



Rizzetta & Company

Trout Creek Community Development District

**Board of Supervisors'
Meeting
November 19 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**

November 12, 2025

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Trout Creek Community Development District will be held on **November 19, 2025, at 6:00 p.m.** located at the Kayak Club, 100 Kayak Way, St. Augustine, FL 32092.

- 1. CALL TO ORDER / ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS**
- 4. STAFF REPORTS**
 - A. District Counsel
 1. Further Discussion on Developer Negotiations
 2. Update on Besch & Smith/ Outfall Project
 3. Review Extension of Multi-Use Path to 210
 - B. District Engineer Reports – *Under Separate Cover*
 - C. Landscape Maintenance Service Reports Tab 1
 1. Phase 2 - Prestige Addendum and Ruppert Amendment
 2. County Tree Replacement Proposals - (*Under separate cover*)
 - D. Pond Aquatics Service Report Tab 2
 - E. General Manager Tab 3
 - F. District Manager Tab 4
 1. Variance Report Presented by Supervisor Murphy
- 5. BUSINESS ITEMS**
 - A. Review of Amenity Suspension
 - B. Discussion Regarding Interest Options for New Reserve/Refi Funds Tab 5
 - C. Discussion Regarding Establishment of Finance Working Group
 - D. Discussion Regarding District Management RFP
- 6. BUSINESS ADMINISTRATION - CONSENT AGENDA**
 - A. Consideration of Minutes for the Board of Supervisors' Meeting held on October 29, 2025 Tab 6
 - B. Consideration of Minutes for the Workshop held on November 5, 2025 Tab 7
 - C. Ratification of Operations & Maintenance Expenditures for October 2025 Tab 8
 - D. Consideration of Resolution 2026-03, FY 25 Budget Amendment..... Tab 9
 - E. Acceptance of FY 2024-2025 Goals and Objectives Report..... Tab 10
- 7. SUPERVISOR REQUESTS**
- 8. 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



RUPPERT
LANDSCAPE

Trout Creek CDD: Monthly Report

October 2025

Fungus/Pest/Fertilizer:

- Herbicide applied to landscape beds
- Weeds hand pulled in landscape beds and plant material
- Pre emergent application applied in landscape beds.
-

Maintenance:

- As needed mowing service throughout phase 2
- Roses cut back in median on shearwater parkway
- Warranty sod installed at jea station on Windley (999)
- Sod installed at outpost and mailbox kiosk 237 Windley dr.
- Playground mulch installed , tot lot and the rivercliff playgrounds
- Sod installed at “play gator” kayak club.
- Trimming of hedges SW parkway.
- Clearing of signage around phase 2 . will will continue to do this as we see obstructions.
- Bi weekly mowing of all ph2 ponds.

Upcoming month:

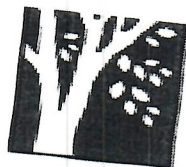
- continued trimming of privacy hedges in PH2
- weed control in the landscape beds

- Raising of oak trees, throughout community.
- Side trimming and clearing of walking trails .

Irrigation:

- All irrigation has proper run times and coverage
- Run times have been changed to daytime hours for utilizing pressure 3 days a week
- Community garden valve was located and repaired to allow for automated watering of community garden.
- We received a jea high usage alert for the 363 windley dr. we have confirmed the meter is not currently running (leaking) and are going to be investigating to cause. The zone is currently turned off till we find the problem.
- Soil samples from luke drive and shearwater parkway show the ph is close to what it should be, only off by a few points. Two of the macro nutrients required for proper health of the turf are very low, while the third macro nutrient is almost right where we want it. We are working quickly to get these nutrients where they need to be for proper turf health and color.

6



RUPPERT
LANDSCAPE

Program start ~~6~~:7:00
Program start 7:7:00
Hunker acc2
Watering everyday but
sunday.

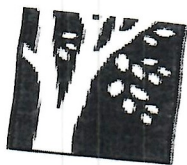
JFA Clock Shearwater October 2025

Zone #	Zone type	Programs	Run time	Adjusted heads	Repairs completed
1	S	6	15		
2	S	↓	15	✓	Broken riser
3	S		15		
4	S		15		x1 6" + nozzle
5	S		15		
6	S		15		
7	D		10		
8	D		10		
9	S		15		x2 nozzles
10	S		15		
11	S		15		
12	S		15		x1 6" + nozzle
13	S		15		
14	R		30		
15	S		10		x3 nozzles
16	R		30		
17	S		10		
18	S		15		
19	S		15		x1 6" + nozzle
20	S		15		
21	S		15		
22	R+MP		30		x2 mp nozzle
23	R		30		
24	R		30		
25	S		10		
26	S		10		
27	S		15		
28	D		10		
29	R		30		
30	R		20		
31	R		20		
32	R		20		
33	R		30	issues/one	
34	D		10		x1 needed cut and reconnected
35	S		10		
36	S		15		x2 nozzles
37	R		30		
38	R		30		
39	S		15		x1 6" + nozzle

40 R

30

①



RUPPERT

LANDSCAPE

Zone #	Zone type	Programs	Run time	Adjusted heads	Repairs completed
4 1	R	7	30		
4 2	R	↓	1hr	issues/over	
4 3	S		15		
4 4	R		30		x1 6" + nozzle
4 5	S		15		
4 6	R		30		
4 7	R		30		
4 8	S		10		
4 9	R		30		x1 6" + nozzle
10 10	S		15		
11 11	S		15		
12 12	S		15		
13 13	R		30		x3 nozzles
14 14	S		15		
15 15	S		15		
16 16	S		15		x1 nozzle
17 17	R		30		
18 18	R		30		
19 19	S		10		
20 20	S		15		x1 6" + nozzle
21 21	S		15		
22 22	S		10		
23 23	R		30		
24 24	S		15		x1 6" + nozzle
25 25	S		15		
26 26	R		30		
27 27	S		15		
28 28	S		10		x2 nozzle
29 29	S		15		
30 30	R		30		
31 31	S		15		x1 nozzle
32 32	R		30		
33 33					
34 34	R		30		
35 35	R		30		
36 36					
37 37					
38 38					
39 39					



RUPPERT

LANDSCAPE

Kayak out post - October 2025 - Hunter Proc - program A: 10pm - everyday

Zone #	Zone type	Programs	Run time	Adjusted heads	Repairs completed
1	R	A	39	✓	
2	S	↓	39	✓	x12" + nozzle
3	S		39	✓	
4	R		58	✓	
5	R		58	✓	
6	S		39	✓	x3 nozzle
7	R		39	✓	
8	S		39	✓	x1 6" to 12" + nozzle
9	R		58	✓	
10	R		58	✓	
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					
31					
32					
33					
34					
35					
36					
37					
38					
39					

Hunter Acc 2

Start Time: A

8:00am



(1-34)
Zone

RUPPERT

LANDSCAPE

Watering: everyday

except Saturday

Seasonal
11/04/0

Sheer Water Falls Drive ①

Zone #	Zone type	Programs A	Run time	Adjusted heads	Repairs completed
1	S		15	✓	
2	S		15	✓	
3	StB		15		• 6" nozzle
4	.		10		.
5	S		15	✓	
6	S		15	✓	6" nozzle
7	StB		15		
8	S		30		
9	R		30		
10	R		45		
11	S		15	✓	
12	S		15	✓	6" x nozzle
13	R+B		45		• Broken bubbler ✓
14	R		30		
15	S		15	✓	
16	R		40		
17	strip		10	✓	2x nozzle
18	R		45		
19	S		25	✓	1x nozzle
20	R		45		
21	S		15	✓	
22	S		15	✓	
23	.		30		(Sclerol)
24	S		25	✓	
25	S		10	✓	
26	R		40		
27	R		45		
28	R		1hr		
29	S		15	✓	
30	S		15		
31	R		1hr		
32	R		1hr		
33	R		10		
34	S		15	✓	
35					
36					
37					
38					
39					

T C / M. "

Program 2B



RUPPERT
LANDSCAPE

8:00pm (35-72)
20ms

Shoerute Falls drive (2)

Zone #	Zone type	Programs	Run time	Adjusted heads	Repairs completed
35 1	R	30			
36 2	S	30		/	
37 3	R	10		.	
38 4	R	30		/	
39 5	S	10			
40 6	R	30			
41 7	R	30			
42 8	R	10			
43 9	S	30		-	
44 10	S		30	-	
45 11	S		15	-	
46 12	S		15	-	
47 13	S		15	-	
48 14	S		15		
49 15	S		15	-	
50 16	S		15	-	
51 17	R		15		
52 18	S		15	-	
53 19	S		15	-	
54 20	R		20		
55 21	S		15	/	
56 22	S		5		
57 23	S		30	/	
58 24	R		15		
59 25	R		20		
60 26	S		20	/	
61 27	S		20	/	
62 28	R		10		
63 29	S		10	/	
64 30	R+S		20		
65 31	R		30		• Start
66 32	S		10	/	
67 33	R		15		
68 34	R		30		
69 35	R		20		
70 36	R		30		• 2
71 37	R		30		(Need new schedule)
72 38	.		30		
39					

Issue / action



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

October 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



Chris Kenny—Owner
904-315-8041
P.O. Box 600061
St. Johns, Florida 32260
chris@pliflorida.com

October, 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.

Fall annual flowers were installed at the amenity to provide fall color for upcoming events.

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



Chris Kenny—Owner
904-315-8041
P.O. Box 600061
St. Johns, Florida 32260
chris@pliflorida.com

October, 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 performing 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 2x per week on turf and 1x per week on plant bed areas. Clocks have been adjusted to reflect daylight savings time change.

Agronomics

Fert/chem has completed all turf fertilization, post weed applications within ph3. Our team manually waters 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



W. O. # _____

Name Martha Ct. Common Area

Address _____

Date 10/6/2025 pg 1 of 1**Irrigation Inspection Report**

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

Water Source ReclaimClock Type Rain Bird ESP-ME3Rain/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 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 is properly functioning with no major issues.



W. O. # _____

Name Timberwolf Clock ph3-A

Address SWP Turf

Date 10/6/2025 pg 1 of 4

Irrigation Inspection Report

START TIME(S)	7pm
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 #	3,5,6,8,9,10,11,13,14,15,16,17,19,20,21,23,27,30,33,34,36,37,40						
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 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



W. O. # _____

Name Timberwolf Clock ph3-AAddress Timberwolf TurfDate 10/6/2025 pg 2 of 4**Irrigation Inspection Report**

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

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 #	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 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



Irrigation Inspection Report

W. O. # _____

Name Timberwolf Clock ph3-A

Address SWP Shrubs/Trees

Date 10/7/2025 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 _____ 10/7/2025 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"							
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



W. O. # _____

Name Shearwater Parkway Clock ph3B-AAddress SWP_Cal TurfDate 10/8/2025 pg 1 of 4**Irrigation Inspection Report**

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

A
B
CWater 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 10/8/2025 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 10/8/2025 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 NOZ-							
CHANGE TO 6"							
CHENGES TO 12"							
CHANGE POP UP TO RIS-							
RAISE HEADS							
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 Cart Path**Irrigation Inspection Report**Date 10/9/2025 pg 4 of 4

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 1 CDD

Date: 10/15/25

Total Gallons Used: 130

-Products Applied-

20-20-20 @ 12 lbs per 100 gal

Mic-drop 0-0-1 @ 96 oz per 100 gal

Safari Insect @ 8 oz per 100 gal

Pageant Fungicide @ 12 oz per 100 gal

Treated and fertilized all roses to add to the growth, health, and color. Once watered in, expect to see results in the next 10-21 days. Applied insect and disease controls to help cure and prevent insects and disease.



Prestige Landscapes of North Florida, Inc.

Shearwater Phase 3 CDD

Date: 10/15/25

Total Gallons Used: 130

-Products Applied-

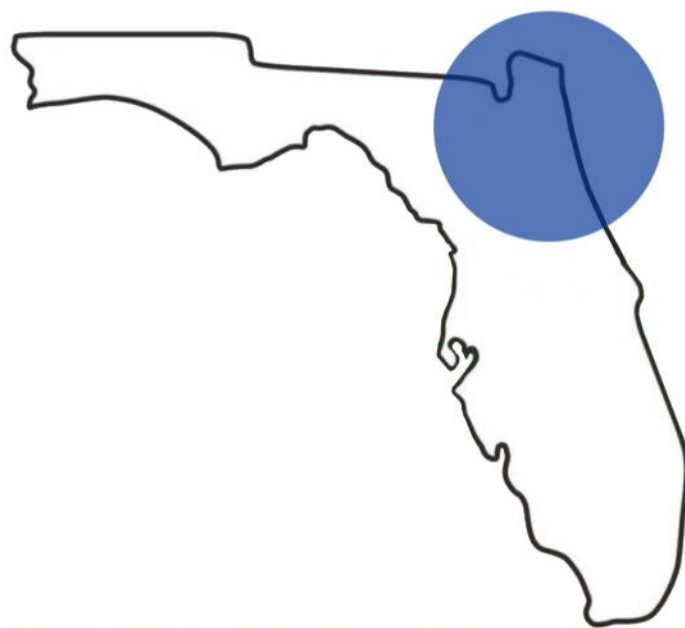
20-20-20 @ 12 lbs per 100 gal

Mic-drop 0-0-1 @ 96 oz per 100 gal

Safari Insect @ 8 oz per 100 gal

Pageant Fungicide @ 12 oz per 100 gal

Treated and fertilized all roses to add to the growth, health, and color. Once watered in, expect to see results in the next 10-21 days. Applied insect and disease controls to help cure and prevent insects and disease.



PRESTIGE

LANDSCAPES

OF NORTH FLORIDA, INC.

