



Rizzetta & Company

# Trout Creek Community Development District

---

**Board of Supervisors' Meeting  
August 16, 2023**

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

[www.troutcreekcdd.org](http://www.troutcreekcdd.org)

# TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT

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

[www.troutcreekcdd.org](http://www.troutcreekcdd.org)

## **Board of Supervisors**

Mike McCollum  
Vincent Sajkowski  
Frank Murphy  
Ryan Stone  
Clint Wright

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

## **District Manager**

Melissa Dobbins

Rizzetta & Company, Inc.

## **District Counsel**

Katie Buchanan

Kutak Rock LLP

## **District Engineer**

Brad Davis  
Matt Melchiori

Prosser Inc.

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

The Audience Comments portion, **on Agenda Items Only**, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, **on General Items**, will be held at the end of the meeting. 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.

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](http://www.troutcreekcdd.org)

**Board of Supervisors  
Trout Creek Community  
Development District**

**August 9, 2023**

## **AGENDA**

Dear Board Members:

The **regular** meeting of the Board of Supervisors of the Trout Creek Community Development District will be held on **August 16, 2023 at 3:00 p.m., (FY24 Budget Public Hearing will start at 5:00 p.m.,)** located at the Kayak Club, 100 Kayak Way, St. Augustine, FL 32092. The following is the agenda for the meeting:

- 1. CALL TO ORDER / ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on July 19, 2023..... Tab 1
  - B. Ratification of the Operation & Maintenance Expenditures for July 2023..... Tab 2
- 4. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Construction Administrator
  - D. Landscape Reports ..... Tab 3
    1. VerdeGo Report
    2. Prestige Report
  - E. Charles Aquatics Service Report ..... Tab 4
  - F. General Manager (under separate cover)
  - G. District Manager
- 5. BUSINESS ITEMS**
  - A. Presentation Regarding CR 210 Expansion Project
  - B. Discussion Regarding Non-Access Drainage Easement Variance
  - C. Discussion Regarding Reservation of Pool Chairs at Pool Area
  - D. Consideration of Easement Request..... Tab 5
    1. FPL
    2. St. Johns County
    3. JEA
  - E. Public Hearing on Fiscal Year 2023-2024 Budget (**Starts at 5pm**)
    1. Consideration of Resolution 2023-05; Adopting Fiscal Year 2023-2024 Budget ..... Tab 6
  - F. Public Hearing on Special Assessments
    1. Consideration of Resolution 2023-06; Imposing Special Assessments ..... Tab 7
- 6. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
- 7. 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*

# **Tab 1**

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 regular meeting of the Board of Supervisors of Trout Creek Community Development District was held on July 19, 2023, at 3:00 p.m. at The Kayak Club, 100 Kayak Way, St. Augustine, FL 32092.

Present and constituting a quorum:

Mike McCollum Board Supervisor, Chairman
Vincent Sajkowski Board Supervisor, Vice Chairman
Clint Wright Board Supervisor, Assistant Secretary
Ryan Stone Board Supervisor, Assistant Secretary

Also present were:

Melissa Dobbins District Manager, Rizzetta & Co., Inc.
Katie Buchanan District Counsel, Kutak Rock, LLP (speakerphone)
Matt Melchiori Prosser Inc (speakerphone)
Lucy Acevedo First Service Residential
Wanda Gartman First Service Residential
Scott Settlemires VerdeGo Landscape
Chris Kenney Prestige Landscape

Members of the public present.

FIRST ORDER OF BUSINESS Call to Order

Ms. Dobbins called the meeting to order at 3:00 p.m.

SECOND ORDER OF BUSINESS Audience Comments on Agenda Items

Landscape Club noted concerns and petitioned to the Board to bid out the VerdeGo agreement, requests were made for more staff to enforce policies and monitor gate access to facilities, a request to have a major PUD modification so it would include additional areas for events, questions about Phase 3 landscaping and warranties, a request for information regarding participation and cost on events.

THIRD ORDER OF BUSINESS Consideration of the Minutes of the Board of Supervisors' Meeting held June 21, 2023

On a motion by Mr. McCollum, seconded by Mr. Stone with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held June 21, 2023, for Trout Creek Community Development District.

50  
51  
52  
53

**FOURTH ORDER OF BUSINESS**

**Ratification of Operation and  
Maintenance Expenditures for June 2023**

On a motion by Mr. McCollum, seconded by Mr. Sajkowski, with all in favor, the Board ratified the Operation and Maintenance Expenditures for June 2023, in the amount of \$180,710.68, for Trout Creek Community Development District.

54  
55  
56  
57

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-04;  
Redesignating Secretary**

On a motion by Mr. McCollum, seconded by Mr. Wright, with all in favor, the Board adopted Resolution 2023-04; Redesignating Secretary, for Trout Creek Community Development District.

58  
59  
60  
61  
62

**SIXTH ORDER OF BUSINESS**

**Ratification of Requisitions**

1. Account Bond Series 2020; CUS 123, 125-130

On a motion by Mr. McCollum, seconded by Mr. Sajkowski, with all in favor, the Board ratified Requisitions – Account Bond Series 2020; CUS 123, 125-130, for Trout Creek Community Development District.

63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Ms. Buchanan updated the Board that she is working on the modification of PUD and that the temporary permit should be filed next week.
- B. District Engineer  
Mr. Roane updated the Board that the control structure repair in Phase 3A is under warranty and the contractor is handling.
- C. Construction Administrator  
Mr. McCollum noted that the Phase 3 roadway to the school should be built by January next year.
- D. Landscape Reports
  1. VerdeGo Landscape Report
  2. Prestige Report

83  
84  
85  
86  
87  
88  
89  
90  
91

3. ECS Final Report  
Mr. Brinson with ECS, presented his first draft assessment report. He recommends inoculating the soil of about 10 trees as a test, remove volcanos, and add nutrient suffer amendments to all distressed trees. Mr. Brinson also noted that he might have two additional updated reports.
4. Proposals for Tree Volcano Removal

On a motion by Mr. Stone, seconded by Mr. McCollum, with all in favor, the Board approved Prestige’s proposal for tree volcano removal in the amount of \$7,811.00, for Trout Creek Community Development District.

92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109

Mr. Wright reviewed his Landscape Remediation Plan with the Board and would review comparison proposals with VerdeGo and Prestige.

- E. Charles Aquatics Service Report  
Mr. Charles reviewed the pond and aquatic matters and how the carp stocking and permit process works.
- F. General Manager  
Ms. Acevedo updated the Board that Belynda Tharpe will be starting soon as the General Manager and that Tiffany Brun will be the Assistant Manager.

Staff stated they are working with Mr. Wright regarding the approved enhancements to N. Creek Park and that they are reviewing the need to replace one of the bikes in the fitness room.

1. Review of Meeting Sounds System Options

On a motion by Mr. Sajkowski,, seconded by Mr. McCollum, with all in favor, the Board approved the purchase of meeting sounds equipment in the amount of \$684.17, for Trout Creek Community Development District.

110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121

- G. District Manager  
Ms. Dobbins provided an update for Mr. Hale regarding the swim team season. Mr. Stone requested that a full review of the season to occur sooner than later so any matters are fresh in everyone’s mind to then adjust for next year.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Prestige Landscape Proposals**

1. Phase 3B TH
2. Phase 3A-A

On a motion by Mr. Stone, seconded by Mr. McCollum with all in favor, the Board approved both Prestige’s Phase 3B TH and Phase 3A-A landscape maintenance proposals, subject to Mr. Wright’s inspection of the area with Mr. Roane and contractor to insure acceptance of maintenance at this time, once received Chair is authorized to execute final form of amendment to Prestige’s agreement, for Trout Creek Community Development District.

122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
  
145  
146  
147  
148  
149  
150  
151  
152  
153  
154  
155  
156  
157  
158  
159  
160

**NINTH ORDER OF BUSINESS**

**Audience Comments and Supervisor Requests**

**Supervisor Requests**

Mr. Sajkowski requested that First Service Residential start sending out weekly updates to the Board and to get updates on the expenditures for the events in addition going forward for the Board to be able to review plans and cost of future events.

Mr. Sajkowski also requested an update regarding the fence proposal for the pool area. Ms. Gartman noted they are reviewing Mr. Jeskewich’s emails for it.

**Audience Comments**

Residents that are part of the Landscape Club requested to be included in the review of the landscape scope of service when under review for the bid process, concerns were expressed over the type of plant material being installed in Phase 3, questions about the coffee bar and cost to run the operation, request for more enforcement of policies, and concerns regarding the maintenance of the dog park.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Stone, seconded by Mr. Sajkowski, with all in favor, the Board adjourned the Board of Supervisors’ Meeting at 5:54 p.m., for Trout Creek Community Development District.

161  
162  
163  
164  
165  
166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177  
178  
179  
180

---

Secretary /Assistant Secretary

---

Chairman / Vice Chairman

DRAFT

## **Tab 2**

# 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](http://troutcreekcdd.org)

## Operation and Maintenance Expenditures Presented For Board Approval July 2023

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2023 through July 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$202,066.90**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson  
\_\_\_\_\_ Vice Chairperson  
\_\_\_\_\_ Assistant Secretary

# Trout Creek Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
All Weather Contractors, Inc.	100503	162153	Remove & Repair Sidewalk 06/23	\$ 1,580.00
Arrow Exterminators	100512	52526572	Pest Control Services 07/23	\$ 113.00
Arrow Exterminators	100512	52526573	Pest Control Services 07/23	\$ 93.00
Arrow Exterminators	100516	52526257	Rodent Control Services 07/23	\$ 181.00
AT&T	20230705-01	324079257 06/23 Autopay 324	Phone & Internet Services 06/23	\$ 167.05
AT&T	20230714-01	904 230-0054 001 0562 Autopay 07/23	Cable & Internet Services 07/23	\$ 706.19
AT&T	20230719-01	151561791 07/23 Autopay	Internet Services 07/23	\$ 8.02
AT&T	20230719-01	299942543 07/23 Autopay	TV & Internet Services 07/23	\$ 8.02
AT&T	20230731-01	32382736 07/23 Autopay	TV & Internet Services 07/23	\$ 133.07
Bouncers, Slides and More, Inc.	100524	0012023.03	Inflatables for Freedom Fest 07/23	\$ 1,975.00
Bouncers, Slides and More, Inc.	100528	07212023.1	Float & Flick Outdoor Movie 07/23	\$ 350.00
Charles Aquatics, Inc.	100529	48478	Fountain Maintenance 07/23	\$ 2,061.00
Charles Aquatics, Inc.	100529	48544	Fountain Maintenance 07/23	\$ 500.00
Colden Company, Inc.	100504	17045	Service Call 06/23	\$ 935.85

# Trout Creek Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Deputy Services	100501	SJSO23CAD149678	Deputy Services 06/23	\$ 165.00
Deputy Services	100507	SJSO23CAD161831	Deputy Services 06/23-07/23	\$ 660.00
Deputy Services	100511	SJSO23CAD165003	Deputy Services 07/23	\$ 220.00
Disclosure Services, LLC	100525	5 - 324	Amortization Schedule Series 2015 07/23	\$ 100.00
First Coast Foam Party LLC	100496	2023-07-7-02	2 Hour Game Truck 07/23	\$ 400.00
First Coast Foam Party LLC	100526	2023-08-12-01	2-Hour Foam Party - Back-to-School Bash 08/23	\$ 1,200.00
First Coast Franchising	100530	JAK07230367	Janitorial Services 07/23	\$ 4,839.75
FirstService Residential Florida, Inc.	100505	10886769	Management Services 04/22/23- 05/05/23	\$ 10,162.77
FirstService Residential Florida, Inc.	100505	10890749	Management Services 05/06/23- 05/19/23	\$ 20,404.70
FirstService Residential Florida, Inc.	100505	10893522	Management Services 05/20/23- 06/02/23	\$ 20,976.40
FirstService Residential Florida, Inc.	100505	10895428	Management Services 06/03/23- 06/16/23	\$ 20,276.55
FirstService Residential Florida, Inc.	100505	10897621	Management Services 06/23	\$ 3,490.00
FirstService Residential Florida, Inc.	100506	10891233	Management Services 05/23	\$ 1,500.00
FirstService Residential Florida, Inc.	100506	10891876	Management Services 06/23	\$ 1,500.00

# Trout Creek Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
FirstService Residential Florida, Inc.	100506	10898710	Management Services 07/23	\$ 1,500.00
FirstService Residential Florida, Inc.	100513	10900087	Management Services 06/23	\$ 20,381.59
Florida Department of Revenue	100514	65-8017062725-9 Sales & Use Tax 06/23	Sales & Use Tax 06/23	\$ 365.39
Florida Natural Gas	100517	863516ES	Natural Gas Services 07/23	\$ 8.89
Florida Power & Light Company	20230705-02	03602-11429 05/23 ACH	38 Rosemount Dr 05/23	\$ 40.61
Florida Power & Light Company	20230705-03	98411-59305 05/23 ACH	Electric Service 05/23	\$ 57.64
Florida Power & Light Company	20230718-01	Monthly Summary 06/23	Electric Services 06/23	\$ 10,010.95
Florida Power & Light Company	20230720-01	Autopay 06081-09518 06/23	315 Rosemont Dr #IRR 06/23	\$ 28.42
Florida Power & Light Company	20230720-01	Autopay 49571-83074 06/23	204 Chalet Ct #IRR 06/23	\$ 25.66
Florida Power & Light Company	20230725-01	Autopay 39473-03305 06/23	25 Ridgewind Drive #LTG 06/23	\$ 47.76
Girly-Girl Partea's, Inc.	100521	AutoPay 1508	Swimming Mermaids for Camp Shearwater 07/23	\$ 399.00
IPFS Corporation	100497	Liability Insurance 11th Payment 08/23	Liability Insurance 11th Payment 08/23	\$ 5,099.22
JEA	20230707-02	9634626977 05/23	Water-Sewer Services 05/23	\$ 28,172.49
Poolsure	100531	Autopay 131295615636	Pool Maintenance 07/23	\$ 4,248.61

# Trout Creek Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Prestige Landscapes of North Florida, Inc.	100498	2754	Landscape Maintenance 05/23	\$ 4,761.66
Prestige Landscapes of North Florida, Inc.	100532	2811	Landscape Maintenance 07/23	\$ 4,761.66
Prestige Landscapes of North Florida, Inc.	100532	2814	Landscape Maintenance 07/23	\$ 1,796.00
Prestige Landscapes of North Florida, Inc.	100532	46045	Fertilizer 07/23	\$ 1,750.00
Prosser, Inc.	100534	50567	Engineering Services 06/23	\$ 938.46
Republic Services	20230707-01	0687-00133738 Autopay	Waste Disposal Services 07/23	\$ 576.79
Rizzetta & Company, Inc.	100499	INV0000081357	District Management Fees 07/23	\$ 4,412.59
Rizzetta & Company, Inc.	100523	INV0000081982	Mass Mailing 07/23	\$ 1,698.30
Roy Green	100500	7123	Host/DJ Freedom Fest 07/23	\$ 500.00
Roy Green	100508	7723	DJ Pool Party 07/23	\$ 250.00
Roy Green	100527	8423	DJ - Pool Party - First Friday 08/23	\$ 250.00
Roy Green	100527	72623	DJ Bingo 07/23	\$ 250.00
Roy Green	100527	81223	DJ - Back-to-School Bash 08/23	\$ 500.00
Roy Green	100527	82323	Host - Adult Bingo 08/23	\$ 250.00

# Trout Creek Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Silver Lake Drive, LLC	100518	SilverLakeDrive061723	Live Band for Freedom Fest 07/23	\$ 864.00
Surfside Pools	100533	189487	Pool Maintenance 07/23	\$ 3,500.00
Surfside Pools	100533	287877	Pool Chemicals 07/23	\$ 820.88
TECO Peoples Gas	100522	22108807523 06/23	Natural Gas Services - 2105 Shearwater Parkway 06/23	\$ 34.08
The Bank of New York Mellon	100519	252-2563090	Series 2018 07/01/23 - 06/30/24 Trustee Fees	\$ 4,100.00
The Ledger / News Chief/ CA Florida Holdings, LLC	100509	0005677591	Account #764106 Legal Advertising 06/23	\$ 81.60
Trout Creek CDD	DC 070723	DC 070723	Debit Card Replenishment	\$ 2,776.43
Trout Creek CDD	DC 071923	DC 071923	Debit Card Replenishment	\$ 761.29
Trout Creek CDD	DC 072023	DC 072023	Debit Card Replenishment	\$ 669.56
Trutech LLC	100515	523250 3375674	Wildlife Services 07/23	\$ 122.00
VGlobal Tech	100510	5205	ADA & WCAG Audits 07/23	\$ 300.00
Wellbeats, Inc.	100520	EPIV00000079131	WBC-PLUS Content Period 07/23	\$ <u>249.00</u>
<b>Report Total</b>				<b>\$ <u>202,066.90</u></b>

## **Tab 3**

# LANDSCAPE STATUS REPORT

## REPORT SUMMARY

REPORT DATE	PROPERTY NAME	PREPARED BY	MONTH OF SERVICE
8/7/2023	Shearwater	Scott Settlemires	July 2023

## SERVICES SUMMARY

### COMPLETED IN {{MAIN.SERVICEMONTH}}

- Full-Service Maintenance (Mowing/Edging/String Trimming/ Blowing)
- Detail Work (Spraying/Weeding/Pruning)
- Irrigation Inspection Wet Check

### ANTICIPATED FOR NEXT MONTH

- Full-Service Maintenance (Mowing/Edging/String Trimming/ Blowing)
- Detail Work (Spraying/Weeding/Pruning)
- Irrigation Inspection Wet Check

## COMMENTS

### TURF

Turf is currently being cut at 4.50" for St. Augustine Turf, 2.25" for Bermuda and 3.50" for Bahia.  
Chem/ Fert application was to improve the overall health, color, and growth of the turf and Shrubs. Insecticides and post emergent herbicides were applied as needed.

