and weather concerns/delays. Both Ruppert and Prestige Representatives acknowledged those concerns and will review further with their staff and crew.

D. Pond Aquatics Service Reports

There were no comments regarding the pond aquatics maintenance reports at this time.

E. General Manager**1.) Discussion Regarding Fishing on District Ponds**

Ms. Tharpe stated that the board needs to consider reviewing their fishing policies, especially before October 1st due to the additional mowing on pond banks. It was also suggested the District Engineer review the permit to see what type of fish can be stocked in the ponds for fishing.

Ms. Tharpe updated the board that Comcast has reached out requesting to come to a meeting to discuss service opportunities for the community. The board requested to have them attend the Sept. workshop.

F. District Manager**1.) Review of Variance Report YTD for May 2025**

Ms. Dobbins stated she is working with staff on finalizing a lightning claim that is approximately \$35K.

She reminded the board that their next workshop will be held on August 13th at 10:00 a.m.

FIFTH ORDER OF BUSINESS**CONSIDERATION OF NORTH
CREEK GAZEBO
REPLACEMENT PROPOSALS**

Item tabled.

SIXTH ORDER OF BUSINESS**CONSIDERATION OF
PLAYGROUND EQUIPMENT
PROPOSALS**

Item tabled.

SEVENTH ORDER OF BUSINESS**AUDIENCE COMMENTS ON
AGENDA ITEMS**

Audience Members had questions/comments regarding a pine straw trailer, lazy river and need for lifeguards, fishing on district ponds, path issues off Seaport and a resident request for the board to determine its use but for it not allow golf carts.

EIGHTH ORDER OF BUSINESS**PART B - BOARD PROPOSED
MOTIONS**

No board actions were made at this time.

NINTH ORDER OF BUSINESS**CONSENT AGENDA**

A.) Consideration of Minutes for the Board of Supervisors' Meeting held on June 18, 2025

B.) Consideration of Minutes for the Workshop held on July 1, 2025

Mr. Wright noted that the pledge was not recited at the workshop and that it should be removed.

C.) Ratification of the Operation and Maintenance Expenditures for June 2025

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on June 18, 2025, they also approved the minutes for the workshop held on July 1, 2025, as amended; Mr. Wright noted the pledge was not recited at the workshop and it should be removed from the minutes, the board ratified operation and maintenance expenditures in the amount of \$272,648.18 for June 2025, for Trout Creek Community Development District.

TENTH ORDER OF BUSINESS**SUPERVISOR REQUESTS**

Ms. Loffredo requests that staff continue to look at equipment options to hold virtual meetings.

ELEVENTH ORDER OF BUSINESS**ADJOURNMENT**

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the Board adjourned the meeting at 8:33 p.m., for Trout Creek Community Development District.

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Secretary /Assistant Secretary

Chairman / Vice Chairman

DRAFT

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT

The **workshop** of the Board of Supervisors of Trout Creek Community Development District was held on **August 13, 2025, at 10:00 a.m.** at The Kayak Club, 100 Kayak Way, St. Augustine, FL 32092.

Attended:

Clint Wright	Board Supervisor, Chairman
Heather Loffredo	Board Supervisor, Vice Chairperson
Jim Breslin	Board Supervisor, Assistant Secretary
Ronnie Murphy	Board Supervisor, Assistant Secretary
Vincent Sajkowski	Board Supervisor, Assistant Secretary

Also present were:

Melissa Dobbins	District Manager, Rizzetta & Company
Lesley Gallagher	District Manager, Rizzetta & Company
Belynda Tharpe	General Manager, First Service Residential
Jessica Knutelsky	Assistant Manager, First Service Residential
Joe Gerena	Lifestyle Director, First Service Residential
Lucy Acevedo	Regional Director, First Service Residential

Members of the public present.

FIRST ORDER OF BUSINESS

CALL TO ORDER

Mr. Wright called the meeting to order at 10:00 a.m.

SECOND ORDER OF BUSINESS

DISCUSSION REGARDING ADMINISTRATIVE ITEMS, CAPITAL PROJECTS AND OTHER MATTERS AS IT RELATES TO THE DISTRICT

Mr. Wright reviewed a refinance and reserve summary and the reserve balance from the July financials. Ms. Loffredo reviewed a cost comparison of selected expenses between communities.