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

**FIRST AMENDMENT TO AGREEMENT BETWEEN THE TROUT CREEK
COMMUNITY DEVELOPMENT DISTRICT AND RUPPERT LANDSCAPE, LLC FOR
LANDSCAPE MAINTENANCE**

THIS FIRST AMENDMENT (“**Amendment**”) is made and entered into as of this ____ day of October 2025, by and between:

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being located in St. Johns County, Florida, whose mailing address is care of Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “**District**”), and

RUPPERT LANDSCAPE, LLC, a Delaware limited liability company authorized to transact business in Florida, with an address of 23601 Laytonsville Road, Laytonsville, MD 20882 (the “**Contractor**” and, together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District and The Tree Amigos Outdoor Services LLC (“**Predecessor**”) previously entered into that certain *Trout Creek Community Development District Landscape & Irrigation Maintenance Services Agreement* dated February 1, 2024 (the “**Agreement**”), incorporated herein by this reference; and

WHEREAS, after the Agreement was executed, Predecessor, Contractor, and District executed that certain *Consent to Assignment of the Agreement for Landscape & Irrigation Maintenance Services by and between Trout Creek Community Development District and the Tree Amigos Outdoor Services, LLC, to Ruppert Landscape, LLC*, dated October 31, 2024, wherein Contractor assumed all of Predecessor’s rights, duties, and obligations under the Agreement; and

WHEREAS, the Parties now desire to amend the Agreement to reduce the service area included in the Maintenance Maps/Plans, defined in and attached as Exhibit C to the Agreement; and

WHEREAS, pursuant to Section 8(h) of the Agreement, the Agreement may be amended by an instrument in writing executed by the Parties; and

WHEREAS, the District and Contractor each represent that it has the authority to execute this Amendment and to perform its obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each party hereto.

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

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

SECTION 2. AMENDMENT TO AGREEMENT. Pursuant to Section 8(h) of the Agreement, the Parties agree to amend the Agreement in the following manner:

A. The Scope of Services set forth in Exhibit A to the Agreement is amended to no longer apply to the service area circled in red as depicted on the Service Area Map **Exhibit A** attached hereto.

B. The Maintenance Maps/Plans attached to the Agreement as Exhibit C are hereby amended to remove the service area circled in red as depicted on the Service Area Map attached hereto as **Exhibit A**.

SECTION 3. AFFIRMATION OF THE AGREEMENT. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All the remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable.

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

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

SECTION 6. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor represents and warrants that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute the affidavit, in a form acceptable to the District, in compliance with Section 787.06(13), *Florida Statutes*.

SECTION 7. EFFECTIVE DATE. This Amendment shall have an effective date as of the date first written above.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties execute this Amendment the day and year first written above.

**TROUT CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

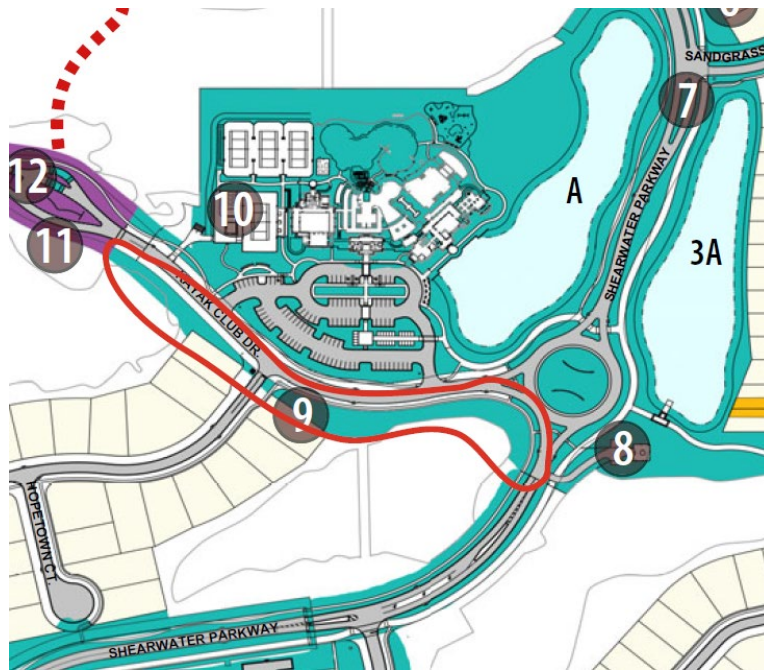
RUPPERT LANDSCAPE, LLC

By: _____

Its: _____

Exhibit A: Service Area Map

Exhibit A
Service Area Map



**NINTH ADDENDUM TO AGREEMENT BETWEEN THE TROUT CREEK
COMMUNITY DEVELOPMENT DISTRICT AND PRESTIGE LANDSCAPES OF
NORTH FLORIDA, INC. FOR LANDSCAPE MAINTENANCE
[PHASE 2 ADDITION]**

THIS NINTH ADDENDUM (“Addendum”) is made and entered into as of this ____ day of October 2025, by and between:

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in St. Johns County, Florida, whose mailing address is in care of Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “**District**”); and

PRESTIGE LANDSCAPES OF NORTH FLORIDA, INC., a Florida corporation, with a mailing address of P.O. Box 600061, St Johns, FL 32260 (the “**Contractor**” and, together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District and Contractor entered into that certain *Landscape and Irrigation Maintenance Agreement between Trout Creek Community Development District and Prestige Landscapes of North Florida, Inc.* dated May 15, 2021, as amended (the “**Master Agreement**,” and together with this Addendum, the “**Agreement**”), incorporated herein by this reference; and

WHEREAS, the Parties now desire to amend the Agreement to supplement the Scope of Services as defined in and attached as Exhibit A to the Master Agreement to include mowing and landscape maintenance services for the area depicted on the map attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Section 20 of the Master Agreement, the Agreement may be amended by an instrument in writing executed by the Parties; and

WHEREAS, the District and Contractor each represent that it has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

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

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

SECTION 2. ADDENDUM OF AGREEMENT. Pursuant to Section 20 of the Agreement, the Parties agree to amend the Agreement in the following manner:

A. The Scope of Services set forth in Exhibit A to the Agreement shall apply to the area circled in red on the map attached hereto as **Exhibit A**.

B. The Maintenance Area Map attached to the Agreement as Exhibit B is hereby supplemented with the service area circled in red on the Service Area Map attached hereto as **Exhibit A**.

SECTION 3. AFFIRMATION OF THE AGREEMENT. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Addendum, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All the remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable.

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

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

SECTION 6. ANTI-HUMAN TRAFFICKING REQUIREMENTS. Contractor certifies, by acceptance of this Addendum, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute the affidavit, in a form acceptable to the District, in compliance with Section 787.06(13), *Florida Statutes*.

SECTION 7. EFFECTIVE DATE. The services and compensation described in this Addendum shall commence on the date first written above and shall continue for the remaining term of the Master Agreement unless otherwise terminated in accordance with the Master Agreement.

[Signature Page Follows]

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

**TROUT CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

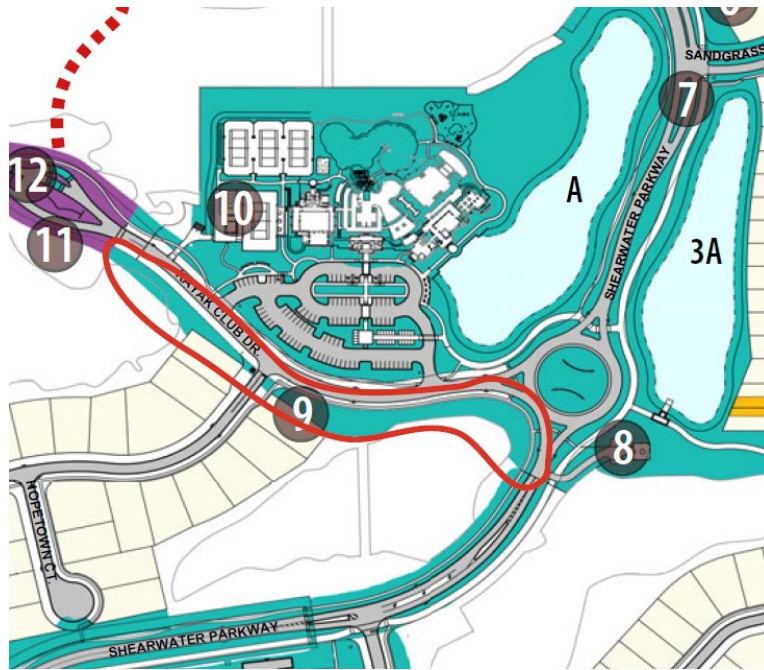
**PRESTIGE LANDSCAPES OF NORTH
FLORIDA, INC.**

By: _____

Its: _____

Exhibit A: Service Area Map

Exhibit A
Service Area Map



Tab 2



6869 Phillips Pkwy. Dr. South Jacksonville Fl. 32256

Phone: 904-997-0044

Service Report

Date: November 5, 6, 12, 2025

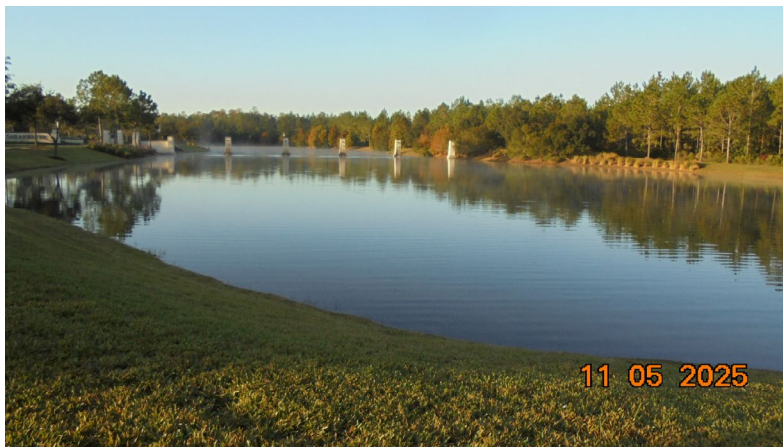
Biologists: Jim Charles
Justin Powers, Rich Powers

Client: Trout Creek CDD

Waterways: 43 ponds

Note: First report for November in addition to follow up October work.

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



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: Pond was in improved condition. Treatment for torpedo grass and pennywort last month had good results.



Pond 2a: This pond was in fair condition. The water level is normal. Scheduled for treatment when weather improves.



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



Pond 3a: This pond was in fair condition. The water level is normal. Treated perimeter for bacopa and torpedo grass.





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 good condition. The water level is normal.



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 condition. The water level is normal. Treated perimeter for torpedo grass and pennywort.



Note: Homeowner on this pond is not maintaining the shoreline of terrestrial vegetation.



Pond 9b: Pond was in fair condition. The water level is normal. Treated entire perimeter for torpedo grass and alligator weed.



Pond 9c: Pond was in fair condition. The water level was normal.



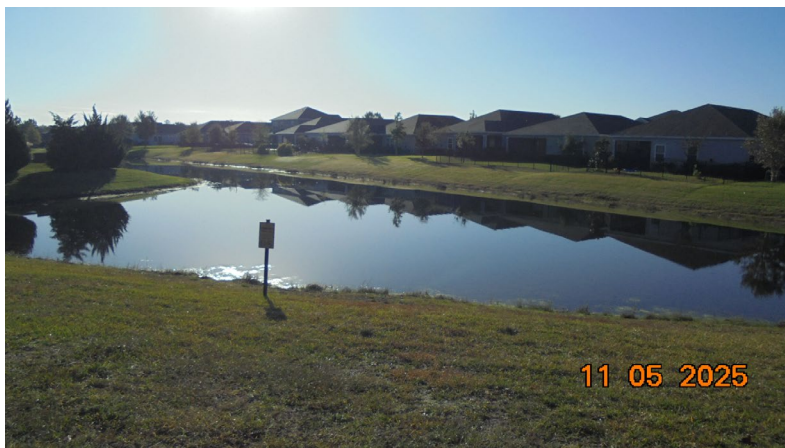
Pond 10a: Pond was in fair condition. The water level is good. Treated for algae on October 31st and again on November 5th.



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



Pond 10d: Pond was in fair to good condition this month. The water level is normal. Treated for minor perimeter algae.



Pond 11a: Pond was in good condition. The water level is good. Treated perimeter for torpedo grass.



Pond 11b: Pond was in good condition. The water level is good. Perimeter treatment last month for torpedo grass and pennywort had good results.



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



Pond 12a: Pond was in good condition. The water level is normal. Treated perimeter for torpedo grass and alligator weed.



Pond 14: Pond was in good condition. The water level is good.



Pond 14b: Pond was in fair to good condition. The water level is normal. Treated perimeter for torpedo grass.



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



Pond 21A: Pond was in fair condition. The water level is good. Scheduled for perimeter treatment.



Pond 21B: Pond is in fair condition. The water level is good. Minor algae to be treated.



Pond 22A: Pond was in good condition this month. Perimeter treatment last month for torpedo grass and minor algae was effective.



Pond 22B: Pond was in improved condition. The water level is good. Treatment of perimeter for bacopa last month had good results.



Pond 23A: Pond is in fair condition. The water level is good. Treated perimeter for Duck potato and torpedo grass.



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



Pond 24a: Pond was in improved condition. Pond level is good.
Treatment of perimeter last month for torpedo grass, pennywort and minor cattails had good results.



Pond 24b: Pond was in fair to good condition. The water level is good.
Minor algae to be treated.



Pond 24c: Pond level is back to normal.



Note: It appears that a new out flow structure has been installed. We will need to place a fish barrier on this. I will follow up with a quote.



Pond 28A: Pond was in good condition. The water level is good. Treatment for cattails last month had good results.



Pond 28B: Pond was in good condition. Water level is normal. Treatment for cattails last month was effective.



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



Pond 29A: Pond was in improved condition. Water level is normal. Perimeter treatment last month for torpedo grass and Duck potato had good results.



Pond 31: Pond is in good condition. The water level is normal.



Pond 33: Pond was in good condition. The water level is normal. Treatment of perimeter for Duck potato last month was effective.



Pond 34: Pond was in good condition. The water level is good. Treatment for chara, a macrophytic algae, last month had very good results.



Pond 35: Pond is in good condition. Water level is normal. Perimeter treatment for cattails, Duck potato and torpedo grass last month had good results.