### TREES & SHRUBS

Tree and shrub health remains the same, no improvement or decline noted

### PLANT BEDS

Crews continue to treat weeds with a combination of chemicals and hand removal of larger weeds.

### OTHER

Replaced controller module on entry controller that was lost due to power surge of suspected lightning strike.



## Spray Report

Customer: Verdego

Property: Shearwater

Date: 07/10-17/2023

Area treated +/- 28 acres

Total gallons used- 4000

### Product:

24-2-11 @ 1lb N per 1000 sqft (Bermuda)

21-0-0 AMS @ .25 lb N per 1000 sqft

Ferrous Sulfate @ 10 lbs per acre

Bifen @ 13oz per acre (IPM)

2,4-D @ 8 oz per acre (IPM)

MSM @ .3 oz per acre (IPM)

8-10-10 W/MINORS

Target for this application was to improve the overall health, color, and growth of the turf and Shrubs. Insecticides and post emergent herbicides were applied as needed.

# PRESTIGE LANDSCAPES OF NORTH FLORIDA, INC.

*July 2023 Maintenance Report*

*Shearwater Outpost and Phase 3*

PRESTIGE LANDSCAPES OF NORTH FLORIDA  
CHRIS KENNY - OWNER  
904-315-8041  
ST. JOHNS, FLORIDA 32260  
[chris@pliflorida.com](mailto:chris@pliflorida.com)

July, 2023

Wanda Gartman , Community Director  
First Service Residential  
100 Kayak Way  
St. Augustine, FL 32092

**Re: Landscape Maintenance Service Report**

Mrs. Gartman,

Below is the landscape maintenance report for Shearwater Outpost/Ph 3.

**Weekly Maintenance**

Maintenance crews are focused on mowing, edging, string trimming, hedge pruning, plant bed weed control, blowing, and litter removal. Thankfully, this month has provide dryer working conditions for our maintenance crews. Our team has been able to catch up on plant bed weed control, remove tree strap kits that are no longer needed, cut back encroaching wood line areas, and continue to manually remove Dallas grass within the St. Augustine grass.

**Irrigation**

Our irrigation team completed the monthly inspection, which included nozzle cleaning and head/nozzle adjustments as needed throughout the property. We are currently operating at 100% seasonal adjust. Run times are 10 min for plant bed zones, 25 min turf sprays, 45 min turf rotors.

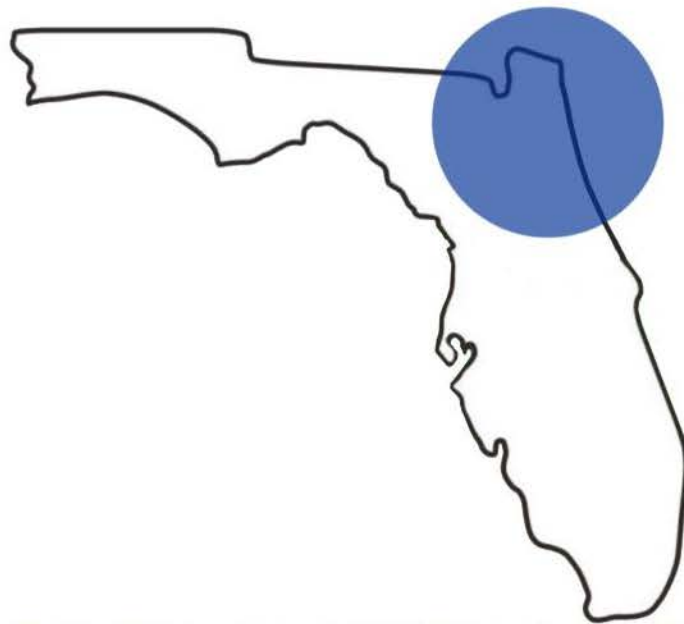
**Agronomics**

Our chem team completed a wall to wall turf weed application throughout phase 3 and the Outpost. This application also carrier liquid turf fuel. We also treated all Roses and Muhly grass with 20-20-20 and insecticide. Starting Monday 8.14.23 we will be applying a wall to wall granular slow release fertilizer.

You will notice the color is off within the turf in ph3. The ph levels are 7.4-8.4. When the ph is this high, the turf can not uptake all of the fertilization applied before leaching through the soil canopy. We suggest applying a series of Sulfur application to bring the ph levels down. Sulfur can be applied every 60 days. Cover the course of a year we can get the ph levels into the 6.5-6.8 range and manage it from there. Also applying Command top-dress to the turf during these applications will assist with the green up. Please let us know if you would like pricing on this package. Highly suggested to have a thicker turf canopy within ph3.

If you have any questions after reviewing our report, please contact me at any time.

Sincerely,  
Chris Kenny  
Owner/President  
[chris@pliflorida.com](mailto:chris@pliflorida.com)



# PRESTIGE

## LANDSCAPES

---

OF NORTH FLORIDA, INC.

PRESTIGE LANDSCAPES OF NORTH FLORIDA  
CHRIS KENNY - OWNER  
904-315-8041  
ST. JOHNS, FLORIDA 32260  
[chris@pliflorida.com](mailto:chris@pliflorida.com)

# Tab 4



---

6869 Phillips Pkwy. Dr. South Jacksonville Fl. 32256

Fax: 904-807-9158

Phone: 904-997-0044

---

## Service Report

**Date:** July 19, 2023

**Biologists:** Jim Charles,  
Rich Powers, Justin Powers

**Client:** Trout Creek CDD

**Waterways:** 29 ponds

**Entry Pond:** Pond was in good condition. No invasive species noted. Water level is normal.



**Note:** One of the middle columns apparently has a leak and is staining the column.



**Amenity Pond:** This pond was in good condition. Water level is good.



**Pond 1a:** This pond was in very good condition. Water level is normal.



**Pond 1b:** This pond was in good condition. Water level is normal.



**Pond 2a:** This pond was in fair to good condition. Water level is normal.



**Pond 2b:** This pond was in good condition. Pond level is normal. Perimeter treatment last month had good results.



**Pond 3a:** This pond was in good condition. Water level is normal.



**Pond 6:** This pond was in good condition. Water level is normal.



**Pond 7a:** Pond was in good condition. Water level is normal.



**Pond 7b:** Pond was in good condition. Water level is normal.



**Pond 7c:** Pond was in very good condition. Water level is normal.



**Pond 8a:** Pond was in good condition. Water level is normal.



**Pond 9a:** Pond was in fair to good condition. Water level is normal.



**Pond 9b:** Pond was in good condition. Water level is normal.



**Pond 9c:** Pond was in improving condition. Water level was normal.



**Note:** Terrestrial weeds along shoreline are not being maintained to the water line.



**Pond 10a:** Pond was in good condition. Water level is good.



**Pond 10c:** Pond was in very good condition. Water level is normal. No invasive species noted.



**Pond 10d:** Pond was in good condition. Water level is normal.



**Pond 11a:** Pond was in fair condition. Water level is good. Treated for algae.



**Pond 11b:** Pond was in good condition. Water level is good.



**Pond 11c:** Pond was in very good condition. Water level is normal. No invasive species noted.



**Pond 12a:** Pond was in good condition. Water level is normal.



**Pond 14:** Pond was in good condition. Water level is good.



**Pond 14b:** Pond was in good condition this month. Water level is normal. Treatment for pennywort and minor algae last month was effective.



**Pond 20:** Pond was in very good condition. Water level is good.



**Pond 21A:** Pond was in good condition. Water level is good.



**Pond 21B:** Pond is in improving condition. Water level is low. Erosion issues continue to be resolved.



**Pond 22A:** Pond was in good condition. Water level is good. Pond is being lowered due to erosion issues on back side of control structure.



**Pond 22B:** Pond was in good condition. Water level is normal.



**Note:** Four new ponds were added this month.

**Pond 23A:** Pond is in fair condition. Treatment of cattails last month had good results.



**Pond 23B:** Pond is in good condition at this time.



**Pond 33:** Treated perimeter for cattails and alligator weed.



**Pond 34:** Treated for minor cattails along perimeter.



Jim Charles

# Tab 5

Florida Power & Light Company  
425 N. Williamson Blvd.  
Daytona Beach, Florida 32114  
Attn.: Trenton Newton  
Email Address: Trenton.Newton@fpl.com

July \_\_\_\_\_, 2023

**VIA E-MAIL to**

Trout Creek Community Development District  
2806 N. 5<sup>th</sup> Street  
Suite 403  
St. Augustine, Florida 32084  
Attn: \_\_\_\_\_

**Re: Brook Injection Transmission Project: Easement dated \_\_\_\_\_, 2023 (“Easement”) between Trout Creek Community Development District (“Owner”) and Florida Power & Light Company, a Florida corporation (“FPL”)**

**Parcel Identification Number: 010012-0001**

Dear Owner:

As you are aware, FPL is being granted an Easement for an area transmission project. In addition to the language of the Easement and notwithstanding anything to the contrary contained in the Easement, FPL and Owner agree to the following terms:

1. **Construction Plans.** FPL shall construct the Facilities within the Easement Area under the Easement in substantial compliance with the construction plans attached hereto as Exhibit A.
2. **Notice.** FPL shall endeavor to provide at least five (5) days advance written notice to Owner prior to accessing the Easement Area for construction, installation or maintenance purposes, and shall provide Owner with a scope of work and the anticipated start and stop dates for the work being performed. In the event of emergency, FPL has no obligation to provide notice to Owner prior to commencing work within the Easement Area.
3. **Non-Emergency Work Hours.** Any non-emergency work performed in the Easement Area by FPL shall occur between the hours of 8:00 PM and 5:00 AM unless Owner provides FPL with its written consent to perform such work at another time, such consent not to be unreasonably withheld.

4. Damage. FPL shall promptly repair any damage to the Easement Area, or any adjoining lands of Owner, caused solely and directly by FPL, or any party acting on behalf of FPL, in performing any activities under the terms of the Easement.

Owner acknowledges and agrees that the provisions herein shall be treated as confidential by Owner and Owner shall take reasonable and necessary precautions to preserve the confidentiality of the same.

Except as amended hereby, all of the terms and conditions of the Easement shall remain in full force and effect. All defined terms not otherwise defined herein shall have the meanings set forth in the Easement and this letter.

Neither Owner nor FPL shall record this letter and any recordation or attempted recordation of this letter by either party shall render the obligations of the non-defaulting party void.

Agreed to and accepted by Owner:

**Trout Creek Community Development District,  
a local unit of special purpose government  
established pursuant to Chapter 190, Florida  
Statutes**

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Its: \_\_\_\_\_

Agreed to and accepted by FPL:

**Florida Power & Light Company,  
a Florida corporation**

By: \_\_\_\_\_  
Print Name: Trenton Newton  
Its: Corporate Real Estate Manager

**Exhibit A**

**Construction Plans (see attached)**

Prepared by and Return to:

Trenton Newton  
Florida Power & Light Company  
425 N. Williamson Blvd.  
Daytona Beach, Florida 32114

Affected GRANTEE Parcel# **SJ208**  
Parcel ID# **010012-0001**

## EASEMENT

The undersigned (“**Grantor**”), in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grants and gives to Florida Power & Light Company, a Florida corporation, whose address is P.O. Box 14000, Juno Beach, Florida 33408-0420 and to its licensees, agents, successors, and assigns (hereinafter “**Grantee**”), an easement forever for the construction, operation and maintenance of overhead electric utility facilities (including conductors, wires, cables and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as, the size of and remove such facilities or any of them within an easement **15** feet in width described as follows:

See Exhibit A attached hereto (“Easement Area”);

together with the right to permit any other person, firm or corporation to attach wires to any facilities hereunder within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the land heretofore described, over, along, under and across the roads, streets or highways adjoining or through the Easement Area.

Notwithstanding anything to the contrary contained herein, Grantee shall: (i) not permanently block any road located within the Easement Area existing as of the date this Easement is recorded; (ii) during times of construction and maintenance of its Facilities within the Easement Area, not unreasonably block any road located within the Easement Area, and once commenced, to diligently prosecute such work to completion in an effort to minimize interference with the Grantor’s use of the Easement Area as a road.

Grantor, however, reserves the right and privilege to use the Easement Area for all purposes that do not interfere with Grantee’s Facilities and are not inconsistent with the rights granted herein to Grantee, or as might cause a hazardous condition, and Grantor obtains Grantee’s prior written consent before starting any construction within the Easement Area, which consent shall not be unreasonably withheld.

Notwithstanding anything contained herein to the contrary, by the execution and delivery hereof Grantor acknowledges and agrees that (i) Grantor’s activities shall not interfere or be inconsistent with the use, occupation, maintenance or enjoyment thereof by Grantee, or as might cause a hazardous condition; and (ii) no portion of the Easement Area shall be excavated, altered, or obstructed, and no building, structure, obstruction or improvement (including any improvements for recreational activities) shall be located, constructed, maintained or operated over, under, upon or across the Easement Area by Grantor, or the heirs, personal representatives, successors or assigns of Grantor without the prior written permission of Grantee. Grantor acknowledges and agrees that any improvement, structure or alteration that interferes with or is inconsistent with the use, occupation, maintenance or enjoyment thereof by Grantee or its licensees or as might cause a hazardous condition shall be a violation of this provision. However, no violation of this provision shall be deemed adverse or hostile to Grantee until such time as said violation interferes with Grantee’s actual use, occupation, maintenance or enjoyment of the Easement Area and the rights granted hereunder; and until Grantee first provides written notice to Grantor of the violation(s) and Grantor fails to cure the violations complained of within thirty (30) days of such notice.

Grantor covenants that Grantor is the fee simple owner of the Easement Area.

[Signature and acknowledgement appear on following page]

[This space is intentionally left blank]

IN WITNESS WHEREOF, the Grantor has signed and sealed this Easement on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Signed, sealed and delivered in the presence of:

**Grantor:**

**Trout Creek Community Development District,  
a local unit of special purpose government  
established pursuant to Chapter 190, Florida  
Statutes**

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

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_



# EXHIBIT "A"

## SKETCH OF DESCRIPTION ONLY NOT A BOUNDARY SURVEY

### LEGAL DESCRIPTION

A PORTION OF LAND LYING IN SECTION 23, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 27 EAST; THENCE N03°38'54"W, ALONG THE WEST LINE OF SAID SECTION AND WEST RIGHT-OF-WAY LINE OF SHEARWATER PARKWAY PER SHEARWATER PHASE 1, PLAT BOOK 76, PAGES 16 THRU 38 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 699.54 FEET TO POINT ON A CURVE TURNING TO THE LEFT, AND THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD No. 210 WEST PER FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) MAP SECTION 7851-251, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND CURVE HAVING A RADIUS OF 1,482.42 FEET, A CENTRAL ANGLE OF 04°44'37", WITH A DISTANCE OF 122.73 FEET, AND WHOSE CHORD BEARS N87°31'49"W, A DISTANCE OF 122.70 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID SHEARWATER PARKWAY; THENCE S03°38'57"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 15.03 FEET TO THE BEGINNING OF A CURVE TURNING TO THE RIGHT; THENCE ALONG SAID CURVE HAVING A RADIUS OF 1,497.42 FEET, A CENTRAL ANGLE OF 04°41'44", WITH A DISTANCE OF 122.72 FEET, AND WHOSE CHORD BEARS N87°35'31"W, A DISTANCE OF 122.68 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID SHEARWATER PARKWAY; THENCE N03°38'57"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 15.16' FEET TO THE POINT OF BEGINNING.

CONTAINING 1,841 SQUARE FEET OR 0.042 ACRES, MORE OR LESS.