The fiscal year 2025/26 proposed budget revenues and expenses were reviewed line by line with the following adjustments being made:

Line 13 – Interest Earnings Revenue was increased to \$25,000.
Line 15 – HOA Capital Transfer Revenue was included in the amount of \$110,000.
Line 22 – Special Events Food Trucks Revenue was increased to \$35,000.
Line 58 – Off Duty Deputy/Security Expense was increased to \$70,000.
Line 66 – Garbage – Recreation Facility Expense was reduced to \$15,000.
Line 68 – Water Utility Reclaimed Expense was reduced to \$445,000.
Line 72 – Stormwater System Maintenance Expense was reduced to \$3,000.
Line 74 – Common Area Pinestraw Mulch Expense was reduced to \$140,000.
Line 75 – Entry & Walls Maintenance Expense was reduced to \$2,500.
Line 77 – Holiday Decorations Expense was reduced to \$7,500.
Line 80 – Landscape Replacement Plants, Shrubs Expense was reduced to \$75,000.
Line 85 – Access Control Maintenance & Repair Expense was increased to \$10,000.
Line 91 – Community Garden Maintenance Expense was reduced to \$500.
Line 92 – Dog Waste Station Expense was reduced to \$750.
Line 93 – Employee Amenity Staffing Contract Expense was reduced to \$905,000.
Line 94 – Facility Renovation Expense was reduced to zero.
Line 96 – Fitness Equipment Maintenance Repair Expense was reduced to \$4,000.
Line 102 – Pool Chemicals Expense was reduced to \$59,000.
Line 103 – Pool Maintenance Contract Expense was reduced to \$35,000.
Line 105 – Television, Phone, Internet & Tech Expense was increased to \$15,000.
Line 107 – Tennis Court Maintenance & Supplies Expense was reduced to \$5,000.
Line 110 – Wildlife Management Services Expense was reduced to \$1,500.

Beachside High School Swim Team request will be brought to the regular meeting on August 20, 2025.

Suspension appeal will be brought to the regular meeting on August 20, 2025.

Shade session was noted to be at 5:30 pm August 20, 2025.

THIRD ORDER OF BUSINESS

SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Mr. Sajkowski requested that the district email distribution list be updated.

Mr. Wright requested that any resident concerns be brought to the Board and staff in advance to allow them the opportunity to review concerns and respond.

Audience comments were heard on the following: collection costs and early payment discount, debt service amounts and interest, process if budget goes over, request to simplify budget and group services, audit services, legal counsel & litigation fees, suspensions, landscaping, fitness equipment maintenance budget line, miscellaneous expense lines, F.S. 190.008 and comments, reducing budget, F.S. 286.011 and shade session, aqua safety update, community garden, buffer wall, back entry landscaping, carry forward.

FOURTH ORDER OF BUSINESS**ADJOURNMENT**

Workshop was adjourned at 1:04 p.m.

Secretary /Assistant Secretary

Chairman / Vice Chairman

DRAFT

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT

District Office - St. Augustine, Florida - (904)-436-6270

Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

troutcreekcdd.org

Operation and Maintenance Expenditures Presented For Board Approval July 2025

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$422,434.80**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ABecca, LLC	800023	070425	Fourth of July Event 07/25	\$ 2,500.00
AG-PRO, LLC	800041	S15111	Multi-Point Inspection 06/25	\$ 534.89
Amazon Capital Services, Inc.	800085	1CRV-L7QT-9TLK	65 in TV 07/25	\$ 419.99
Amazon Capital Services, Inc.	800085	1D96-9DYN-R1PY	Kitchen Essentials 07/25	\$ 324.18
Amazon Capital Services, Inc.	800042	1DX3-MVP6-G33G	Cafe Materials 07/25	\$ 60.54
Amazon Capital Services, Inc.	800085	1R4C-JXYW-7LTP	Operating Supplies 07/25	\$ 46.48
Amazon Capital Services, Inc.	800042	1WQL-G4R3-HD6F	Cafe Materials 07/25	\$ 42.52
Amazon Capital Services, Inc.	800085	14DN-4JFC-F771	Operating Supplies 07/25	\$ 58.14
Amazon Capital Services, Inc.	800085	14RP-GFKW-FHXR	Operating Supplies 07/25	\$ 25.48
AMTEC	800024	6419-07-25	Capital Improvement Revenue Bonds Series 2015 06/25	\$ 450.00
Arrow Exterminators	800043	62848680	Rodent Control Services 07/25	\$ 186.00