Pond 36: Pond was in good condition. Water level is good. Treatment for cattails and torpedo grass last month had good results.



Jim Charles

Tab 3

Trout Creek CDD
GM/AGM Operations Report for November 19, 2025

Mischief/ Vandalism:

Administration:

- Worked with Aquatics Management to stock ponds with fish
- Property drive with Ruppert Landscape
- Property drive with Prestige Landscape
- Attended the CDD Workshop Meeting
- Worked with Fire Marshall for site inspection
- Conducted meeting with Atlantic Security regarding security system and fire monitoring
- Monthly meeting with Chairman Clint Wright
- Monthly meeting with Assistant Supervisor Ronnie Murphy
- Monthly meeting with Assistant Supervisor Vincent Sajkowski
- Monthly meeting with Vice Chairperson Heather Loffredo
- Conducted weekly staff meeting (every Thursday)
- Maintenance inspection with maintenance supervisor (bi-weekly)
- Worked with FirstService Residential Quality Assurance Manager to inspect the community
- Worked with Shaw Tree Service to remove dead pine/ maple trees
- Conducted meeting with 904Tennis to plan yearly schedule for tennis programs and website developments
- Attended the monthly FSR lifestyle collaboration call
- Attended FSR Tri-Annual Manager meeting at corporate
- Worked with city officials for Safety Town Hall
- Worked with vendor Southern Breeze on multiple projects
- Met with several landscaping companies to provide clarity on county tree project and obtain proposals
- Assisted Lifestyle with Boo Bash and Trick or Treat event
- Assisted Health Department with pool inspection
- Assisted Kompan with installation of The Logan at the Tot Lot
- Worked with Ruppert Landscaping for playground mulch project
- Assisted Northern Helm with website development
- Worked with vendor Beyond Custom Flooring for tile installation
- Covered Resident Services Coordinator shifts
- Attended FSR training classes

Kayak Hub:

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

Lifestyle:

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

Maintenance/Vandalism/Mischief Issues:

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

BELYNDA THARPE

General Manager-Trout Creek CDD
100 Kayak Way| St. Augustine, FL | 32092
Direct 904.342.3739
Email Belynda.Tharpe@fsresidential.com

JESSICA KNUTELSKY

Assistant General Manager- Trout Creek CDD
100 Kayak Way| St. Augustine, FL | 32092
Direct 904.342.3739
Email Jessica.Knutelsky@fsresidential.com

Oct 1 – 31, 2025



Sales summary

CAFE

Total sales

\$777.97

Summary	
All day (12:00 AM-11:59 PM ET)	
^ Gross sales	\$777.97
144 transactions	
Items	\$777.97
144 transactions	
Service charges	\$0.00
Returns	\$0.00
v Discounts & comps	\$0.00
Net sales	\$777.97
144 transactions	
^ Deferred sales	\$0.00
Gift card sales	\$0.00
Taxes	\$0.00
Tips	\$0.00
Total sales	\$777.97
144 transactions	
^ Total payments collected	\$777.97
144 transactions	
Card	\$777.97
^ Fees	(\$42.27)
Square payment processing fees	(\$42.27)
Net total	\$735.70

Oct 05, 2025



Sales summary

CAFE

Total sales

\$11.25

Summary

All day (12:00 AM-11:59 PM ET)

Gross sales		\$11.25
2 transactions		
Items		\$11.25
2 transactions		
Service charges		\$0.00
Returns		\$0.00
▼	Discounts & comps	\$0.00
Net sales		\$11.25
2 transactions		
^	Deferred sales	\$0.00
Gift card sales		\$0.00
Taxes		\$0.00
Tips		\$0.00
Total sales		\$11.25
2 transactions		
^	Total payments collected	\$11.25
2 transactions		
Card		\$11.25
^	Fees	(\$0.60)
Square payment processing fees		(\$0.60)
Net total		\$10.65

Oct 12, 2025



Sales summary

CAFE

Total sales

\$19.00

Summary

All day (12:00 AM-11:59 PM ET)

Gross sales		\$19.00
4 transactions		
Items		\$19.00
4 transactions		
Service charges		\$0.00
Returns		\$0.00
∨	Discounts & comps	\$0.00
Net sales		\$19.00
4 transactions		
∧	Deferred sales	\$0.00
Gift card sales		\$0.00
Taxes		\$0.00
Tips		\$0.00
Total sales		\$19.00
4 transactions		
∧	Total payments collected	\$19.00
4 transactions		
Card		\$19.00
∧	Fees	(\$1.09)
Square payment processing fees		(\$1.09)
Net total		\$17.91

Oct 19, 2025



Sales summary

CAFE

Total sales

\$114.00

Summary

All day (12:00 AM-11:59 PM ET)

Gross sales	\$114.00
14 transactions	
Items	\$114.00
14 transactions	
Service charges	\$0.00
Returns	\$0.00
▼ Discounts & comps	\$0.00
Net sales	\$114.00
14 transactions	
^ Deferred sales	\$0.00
Gift card sales	\$0.00
Taxes	\$0.00
Tips	\$0.00
Total sales	\$114.00
14 transactions	
^ Total payments collected	\$114.00
14 transactions	
Card	\$114.00
^ Fees	(\$5.06)
Square payment processing fees	(\$5.06)
Net total	\$108.94

Oct 26, 2025



Sales summary

CAFE

Total sales

\$13.75

Summary

All day (12:00 AM-11:59 PM ET)

Gross sales	\$13.75
3 transactions	
Items	\$13.75
3 transactions	
Service charges	\$0.00
Returns	\$0.00
▼ Discounts & comps	\$0.00
Net sales	\$13.75
3 transactions	
^ Deferred sales	\$0.00
Gift card sales	\$0.00
Taxes	\$0.00
Tips	\$0.00
Total sales	\$13.75
3 transactions	
^ Total payments collected	\$13.75
3 transactions	
Card	\$13.75
^ Fees	(\$0.81)
Square payment processing fees	(\$0.81)
Net total	\$12.94

October,2025



Lifestyle Profit & Loss

JOE GERENA
Lifestyle Director - Trout Creek CDD
100 Kayak Way| St. Augustine, FL | 32092
Direct: 904.342.3739
Email: Joe.Gerena@fsresidential.com

DEMETRIC ARNOLD
Lifestyle Coordinator - Trout Creek CDD
100 Kayak Way| St. Augustine, FL | 32092
Direct: 904.342.3739
Email: Demetric.Arnold@fsresidential.com

Summary	Estimated	Actual
Total income	\$0.00	\$2,042.35
Total expense	\$0.00	\$14,310.17
Total profit	\$0.00	(\$12,267.82)

EVENT REVENUE/ COST		
Coffee & Conversation + Curiosity U	Revenue	Cost
Publix		\$14.94
Sam's		\$276.17
Total	\$0.00	\$291.11

Boo Bash	Revenue	Cost
Music The Bones	\$0.00	\$600.00
Progressive - spider mountain		\$3,679.00
Amazon Decorations		\$762.25
First Coast - \$4150+400+125		\$4,675.00
ME Entertainment		\$350.00
Bleu Bear - Shirts		\$520.00
Dollar Tree bags		\$162.00
Sam's Club - Candy		\$219.08
Home Depot - Tents/Weights		\$91.92
Total	\$0.00	\$11,059.25

Trunk or Treat/Smores party	Revenue	Cost
Sam's - 83.44+8.98		\$92.42
Sam's - Candy		\$146.10
Total	\$0.00	\$238.52

Events Summary	Actual
Total income	\$1,110.00
Total expense	\$14,310.17
Total Profit	-\$13,200.17

VENDOR REVENUE - 10% OF ALL SALES

Vendor	Payment Method	Income
Maat Johnson	Square	##### #
Sarap Stop	Square	##### #
Sips Ahoy	Square	##### #
Sunset Slush	Square	\$77.20
Vendor Village	Check	##### #

NFL Watch Party/Paint	Revenue	Cost
Publix - Refreshments		\$24.65
Artistic Ways		\$97.50
Total	\$0.00	\$122.15

Adult Costume Party	Revenue	Cost
Walmart		\$68.41
Publix - Ice		\$43.33
Total Wine - Beer/Wine		\$369.92
Sam's - Cups + cupcakes 16.48+12		\$28.96
DJ Chris		\$600.00
Food Truck		\$324.00
Taps on Wheels(CREDIT \$500)		\$650.00
Event Helper Insurance		\$261.00
Ace Hardware - Balloon kit		\$25.19
Ticketleap	\$1,110.00	
Total	\$1,110.00	\$2,370.81

Decoration Contest	Revenue	Cost
Walmart		\$68.41
Sams Club - Prizes		\$159.92
Total	\$0.00	\$228.33

Shuttle/Misc	Revenue	Cost
DJ services		\$1,500.00
Shuttle		\$3,000.00
Cap. + Buresh gifts 94.88+174.98		\$269.86
Total	\$0.00	\$4,769.86

Sam's Club receipt \$159.92 + 146.10 = 306.02

Split between Nov/Oct for watch party, and décor contest

Zumba - Songhwanara	Check	\$93.10	
Total		##### ###	
SPONSORSHIPS			
Sponsor	Type	Income	
Total		\$0.00	\$0.00

Shearwater Lifestyle Summary Report - October 2025

October 1st -

- CDD Workshop - hosted at the Outpost

October 6th -

- SJCO Bookmobile - this event happens every Monday at the Outpost - visits have started to slow down, but they will continue to come unless something comes up. 5 - 7 readers visit every Monday.
- NFL Watch Party - hosted by the LD (Lifestyle Department) - this was held in the Kayak Clubroom.

October 7th -

- Curiosity U: This event occurs every Tuesday in the Kayak Clubroom - light snacks are donated or provided. This event is educational and fun depending on the topic for the week. Sessions last 45 mins to an hour. LSD leads the group and discussion before and after.

October 8th -

- Coffee & Conversations - The Current Collectives- This is a monthly morning event, usually the 2nd Wednesday of the month. This month the event was sponsored by The Current Collectives; the tech group responsible for bringing our improved and very innovative community website - the shearwatercurrent.com. Attendance was approximately 50 - 60 people.

October 10th -

- Ivybrook Academy - Storytime with the school is a monthly event that occurs in the Kayak Clubroom or the Outpost. Attendance for this was about 12 - 15 kids with a parent.

October 11th -

- Macrame Class - vendor instructed class hosted monthly with signups. Hosted in the Kayak Clubroom or the Conference, this is a paid event we advertise only. Attendance varies.

October 12th -

- S'mores Party - This was a "free" event hosted by the LD - Attendance was about 80 - 100 people. This was a great opportunity for the community to get together and laugh and make something sweet (we should do it again, soon). Pictures will be uploaded.

October 14th -

- Cafe' Takeover - The Bakery Cartel - sales were much better this month. We also had a painting event in the Clubroom; The Cartel shared their sweet treats with the painters for free. Very good vendor for us.
- Blood Drive - Oneblood Bloodmobile does a monthly drive, they park in the front parking lot of the Kayak Club. This event attendance can be high or low it depends. 11 appts made.
- Paint & Sip Party - This was a paid event, and all supplies were included. 11 painters paid and showed up. Painters were able to choose between 3 boards that were cute holiday themed for October. Painters were encouraged to bring their own "drinks" and snacks. There was a takeover going on, but sometimes there are food trucks. Pictures will be uploaded.

October 17th -

- Medicare and Meatballs - This event was hosted by David and the LD; attendance was about 15 - 20 people. This event was information based; it was intended to give our seniors first-hand assistance with questions around healthcare and benefits for 2026. Dinner was a bonus. Pictures will be uploaded.

October 18th -

- Community Yard Sale - This is a semi-annual event that is offered to connect with others and do some "spring cleaning". This event was from 7am-2pm and Goodwill was available to pick up bigger items and other unwanted or unsaleable items. Will provide a map for the houses that signed up to make it easier for shoppers, however it was open to all. Participants were about 30 houses.
- Adult Costume Party -Attendance was about 50 - 70 people. This was a paid event... Pictures will be uploaded.

October 21st -

- Tween Black Light Paint Party - 11 tweens signed up (11 showed up). This was a paid event, and all supplies were included. This turned into an all-girls event (all are welcomed, advertised to all). Great event! Pictures will be uploaded.

October 22nd -

- The Goddard School - This is a story time event that happens once a month at The School or in the Kayak Clubroom. Attendance can vary for this event - about 10 - 12 readers with their parents.

October 25th -

- Boo Bash 2025 - this was a “free” event - attendance was about 3500. This event was amazing hosted in two different locations (The Event Lawn and The Falls Park). Pictures will be uploaded.

October 28th -

- Halloween House Decoration Contest - Only the registered houses were included and judged. 13 houses registered and judged. Very skillful and imaginative. Winners were selected and announced in an eblast sent 11/3/25. Pictures will be uploaded.

October 29th -

- V.I.P. Care - this event is the last of a 4-part series of dancing and having fun. They met in the Fitness Room or the Kayak Clubroom.
- CDD Meeting was at 4pm in the Kayak Clubroom
- CDD Safety Meeting was at 6pm in the Kayak Clubroom. Attendance was about 40 - 50 people.

October 31st -

- Shearwater Trick or Treat and Kids Costume Contest - This was a great event that was set up in the Kayak Clubroom. It was hosted by the Shearwater Staff; we provide “hocus pocus” themed backdrop picture scene and candy with bags. We took pictures and gathered information for those that wanted to participate in the contest. The winners will be selected and announced by the end of the week. Attendance was high (about 150 people - groups and families). Pictures will be uploaded soon.