### SHEET INDEX

SHEET 1: LEGAL DESCRIPTION & NOTES  
SHEET 2: ENCUMBRANCE TABLE  
SHEET 3: SKETCH OF DESCRIPTION

1				
2				
3				
4				
NO.	DATE	DESCRIPTION		BY CHK

### REVISIONS

### SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), DERIVING A BEARING OF N03°38'54"W ALONG THE WEST RIGHT-OF-WAY LINE OF SHEARWATER PARKWAY.
2. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
3. THIS IS NOT A BOUNDARY SURVEY.
4. THE ENCUMBRANCE INFORMATION SHOWN HEREON WAS PROVIDED BY L & V ABSTRACT & TITLE SERVICES PER AN OWNERSHIP AND ENCUMBRANCE REPORT DATED 12/08/2021. THIS FIRM DID NOT PERFORM ADDITIONAL RESEARCH OF THE PUBLIC RECORD.
5. THIS SKETCH OF DESCRIPTION DOCUMENT CONSISTS OF 3 PAGES, EACH PROVIDING UNIQUE INFORMATION REGARDING THIS PROJECT, THEREFORE ALL PAGES CONSTITUTE THE "SKETCH OF DESCRIPTION".

### CERTIFICATION

CERTIFIED TO: FLORIDA POWER & LIGHT COMPANY

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION ON THE DATE SHOWN, AND CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA IN ACCORDANCE WITH CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

DATE

09/01/2022

WALTER J. SMITH

FLORIDA CERTIFICATE NO. 4807

DOCUMENT NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF WALTER J. SMITH  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.



ESP Associates FL, Inc.  
518 13th Street West  
Bradenton, FL 34205  
Phone: 941-345-5451  
www.espassociates.com

PROFESSIONAL SURVEYORS AND MAPPERS  
LB. #7343

### SKETCH OF DESCRIPTION OF

15' WIDE UTILITY EASEMENT  
PROJECT PARCEL # SJ-208  
PARCEL ID: 0100120001  
SECTION 23, TOWNSHIP 5 SOUTH, RANGE 27 EAST  
ST. JOHNS COUNTY, FLORIDA

PREPARED FOR:  
FLORIDA POWER &  
LIGHT COMPANY

PROJECT NUMBER  
JT23.800.000

SHEET 1 OF 3

# EXHIBIT "A"

SKETCH OF DESCRIPTION ONLY  
NOT A BOUNDARY SURVEY

### ENCUMBRANCE SUMMARY TABLE

ITEM NUMBER	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS PROPOSED EASEMENT	ACTION TAKEN
1	P.B. 92, PAGE 69	PLAT	NO	NOT ON PROPERTY
2	O.R.B. 2114, PAGE 1004	FPL EASEMENT	NO	NOT ON PROPERTY
3	O.R.B. 2199, PAGE 588	EASEMENT AGREEMENT	YES	PLOTTED
4	O.R.B. 2808, PAGE 1132	ORDINANCE NO. 2006-119	YES	NOT PLOTTED (BLANKET)
5	O.R.B. 3056, PAGE 1430	NOTICE OF DEVELOPMENT ORDER	YES	NOT PLOTTED (BLANKET)
6	O.R.B. 2314, PAGE 682	FPL EASEMENT	YES	PLOTTED
7	O.R.B. 2539, PAGE 396	EASEMENT	YES	PLOTTED
8	O.R.B. 4076, PAGE 680	DECLARATION OF RESTRICTIONS	YES	NOT PLOTTED (BLANKET)
9	O.R.B. 4149, PAGE 391	AMENDMENT	YES	NOT PLOTTED (BLANKET)
10	O.R.B. 4149, PAGE 394	AMENDMENT	YES	NOT PLOTTED (BLANKET)
11	O.R.B. 4174, PAGE 941	AMENDMENT	YES	NOT PLOTTED (BLANKET)
12	O.R.B. 4496, PAGE 1113	AMENDMENT	YES	NOT PLOTTED (BLANKET)
13	O.R.B. 423, PAGE 324	SPECIAL WARRANTY DEED	YES	PLOTTED

### LINE TABLE

LINE #	BEARING	LENGTH
L1	S03°38'57"E	15.03'
L2	N03°38'57"W	15.16'

### CURVE TABLE

CURVE #	RADIUS	CENTRAL ANGLE	LENGTH	BEARING	CHORD
C1	1482.42'	004°44'37"	122.73'	N87°31'49"W	122.70'
C2	1482.42'	002°20'03"	60.39'	N86°19'32"W	60.39'
C3	1482.42'	002°24'34"	62.34'	N88°41'50"W	62.34'
C4	1497.42'	004°41'44"	122.72'	N87°35'31"W	122.68'



ESP Associates FL, Inc.  
518 13th Street West  
Bradenton, FL 34205  
Phone: 941-345-5451  
www.espassociates.com

PROFESSIONAL SURVEYORS AND MAPPERS  
LB. #7343

## SKETCH OF DESCRIPTION OF

15' WIDE UTILITY EASEMENT  
PROJECT PARCEL # SJ-208  
PARCEL ID: 0100120001  
SECTION 23, TOWNSHIP 5 SOUTH, RANGE 27 EAST  
ST. JOHNS COUNTY, FLORIDA

PREPARED FOR:  
FLORIDA POWER &  
LIGHT COMPANY

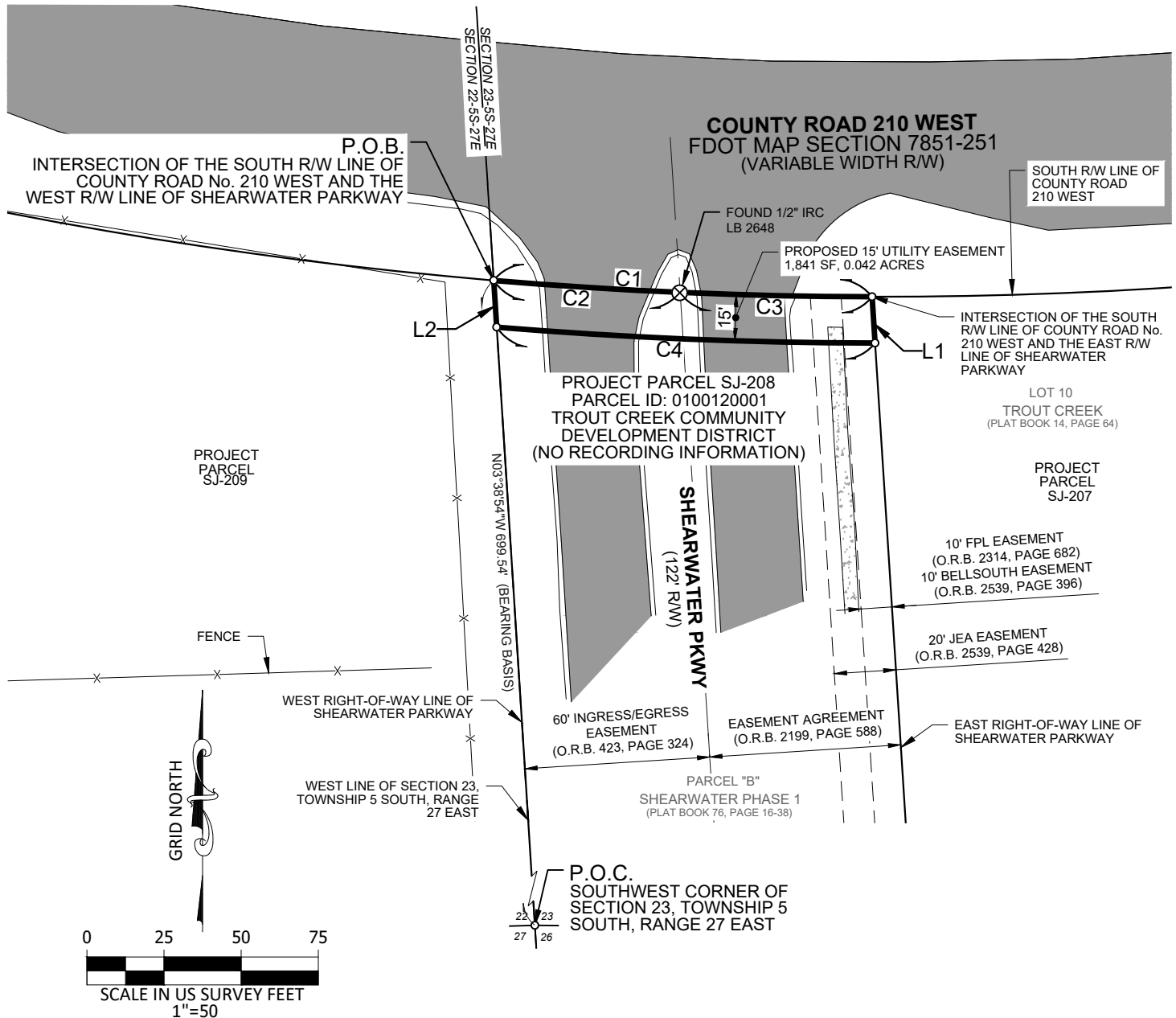
PROJECT NUMBER  
JT23.800.000

SHEET 2 OF 3

# EXHIBIT "A"

## SKETCH OF DESCRIPTION ONLY NOT A BOUNDARY SURVEY

NOTE: SEE SHEET 2 OF 3 FOR LINE AND CURVE TABLE



LEGEND			
○	CALCULATED POINT	L1	LINE NUMBER - SEE LINE TABLE DATA
⊗	(IRC) IRON ROD & CAP FOUND	C1	CURVE NUMBER - SEE CURVE TABLE DATA
■	(CM) 4"x4" CONCRETE MONUMENT FOUND	P.O.C.	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY	P.O.B.	POINT OF BEGINNING
O.R.B.	OFFICIAL RECORDS BOOK	⊠	MITERED END SECTION
		—	EASEMENT BOUNDARY
		—	ADJACENT PARCEL BOUNDARY
		—	RIGHT-OF-WAY LINE
		---	SECTION LINE

**ESP Associates FL, Inc.**  
518 13th Street West  
Bradenton, FL 34205  
Phone: 941-345-5451  
www.espassociates.com

PROFESSIONAL SURVEYORS AND MAPPERS  
LB. #7343

**SKETCH OF DESCRIPTION  
OF  
15' WIDE UTILITY EASEMENT  
PROJECT PARCEL # SJ-208  
PARCEL ID: 0100120001  
SECTION 23, TOWNSHIP 5 SOUTH, RANGE 27 EAST  
ST. JOHNS COUNTY, FLORIDA**

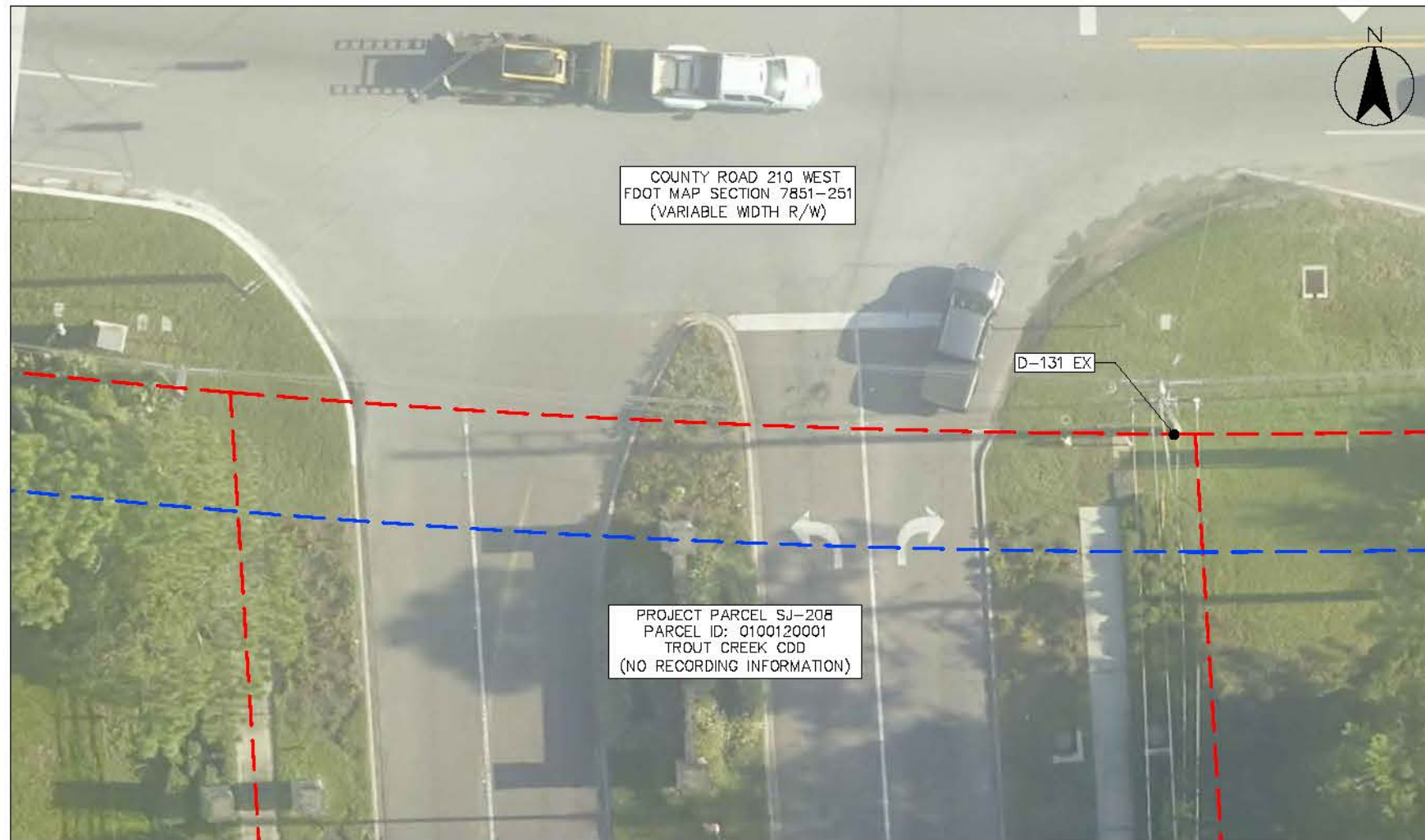
PREPARED FOR:  
**FLORIDA POWER &  
LIGHT COMPANY**

PROJECT NUMBER  
JT23.800.000

SHEET 3 OF 3

# Exhibit "A"

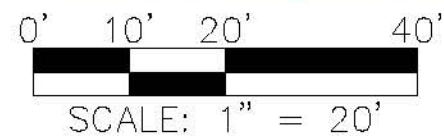
## Page 1 of 1



COUNTY ROAD 210 WEST  
FDOT MAP SECTION 7851-251  
(VARIABLE WIDTH R/W)

D-131 EX

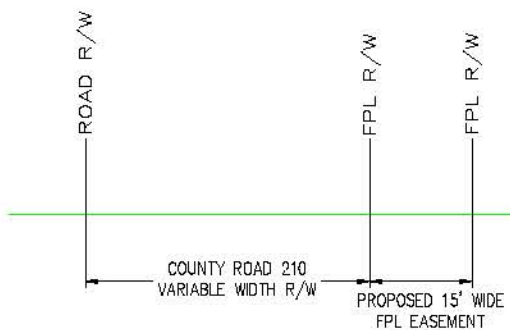
PROJECT PARCEL SJ-208  
PARCEL ID: 0100120001  
TROUT CREEK CDD  
(NO RECORDING INFORMATION)



NOTES:  
1. NO PROPOSED STRUCTURES ON PARCEL SJ208.

### LEGEND

- EXISTING DISTR. POLE
- PROPOSED CONCRETE POLE
- ROAD RIGHT OF WAY
- PROPERTY BOUNDARIES
- PROPOSED EASEMENT



TYPICAL EASEMENT  
PROPOSED EASEMENT  
LOOKING NORTHEAST

REV	DATE	DESCRIPTION	SAT	TCP	TCP
0	09/02/2022	INITIAL ISSUE	SAT	TCP	TCP

	FPL	IO #T00000028269
	LINE NAME: BROOK - RIVERTON	
	COUNTY: ST. JOHNS	
	SCOPE: BUILD NEW 115kV LINE.	
DRAWN BY: SAT		DATE: SEPTEMBER 2022
PLAN SCALE: 1" = 20'		DWG: SJ208 EXHIBIT

Prepared by:  
St. Johns County  
500 San Sebastian View  
St. Augustine, Florida 32084

**TEMPORARY CONSTRUCTION EASEMENT**

**THIS TEMPORARY CONSTRUCTION EASEMENT** made this \_\_\_\_ day of \_\_\_\_\_, 2023, by and between TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT, whose address is c/o Rizzetta & Company, 2806 N. 5<sup>th</sup> Street, Ste 403, St. Augustine, Florida 32084-1904 grantor and ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, grantee.

**WITNESSETH**, that for and in consideration of the sum of \$10.00 and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains and releases to the grantee, a Temporary Construction Easement to enter upon and use the grantor's property for the purpose of reconstruction of a roadway known as Shearwater Parkway, including tying-in, conforming, harmonizing, and/or reconnecting existing grade, slope, pavement, drainage, utility, driveway, walkway, turnout, and/or other features located on or within the real property located in St. Johns County, Florida, described as follows:

Parcel "B" and the North 100' of Shearwater Parkway recorded in Map Book 76, page 16 of the Public Records of St. Johns County, Florida.