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Arrow Exterminators	800043	62848917	Monthly Pest Control Services 07/25	\$ 116.00
Arrow Exterminators	800043	62848918	Pest Control Services 07/25	\$ 96.00
AT&T	20250717-02	151561791 07/25 ACH	Internet Services 07/25	\$ 32.10
AT&T	20250724-01	158596576 07/25 ACH	Fitroom Internet Services 07/25	\$ 24.00
AT&T	20250717-01	299942543 07/25 ACH	Internet Services 07/25	\$ 32.10
AT&T	20250701-01	323382736 06/25 ACH	TV & Internet Services 06/25	\$ 150.58
AT&T	20250725-01	323382736 07/25 ACH	TV & Internet Services 07/25	\$ 120.37
AT&T	20250701-02	324079257 06/25 ACH	Phone & Internet Services 06/25	\$ 171.64
AT&T	20250729-03	324079257 07/25 ACH	Phone & Internet Services 07/25	\$ 171.28
Buster's Cleaning Service	800025	152	Janitorial Services 06/25	\$ 1,600.00
Buster's Cleaning Service	800025	155	Janitorial Services 07/25	\$ 1,600.00

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
C BUSS Enterprises, Inc.	800013	3858	Pool Maintenance 07/25	\$ 3,929.31
Charles Aquatics, Inc.	800044	53633	Pond Maintenance 07/25	\$ 3,853.00
Colden Company, Inc.	800026	19795	Service Call 06/25	\$ 769.20
Colden Company, Inc.	800045	19956	Service Call 06/25	\$ 1,957.50
Commercial Energy Specialists, Inc.	800070	274439	Hinged Enclosure, Clear Mount 06/25	\$ 576.63
Cronin Ace Hardware	800046	Monthly Summary 06/25 324	Miscellaneous Supplies 06/25	\$ 287.67
Deputy Services	20250715-04	1398775 ACH	Deputy Services 07/04/25	\$ 204.75
Deputy Services	20250715-01	1398776 ACH	Deputy Services 07/04/25	\$ 204.75
Deputy Services	20250715-02	1398823 ACH	Deputy Services 07/04/25	\$ 341.25
Deputy Services	20250715-03	1398824 ACH	Deputy Services 07/04/25	\$ 341.25
Deputy Services	20250715-05	1399491 ACH	Deputy Services 07/05/25	\$ 346.50

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Deputy Services	20250715-06	1400366 ACH	Deputy Services 07/06/25	\$ 346.50
EZ Event Ride Inc.	800027	04 July 4th	July 4th Celebration 07/04/25-07/06/25	\$ 7,200.00
FirstService Residential Florida, Inc.	800071	11067718	Management Services 05/17/25-05/30/25	\$ 31,290.68
FirstService Residential Florida, Inc.	800014	11068731	Management Services 05/31/25-06/13/25	\$ 29,589.48
FirstService Residential Florida, Inc.	800014	11069734	Medical Insurance 06/25	\$ 4,728.00
FirstService Residential Florida, Inc.	800028	11071469	Business Cards 05/25	\$ 54.16
FirstService Residential Florida, Inc.	800047	11072652	Management Fee - Phone Allowance 07/25	\$ 1,854.00
FirstService Residential Florida, Inc.	800047	11073958	Management Services 06/14/25-06/27/25	\$ 28,980.43
FirstService Residential Florida, Inc.	800071	11075184	Management Services 06/28/25-07/11/25	\$ 30,362.03
Florida Coastal Creative Solutions, LLC	800029	000048	Father's Day Bartending 06/25	\$ 500.00
Florida Department of Agriculture and Customer Service	20250701-01	374877 2026 ACH	Food Permit 1497001781 2026	\$ 440.50

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Department of Revenue	20250709-01	65-8017062725-9 06/25 ACH	65-8017062725-9 Sales & Use Tax 06/25	\$ 857.31
Florida Natural Gas	800048	1262280ES	Natural Gas Services 07/25	\$ 11.06
Florida Power & Light Company	20250715-01	Monthly Summary 06/25 ACH 324	Electric Services 06/25	\$ 10,880.08
Florida Power & Light Company	20250729-01	Monthly Summary A 06/25 ACH 324	Electric Services 06/25	\$ 150.92
Florida Power & Light Company	20250703-01	Monthly Summary B 05/25 ACH 324	Electric Services 05/25	\$ 168.21
Gannett Florida LocaliQ	800030	0007197616	Account# 764106 Legal Advertising 06/25	\$ 131.84
HD Supply, Inc.	800015	0881877734	Miscellaneous Supplies 06/25	\$ 333.68
HD Supply, Inc.	800049	0881893122	Miscellaneous Supplies 06/25	\$ 47.94
HD Supply, Inc.	800049	0881898757	Miscellaneous Supplies 07/25	\$ 69.43
HD Supply, Inc.	800049	0881905632	Miscellaneous Supplies 07/25	\$ 47.94
HD Supply, Inc.	800049	0881906095	Miscellaneous Supplies 07/25	\$ 39.98