(1)



Replaced Old Timers With Photo Cell Throughout Community

Created: Tue, 11/4/2025

Before

(2)

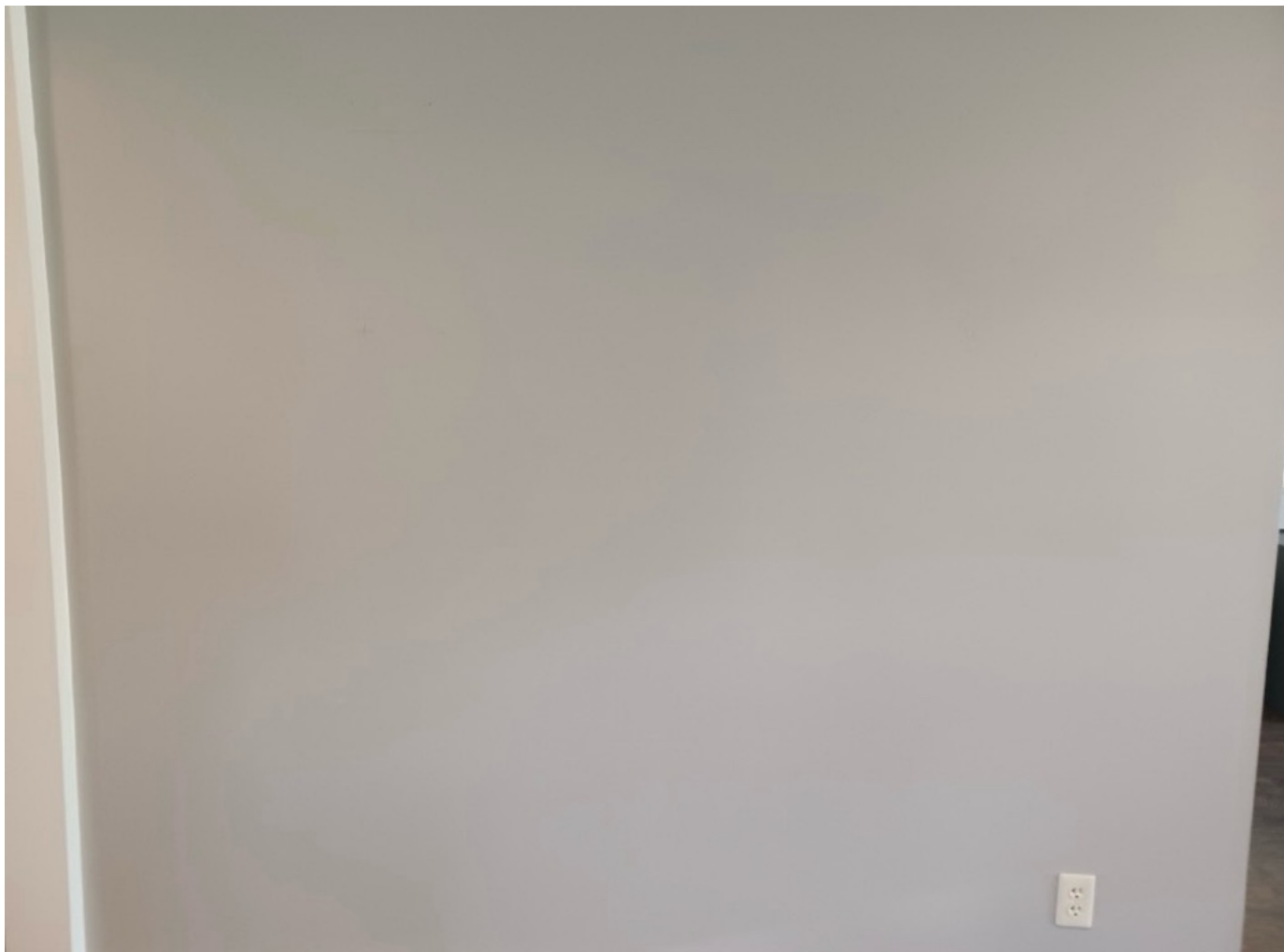


Replaced Old Timers With Photo Cell Throughout Community

Created: Tue, 11/4/2025

After

(3)



Installed New Bulletin Board At Fitness Lodge

Created: Tue, 11/4/2025

Before

(4)



Installed New Bulletin Board At Fitness Lodge

Created: Tue, 11/4/2025

After

(5)



Painted Storage Room Floors Throughout Amenities

Created: Tue, 11/4/2025

Before

(6)



Painted Storage Room Floors Throughout Amenities

Created: Tue, 11/4/2025

After

(7)



Installed New Gas Pipeline Indicator At Outpost

Created: Tue, 11/4/2025

Before

(8)



Installed New Gas Pipeline Indicator At Outpost

Created: Tue, 11/4/2025

After

(9)



Painted Handrails Throughout Amenities

Created: Tue, 11/4/2025

Before

(10)



Painted Handrails Throughout Amenities

Created: Tue, 11/4/2025

After

(11)



Replaced Old Tennis Court Numbers

Created: Tue, 11/4/2025

Before

(12)



Replaced Old Tennis Court Numbers

Created: Tue, 11/4/2025

After

(13)



Leaking Chlorine Tank Was Switched With An Existing Tank We Have On Site

Created: Tue, 11/4/2025

Before

(14)



Leaking Chlorine Tank Was Switched With An Existing Tank We Have On Site

Created: Tue, 11/4/2025

After

(15)



Replaced Grinder Pumps In Lift Station At Outpost

Created: Tue, 11/4/2025

Before

(16)



Replaced Grinder Pumps In Lift Station At Outpost

Created: Tue, 11/4/2025

After

(17)

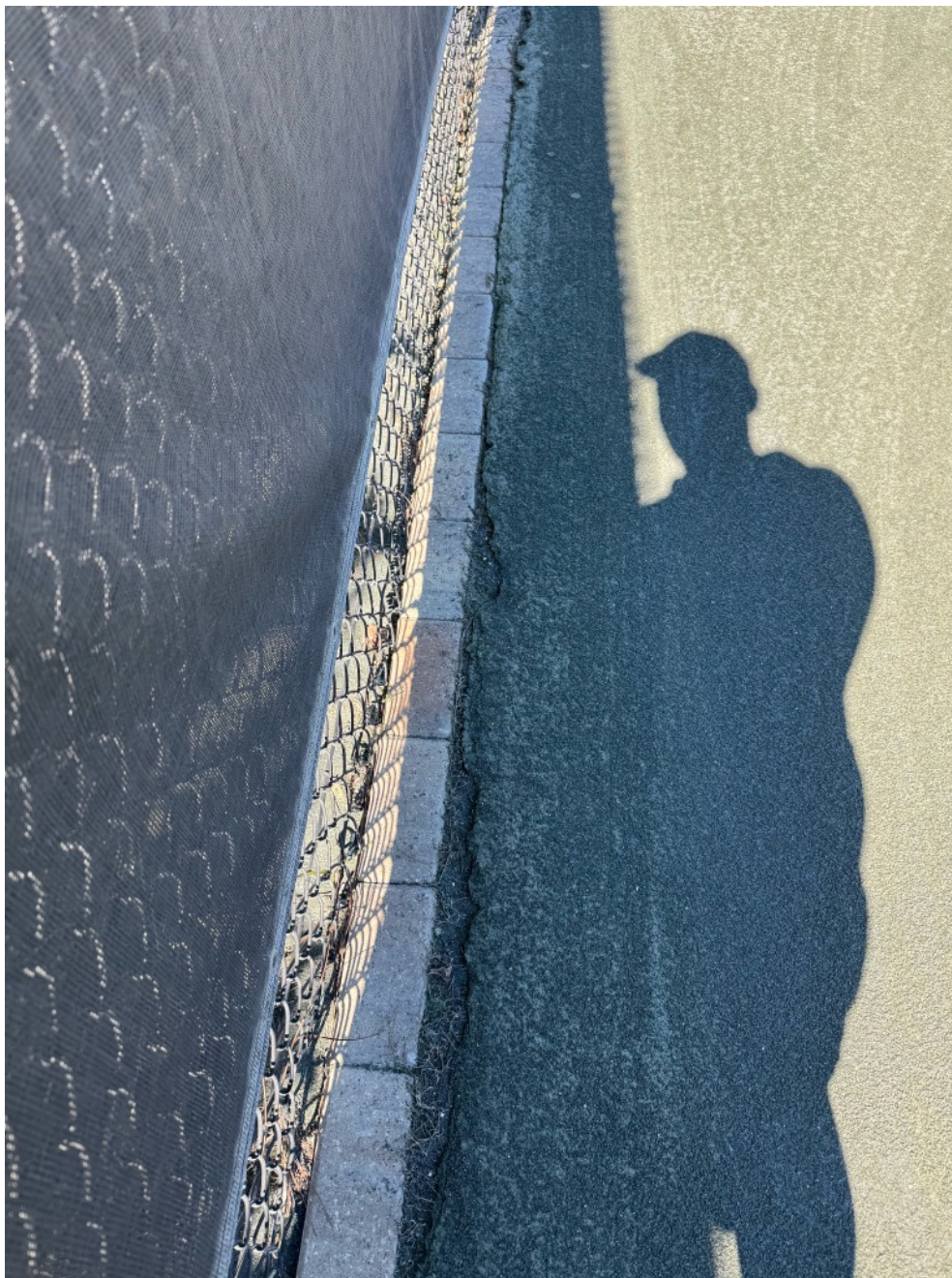


Cleared Drainage At Tennis Court 4

Created: Tue, 11/4/2025

Before

(18)



Cleared Drainage At Tennis Court 4

Created: Tue, 11/4/2025

After

(19)



Stained Benches At Tot Lot

Created: Tue, 11/4/2025

Before

(20)



Stained Benches At Tot Lot

Created: Tue, 11/4/2025

After

(21)



Anchored Loose Handrails Throughout Amenities

Created: Tue, 11/4/2025

Before

(22)



Anchored Loose Handrails Throughout Amenities

Created: Tue, 11/4/2025

After

(23)



Stained Doors At Kayak Club

Created: Tue, 11/4/2025

Before

(24)



Stained Doors At Kayak Club

Created: Tue, 11/4/2025

After

(25)



Replaced Damaged Wood With Tile In Kayak Club

Created: Tue, 11/4/2025

Before

(26)



Replaced Damaged Wood With Tile In Kayak Club

Created: Tue, 11/4/2025

After

Completed by Johnnie verdell

Tab 4

Trout Creek YTD Revenues & Expenditures Thru 9/30/2025

SUMMARY

	<u>Annual Budget</u>	<u>YTD Budget Thru 09/30/25</u>	<u>YTD Actual Thru 09/30/25</u>	<u>Better/(Worse) Variance</u>
Total Revenues - O& M	3,894,262	3,894,262	4,028,723	134,461
Total Revenues - Capital Reserve	<u>307,326</u>	<u>307,326</u>	<u>315,402</u>	<u>8,076</u>
Total General Fund Revenues	4,201,588	4,201,588	4,344,125	142,537
Total Expenditures O & M	3,894,262	3,894,262	4,042,977	(148,715)
Total Expenditures - Capital Reserve	<u>307,326</u>	<u>307,326</u>	<u>306,866</u>	<u>460</u>
Total General Fund Expenditures	4,201,588	4,201,588	4,349,843	(148,255)
Total O & M Excess of Revenues Over(Under) Expenditures	0	0	(14,254)	(14,254)
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>8,536</u>	<u>8,536</u>
Total Excess of Revenues Over(Under) Expenditures	0	0	(5,718)	(5,718)

Explanations of Variances

O & M Expenses - (Over)/Under by (148,715)
O & M Revenue - (Less)/More by \$ 134,461
Net O & M - (Over)/Under by \$ (14,254)

Landscape Replacement Plants, etc - Hurricane Milton Cleanup , Sod Replacement, Plant replacement on Shearwater Pkwy and Ph 3	(112,829)
Legal Council - New Council, plus more activity	(48,811)
Special Events - more activities, not charging residents for most activities	(42,324)
Irrigation Repair -Hunter Clock and Conversion in Phase 1 , and other sprinkler repairs in Phase 1 on Shearwater Parkway	(41,638)
Amenity Maintenance & Repairs	(36,088)
Law Enforcement Security - more security than anticipated	(33,461)
Operating Supplies -more supplies needed than budgeted (this line includes Janitorial and office supplies)	(20,632)
Common Area Mulch/Pinestraw - not enough for Phase 3	(19,987)
Access Control & Security Monitoring M&R - Hi-Tech - software upgrade & Door Controller Installation	(18,607)
Misc Exp -French Drain on Appian Way (\$4,771), Tree Removal (\$12,820)	(17,972)
Other District Financial & Accting - Advertising & Mass Mailing & Trustee Fees related to Bond Refunding	(15,536)
Lifeguards - more than anticipated	(13,723)
Café Materials - buying more quantity of food options (offset by more income)	(10,021)
Litigation - Verdego	(8,833)
Supervisor Fees - more workshops than budgeted	(7,600)
Distict Engineer -Parking Study, outflow, and other issues	(7,278)
Shuttle - more events than budgeted	(7,200)
Licenses, Fees & Permits - Fees for Debit/Credit Card Income through Square not budgeted for	(6,676)
Contingency - Biggest items - Patching Shearwater(\$17,650), Tenting Fumigation for termites (\$23,512)	(702)
Holiday Decorations - less spending than anticipated	1,773
Tennis Program not happening as planned and less repairs	24,757
Amenity Staff - Not fully staffed from beginning of year, some positions took time to be replaced , some annual raises given in March	43,825
Reclaimed Water - Less watering than anticipated due to water restrictions and many sprinklers in Phase 1 not working	114,857
Landscaping - Budgeted for pond mowing which is not happening, annual increases expected have not happened yet, Phase 1 Bid lower than budgeted	141,896
Other	<u>(5,905)</u>
Total of O&M Expense Variance Explanations	(148,715)
HOA Reimbursement for reclaimed water (\$50K from prior yeear)	62,121
More special assessments collected than anticipated	48,550
Insurance proceeds that offset expenses spent for Irrigation Timer Damage & Auto Damage Claims	39,085
Interest earned, which wasn't budgeted	22,354
Tennis Program has not happened	(24,000)
HOA Capital Transfer - did not received all funds planned - some is timing, some less houses finished	(38,200)
More revenue than anticipated due to more sponsorships, café r4venue, nd facilities rentals	<u>24,551</u>
Total of O&M Revenue Variance Explanations	134,461