It is understood and agreed by the parties hereto that the rights granted herein will terminate when the project has been completed. The property will be put back to its original condition when the project is complete.

To the extent allowed by Florida law, the Grantee indemnifies and holds the Grantor harmless from any and all liability, injuries, death or damages, including attorneys' fees, resulting from, arising out of or related to improvements performed for the Project.

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

Signed, sealed and delivered in  
Our presence as Witnesses:

**GRANTOR:**  
TROUT CREEK COMMUNITY  
DEVELOPMENT DISTRICT

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Witness Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Witness Name

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  
 online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by TROUT CREEK COMMUNITY  
DEVELOPMENT DISTRICT.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

Personally Known or Produced Identification  
Type of Identification Produced

**CONTRACT PLANS COMPONENTS**

ROADWAY PLANS  
STRUCTURES PLANS

A DETAILED INDEX APPEARS ON THE  
KEY SHEET OF EACH COMPONENT

**INDEX OF ROADWAY PLANS**

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	SIGNATURE SHEET
3 - 5	EXISTING DRAINAGE MAP
6 - 7	DRAINAGE MAP
8 - 9	TYPICAL SECTION
10	PROJECT LAYOUT
11 - 13	PROJECT CONTROL
14	GENERAL NOTES
15 - 36	ROADWAY PLAN
37 - 58	ROADWAY PROFILE
59 - 63	INTERSECTION DETAILS
64 - 74	SPECIAL PROFILES
75 - 77	CONSTRUCTION DETAILS
78 - 81	DRAINAGE DETAILS
82 - 84	POND CROSS SECTIONS
85 - 121	DRAINAGE CROSS SECTIONS
122	ROADWAY SOIL SURVEY
123 - 130	SOIL PROFILES
131 - 179	CROSS SECTIONS
180 - 182	STORMWATER POLLUTION PREVENTION PLAN
183 - 206	EROSION CONTROL PLAN
207 - 328	TEMPORARY TRAFFIC CONTROL
329 - 350	UTILITY ADJUSTMENTS
351 - 352	SUMMARY OF VERIFIED UTILITIES
S-1 - S-22	SIGNING AND PAVEMENT MARKING PLAN
S-23 - S-25	GUIDE SIGN WORKSHEET
T-1	SIGNALIZATION GENERAL NOTES
T-2 - T-3	SIGNALIZATION PLAN
T-4 - T-5	PEDESTRIAN SIGNAL DETAIL
T-6	STANDARD MAST ARM TABULATION
T-7	STANDARD MAST ARM ASSEMBLIES DATA TABLE
T-8 - T-9	REPORT OF SPT BORINGS FOR MAST ARMS
T-10 - T-11	SUBSURFACE UTILITIES EXPLORATION SHEETS
T-12 - T-27	STANDARD DETAILS
T-28 - T-29	GRIDSMART DATA SHEETS
IT-1 - IT-22	ITS PLAN
IT-23 - IT-25	SPLICE DIAGRAMS
L-1	LIGHTING DATA TABLE AND LEGEND
L-2 - L-4	LIGHTING PLAN
L-5	SUBSURFACE UTILITIES EXPLORATION SHEET

**GOVERNING STANDARD PLANS:**

St. Johns County Standards & Details Manual:  
<http://www.sjcf.us/DevelopmentReview/StdDetails.aspx>

St. Johns County Land Development Code:  
<http://www.co.st-johns.fl.us/longrangeplanning/landdevcode.aspx>

Florida Department of Transportation, FY2022-23 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs).

Standard Plans for Road Construction and associated IRs are available at the following website: <http://www.fdot.gov/design/standardplans>

APPLICABLE IRs: IR7000101

Standard Plans for Bridge Construction are included in the Structures Plans Component.

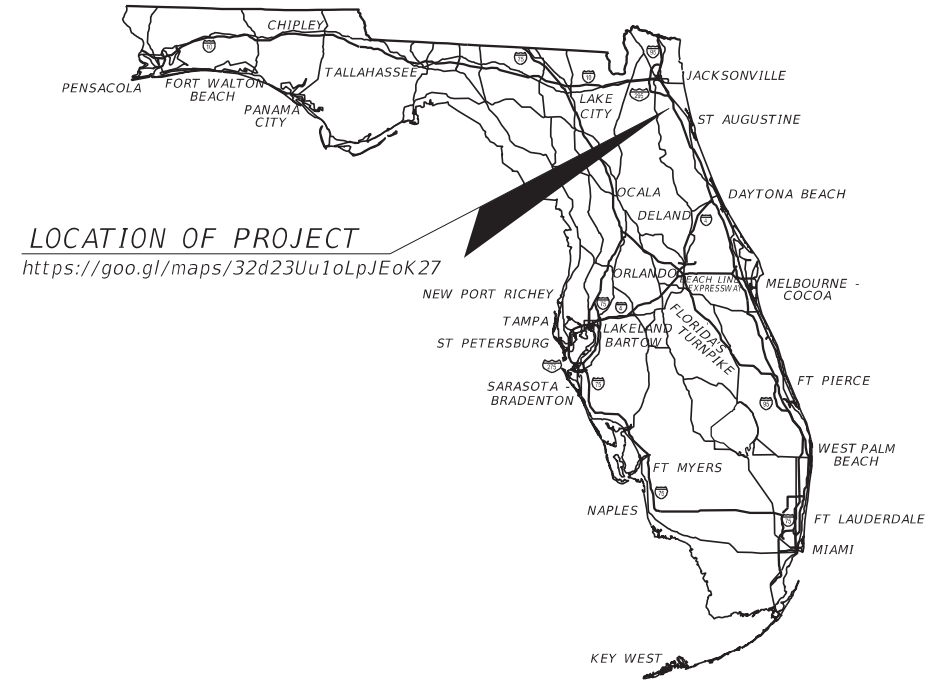
**GOVERNING STANDARD SPECIFICATIONS:**

Florida Department of Transportation, July 2022 Standard Specifications for Road and Bridge Construction at the following website:  
<http://www.fdot.gov/programmanagement/Implemented/SpecBooks>

**CR 210 WIDENING**  
**ST. JOHNS COUNTY ENGINEERING**

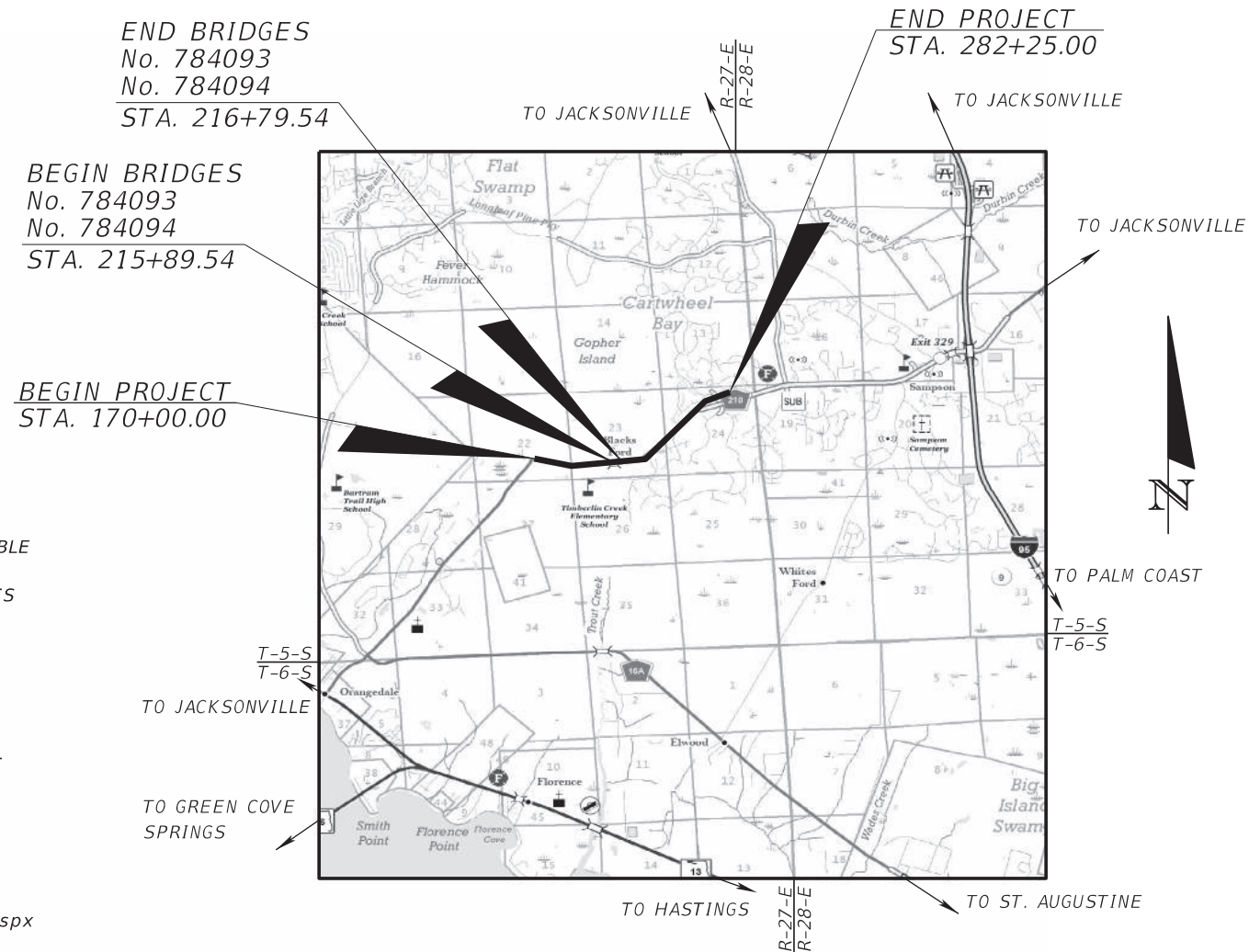
**CONTRACT PLANS**

**CONTRACT #: 22-MAS-SUP-16606**  
**ADD LANES AND RECONSTRUCT BETWEEN VETERANS**  
**PKWY. AND CIMARRONE BLVD.**



LOCATION OF PROJECT

<https://goo.gl/maps/32d23Uu1oLpJEoK27>



RFC PLANS  
JULY 2023

ROADWAY PLANS  
ENGINEER OF RECORD:

CLINT G. CAPPS, P.E.  
P.E. LICENSE NUMBER 79346  
OSIRIS 9 CONSULTING, LLC  
10199 SOUTHSIDE BOULEVARD, SUITE 104  
JACKSONVILLE, FL, 32256

SJC PROJECT MANAGER:

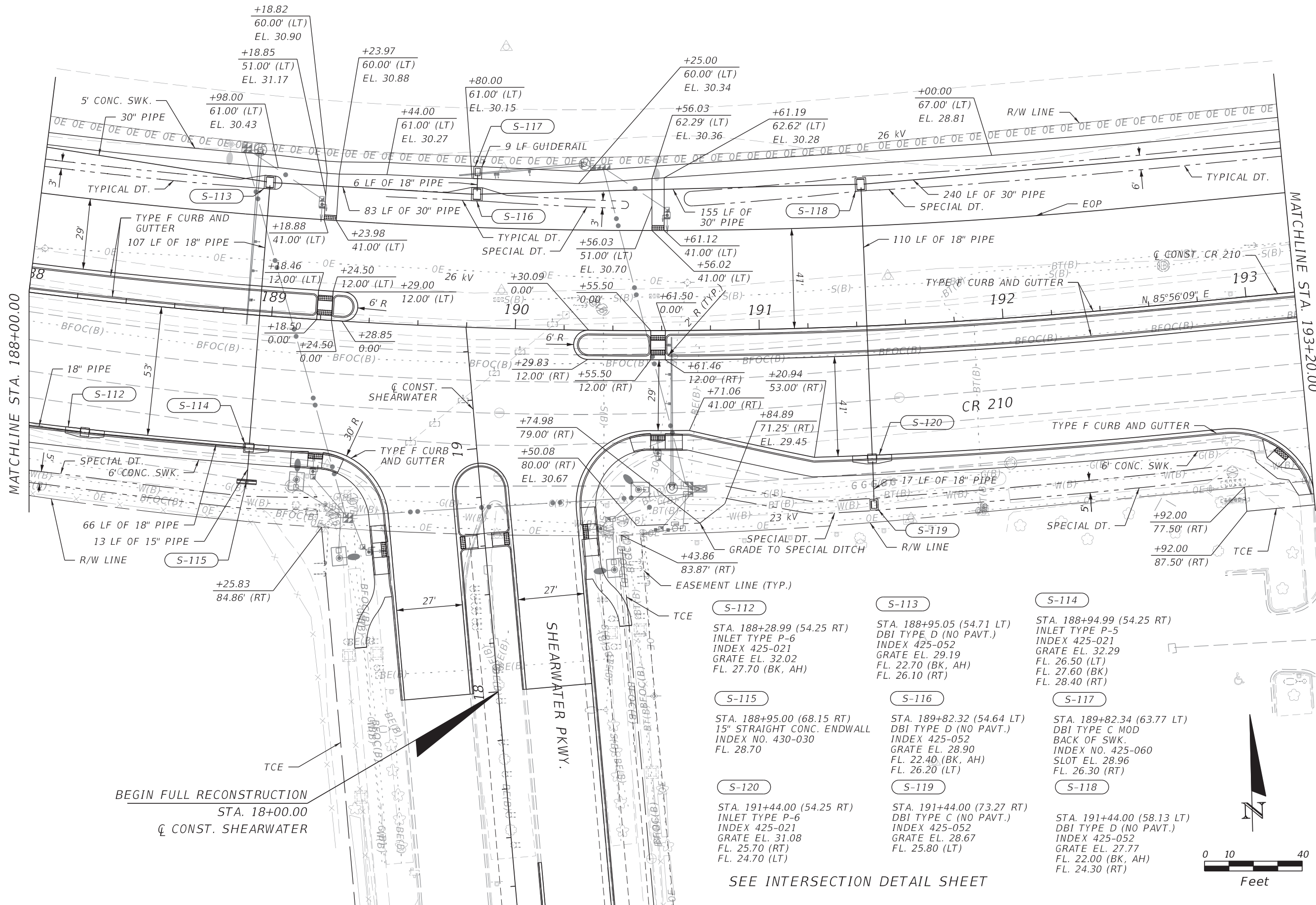
DOUG TARBOX, EI

SHEET NO.