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
HD Supply, Inc.	800049	0881906096	Miscellaneous Supplies 07/25	\$ 23.36
HD Supply, Inc.	800072	0881923937	Miscellaneous Supplies 07/25	\$ 92.77
Heather Marie Loffredo	800035	HL070125	Board of Supervisors Workshop Meeting 07/01/25	\$ 200.00
Heather Marie Loffredo	800061	HL071625	Board of Supervisors Meeting 07/16/25	\$ 200.00
Hi-Tech System Associates	800062	425464	System Installation 06/25	\$ 3,313.90
Hi-Tech System Associates	800050	426386	Commercial Access 06/25	\$ 249.99
Hi-Tech System Associates	800050	426992	Commercial Access 07/25	\$ 249.99
Hi-Tech System Associates	800086	427062	System Installation 07/25	\$ 3,765.00
IPFS Corporation	800031	GA-D60191 Pmnt #10 07/25	Liability Insurance Payment #10 07/25	\$ 8,526.35
James J. Breslin, III	800036	JB070125	Board of Supervisors Workshop Meeting 07/01/25	\$ 200.00
James J. Breslin, III	800063	JB071625	Board of Supervisors Meeting 07/16/25	\$ 200.00

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
JEA	20250709-01	9634626977 05/25 ACH	Water-Sewer Services 05/25	\$ 32,385.63
Joseph Gerena	800052	JG061325 Reimbursement	Reimbursement for Costco 06/25	\$ 106.93
Joseph Gerena	800052	JG070325 Reimbursement	Reimbursement for Woodpecker's BBQ 06/25	\$ 1,259.25
Jussara Potter	800053	32735	Photography - 4th of July 07/25	\$ 450.00
Kilinski Van Wyk, PLLC	800064	12765	Legal Services 05//25 - 06/25	\$ 15,264.30
Kompan, Inc.	800074	INV131037	Playground Equipment 05/25	\$ 1,563.17
Konica Minolta Premier Finance	800040	555087857	Copier Lease #500-00673850-000 05/25	\$ 1,396.52
Konica Minolta Premier Finance	800087	557293719	Copier Lease #500-00673850-000 06/25	\$ 530.22
Konica Minolta Premier Finance	800087	559398664	Copier Lease #500-00673850-000 07/25	\$ 485.74
Kutak Rock, LLP	800054	3594918	Legal Services 04/25	\$ 3,121.50
Kutak Rock, LLP	800054	3594921	Legal Services 05/25	\$ 5,484.60

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
LIVunLtd	800075	CINV-107598	Monthly Gold Plan 04/25	\$ 249.00
Maximum Entertainment Trivia	800055	14 Latin	DJ Services - Latin Night 06/25	\$ 350.00
Maximum Entertainment Trivia	800055	15 Pool	DJ Services - Pool Night 07/25	\$ 350.00
Maximum Entertainment Trivia	800076	16 Pool	DJ Services - Pool Night 07/25	\$ 350.00
Mini Melts of America, Inc.	800016	690082	Ice Cream Precup 06/25	\$ 335.92
Mini Melts of America, Inc.	800056	692810	Ice Cream Precup 06/25	\$ 165.49
Mini Melts of America, Inc.	800056	696860	Ice Cream Precup 07/25	\$ 170.43
Mini Melts of America, Inc.	800056	698077	Ice Cream Precup 07/25	\$ 98.80
Mini Melts of America, Inc.	800077	701283	Ice Cream Precup 07/25	\$ 145.73
Noreast Capital Corporation	800078	624332	Cardio Fitness Equipment Lease 07/25	\$ 3,128.97
Prestige Landscapes of North Florida, Inc.	800017	12525	Landscape Enhancements Project 1082.103 05/25	\$ 2,844.66