Trout Creek YTD Revenues & Expenditures Thru 9/30/2025

Chart of Accounts Classification	Annual Budget	YTD Budget Thru 09/30/25	YTD Actual Thru 09/30/25	Better/(Worse) Variance	Variance Explanation
O&M					
Revenues					
Interest Earnings					
Interest Earnings	0	0	22,354	22,354	Interest not budgeted for
Special Assessments					
Off Roll	492,539	492,539	492,539	0	
Tax Roll	3,097,753	3,097,753	3,146,303	48,550	
Contributions & Donations from Private Sources					
HOA Capital Transfer	125,000	125,000	86,800	(38,200)	Did not receive funds for 3rd Qtr 2025
Other Misc. Revenues					
Activity Fees	30,000	30,000	24,747	(5,253)	Less activity than anticipated
Cafe Revenue	24,970	24,970	31,189	6,219	More food options being offered
Facilities Rentals	35,000	35,000	40,150	5,150	More rentals than planned
HOA Reimbursement	45,000	45,000	107,121	62,121	More reimbursement from HOA than estimated (\$50K from prior year)
Insurance Proceeds	0	0	39,085	39,085	Irrigation Timer Damage & Auto Damage Claims
Misc Revenue	0	0	4,667	4,667	Parents reimburse for firepit damage
Special Events Revenue	20,000	20,000	33,768	13,768	Large Sponsorship Revenue
Tennis Center Revenue Share Agreement	24,000	24,000	0	(24,000)	This is not happening as planned
Total Revenues	3,894,262	3,894,262	4,028,723	134,461	
Expenditures					
District Expenses:					
Board of Supervisor Fees	14,000	14,000	21,600	(7,600)	Only budgeted for 2 workshops in total for the year, currently having one per month
District Management	61,404	61,404	61,544	(140)	
Other District Financial & Accting	38,725	38,725	54,261	(15,536)	Advertising & Mass Mailing & Trustee Fees related to Bond Refunding
Counsel	65,000	65,000	113,811	(48,811)	New Legal Counsel , more issues going on
Litigation/Mediation	0	0	8,833	(8,833)	Litigation/Mediation
Engineer	30,000	30,000	37,278	(7,278)	Parking Study (\$4,950), Good Hope Ct oversight (\$1,665), Crosswalk (\$1,190)
Law Enforcement - Security	35,000	35,000	68,461	(33,461)	More Security hours than anticipated
Total District Expenses:	244,129	244,129	365,788	(121,659)	
Staffing Related Expenses:					
Employee - Amenity Staff	860,400	860,400	816,575	43,825	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	21,648	22,148	(500)	
Total Staffing Related Expenses	882,048	882,048	838,723	43,325	
Utilities:					
Electric Utility - Recreation Facilities	70,000	70,000	58,287	11,713	Lower than anticipated usage
Electric Utility - Street Lights	60,000	60,000	62,143	(2,143)	
Electric Utility Services	11,000	11,000	11,820	(820)	
Gas Utility Services	2,000	2,000	1,425	575	
Water-Sewer Utility - Reclaimed	485,000	485,000	370,143	114,857	Less watering than anticipated due to water restrictions/ keeping to only 3x per week
Water-Sewer - Recreation Facilities	18,375	18,375	19,324	(949)	
Garbage/Solid Waste Control Services	8,500	8,500	12,197	(3,697)	New fuel/environmental recovery fee not budgeted for (240/mo), required 2 times per week for a couple of months due to residents putting their garbage, that has been stopped
Total Utilities	654,875	654,875	535,339	119,536	
Landscaping & Irrigation:					
Landscape & Irrigation Maintenance	1,070,000	1,070,000	928,104	141,896	Pond mowing not approved (36,000), Ph 1 bid lower than anticipated (100,000), yr 2 increases not happen yet
Landscape Replacement Plants, Shrubs, Tr	40,000	40,000	152,829	(112,829)	Hurricane Milton Cleanup (\$5,500), Sod Replacement (\$37,900), Replace plants on Shearwater Pkwy (\$40,126) and in Phase 3 (\$35,070)

Trout Creek YTD Revenues & Expenditures Thru 9/30/2025

Chart of Accounts Classification	Annual Budget	YTD Budget Thru 09/30/25	YTD Actual Thru 09/30/25	Better/(Worse) Variance	Variance Explanation
Common Area Pinestraw Mulch	125,000	125,000	144,987	(19,987)	More has been purchased because areas in Phase 3 needed to be done
Irrigation Repair	35,000	35,000	76,638	(41,638)	Hunter Clock and Conversion in Phase 1 (\$28,500) plus additional sprinkler issues in Phase 1 (\$20,000)
Miscellaneous Expense	20,000	20,000	37,972	(17,972)	French Drain on Appian Way (\$4,771), Tree Removal (\$14,000)
Total Landscaping & Irrigation	1,290,000	1,290,000	1,340,530	(50,530)	
Amenity Related Expenses:					
Amenity Janitorial Services	20,000	20,000	24,651	(4,651)	Needed extra services from Janitor Service while porter was being replaced
Amenity Maintenance & Repairs	65,000	65,000	101,088	(36,088)	More repairs than anticipated including Hi-Tech Alarm system (\$24,300)
Amenity Operating Supplies	25,000	25,000	45,632	(20,632)	More purchases than anticipated (Janitorial and Office Supplies also in this number - split out next year)
Pool Chemicals & Service Contract	103,400	103,400	105,740	(2,340)	
Lifeguard/Pool Monitors	175,000	175,000	188,723	(13,723)	Higher than anticipated usage of lifeguards
Fitness Equipment Lease & M&R	40,298	40,298	38,902	1,396	
Tennis Court Programs & Maint & Supplies	31,500	31,500	6,743	24,757	Tennis program is not happening as planned (\$24,000)
Access Control & Security Monitoring M&R	11,000	11,000	29,607	(18,607)	Fob Income received(\$3,200), more fobs needed than anticipated
Licenses, Fees & Permits	11,462	11,462	18,138	(6,676)	Fees for Debit/Credit Card Income through Square not budgeted for
Pest Control/Termite Bond & Wildlife Mgmt	5,500	5,500	5,036	464	
Telephone, Internet, Cable	12,000	12,000	19,084	(7,084)	Firewall (\$1,025), extra service calls due to lightning strike
Other	4,000	4,000	6,449	(2,449)	Purchased First Service Shirts(\$2,300)
Total Amenity Related Expenses	504,160	504,160	589,793	(85,633)	
Lifestyle Expenses:					
Shuttle Service	15,000	15,000	22,200	(7,200)	Did not budget enough shuttles for events and busy summer weekends (July 4th 3-day weekend was \$7,200)
Special Events	66,550	66,550	108,874	(42,324)	Providing more events (offset by sponsorship and other misc income), did not charge residents for many event
Cafe Materials	15,000	15,000	25,021	(10,021)	More food purchases , since providing more food options
Total Lifestyle Expenses:	96,550	96,550	156,095	(59,545)	
Other Shearwater Expenses:					
Aquatic Maintenance	49,000	49,000	48,194	806	
Stormwater Assessments	4,000	4,000	3,200	800	
Road & Street Facilities	5,000	5,000	2,849	2,151	Replace LED in Street Lights
Entry & Walls Maintenance & Repair	4,500	4,500	0	4,500	No maintenance required this year
General Liability & Property Insurance	95,000	95,000	98,537	(3,537)	Insurance increased higher than budget anticipated
Holiday Decorations	15,000	15,000	13,227	1,773	Lower than anticipated holiday supplies
Total Other Shearwater Expenses	172,500	172,500	166,007	6,493	
Misc./Contingency Expenses:					
Capital Improvements/Contingency	50,000	50,000	50,702	(702)	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)
Total Misc./Contingency Expenses	50,000	50,000	50,702	(702)	
Total Expenditures	3,894,262	3,894,262	4,042,977	(148,715)	
Total Excess of Revenues (Over/(Under) Expen-	0	0	(14,254)	(14,254)	
Total Other Financing Sources(Uses)					
Interfund Transfer			(11)	(11)	
Total Other Financing Sources(Uses)	0	0	(11)	(11)	
Fund Balance, Beginning of Period	0	0	337,308	337,308	
Total Fund Balance, End of Period	0	0	323,043	323,043	

Trout Creek YTD Revenues & Expenditures Thru 9/30/2025

Chart of Accounts Classification	Annual Budget	YTD Budget Thru 09/30/25	YTD Actual Thru 09/30/25	Better/(Worse) Variance	Variance Explanation
Capital Reserve					
	Annual Budget	YTD Budget Thru 09/30/25	YTD Actual Thru 09/30/25	Better/(Worse) Variance	
Revenues					
Interest Earnings					
Interest Earnings	14,000	14,000	22,076	8,076	More interest than anticipated
Special Assessments					
Off Roll	40,699	40,699	40,699	0	
Tax Roll	252,627	252,627	252,627	0	
Total Revenues	307,326	307,326	315,402	8,076	
Expenditures					
Contingency					
Capital Outlay	307,326	307,326	306,866	460	Fitness Strength Equip Balance - \$9,581
Total Contingency	307,326	307,326	306,866	460	Pool & Tennis Furniture - \$171,484
Total Expenditures	307,326	307,326	306,866	460	Replacement Fabric for Canopy - \$5,960
Total Excess of Revenues Over(Under) Expenditures	0	0	8,536	8,536	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	Asphalt patching on Shearwater Pkwy -\$17,650
Total Other Financing Sources(Uses)	0	0	0	0	French Drain on pond 11b - \$9,715
Fund Balance, Beginning of Period	0	0	682,873	682,873	Lazy River Pool Pump _ \$29,377
Total Fund Balance, End of Period	0	0	691,409	691,409	Other Misc Items - \$3,320

Trout Creek YTD Revenues & Expenditures Thru 9/30/2025

Chart of Accounts Classification	Annual Budget	YTD Budget Thru 09/30/25	YTD Actual Thru 09/30/25	Better/(Worse) Variance
Lifestyle Revenues:				
Activity Fees	30,000	30,000	24,747	(5,253)
Facilities Rentals	35,000	35,000	40,150	5,150
Special Events Revenue	20,000	20,000	33,768	13,768
Total Lifestyle Revenues	85,000	85,000	98,665	13,665
Lifestyle Expenses:				
Shuttle Service	15,000	15,000	22,200	(7,200)
Special Events	66,550	66,550	108,874	(42,324)
Total Lifestyle Expenses	81,550	81,550	131,074	(49,524)
Net Lifestyle Revenue/(Expense)	3,450	3,450	(32,409)	(35,859)
Café Revenue vs Expense				
Cafe Revenue	24,970	24,970	31,189	6,219
Cafe Materials	15,000	15,000	25,021	(10,021)
Net Café Revenue/(Expense)	9,970	9,970	6,168	(3,802)

2024/2025 Capital Expenditures

O & M - Capital Improvements - Contingency

Tent Fumigation for Termites	23,512
Reserve Study	8,300
Signs	4,445
Painting of Fitness Center	4,305
Fitness Equipment Hardware & Subscription Costs	2,938
Other	<u>7,202</u>
Total	50,702

Capital Reserve - Capital Improvements

Pool & Tennis Furniture	177,443
Water & Tower Slide	29,983
Lazy River Pool pump	29,377
Asphalt Patching on Shearwater Pkwy	17,650
Hi -Tech Access Security System	15,776
Sound System	14,020
French Drain on pond 11b	9,715
Fitness Equipment - Strength (2nd half)	9,581
Kitchen Equipment	3,320
Other	<u>1</u>
Total Cap Impvts in Capital Rerve Fund	306,866
Total Capital Spent = (Reserve + Bond Fund)	392,718

<u>Bond Refi Capital Impvts (\$500k Total)</u>	
Good Hope Ct	55,906
Playground - Tot Lot	23,496
Shades For Pool Games	6,450
Total Cap Spent against Bond	85,852
Misc Net bond proceeds	5,791
Interest earned	4,656
Bond Fund Remaining as of 9/30/25	424,595
*Bills approved to be paid	41,306
Balance after bills paid	383,289

*Balance remaining for Goodhope & playgroun

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	\$ 22,076	\$ 306,866	\$ 691,409	\$ (491,581)		2024/2025

Capital Expenditures since inception of Original Capital Reserve Study

	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	177,444	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
Asphalt patching- Shearwater Pkwy	17,650	2025	never
French Drain - Pond 11b	9,715	2025	2030
Lazy River Pool Pump	27,377	2025	2026
Other Misc	19,755		
Total	527,542		

RESERVE EXPENDITURES**Trout Creek
Community Development District**

	Plan	YTD Actual	Variance			
Reserve Component Inventory	2024-2025	9/30/25	Less/(More)			
<u>Property Site Elements</u>						
Asphalt Pavement, Patch Repairs, Neighborhoods, Phase 1	9,000		9,000	to be spent in a later year		
Asphalt Pavement, Patch Repairs, Shearwater Parkway, Phase 1 (Incl. Kayak Club Parking Ar	17,650	17,650	0			
			0			
			0			
Signage, Replacement, Street and Traffic (2024 is Planned)	13,400	0	13,400	not spent yet		
Sport Courts, Tennis, Furniture (2024 is Planned)	28,600	28,484	116			
Pond 11B Bank	0	9,715	(9,715)	was planned for 2025-26		
<u>Fitness Center Elements</u>			0			
Exercise Equipment, Strength, Phased	9,581	9,581	0			
<u>Kayak Club Elements</u>			0			
Kitchen, Equipment, Amenity Café Updates (2024 and 2027 is Planned), Phased	14,000	3,320	10,680	all not spent yet		
Security System, Access System, Amenity Area (2024 is Planned)	15,300	15,776	(476)			
<u>Pool Elements</u>			0			
Furniture (Incl. Shade Structures, Canvas) (2024 is Planned)	143,000	148,960	(5,960)	spent more than planned		
			0			
Sound System, Pool (2024 is Planned)	16,500	14,020	2,480	spent less than planned		
Water Slide, Fiberglass, Refinishing (2024 is Planned)	30,000	29,983	17			
Lazy River Pump	0	29,377	(29,377)	was planned for 25-26		
Total from Capital Reserve Fund	297,031	306,866	(9,835)			