1

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

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



BEGIN FULL RECONSTRUCTION  
STA. 18+00.00  
Q CONST. SHEARWATER

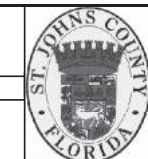
- S-112**  
STA. 188+28.99 (54.25 RT)  
INLET TYPE P-6  
INDEX 425-021  
GRATE EL. 32.02  
FL. 27.70 (BK, AH)
- S-113**  
STA. 188+95.05 (54.71 LT)  
DBI TYPE D (NO PAVT.)  
INDEX 425-052  
GRATE EL. 29.19  
FL. 22.70 (BK, AH)  
FL. 26.10 (RT)
- S-114**  
STA. 188+94.99 (54.25 RT)  
INLET TYPE P-5  
INDEX 425-021  
GRATE EL. 32.29  
FL. 26.50 (LT)  
FL. 27.60 (BK)  
FL. 28.40 (RT)
- S-115**  
STA. 188+95.00 (68.15 RT)  
15" STRAIGHT CONC. ENDWALL  
INDEX NO. 430-030  
FL. 28.70
- S-116**  
STA. 189+82.32 (54.64 LT)  
DBI TYPE D (NO PAVT.)  
INDEX 425-052  
GRATE EL. 28.90  
FL. 22.40 (BK, AH)  
FL. 26.20 (LT)
- S-117**  
STA. 189+82.34 (63.77 LT)  
DBI TYPE C MOD  
BACK OF SWK.  
INDEX NO. 425-060  
SLOT EL. 28.96  
FL. 26.30 (RT)
- S-118**  
STA. 191+44.00 (58.13 LT)  
DBI TYPE D (NO PAVT.)  
INDEX 425-052  
GRATE EL. 27.77  
FL. 22.00 (BK, AH)  
FL. 24.30 (RT)
- S-119**  
STA. 191+44.00 (73.27 RT)  
DBI TYPE C (NO PAVT.)  
INDEX 425-052  
GRATE EL. 28.67  
FL. 25.80 (LT)

SEE INTERSECTION DETAIL SHEET

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

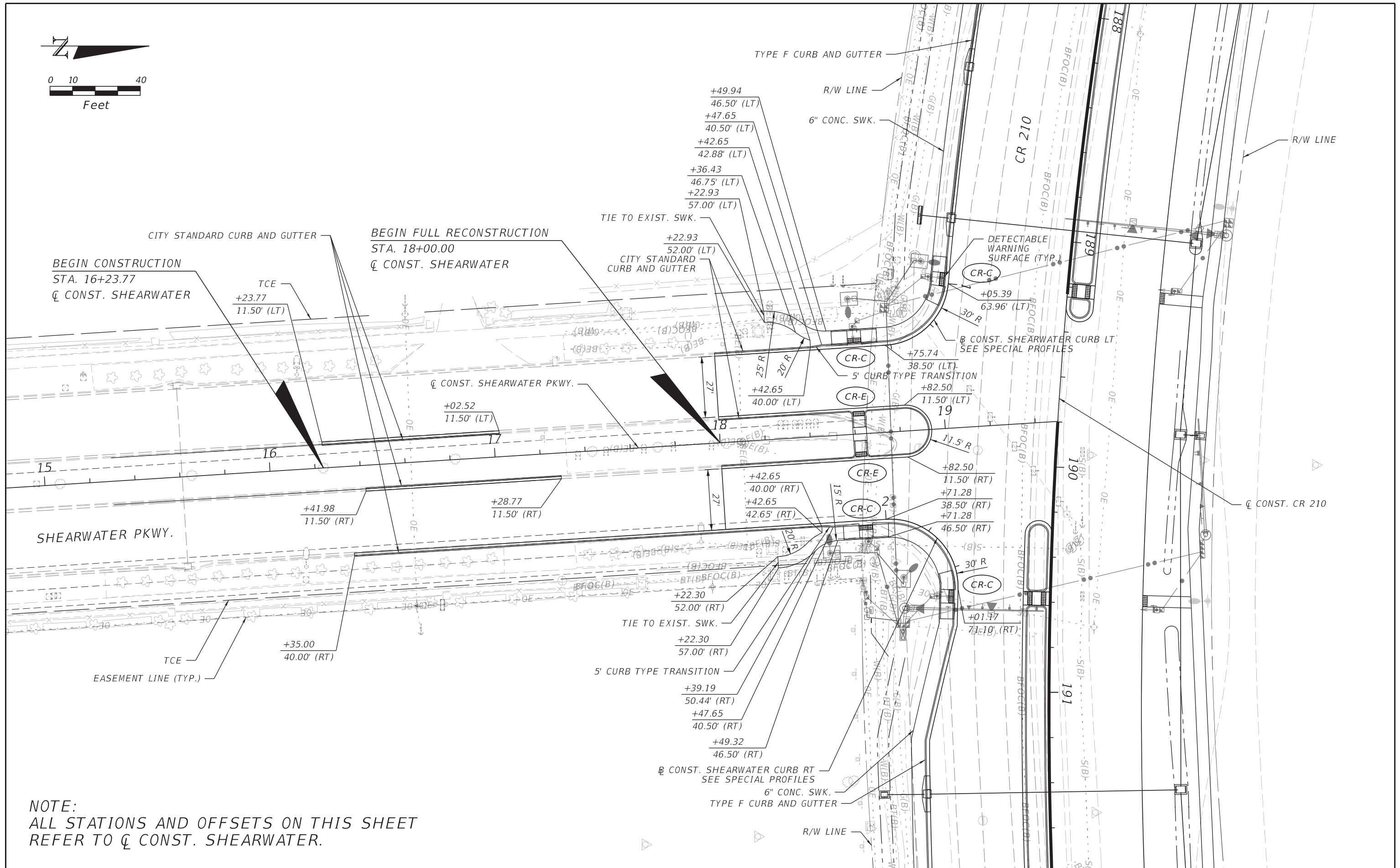
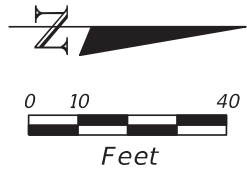
CLINT G. CAPPS P.E.  
P.E. LICENSE NUMBER 79346  
OSIRIS 9 CONSULTING, LLC  
10199 SOUTHSIDE BOULEVARD, SUITE 104  
JACKSONVILLE, FL 32256

ST. JOHNS COUNTY ENGINEERING DIVISION	
ROAD NO.	COUNTY
CR 210	ST. JOHNS



**ROADWAY PLAN**

SHEET NO.  
**19**



**NOTE:**  
ALL STATIONS AND OFFSETS ON THIS SHEET  
REFER TO  $\varnothing$  CONST. SHEARWATER.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

CLINT G. CAPPS P.E.  
P.E. LICENSE NUMBER 79346  
OSIRIS 9 CONSULTING, LLC  
10199 SOUTHSIDE BOULEVARD, SUITE 104  
JACKSONVILLE, FL 32256

**ST. JOHNS COUNTY  
ENGINEERING DIVISION**

ROAD NO.	COUNTY
CR 210	ST. JOHNS



**INTERSECTION DETAILS  
SHEARWATER PARKWAY**

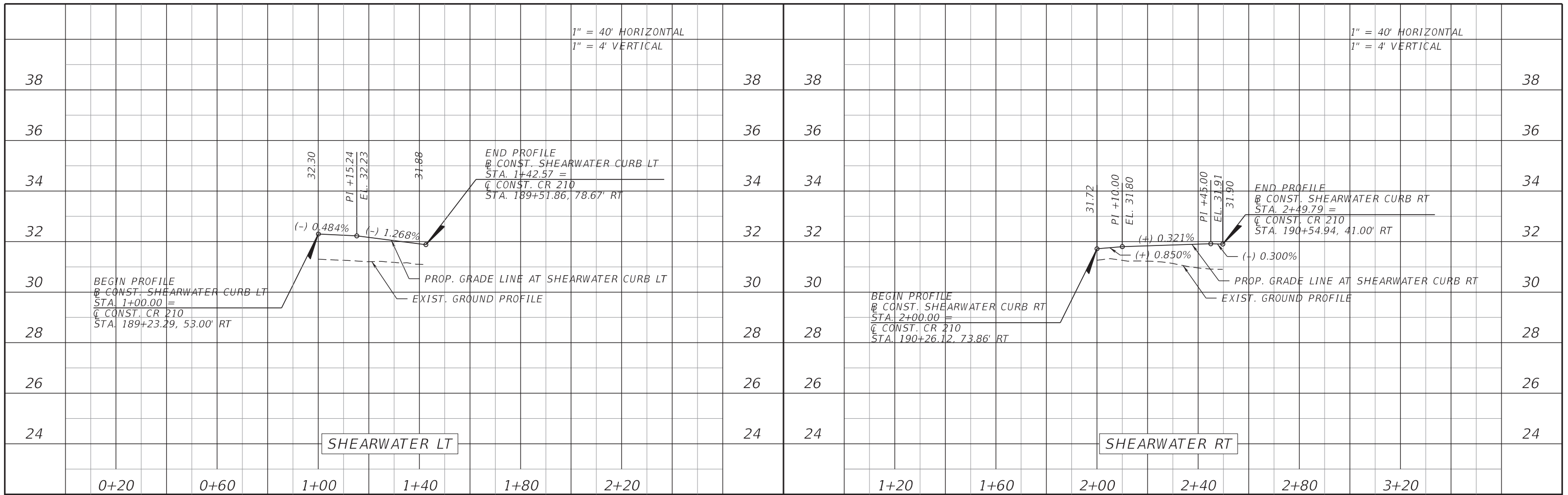
SHEET NO.  
59

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



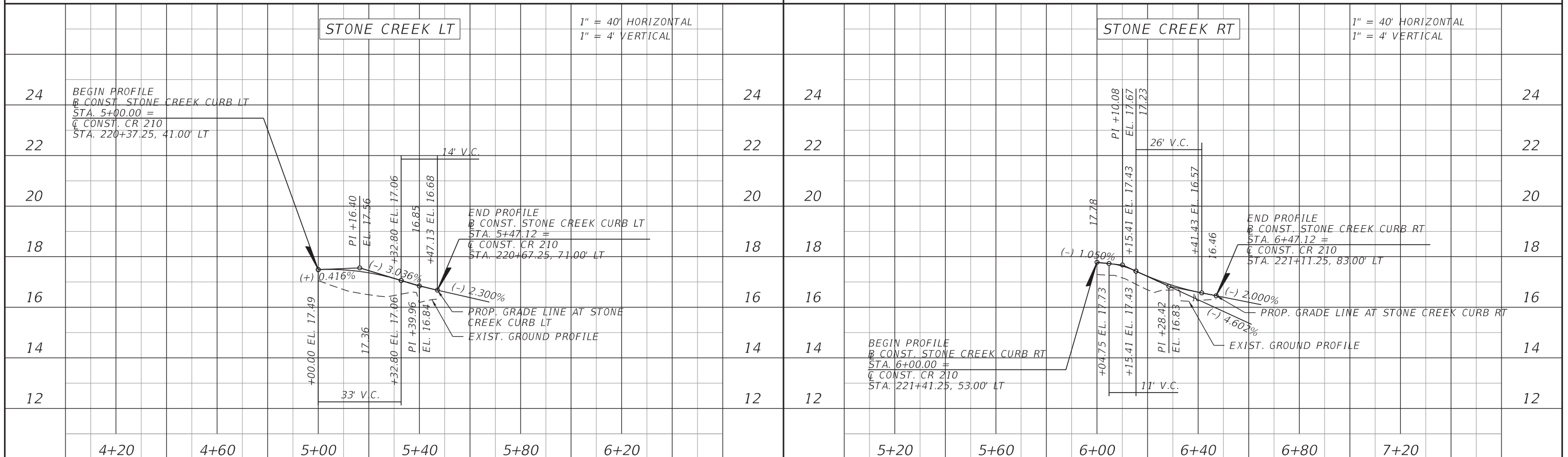
1" = 40' HORIZONTAL  
1" = 4' VERTICAL

1" = 40' HORIZONTAL  
1" = 4' VERTICAL



1" = 40' HORIZONTAL  
1" = 4' VERTICAL

1" = 40' HORIZONTAL  
1" = 4' VERTICAL



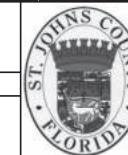
REVISIONS

DATE	DESCRIPTION	DATE	DESCRIPTION

CLINT G. CAPPS, P.E.  
P.E. LICENSE NUMBER 79346  
OSIRIS 9 CONSULTING, LLC  
10199 SOUTHSIDE BOULEVARD, SUITE 104  
JACKSONVILLE, FL 32256

ST. JOHNS COUNTY  
ENGINEERING DIVISION

ROAD NO. COUNTY  
CR 210 ST. JOHNS



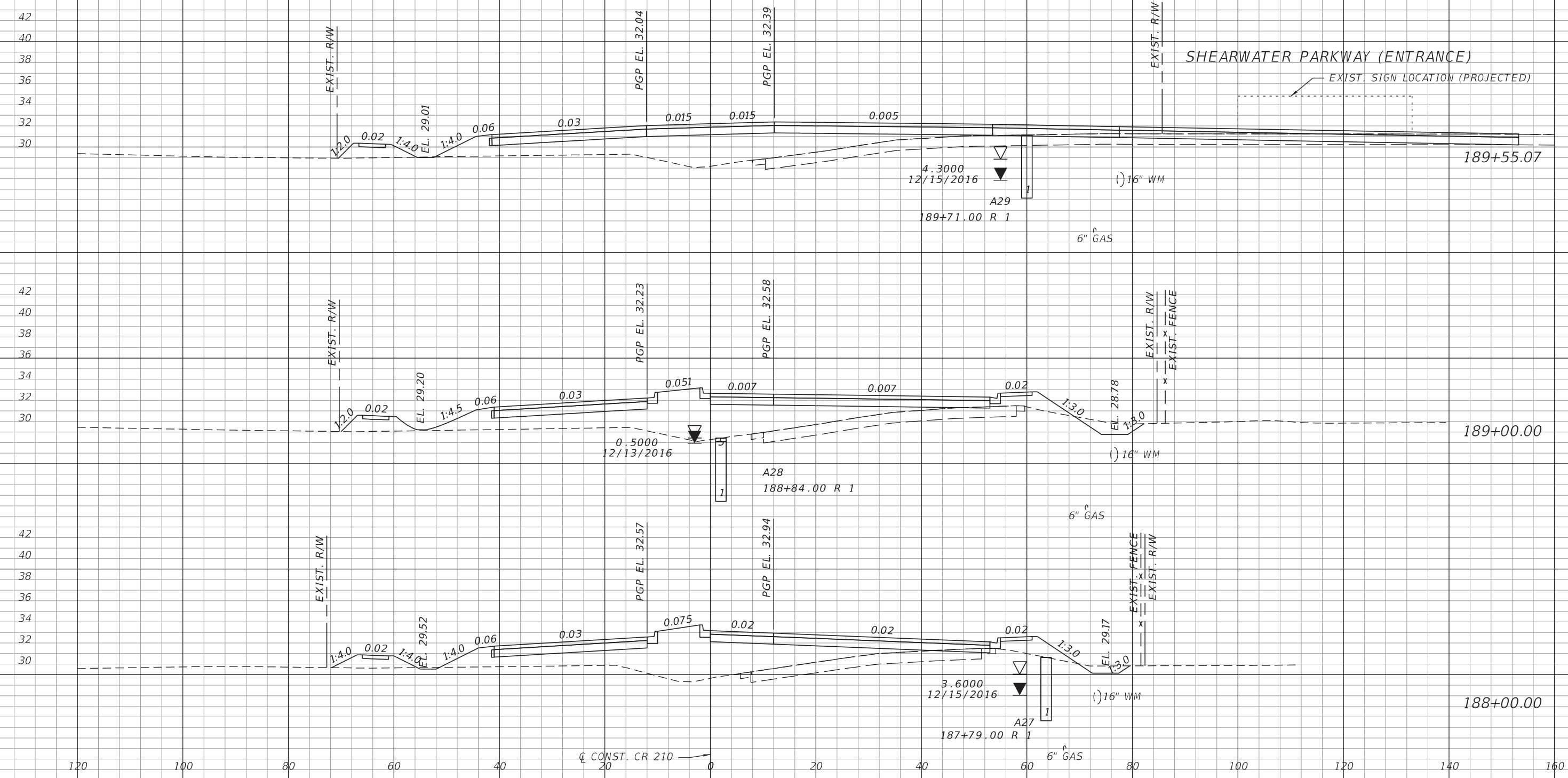
SPECIAL PROFILES  
CURB RETURNS

SHEET NO.

65

1" = 20' HORIZONTAL  
1" = 10' VERTICAL

CONST. CR 210



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

CLINT G. CAPPS, P.E.  
P.E. LICENSE NUMBER 79346  
OSIRIS 9 CONSULTING, LLC  
10199 SOUTHSIDE BOULEVARD, SUITE 104  
JACKSONVILLE, FL 32256

ST. JOHNS COUNTY  
ENGINEERING DIVISION  
ROAD NO. COUNTY  
CR 210 ST. JOHNS

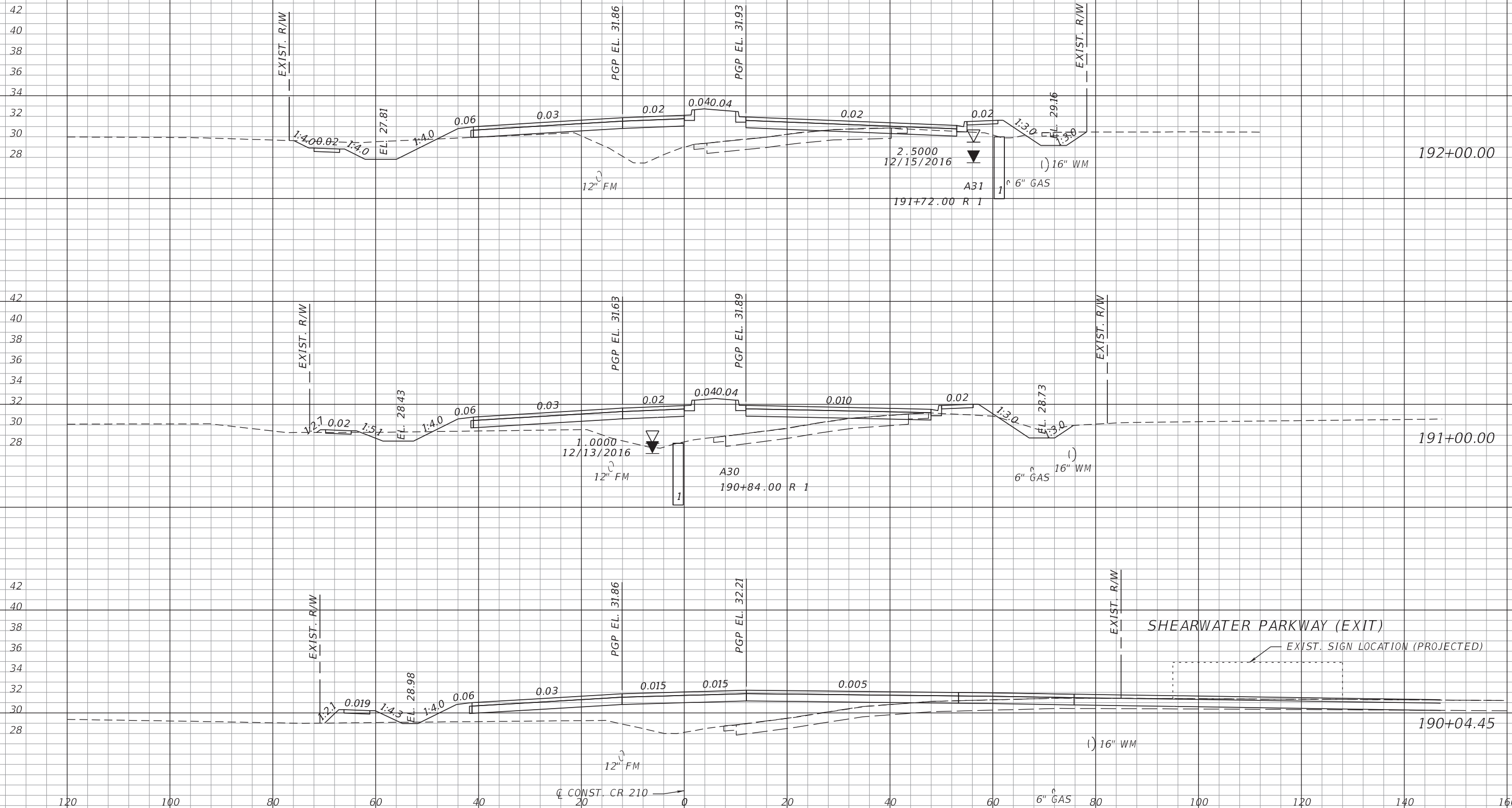


CROSS SECTIONS

SHEET NO.  
137

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

1" = 20' HORIZONTAL  
1" = 10' VERTICAL



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

CLINT G. CAPPS, P.E.  
P.E. LICENSE NUMBER 79346  
OSIRIS 9 CONSULTING, LLC  
10199 SOUTHSIDE BOULEVARD, SUITE 104  
JACKSONVILLE, FL 32256