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Prestige Landscapes of North Florida, Inc.	800088	12540	PH1 Monthly Maintenance 07/25	\$ -
Prestige Landscapes of North Florida, Inc.	800088	12542	PH3 Monthly Maintenance 07/25	\$ 3,125.36
Progressive Entertainment, Inc.	800032	1299865	Fourth of July Event 07/25	\$ 1,714.00
Republic Services	20250708-01	0687-001540689 ACH	Account# 3-0687-0008700 Waste Disposal Services 07/25	\$ 1,770.99
Republic Services	20250722-01	0687-001548584 ACH	Account# 3-0687-0008700 Waste Disposal Services 08/25	\$ 1,095.78
Richard Clinton Wright	800037	CW070125	Board of Supervisors Workshop Meeting 07/01/25	\$ 200.00
Richard Clinton Wright	800065	CW071625	Board of Supervisors Meeting 07/16/25	\$ 200.00
Rizzetta & Company, Inc.	800022	INV0000100480	District Management Fees 07/25	\$ 5,406.50
Romulo Pine Straw, Inc.	800079	061314	Bale's of Pine Straw 06/25	\$ 24,150.00
Ronnie Murphy	800038	RM070125	Board of Supervisors Workshop Meeting 07/01/25	\$ 200.00
Ronnie Murphy	800066	RM071625	Board of Supervisors Meeting 07/16/25	\$ 200.00

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Roy Green	800033	742025	4th of July Waterslide / Bounce House 07/25	\$ 725.00
Roy Green	800080	7562025	4th of July Weekend DJ 07/25	\$ 900.00
Ruppert Landscape, LLC	800018	737571	Add Muhley Grass on Shearwater Pkwy 06/25	\$ 1,247.74
Ruppert Landscape, LLC	800018	737830	Monthly Landscape Maintenance 06/25	\$ 30,641.56
Ruppert Landscape, LLC	800067	740681	Replace Drake Elm 06/25	\$ 1,908.81
Ruppert Landscape, LLC	800067	740687	French Drain, Drainage System 06/25	\$ 9,714.66
Shaw's Services, LLC	800019	32167	Tree Removal 06/25	\$ 850.00
TECO Peoples Gas	20250729-02	211011457499 06/25 ACH	Natural Gas Services - 182 Kayak Way 06/25	\$ 48.11
TECO Peoples Gas	20250729-01	221008807523 06/25 ACH	Natural Gas Services - 2105 Shearwater Pkwy 06/25	\$ 45.87
The Bank of New York Mellon	800068	00252-25-0010631	Trustee Fees Series 2015 02/26/25 - 02/25/26	\$ 1,466.68
TKW Enterprises of Jacksonville, LLC	800073	C-6475	Semi-Annual Mechanical Maintenance 06/25	\$ 501.51

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
TKW Enterprises of Jacksonville, LLC	800051	S-20481	Service Call - Main Office 06/25	\$ 396.00
Tri-County Safety and Security	800020	B-1353	Public Safety Services 06/25	\$ 2,563.88
Tri-County Safety and Security	800058	B-1368	Public Safety Services 06/25	\$ 2,459.77
Tri-County Safety and Security	800081	B-1389	Public Safety Services 07/25	\$ 3,303.38
Valley National Bank	20250728-01	CC063025-324 ACH	Credit Card Expenses 06/25	\$ 13,394.56
Vesta Property Services, Inc.	800082	427615	Lifeguard/Supervisor/Pool Monitor 06/25	\$ 53,264.44
VGlobal Tech	800059	7480	Website Maintenance 07/25	\$ 175.00
Vincent J Sajkowski	800039	VS070125	Board of Supervisors Workshop Meeting 07/01/25	\$ 200.00
Vincent J Sajkowski	800069	VS071625	Board of Supervisors Meeting 07/16/25	\$ 200.00
W.B. Mason Co., Inc.	800021	254978127	Miscellaneous Operating Supplies 06/25	\$ 50.25
W.B. Mason Co., Inc.	800021	255081747	Miscellaneous Operating Supplies 06/25	\$ 29.66

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
W.B. Mason Co., Inc.	800034	255145716	Miscellaneous Operating Supplies 06/25	\$ 315.17
W.B. Mason Co., Inc.	800060	255206439	Miscellaneous Operating Supplies 06/25	\$ 236.38
W.B. Mason Co., Inc.	800060	255256715	Miscellaneous Operating Supplies 07/25	\$ 110.67
W.B. Mason Co., Inc.	800083	255373982	Miscellaneous Operating Supplies 07/25	\$ 159.84
W.B. Mason Co., Inc.	800083	255394091	Miscellaneous Operating Supplies 07/25	\$ 55.26
W.B. Mason Co., Inc.	800083	255464318	Miscellaneous Operating Supplies 07/25	\$ 271.40
W.B. Mason Co., Inc.	800083	255487339	Miscellaneous Operating Supplies 07/25	\$ 157.58
Yuro & Associates, LLC	800084	3829	Engineering Services 06/25	<u>\$ 2,062.50</u>
Report Total				<u>\$ 422,434.80</u>