Capital Against \$500,000 Bond Refund						
Pipes, Subsurface Utilities, Drain Repair, Phase 3 -Good Hope Ct	70,000	55,906	14,094	spent less than planned		
Playground Equipment, Tot Lot (Incl. Kayak Club Exterior Wooden Furniture) (2024 is Planned	50,000	23,496	26,504	Bal to be paid in 25-26 -spent \$46,992		
Furniture, Outdoor Pool Games (2024 is Planned)	<u>16,400</u>	<u>6,450</u>	<u>9,950</u>	Balance to be purchased in 2025-26		
Total Capital Reserve Fund from Bond Fund	136,400	85,852	50,548			

TOTAL CAPITAL RESERVE PER STUDY	433,431	392,718	40,713
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Amount to be spent in beginning of November from Bond Fund	begin of Nov	
Pipes, Subsurface Utilities, Drain Repair, Phase 3 -Good Hope Ct	17,810	From bond fund
Playground Equipment, Tot Lot (Incl. Kayak Club Exterior Wooden Furniture) (2024 is Planned)	<u>23,496</u>	From bond fund
Total	41,306	

TOTAL CAPITAL RESERVE PER STUDY	433,431	434,024	(593)
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Tab 5

INVESTMENT RATES AS OF 11/17/2025 (PUBLIC FUNDS WITH QPD BANKS)

Bank Name	Investment Type	Balance Requirement	Term	Rates
FLCLASS*	Intergovernmental Investment Pool	\$1	N/A	4.04%
Regions	Money Market	\$10,000	N/A	3.00%
Regions	Money Market	\$50,000	N/A	3.20%
Regions	Money Market	\$100,000	N/A	3.44%
Regions	Certificate of Deposit	\$5,000	5 months	3.80%
Regions	Certificate of Deposit	\$5,000	8 months	3.70%
Regions	Certificate of Deposit	\$5,000	13 months	3.20%
Regions	Certificate of Deposit	\$5,000	19 months	3.00%
TD Bank	Money Market	\$10,000	N/A	1.00%
TD Bank	Money Market	\$50,000	N/A	1.06%
TD Bank	Money Market	\$100,000	N/A	1.30%
TD Bank	Money Market	\$250,000	N/A	1.75%
TD Bank	Certificate of Deposit	\$10,000	6 months	3.04%
TD Bank	Certificate of Deposit	\$10,000	9 months	2.85%
TD Bank	Certificate of Deposit	\$10,000	12 months	2.70%
TD Bank	Certificate of Deposit	\$10,000	18 months	2.60%
TD Bank	Certificate of Deposit	\$10,000	24 months	2.60%
Truist	Money Market	\$10,000	N/A	2.00%
Truist	Money Market	\$50,000	N/A	2.00%
Truist	Money Market	\$100,000	N/A	2.00%
Truist	Certificate of Deposit	\$10,000	6 months	2.45%
Truist	Certificate of Deposit	\$10,000	9 months	2.45%
Truist	Certificate of Deposit	\$10,000	12 months	2.05%
Truist	Certificate of Deposit	\$10,000	24 months	1.55%
Valley	Money Market	\$1	N/A	3.55%

*FLCLASS is not a bank, but an authorized investment.

Tab 6

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 the Trout Creek Community Development District will be held on **October 29, 2025, at 4:00 p.m.** located at the Kayak Club, 100 Kayak Way, St. Augustine, FL 32092. The District Board will **also conduct an attorney-client shade session at 3:30 p.m.** This session will commence prior to the regular meeting/public hearings.

Present and constituting a quorum:

Clint Wright	Board Supervisor, Chairman - (Joined meeting in progress)
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:

Lesley Gallagher	District Manager, Rizzetta & Co., Inc.
Mike Yuro	District Engineer, Yuro & Associates
Belynda Tharpe	General Manager, First Service Residential
Jessica Knutelsky	Assistant Manager, First Service Residential
Chris Loy	District Counsel, Kilinski Van Wyk
Roger Claxton	Ruppert Landscaping
Kyle Carasea	Ruppert Landscaping

Members of the public present.

It was noted that the attorney client shade session had been cancelled.

FIRST ORDER OF BUSINESS**CALL TO ORDER**

Ms. Loffredo called the meeting to order at 4:01 p.m.

SECOND ORDER OF BUSINESS**PLEDGE OF ALLEGIANCE**

The pledge of allegiance was recited.

Mr. Wright joined the meeting in progress.

*It was noted that the board would be moving to agenda item 5B - Resolution 2026-01;
Awarding RFP for Pool Resurfacing*

THIRD ORDER OF BUSINESS**RESOLUTION 2026-01;
AWARDING RFP FOR POOL
RESURFACING**

The Board opened only this item up for audience comments noting that they would take additional comments following this item.

There were no audience comments on awarding the RFP for pool resurfacing.

A representative from CBuss was available to answer questions from the Board regarding their proposal. Discussion ensued regarding the heating options provided and warranty. The CBuss representative noted that a \$5000 discount would be provided if the one pool resurfacing and heat pump proposal were both selected. It was also noted that the proposed pricing did not include electrical or plumbing (gas) work.

The board accepted staff's recommended ranking of CBuss 100 points and Oak Wells 95 points.

On a motion by Mr. Breslin, seconded by Ms. Loffredo, with all in favor, the board approved the CBuss proposal for the pebble resurfacing finish on the fun pool, hybrid heating option on the lap pool with the \$5000 discount being applied and adopting resolution 2026-01 in doing so, for Trout Creek Community Development District.

On a motion by Ms. Loffredo, seconded by Mr. Wright, with all in favor, the board then authorized Mr. Breslin to approve to not exceed amount of \$10,000 each for electrical and plumbing (gas) work, for Trout Creek Community Development District.

The Board also authorized staff to notify the landscape company of this project.

Mr. Wright noted that agenda item 6F - Consideration of Staff/Maintenance Golf Cart Proposal was being removed from the consent agenda and would be reviewed under section 5 instead.

The board moved back to Audience Comments.

FOURTH ORDER OF BUSINESS

GENERAL AUDIENCE COMMENTS

Audience comments were heard on the following: Mr. Laudenslager requested an opportunity to present an investment and interest earnings strategy at the November workshop, basketball, Woodlands ponds, Dream Finders parking concerns. The board requested updated estimates for basketball and would review basketball requests further at their November workshop.

FIFTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

1.) Update/Consideration of Besch and Smith/Outfall Project

Mr. Loy updated the board that his firm has been working with Mr. Yuro on this and the insurer of Besch and Smith have notified the district that they are hiring their own third-party engineer and requested that they also be on notice. Notice was sent to Prosser. The District engineer, Prosser engineer will meet on site to review but no date has been provided yet. Mr. Wright requested that he be able to attend as well. There was no objection to this.

2.) Update/Consideration of Developer Negotiations

Discussion ensued regarding the developer's offer.

On a motion by Mr. Wright, seconded by Ms. Murphy, with Mr. Breslin and Ms. Loffredo opposed, the Board approved the developer's offer contingent on the following: developer building a cross walk for the school, rebuilding the intersection, building a path to the school, \$445,000 unrestricted, trade mark, as is verbiage and that the CDD was not under any obligation to accept real property, for Trout Creek Community Development District.

Mr. Loy requested clarification that if the County was to pay for the crosswalk that the board would still accept, this was confirmed.

The Board then moved to agenda item 4A-4

4.) Further Discussion/Direction Regarding Timberlin Creek Trespass and Evacuation Requests

The Board discussed the Timberlin Creek Trespass request and noted that they would take no further direction on this until there was further clarification on the new open carry laws with the State. They then moved on to the discussion regarding the

evacuation request. It was noted that the Board is open to this idea but requested that Mr. Loy and Mr. Yuro first communicate to the school district that it is their responsibility to confirm with the county that there are no restrictions on the planning requirement for the development edge and that this path would meet all ADA standards. They also requested confirmation that the school district would pay all costs to implement and maintain this pathway including but not limited to design and permitting costs.

The Board then moved back to agenda item 4A -3

3.) Update/Direction on County Tree Replacement Project

It was noted that this item would be discussed at the November workshop and no action was taken.

B. District Engineer

1.) County Crosswalk Proposals/Traffic Update/Cost & Process to Turnover Roads

It was noted that this item would be discussed at the November workshop, and no action was taken.

2.) Update on Golf Cart Approved Roads and Paths

Direction was given to Mr. Yuro to inquire with the county what steps would be required to extend the golf cart path to 210 and future shops and provide an update at the next meeting.

3.) Update on Goodhope Court Project

It was noted that this project is complete and the final payment of \$17,810 may be made.

4.) Authorize Engineer to 2nd Amenity Center Site Plan, not to exceed \$2,500

Mr. Yuro noted that he was reviewing the area behind the dog park as a potential location but needed to confirm the conservation easement.

5.) Authorize Engineer to Obtain Architect Bids for Kayak Club Kitchen Remodel

The Board provided direction for Ms. Tharpe to obtain quotes from architects for the Kayak Club remodel to add a short order island.

6.) Review Requirements for Pool Lighting for Night Swimming

It was noted that the current lighting is not sufficient for night swimming. Mr. Yuro was going to consult a lighting contractor for pricing on lighting that would allow night swimming.

7.) Options Regarding Shearwater Parkway Resurfacing

Mr. Yuro updated the board that Vallencourt has been responsive and is reviewing.

C. Landscape Maintenance Service Reports

Low pressure issues were reviewed. Ruppert was directed to work with Ms. Tharpe on watering schedules.

1.) Prestige Addendum and Ruppert Amendment – Ph 2 Addition/Removal

This item was not reviewed at this meeting and will be returned to the November meeting.

2.) Ratification of Prestige Amenity Landscaping Replacement Proposal

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the board ratified the Prestige amenity landscaping replacement proposal in the amount of \$18,087.31, for Trout Creek Community Development District.

D. Pond Aquatics Service Reports

It was noted that Mr. Charles from Charles Aquatics would be attending the November 5th workshop.

E. General Manager

1.) South Creek Asphalt Path

This item was tabled.

Ms. Tharpe shared FSR's recent safety inspection ratings.

F. District Manager

1.) Variance Report Presented by Supervisor Murphy

No comments.

SIXTH ORDER OF BUSINESS

**REVIEW INTEREST BANKING
OPTIONS FOR RELEASE OF
REVENUE ACCOUNT FUND**

It was noted that this item would be discussed at the workshop on November 5th.

SEVENTH ORDER OF BUSINESS

**REVIEW AMENITY
SUSPENSION(S)**

It was noted that this item would be reviewed when the resident with the suspension attends the meeting.

EIGHTH ORDER OF BUSINESS

**RESOLUTION 2026-02; WAIVE
PORTION OF RULE 1.3(1);
PROVIDING REASONABLE
NOTICE**

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the board adopted the Resolution 2026-02; Waive Portion of Rule 1.3(1); Providing Reasonable Notice, for Trout Creek Community Development District.

1.) Approval of FY 26 Workshop Dates

On a motion by Ms. Loffredo, seconded by Mr. Breslin, with all in favor, the board approved as presented the FY 26 Workshop dates, for Trout Creek Community Development District.

The Board then moved to agenda item 6F - Consideration of Staff/Maintenance Golf Cart Proposal which was removed from the consent agenda

NINTH ORDER OF BUSINESS

**CONSIDERATION OF
STAFF/MAINTENANCE GOLF
CART PROPOSAL**

On a motion by Mr. Murphy, seconded by Mr. Wright, with all in favor, the board approved the proposal from Green Cove Springs Golf Carts for the Sierra model in the amount of \$12,275.00 to be paid from the capital reserve, for Trout Creek Community Development District.

The Board then moved back to the business items consent agenda under section 6 – part B reviewing options under each item and noting which fund they would be paid from.

TENTH ORDER OF BUSINESS**BUSINESS ITEMS – PART B
CONSENT AGENDA****A.) Motion to Approve Sunshine States Solutions of N. FL Wooden Pergola Proposal**

The Board selected the option from Sunshine State Solutions of N. Florida for the base wooden pergola without roof in the amount of \$44,016 to be paid from the capital reserve.

B.) Motion to Approve Straight Pressure Estimate

The Board approved the straight pressure estimate in the amount of \$28,000 to be paid from the capital reserve.

C.) Motion to Approve Simpson Pressure Cleaner Trailer

The Board selected the 3200 PSI option in the amount of \$4499 to be paid from the O&M budget.

D.) Motion to Approve Southern Breeze Outpost Furniture Purchase

The Board approved the Southern Breeze outpost furniture proposal in the amount of \$11,180 to be paid from the capital reserve.

E.) Motion to Approve Southern Breeze Kayak Club Furniture Estimate

The Board approved the southern Breeze Kayak club furniture proposal in the amount of \$39,850 to be paid from the capital reserve.

G.) Motion to Nominate Supervisor Sajkowski to work with District Staff to Send Notice to County, Developer and Commissioner Regarding Vegetation Replacement at Ryan Homes Location.**H.) Motion to Nominate Supervisor Wright to work with District Staff Regarding County Tree Replacement Locations**

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board approved the option from Sunshine State Solutions of N. Florida for the base wooden pergola without roof in the amount of \$44,016 to be paid from the capital reserve, approved the straight pressure estimate in the amount of \$28,000 to be paid from the capital reserve, approved the 3200 PSI option in the amount of \$4499 to be paid from the O&M budget, approved the Southern Breeze outpost furniture proposal in the amount of \$11,180 to be paid from the capital reserve, approved the Southern Breeze kayak club furniture proposal in the amount of \$39,850 to be paid from the capital reserve, approved to Nominate Supervisor Sajkowski to work with District Staff to Send Notice to County, Developer and Commissioner Regarding Vegetation Replacement at Ryan Homes Location, approved to Nominate Supervisor Wright to work with District Staff Regarding County Tree Replacement Locations, for Trout Creek Community Development District.