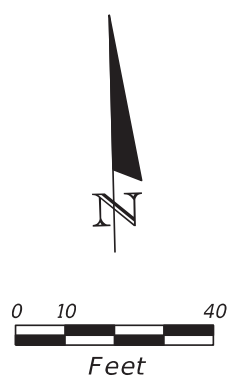
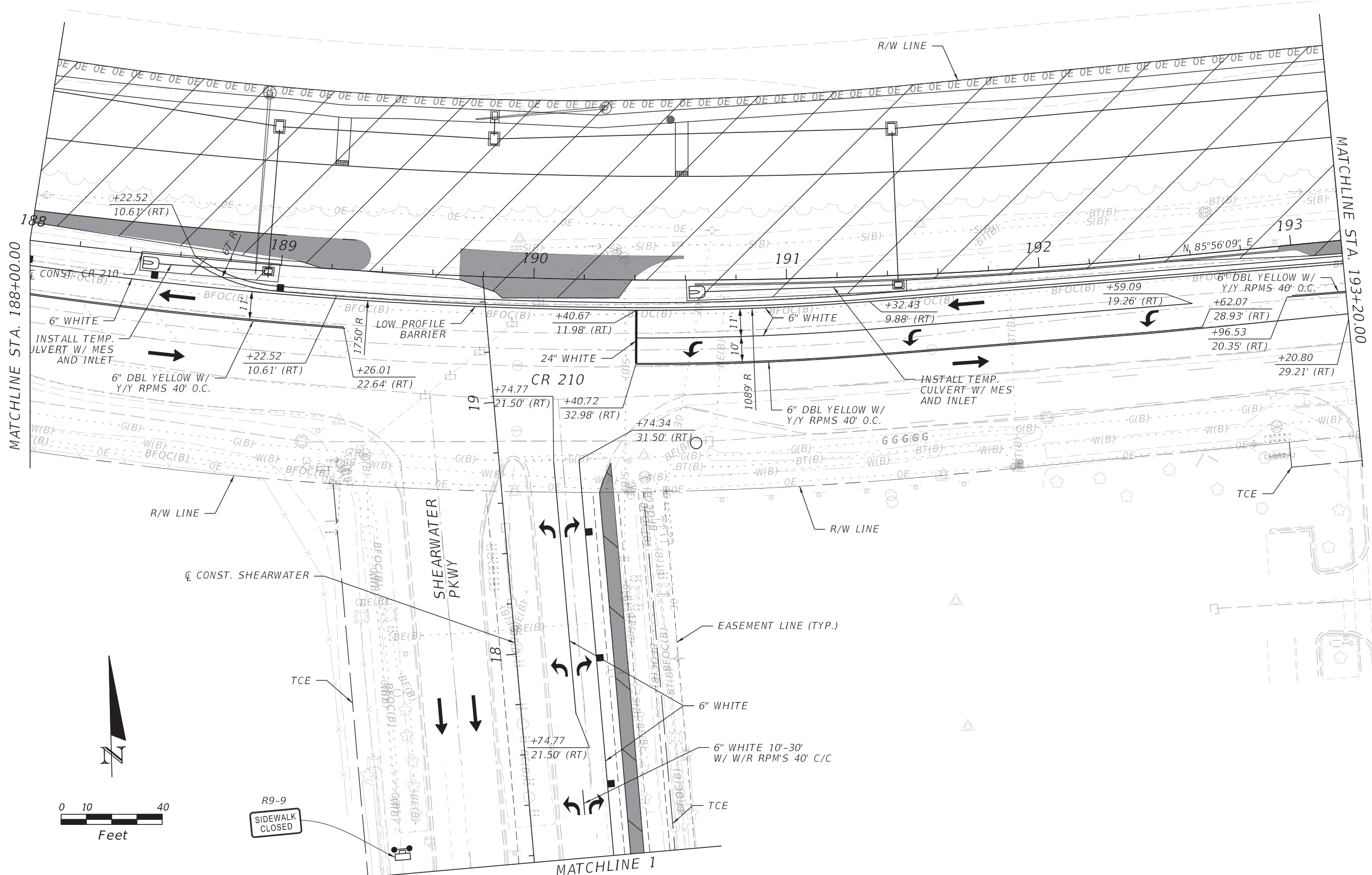
ST. JOHNS COUNTY  
ENGINEERING DIVISION  
ROAD NO. COUNTY  
CR 210 ST. JOHNS



CROSS SECTIONS

SHEET NO.  
138

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

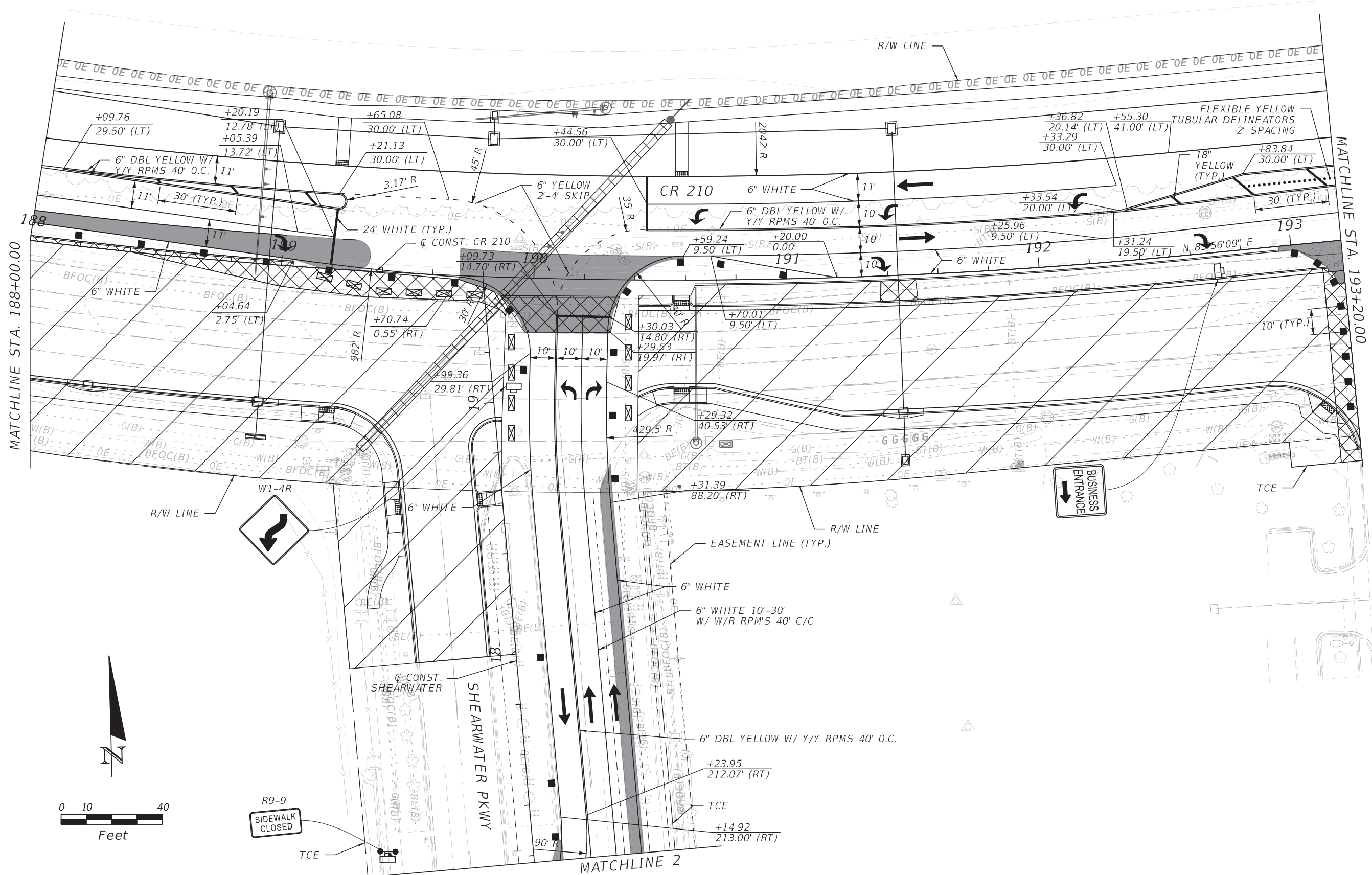


R9-9  
SIDEWALK  
CLOSED

MATCHLINE 1

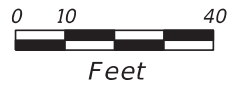
REVISIONS				CLINT G. CAPPS P.E. P.E. LICENSE NUMBER 79346 OSIRIS 9 CONSULTING, LLC 10199 SOUTHSIDE BOULEVARD, SUITE 104 JACKSONVILLE, FL 32256	ST. JOHNS COUNTY ENGINEERING DIVISION			TEMPORARY TRAFFIC CONTROL PLAN - PHASE 1		SHEET NO.  214
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY		CR 210	ST. JOHNS	

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



MATCHLINE STA. 188+00.00

MATCHLINE STA. 193+20.00



R9-9  
SIDEWALK  
CLOSED



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

CLINT G. CAPPS P.E.  
P.E. LICENSE NUMBER 79346  
OSIRIS 9 CONSULTING, LLC  
10199 SOUTHSIDE BOULEVARD, SUITE 104  
JACKSONVILLE, FL 32256

ST. JOHNS COUNTY  
ENGINEERING DIVISION

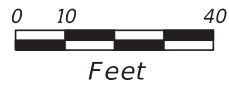
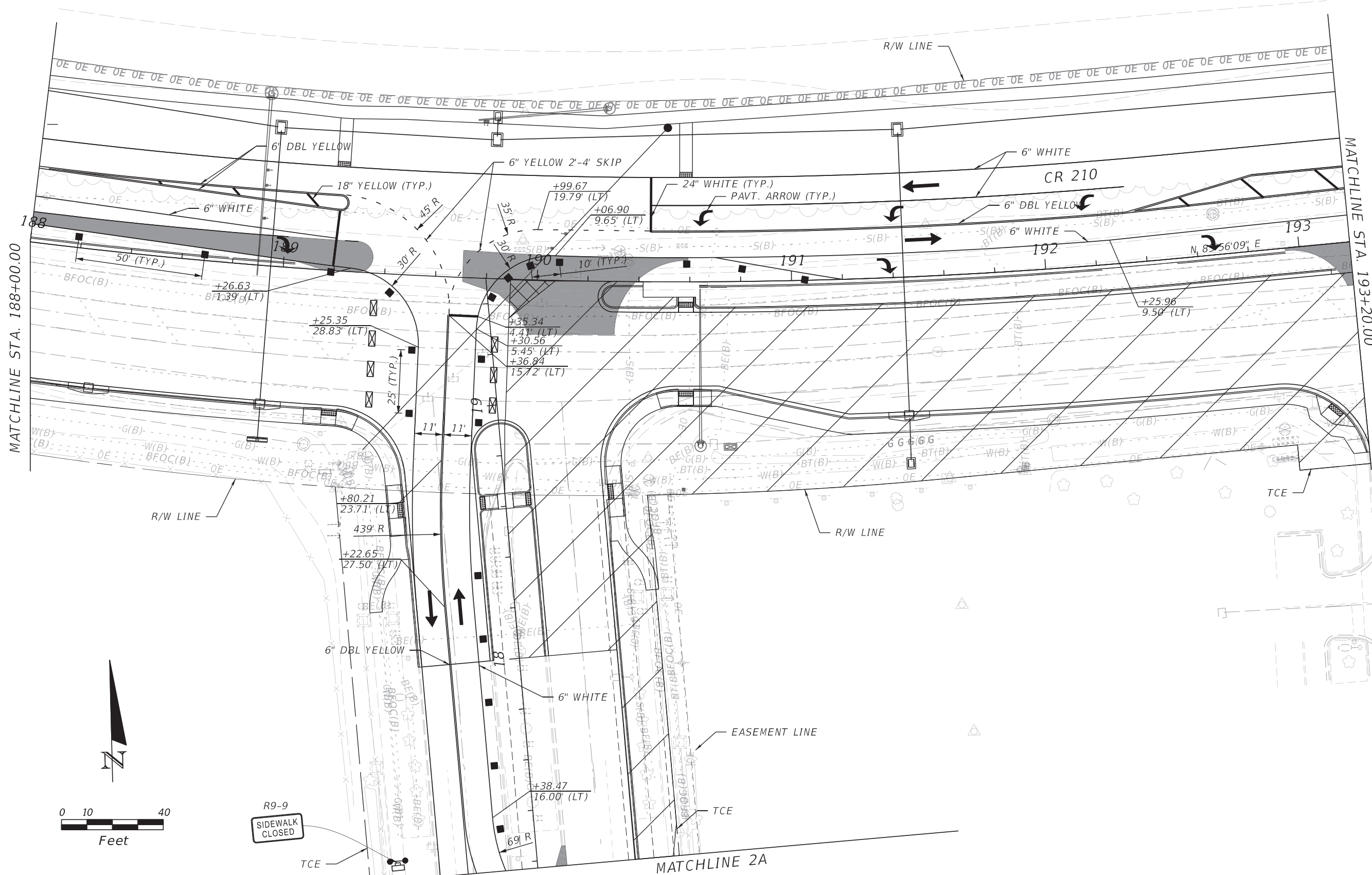
ROAD NO.	COUNTY
CR 210	ST. JOHNS



**TEMPORARY TRAFFIC CONTROL**  
**PLAN - PHASE 2**

SHEET NO.  
241

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



R9-9  
SIDEWALK  
CLOSED

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

CLINT G. CAPPS P.E.  
P.E. LICENSE NUMBER 79346  
OSIRIS 9 CONSULTING, LLC  
10199 SOUTHSIDE BOULEVARD, SUITE 104  
JACKSONVILLE, FL 32256

ST. JOHNS COUNTY  
ENGINEERING DIVISION

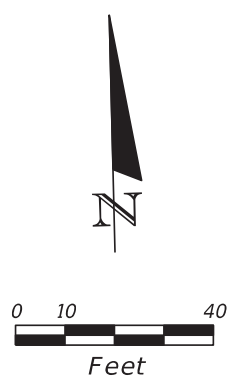
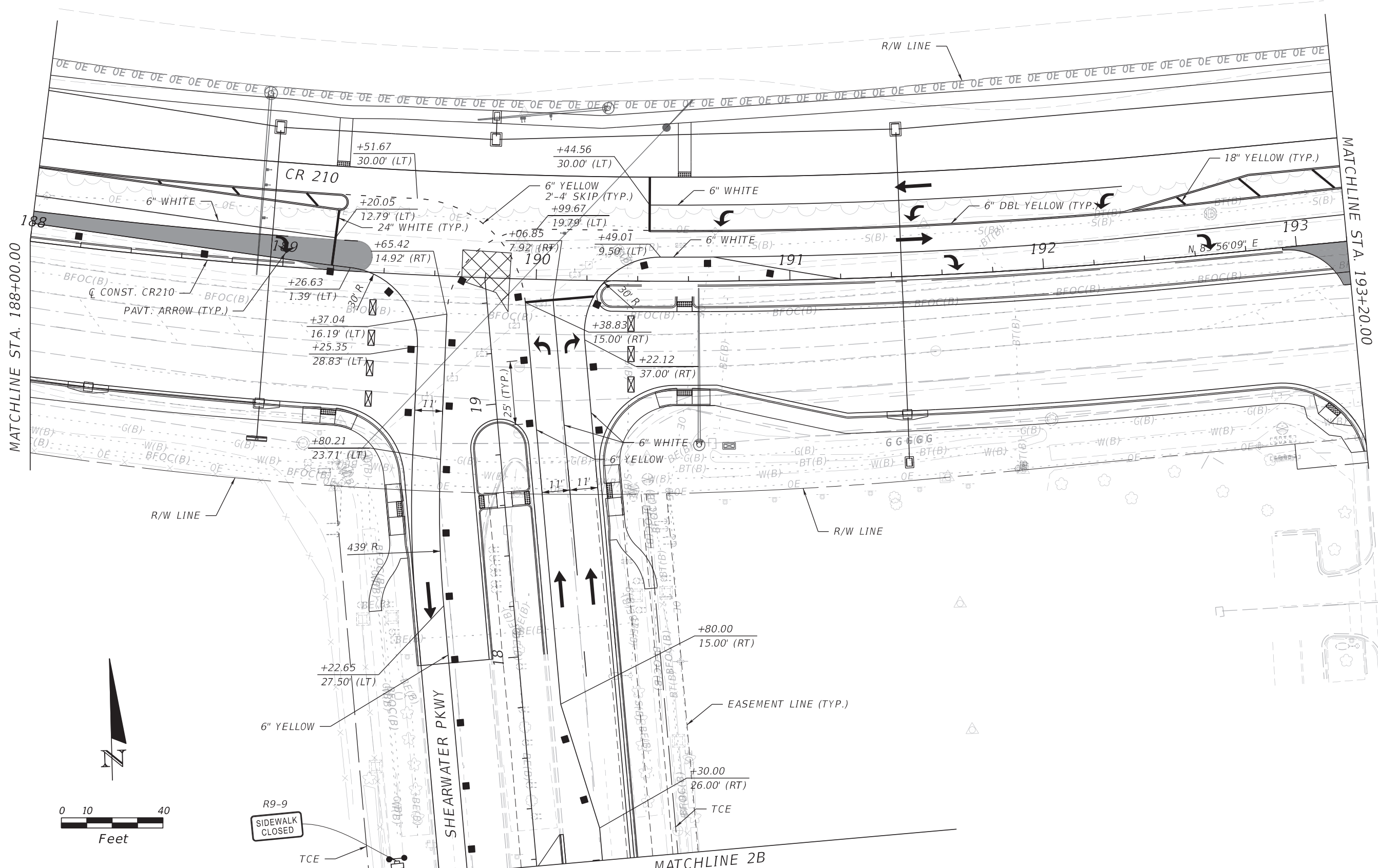
ROAD NO.	COUNTY
CR 210	ST. JOHNS



**TEMPORARY TRAFFIC CONTROL  
PLAN - PHASE 2A**

SHEET  
NO.  
266

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



R9-9  
SIDEWALK  
CLOSED

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

CLINT G. CAPPS P.E.  
P.E. LICENSE NUMBER 79346  
OSIRIS 9 CONSULTING, LLC  
10199 SOUTHSIDE BOULEVARD, SUITE 104  
JACKSONVILLE, FL 32256

ST. JOHNS COUNTY  
ENGINEERING DIVISION

ROAD NO.	COUNTY
CR 210	ST. JOHNS

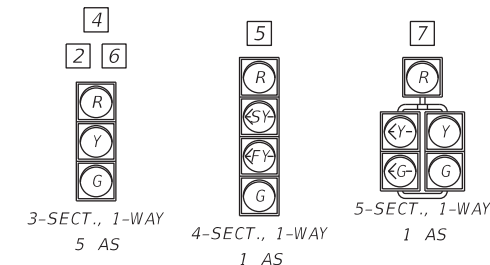
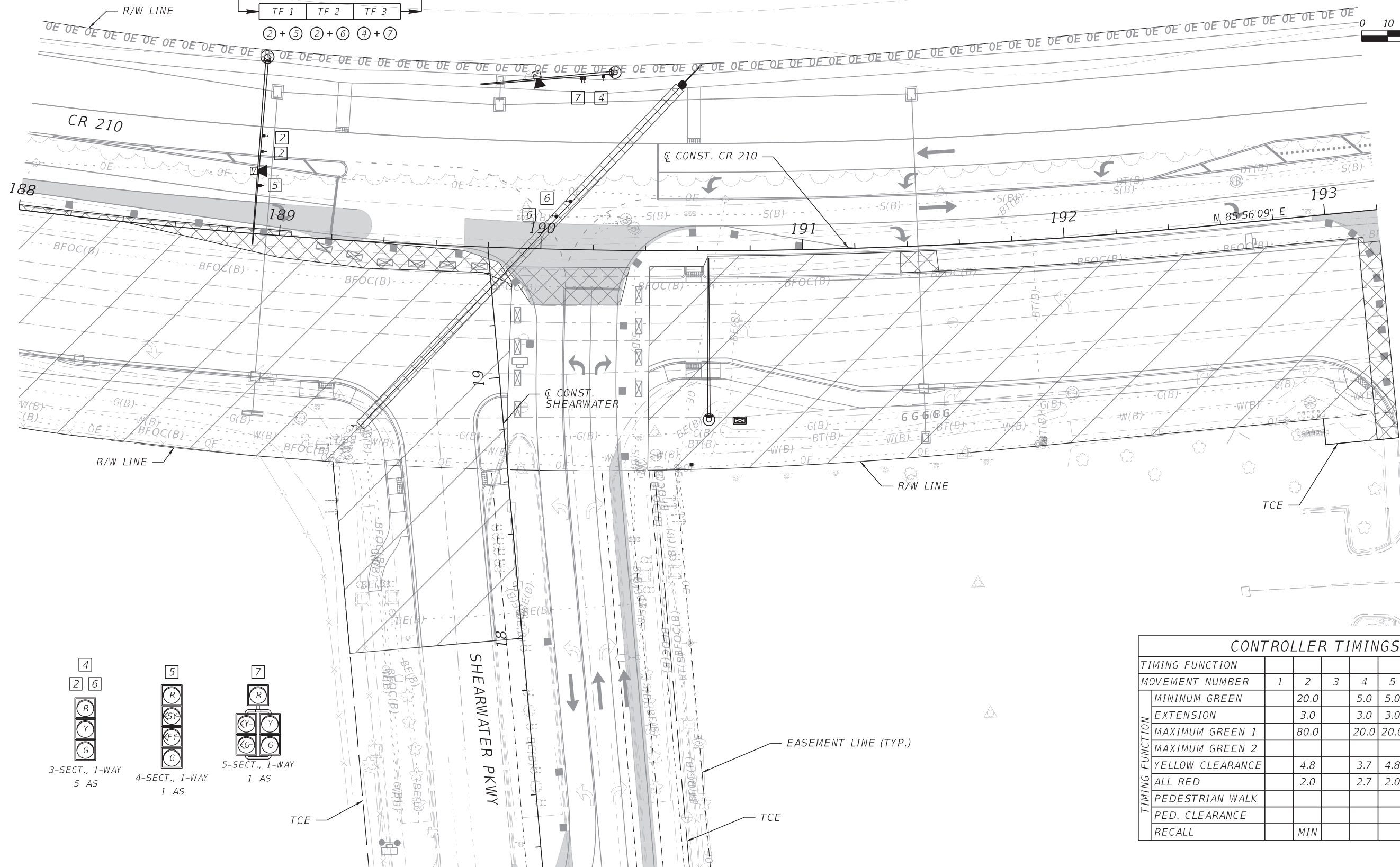
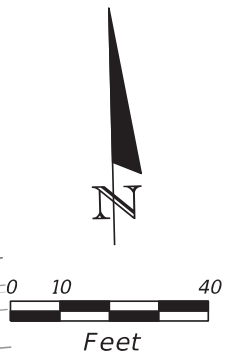
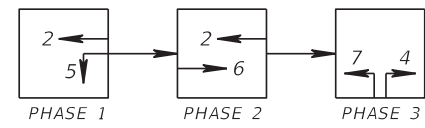


**TEMPORARY TRAFFIC CONTROL  
PLAN - PHASE 2B**

SHEET  
NO.  
268

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

S.O.P. 12



CONTROLLER TIMINGS								
TIMING FUNCTION								
MOVEMENT NUMBER	1	2	3	4	5	6	7	8
MINIMUM GREEN		20.0		5.0	5.0	20.0	5.0	
EXTENSION		3.0		3.0	3.0	3.0	3.0	
MAXIMUM GREEN 1		80.0		20.0	20.0	80.0	20.0	
MAXIMUM GREEN 2								
YELLOW CLEARANCE		4.8		3.7	4.8	4.8	3.7	
ALL RED		2.0		2.7	2.0	2.0	2.7	
PEDESTRIAN WALK								
PED. CLEARANCE								
RECALL		MIN				MIN		

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

SATYA M. KOLLURU, P.E., PTOE  
 P.E. LICENSE NUMBER 74459  
 OSIRIS 9 CONSULTING, LLC  
 10199 SOUTHSIDE BOULEVARD, SUITE 104  
 JACKSONVILLE, FL 32256

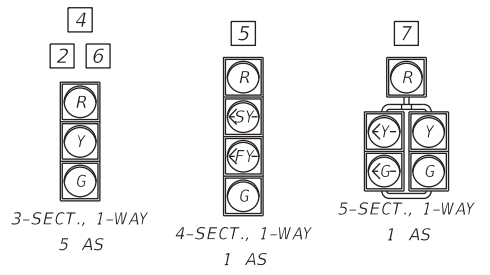
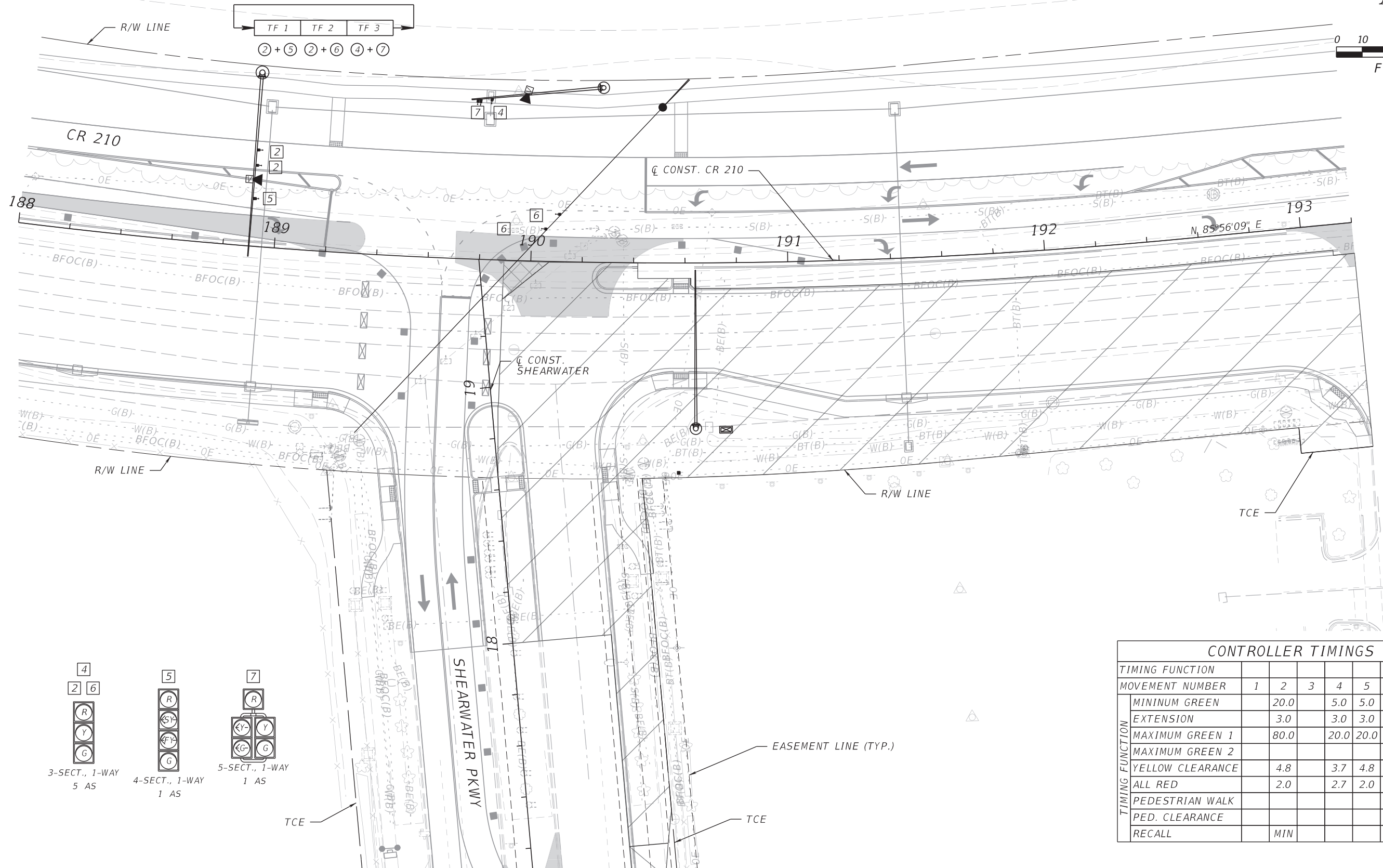
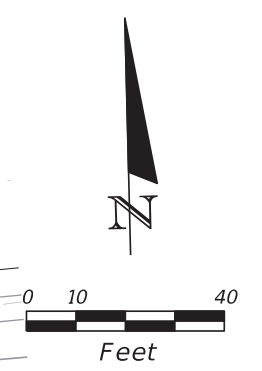
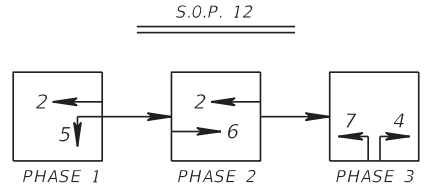
ST. JOHNS COUNTY  
 ENGINEERING DIVISION  
 ROAD NO. COUNTY  
 CR 210 ST. JOHNS



**TEMPORARY TRAFFIC CONTROL  
 PHASE 2 TEMPORARY SIGNALS**

SHEET NO.  
 272

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



CONTROLLER TIMINGS								
TIMING FUNCTION								
MOVEMENT NUMBER	1	2	3	4	5	6	7	8
MINIMUM GREEN		20.0		5.0	5.0	20.0	5.0	
EXTENSION		3.0		3.0	3.0	3.0	3.0	
MAXIMUM GREEN 1		80.0		20.0	20.0	80.0	20.0	
MAXIMUM GREEN 2								
YELLOW CLEARANCE		4.8		3.7	4.8	4.8	3.7	
ALL RED		2.0		2.7	2.0	2.0	2.7	
PEDESTRIAN WALK								
PED. CLEARANCE								
RECALL		MIN				MIN		

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

SATYA M. KOLLURU, P.E., PTOE  
 P.E. LICENSE NUMBER 74459  
 OSIRIS 9 CONSULTING, LLC  
 10199 SOUTHSIDE BOULEVARD, SUITE 104  
 JACKSONVILLE, FL 32256