ELEVENTH ORDER OF BUSINESS

BUSINESS ADMINISTRATION - CONSENT AGENDA

**A.) Consideration of Minutes for the Board of Supervisors' Meeting held on
September 17, 2025**

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

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

D.) Ratification of Series 2025 Capital Project Fund Requisitions CR 04 & 05

E.) Ratification of FY 26 District Insurance Policy

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 September 17, 2025, the minutes of the Workshop held on October 1, 2025, Ratification of the Operation and Maintenance Expenditures for September 2025 in the amount of \$431,855.36, Ratification of Series 2025 Capital Project Fund Requisitions CR 04 & 05, Ratification of FY 26 District Insurance Policy, for Trout Creek Community Development District.

TWELFTH ORDER OF BUSINESS

SUPERVISOR REQUESTS

No Supervisor Comments

THIRTEENTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board adjourned the meeting at 5:54 p.m., for Trout Creek Community Development District.

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Secretary /Assistant Secretary

Chairman / Vice Chairman

Tab 7

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 **November 5, 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:

Belynda Tharpe	General Manager, First Service Residential
Jessica Knutelsky	Assistant Manager, First Service Residential

Members of the public present.

FIRST ORDER OF BUSINESS**CALL TO ORDER**

Mr. Wright called the meeting to order at 10:02 a.m.

SECOND ORDER OF BUSINESS**PONDS WITH MR. CHARLES
OF CHARLES AQUATICS**

Item was not discussed as Mr. Charles did not attend.

THIRD ORDER OF BUSINESS**COUNTY CROSS WALK
PROPOSALS / TRAFFIC
UPDATE / COST & PROCESS
FOR ROAD TURNOVER**

FOURTH ORDER OF BUSINESS

**FOUR-WAY INTERSECTION
VERSUS ROUNDABOUT
IMPROVEMENT FOR
TIMBERWOLF TRAIL**

The Board discussed the outcome from the County meeting regarding the four-way intersection and County feedback that a roundabout is the preferred traffic option for that intersection, and the safest according to County and State standards. The Board decided to maintain the current roundabout and add caution lights.

FIFTH ORDER OF BUSINESS

**GOLF CART RIGHT OF WAY,
LIMITATIONS FOR THE
NEIGHBORHOOD, AND
CONSIDERATION FOR
ACCESS TO 210 SHOPS**

Mr. Wright provided an update on retail parcels at the front of the neighborhood and turned considerations over to staff.

SIXTH ORDER OF BUSINESS

**SHEARWATER PARKWAY
RESURFACING UPDATES /
OTHER ENGINEERING
UPDATES OR CONCERNS**

Mr. Wright provided a brief update.

SEVENTH ORDER OF BUSINESS

**TREE PROPOSALS - COUNTY
TREE REPLACEMENT
PROJECT**

Mr. Wright instructed staff to have each district landscape company submit bids for trees in their areas of responsibility to ensure warranty compliance and accountability.

EIGHTH ORDER OF BUSINESS

DEVELOPER NEGOTIATIONS

The Board discussed the outcome of the County Townhall and how the developer-agreed-upon Board motion failed, and the necessity to bring it back to a vote at the coming meeting.

NINETH ORDER OF BUSINESS

**ARCHITECT QUOTES FOR THE
KAYAK KITCHEN REMODEL**

Ms. Loffredo updated the Board on current constraints and ongoing issues.

TENTH ORDER OF BUSINESS

BASKETBALL

The Board discussed the item and agreed that no action would be taken at this time. However, the Board agreed to survey residents later for consideration.

ELEVENTH ORDER OF BUSINESS

BUDGET UPDATE

Mr. Murphy provided a budget update. Board agreed on necessary expenditures for the remainder of the current budget cycle.

TWELFTH ORDER OF BUSINESS

**REVIEW OF INTEREST
BANKING OPTIONS FOR
RELEASE OF REVENUE
ACCOUNT FUND**

Item was tabled. Further discussion will occur with district management.

THIRTEENTH ORDER OF BUSINESS

**INTEREST INCOME
PRESENTATION BY BUD
LAUDENSLAGER**

The Board agreed that Mr. Breslin would review the presentation with district management and provide an update at the November meeting regarding concerns and considerations.

FOURTH ORDER OF BUSINESS

**SUPERVISOR
COMMENTS**

Ms. Loffredo brought up her concerns regarding the current District management company. She recommended going back to RFP for a new management company, and it was agreed that this item would be included on the November meeting agenda.

FIFTH ORDER OF BUSINESS

ADJOURNMENT

Audience comments were received. The meeting adjourned at 12:15 pm.

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Secretary /Assistant Secretary

Chairman / Vice Chairman

Tab 8

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 October 2025

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

The total items being presented: **\$326,940.35**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ABecca, LLC	800232	102125 BOO	Boo Bash Event 10/25	\$ 4,150.00
ABecca, LLC	800205	102525 BOO	Boo Bash Event 10/25	\$ 400.00
All Weather Contractors, Inc.	800206	201809	Service Call 09/25	\$ 610.00
Amazon Capital Services, Inc.	800233	1CK7-C633-7FDL	Janitorial Supplies 10/25	\$ 15.12
Amazon Capital Services, Inc.	800208	1F11-M4XV-6R4K	Cafe Materials 10/25	\$ 20.98
Amazon Capital Services, Inc.	800233	1JF7-TK49-MKKJ	Operating Supplies 10/25	\$ 8.99
Amazon Capital Services, Inc.	800233	1JF7-TK49-MLKH	Cafe Materials 10/25	\$ 14.90
Amazon Capital Services, Inc.	800233	1JJJ-XNTV-DV9G	Special Events 10/25	\$ 762.25
Amazon Capital Services, Inc.	800208	1JMP-GV4C-6QMK	Miscellaneous Supplies 10/25	\$ 11.75
Amazon Capital Services, Inc.	800233	1KKV-PVMD-VYGK	Maintenance & Repair 10/25	\$ 74.83

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Amazon Capital Services, Inc.	800233	1KNK-JRMD-9WVL	Amenity Maintenance Supplies 10/25	\$ 9.99
Amazon Capital Services, Inc.	800233	1KYY-6LWD-PDLX	Special Events 10/25	\$ 5.99
Amazon Capital Services, Inc.	800233	1NVK-K1WJ-MGXH	Amenity Maintenance Supplies 10/25	\$ 8.06
Amazon Capital Services, Inc.	800233	1PTK-VNLD-PGKP	Training & Education 10/25	\$ 107.50
Amazon Capital Services, Inc.	800233	1QG7-RCTK-DKTR	Cafe' Materials 10/25	\$ 23.30
Amazon Capital Services, Inc.	800208	1RRW-411M-RLX6	Operating Supplies 09/25	\$ 8.67
Amazon Capital Services, Inc.	800233	1VNF-LTLD-9MHG	Maintenance & Repair 10/25	\$ 8.72
Amazon Capital Services, Inc.	800208	1WF6-VWRY-3PYL	Special Events 10/25	\$ 29.69
Amazon Capital Services, Inc.	800233	13JC-7F7F-46HF	Tennis Court Maintenance & Supplies 10/25	\$ 157.43
Amazon Capital Services, Inc.	800233	16CJ-M4NY-7QKD	Amenity Maintenance & Repairs 10/25	\$ 487.33

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Amazon Capital Services, Inc.	800207	17XH-LCHL-6RW1	Miscellaneous Supplies 10/25	\$ 34.20
Amazon Capital Services, Inc.	800233	133Y-P34V-1X7C	Operating Supplies 10/25	\$ 115.14
Amazon Capital Services, Inc.	800207	1649-T1WT-6WGH	Cafe Materials 10/25	\$ 72.10
Aquatic Management Plus, LLC	800234	11555	Aquatic Maintenance 10/25	\$ 12,082.50
Arrow Exterminators	800235	64160939	Monthly Pest Control Services 10/25	\$ 116.00
Arrow Exterminators	800235	64161038	Pest Control Services 10/25	\$ 59.00
Arrow Exterminators	800235	64161039	Rodent Control Services 10/25	\$ 35.00
AT&T	20251016-01	151561791 10/25 ACH	Internet Services 10/25	\$ 32.10
AT&T	20251023-01	158596576 10/25 ACH	Fitroom Internet Services 10/25	\$ 30.00
AT&T	20251016-02	299942543 10/25 ACH	Internet Services 10/25	\$ 32.10

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
AT&T	20251026-02	323382736 10/25 ACH	TV & Internet Services 10/25	\$ 136.08
AT&T	20251029-01	324079257 10/25 ACH	Phone & Internet Services 10/25	\$ 172.57
Atlantic Security	800236	412557	Service Call 10/25	\$ 167.40
Beyond Custom Flooring, Inc.	800209	3285 Balance	Balance - Floor Covering Replacement 10/25	\$ 2,025.00
Beyond Custom Flooring, Inc.	800204	3286 Deposit	Deposit - Floor Covering Replacement 10/25	\$ 2,625.00
Beyond Custom Flooring, Inc.	800204	3287 Deposit	Deposit - Floor Covering Replacement 10/25	\$ 875.00
Beyond Custom Flooring, Inc.	800209	3288 Balance	Balance - Floor Covering Replacement 10/25	\$ 1,475.00
Burney's Septic Tank Service, Inc.	800237	262798	Amenity Maintenance & Repair 10/25	\$ 575.00
Buster's Cleaning Service	800210	160	Janitorial Services 10/25	\$ 1,600.00
C BUSS Enterprises, Inc.	800211	4434	Pool Maintenance 10/25	\$ 2,897.46

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Charles Aquatics, Inc.	800212	54103	Fountain Maintenance 10/25	\$ 400.00
Charles Aquatics, Inc.	800212	54229	Pond Maintenance 10/25	\$ 3,853.00
Christopher Michael Yambo	800238	0000004	Labor Day Pool Party 08/25	\$ 600.00
Christopher Michael Yambo	800238	0000006	Latin Night 09/25	\$ 300.00
Christopher Michael Yambo	800238	0000007	Costume Party 10/25	\$ 600.00
Cintas Corporation	800239	4246486623	Janitorial Supplies 10/25	\$ 241.38
Cintas Corporation	800239	4247186287	Janitorial Supplies 10/25	\$ 173.80
Colden Company, Inc.	800213	20254	Service Call 09/25	\$ 1,615.50
Cronin Ace Hardware	800240	Monthly Summary 09/25 324	Miscellaneous Supplies 09/25	\$ 647.48
Egis Insurance Advisors, LLC	800214	30448	Down Payment for Policy #100125682 10/01/25 - 10/01/26	\$ 4,516.65

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Egis Insurance Advisors, LLC	800215	30472	Workman's Compensation Policy #WC100125682 10/01/25 - 10/01/26	\$ 850.00
EZ Event Ride Inc.	800216	06 Boo	Boo Bash Event 10/25	\$ 3,000.00
FirstService Residential Florida, Inc.	800217	11093290	Management Services 09/06/25- 09/19/25	\$ 29,887.13
FirstService Residential Florida, Inc.	800241	11094483	Management Fee - Phone Allowance 10/25	\$ 1,937.00
FirstService Residential Florida, Inc.	800241	11095884	Management Services 09/20/25- 10/03/25	\$ 30,112.02
Florida Department of Commerce	800242	93278	Special District Fee for FY25-26	\$ 175.00
Florida Natural Gas	20251001-25	1302425ES ACH	Natural Gas Services 09/25	\$ 0.21
Florida Natural Gas	20251028-01	1322777ES ACH	Natural Gas Services 09/25	\$ 10.49
Florida Power & Light Company	20251020-01	Monthly Summary 09/25 ACH 324	Electric Services 09/25	\$ 11,405.91
Florida Power & Light Company	20251021-01	Monthly Summary A 09/25 ACH 324	Electric Services 09/25	\$ 156.09

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	20251003-01	Monthly Summary B 08/25 ACH 324	Electric Services 08/25	\$ 164.93
Gannett Florida LocaliQ	800218	0007352853	Account# 764106 Legal Advertising 09/25	\$ 304.56
HD Supply, Inc.	800243	0882088165	Miscellaneous Supplies 10/25	\$ 274.48
HD Supply, Inc.	800243	0882093788	Miscellaneous Supplies 10/25	\$ 68.45
HD Supply, Inc.	800243	0882093789	Miscellaneous Supplies 10/25	\$ 75.92
HD Supply, Inc.	800243	0882106769	Maintenance & Repair 10/25	\$ 46.91
HD Supply, Inc.	800243	0882122692	Miscellaneous Supplies 10/25	\$ 256.56
HD Supply, Inc.	800243	0882130175	Miscellaneous Supplies 10/25	\$ 62.91
Heather Marie Loffredo	800219	HL100125	Board of Supervisors Meeting - Workshop 10/01/25	\$ 200.00
Hi-Tech System Associates	800244	78152	Service Call 10/25	\$ 95.00

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hi-Tech System Associates	800220	431560	Commercial Access 10/25	\$ 25.00
Hi-Tech System Associates	800220	431561	Commercial Access 10/25	\$ 249.99
Hi-Tech System Associates	800220	431573	Service Call 10/25	\$ 448.00
IPFS Corporation	800245	GAA-D81715 Pmnt #1 10/25	Liability Insurance Payment #1 10/25	\$ 8,278.05
JEA	20251012-01	9634626977 08/25 ACH	Water-Sewer Services 08/25	\$ 53,712.07
Jeffrey Ganz	800246	102525 Boo Bash	Musical Entertainment - Boo Bash Event 10/25	\$ 600.00
Jennifer E. Faulkenberry	800247	000064 Paint	Paint Party 09/25	\$ 59.00
Kilinski Van Wyk, PLLC	800248	13291	Legal Services 09/25	\$ 20,737.50
Kilinski Van Wyk, PLLC	800248	13292	Legal Services - Litigation 09/25	\$ 115.50
Kilinski Van Wyk, PLLC	800248	13293	Legal Services - Litigation 09/25	\$ 2,418.50

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Konica Minolta Premier Finance	800249	565989852	Copier Lease #500-00673850-000 (Including 561653577) 10/25	\$ 485.74
Mini Melts of America, Inc.	800250	748220	Ice Cream Precup 10/25	\$ 358.15
Noreast Capital Corporation	800251	629580	Cardio Fitness Equipment Lease 10/25	\$ 3,128.97
Poolsure	800221	131295632282	Diagnostic Visit 09/25	\$ 99.00
Prestige Landscapes of North Florida, Inc.	800222	12611	PH3 Monthly Maintenance 10/25	\$ 23,244.23
Prestige Landscapes of North Florida, Inc.	800252	12614	PH1 Monthly Maintenance 10/25	\$ 24,818.70
Prestige Landscapes of North Florida, Inc.	800252	12620	Irrigation Repair 09/25	\$ 2,843.85
Progressive Entertainment, Inc.	800253	12999568 Balance	Boo Bash Event 10/25	\$ 1,436.50
Progressive Entertainment, Inc.	800223	12999568 Deposit	Boo Bash Event 10/25	\$ 1,442.50
Republic Services	20251003-02	0687-001564036 ACH	Account# 3-0687-0008700 Waste Disposal Services 10/25	\$ 1,109.61

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Richard Clinton Wright	800224	CW100125	Board of Supervisors Meeting - Workshop 10/01/25	\$ 200.00
Rizzetta & Company, Inc.	800231	INV0000103571	District Management Fees 10/25	\$ 5,615.25
Rizzetta & Company, Inc.	800230	INV0000103687	Assessment Roll FY25/26	\$ 5,966.00
Ronnie Murphy	800225	RM100125	Board of Supervisors Meeting - Workshop 10/01/25	\$ 200.00
Ruppert Landscape, LLC	800226	763729	Irrigation Repair 09/25	\$ 935.00
Ruppert Landscape, LLC	800254	768385	Installation of Playground Mulch 10/25	\$ 11,269.00
Shaw's Services, LLC	800255	32609	Tree Removal 10/25	\$ 650.00
St Augustine Electric Motor Works, Inc.	800256	109075	Maintenance & Repair 10/25	\$ 6,000.00
St Augustine Electric Motor Works, Inc.	800256	109077	Maintenance & Repair 10/25	\$ 3,300.00
Tap on Wheels, LLC	800257	101625 Event	Special Events 10/25	\$ 650.00

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
TECO Peoples Gas	20251027-02	211011457499 09/25 ACH	Natural Gas Services - 182 Kayak Way 09/25	\$ 46.57
TECO Peoples Gas	20251027-01	221008807523 09/25 ACH	Natural Gas Services - 2105 Shearwater Pkwy 09/25	\$ 45.87
Tri-County Safety and Security	800258	B-1508	Public Safety Services 09/25	\$ 2,455.00
Tri-County Safety and Security	800258	B-1531	Public Safety Services 10/25	\$ 2,668.00
Valley National Bank	20251027-03	CC093025-324 ACH	Credit Card Expenses 09/25	\$ 4,023.78
Vesta Property Services, Inc.	800259	428905	Lifeguard/Supervisor/Pool Monitor 09/25	\$ 11,682.29
VGlobal Tech	800227	7774	Website Maintenance 10/25	\$ 175.00
Vincent J Sajkowski	800228	VS100125	Board of Supervisors Meeting - Workshop 10/01/25	\$ 200.00
W.B. Mason Co., Inc.	800229	257209693	Miscellaneous Operating Supplies 09/25	\$ 265.66
W.B. Mason Co., Inc.	800260	257298737	Clubhouse Facility Janitorial Supplies 10/25	\$ 80.34

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 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.	800260	257327360	Janitorial Supplies 10/25	\$ 111.95
W.B. Mason Co., Inc.	800260	257446987	Janitorial Supplies 10/25	\$ 44.18
W.B. Mason Co., Inc.	800260	257494209	Janitorial Supplies 10/25	\$ 197.75
W.B. Mason Co., Inc.	800260	257543257	Janitorial Supplies 10/25	\$ 111.72
W.B. Mason Co., Inc.	800260	257588594	Janitorial Supplies 10/25	\$ 12.85
W.B. Mason Co., Inc.	800260	257591411	Janitorial Supplies 10/25	\$ 74.63
W.B. Mason Co., Inc.	800260	257671608	Janitorial Supplies 10/25	<u>\$ 245.12</u>
Report Total				<u>\$ 326,940.35</u>

Tab 9

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2024/2025 GENERAL FUND BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Trout Creek Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within St. Johns County, Florida; and

WHEREAS, the Board of Supervisors of the District (hereinafter the “Board”), adopted a General Fund Budget for Fiscal Year 2024/2025; and

WHEREAS, the Board desires to reallocate funds budgeted to reflect reappropriated Revenues and Expenses approved during the Fiscal Year.

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

Section 1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached hereto.

Section 2. This Resolution shall become effective immediately upon its adoption.

Section 3. In accordance with Florida Statute 189.016, the amended budget shall be posted on the District’s official website within five (5) days after adoption.

PASSED AND ADOPTED THIS 19TH DAY OF NOVEMBER, 2025.

**TROUT CREEK COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/ VICE CHAIRMAN

ATTEST:

SECRETARY / ASST. SECRETARY

Amended Budget
Trout Creek Community Development District
General Fund
Fiscal Year 2024/2025

Chart of Accounts Classification	Budget for 2024/2025	Amended Budget
REVENUES		
Interest Earnings		
Interest Earnings	\$ -	\$ 20,000
Special Assessments		
Tax Roll*	\$ 3,097,753	\$ 3,097,753
Off Roll*	\$ 492,539	\$ 492,539
Contributions & Donations from Private Sources		
HOA Capital Transfer	\$ 125,000	\$ 125,000
Other Miscellaneous Revenues		
Activity Fees	\$ 30,000	\$ 30,000
Café Revenue	\$ 24,970	\$ 24,970
Tennis Revenue Share Agreement	\$ 24,000	\$ 24,000
HOA Water Utility Cost Share	\$ 45,000	\$ 45,000
Facilities Rentals	\$ 35,000	\$ 35,000
Special Events	\$ 20,000	\$ 20,000
TOTAL REVENUES	\$ 3,894,262	\$ 3,914,262
Balance Forward from Prior Year	\$ -	\$ 75,000
TOTAL REVENUES AND BALANCE FORWARD	\$ 3,894,262	\$ 3,989,262
EXPENDITURES - ADMINISTRATIVE		
Legislative		
Supervisor Fees	\$ 14,000	\$ 14,000
Financial & Administrative		
Administrative Services	\$ 5,512	\$ 5,512
District Management	\$ 22,122	\$ 22,122
District Engineer	\$ 30,000	\$ 30,000
Disclosure Report	\$ 8,000	\$ 8,000
Trustees Fees	\$ 15,000	\$ 15,000
Assessment Roll	\$ 5,966	\$ 5,966
Financial & Revenue Collections	\$ 5,682	\$ 5,682
Accounting Services	\$ 22,122	\$ 22,122
Auditing Services	\$ 4,100	\$ 4,100
Arbitrage Rebate Calculation	\$ 1,800	\$ 1,800
Public Officials Liability Insurance	\$ 2,550	\$ 2,550
Legal Advertising	\$ 2,200	\$ 2,200
Dues, Licenses & Fees	\$ 175	\$ 175
Miscellaneous Fees	\$ 1,200	\$ 1,200
ADA Website Hosting, Maintenance & Backup	\$ 3,700	\$ 3,700

Amended Budget
Trout Creek Community Development District
General Fund
Fiscal Year 2024/2025

Chart of Accounts Classification	Budget for 2024/2025	Amended Budget
Legal Counsel		
District Counsel	\$ 65,000	\$ 100,000
Administrative Subtotal	\$ 209,129	\$ 244,129
EXPENDITURES - FIELD OPERATIONS		
Law Enforcement		
Off -Duty Deputy / Security	\$ 35,000	\$ 35,000
Electric Utility Services		
Utility Services Meters	\$ 11,000	\$ 11,000
Utility - Recreation Facilities	\$ 70,000	\$ 70,000
Street Lights	\$ 60,000	\$ 60,000
Gas Utility Services		
Utility Services	\$ 2,000	\$ 2,000
Garbage/Solid Waste Control Services		
Garbage - Recreation Facility	\$ 8,500	\$ 8,500
Water-Sewer Combination Services		
Utility Services - Recreational Facilities	\$ 18,375	\$ 18,375
Utility - Reclaimed	\$ 485,000	\$ 485,000
Stormwater Control		
Aquatic Maintenance	\$ 49,000	\$ 49,000
Stormwater System Maintenance	\$ 4,000	\$ 4,000
Other Physical Environment		
General Liability & Property Insurance	\$ 95,000	\$ 95,000
Entry & Walls Maintenance	\$ 4,500	\$ 4,500
Landscape & Irrigation Maintenance	\$ 1,070,000	\$ 1,070,000
Mulch	\$ 125,000	\$ 125,000
Irrigation Repairs	\$ 35,000	\$ 35,000
Landscape Replacement Plants, Shrubs, Trees	\$ 40,000	\$ 100,000
Holiday Decorations	\$ 15,000	\$ 15,000
Miscellaneous Expense	\$ 20,000	\$ 20,000
Road & Street Facilities		
Amenity Lighting Repairs (Parking Lot & Decorative)	\$ 5,000	\$ 5,000
Parks & Recreation		
Amenity Management Contract	\$ 21,648	\$ 21,648
Lifeguards Contract	\$ 175,000	\$ 175,000
Amenity Staffing Contract	\$ 860,400	\$ 860,400
Licenses, Fees & Permits	\$ 11,462	\$ 11,462

**Amended Budget
Trout Creek Community Development District
General Fund
Fiscal Year 2024/2025**

Chart of Accounts Classification	Budget for 2024/2025	Amended Budget
Fitness Equipment Maintenance/Repairs	\$ 6,482	\$ 6,482
Fitness Equipment Lease	\$ 33,816	\$ 33,816
Pool Maintenance Contract	\$ 46,400	\$ 46,400
Amenity Maintenance & Repairs	\$ 65,000	\$ 65,000
Television, Phone, Internet & Tech Support	\$ 12,000	\$ 12,000
Amenity Janitorial Services Contract & Window Cleaning	\$ 20,000	\$ 20,000
Pool Chemicals	\$ 57,000	\$ 57,000
Pest Control & Termite Bond	\$ 3,000	\$ 3,000
Wildlife Management Services	\$ 2,500	\$ 2,500
Security System Monitoring & Maintenance	\$ 4,000	\$ 4,000
Access Control Maintenance & Repair	\$ 7,000	\$ 7,000
Uniforms	\$ 2,000	\$ 2,000
General Supplies - Office & Janitorial	\$ 25,000	\$ 25,000
Tennis Court Maintenance & Supplies	\$ 7,500	\$ 7,500
Tennis Center Management	\$ 24,000	\$ 24,000
Café Materials	\$ 15,000	\$ 15,000
Dog Waste Station Supplies	\$ 1,000	\$ 1,000
Community Gardens Maintenance & Supplies	\$ 1,000	\$ 1,000
Special Events		
Special Events	\$ 66,550	\$ 66,550
Shuttle Service	\$ 15,000	\$ 15,000
Contingency		
Miscellaneous Contingency	\$ 50,000	\$ 50,000
Field Operations Subtotal	\$ 3,685,133	\$ 3,745,133
TOTAL EXPENDITURES	\$ 3,894,262	\$ 3,989,262
EXCESS OF REVENUES OVER EXPENDITURES		
	\$ -	\$ -

**Amended Budget
Trout Creek Community Development District
Reserve Fund
Fiscal Year 2024/2025**

Chart of Accounts Classification	Budget for 2024/2025	Amended Budget
REVENUES		
Interest Earnings		
Interest Earnings	\$ 14,000	\$ 14,000
Special Assessments		
Tax Roll*	\$ 252,627	\$ 252,627
Off Roll*	\$ 40,699	\$ 40,699
TOTAL REVENUES	\$ 307,326	\$ 307,326
EXPENDITURES		
Contingency		
Capital Outlay	\$ 307,326	\$ 307,326
TOTAL EXPENDITURES	\$ 307,326	\$ 307,326
EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -

Tab 10

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024-2025 GOALS & OBJECTIVES REPORT

Financial Goals and Objectives:

☒ Successful ☐ Unsuccessful

Financial, Budget and Investment Transparency

Measurement: Monthly Financial Statements Completed, Annual Audit Submitted, Annual Budget Proposed and Adopted, Arbitrage Reports Accepted; All Reports Available Upon Request and/or Accessible on District's Website.

Board Meeting Goals and Objectives:

☒ Successful ☐ Unsuccessful

Public Meetings, Audience Comments, Teamwork, Safe & Respectful Work Environment

Measurement: Public Meetings Held Monthly, Public Meetings Noticed in Accordance with Florida Statutes (Newspaper Publication and Website). Adequate Opportunities for Audience Comments, Staff and Board Members Working Jointly and Respectfully in a Clean, Safe, Meeting Space.

Administrative Goals and Objectives:

☒ Successful ☐ Unsuccessful

Website Maintenance, Adhere to Established Rules of Procedure, Records Retention

Measurement: District Website Audited Quarterly and in Compliance with Florida Statutes, Procurement and Bid Noticing Requirements Met per Adopted Rules of Procedures, Records Retained and Records Request Completed.

Operational Goals and Objectives:

☒ Successful ☐ Unsuccessful

Effective Communication, Maintain/Protect Assets, Reserve Study Review

Measurement: CDD Updates Provided by Multiple Platforms; Maintenance Portal, Amenity and District Websites, Meetings, and Mailed Notices. Timely Review of Maintenance Concerns, Proposals and Execution of Agreements to Operate and Maintain Assets, Review of Reserve Study and Budget Priorities at Workshops/Meetings.