ST. JOHNS COUNTY  
 ENGINEERING DIVISION

ROAD NO.	COUNTY
CR 210	ST. JOHNS

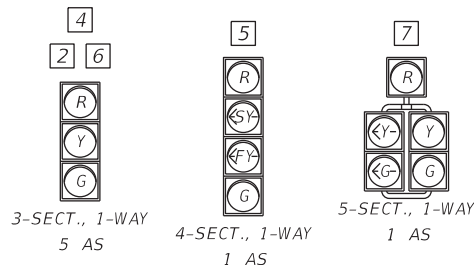
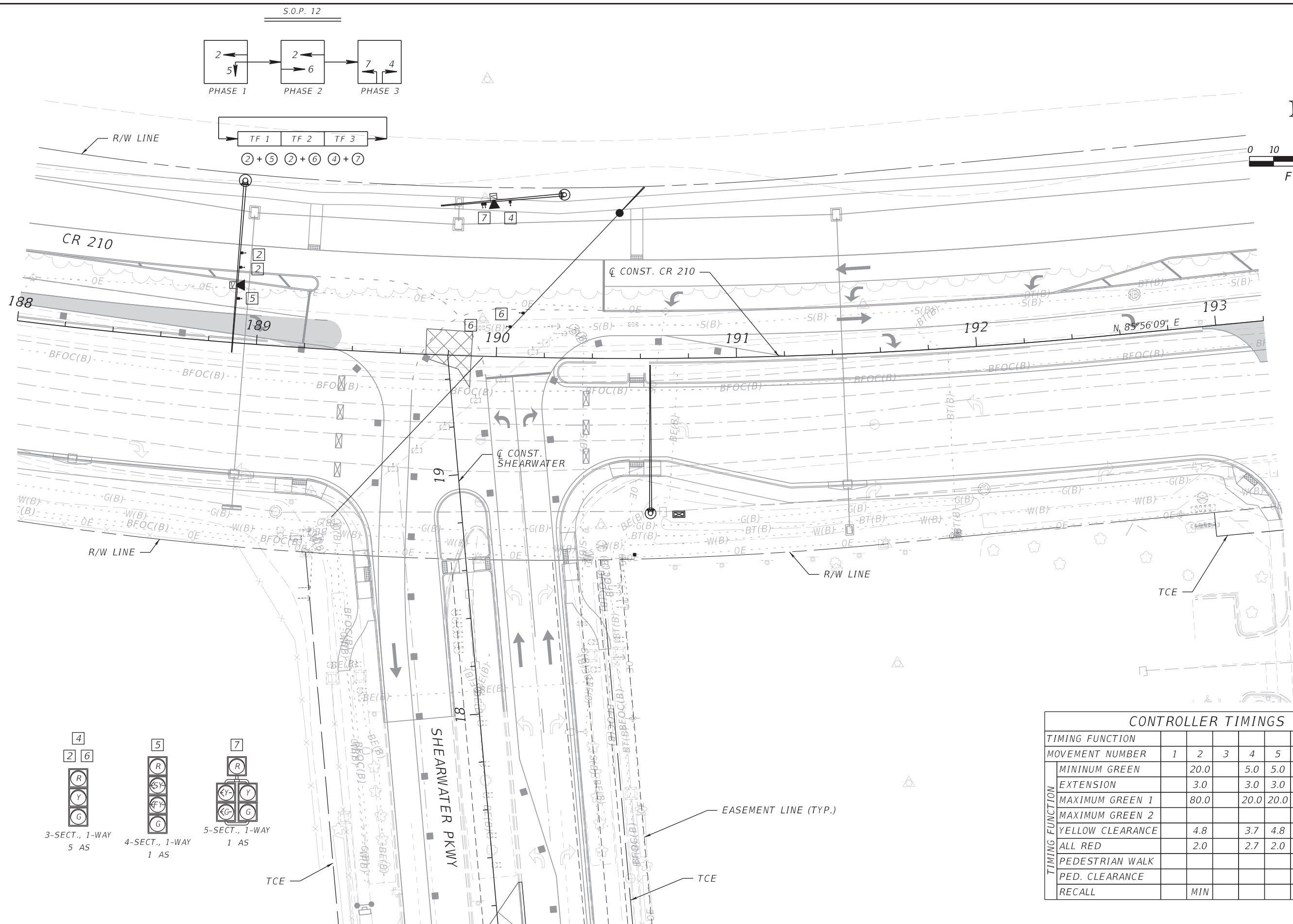
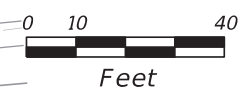
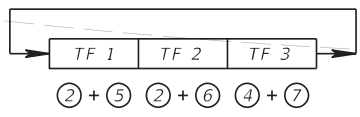
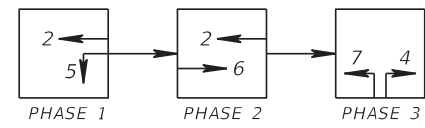


**TEMPORARY TRAFFIC CONTROL  
 PHASE 2A TEMPORARY SIGNALS**

SHEET NO.  
 273

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

S.O.P. 12



CONTROLLER TIMINGS								
TIMING FUNCTION								
MOVEMENT NUMBER	1	2	3	4	5	6	7	8
MINIMUM GREEN		20.0		5.0	5.0	20.0	5.0	
EXTENSION		3.0		3.0	3.0	3.0	3.0	
MAXIMUM GREEN 1		80.0		20.0	20.0	80.0	20.0	
MAXIMUM GREEN 2								
YELLOW CLEARANCE		4.8		3.7	4.8	4.8	3.7	
ALL RED		2.0		2.7	2.0	2.0	2.7	
PEDESTRIAN WALK								
PED. CLEARANCE								
RECALL		MIN				MIN		

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

SATYA M. KOLLURU, P.E., PTOE  
 P.E. LICENSE NUMBER 74459  
 OSIRIS 9 CONSULTING, LLC  
 10199 SOUTHSIDE BOULEVARD, SUITE 104  
 JACKSONVILLE, FL 32256

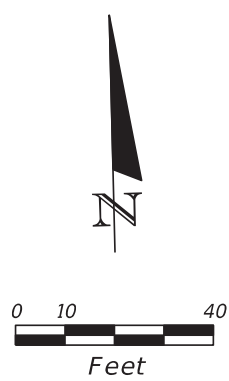
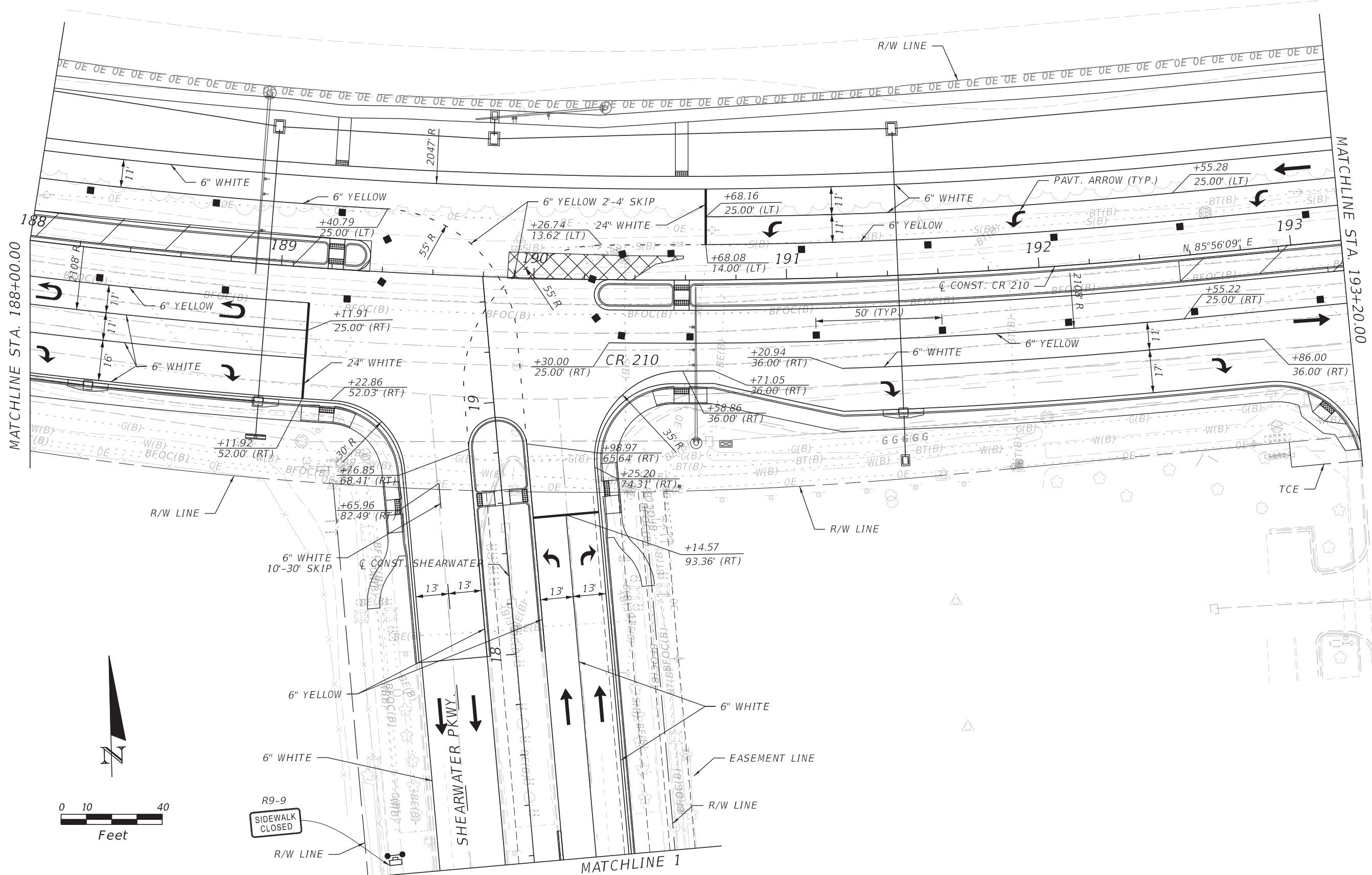
ST. JOHNS COUNTY  
 ENGINEERING DIVISION  
 ROAD NO. COUNTY  
 CR 210 ST. JOHNS



TEMPORARY TRAFFIC CONTROL  
 PHASE 2B TEMPORARY SIGNALS

SHEET NO.  
 274

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



R9-9  
SIDEWALK  
CLOSED

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

CLINT G. CAPPS P.E.  
P.E. LICENSE NUMBER 79346  
OSIRIS 9 CONSULTING, LLC  
10199 SOUTHSIDE BOULEVARD, SUITE 104  
JACKSONVILLE, FL 32256

ST. JOHNS COUNTY  
ENGINEERING DIVISION

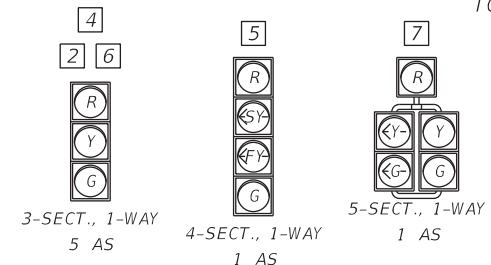
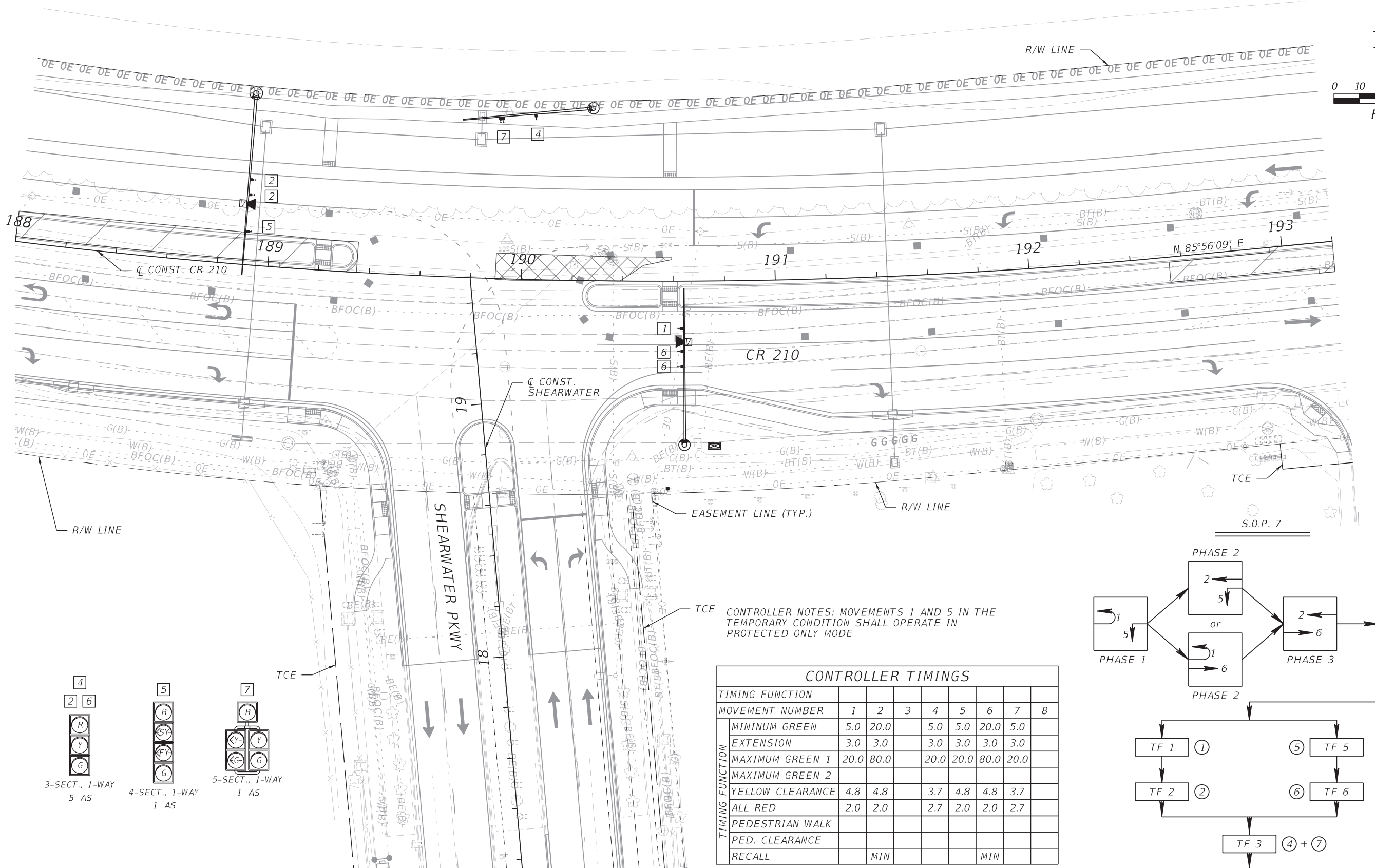
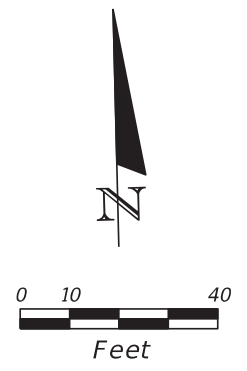
ROAD NO.	COUNTY
CR 210	ST. JOHNS



**TEMPORARY TRAFFIC CONTROL**  
**PLAN - PHASE 3**

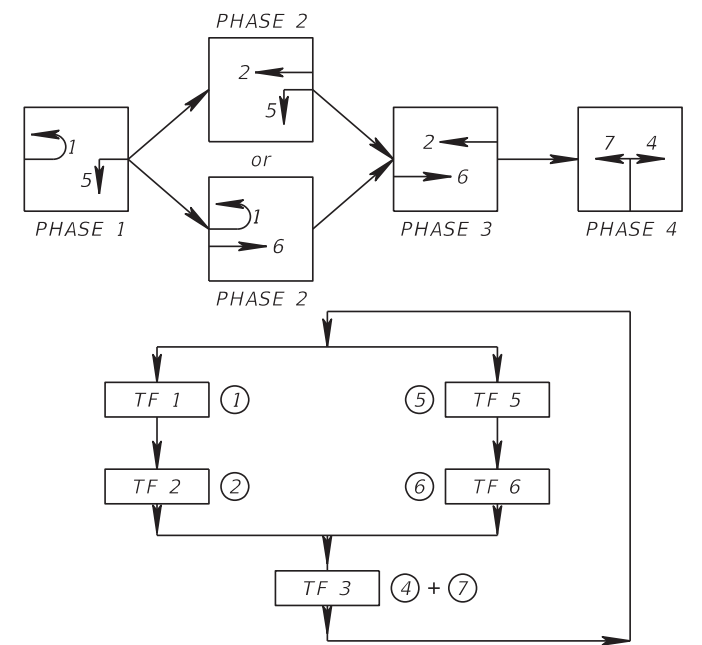
SHEET NO.  
281

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



CONTROLLER NOTES: MOVEMENTS 1 AND 5 IN THE TEMPORARY CONDITION SHALL OPERATE IN PROTECTED ONLY MODE

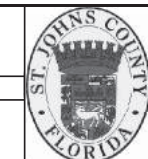
CONTROLLER TIMINGS								
TIMING FUNCTION	1	2	3	4	5	6	7	8
MOVEMENT NUMBER	1	2	3	4	5	6	7	8
MINIMUM GREEN	5.0	20.0		5.0	5.0	20.0	5.0	
EXTENSION	3.0	3.0		3.0	3.0	3.0	3.0	
MAXIMUM GREEN 1	20.0	80.0		20.0	20.0	80.0	20.0	
MAXIMUM GREEN 2								
YELLOW CLEARANCE	4.8	4.8		3.7	4.8	4.8	3.7	
ALL RED	2.0	2.0		2.7	2.0	2.0	2.7	
PEDESTRIAN WALK								
PED. CLEARANCE								
RECALL		MIN				MIN		



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

SATYA M. KOLLURU, P.E., PTOE  
 P.E. LICENSE NUMBER 74459  
 OSIRIS 9 CONSULTING, LLC  
 10199 SOUTHSIDE BOULEVARD, SUITE 104  
 JACKSONVILLE, FL 32256

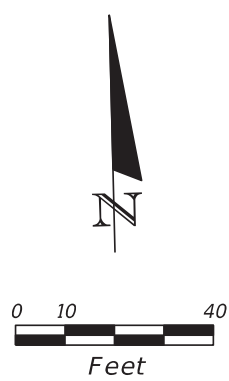
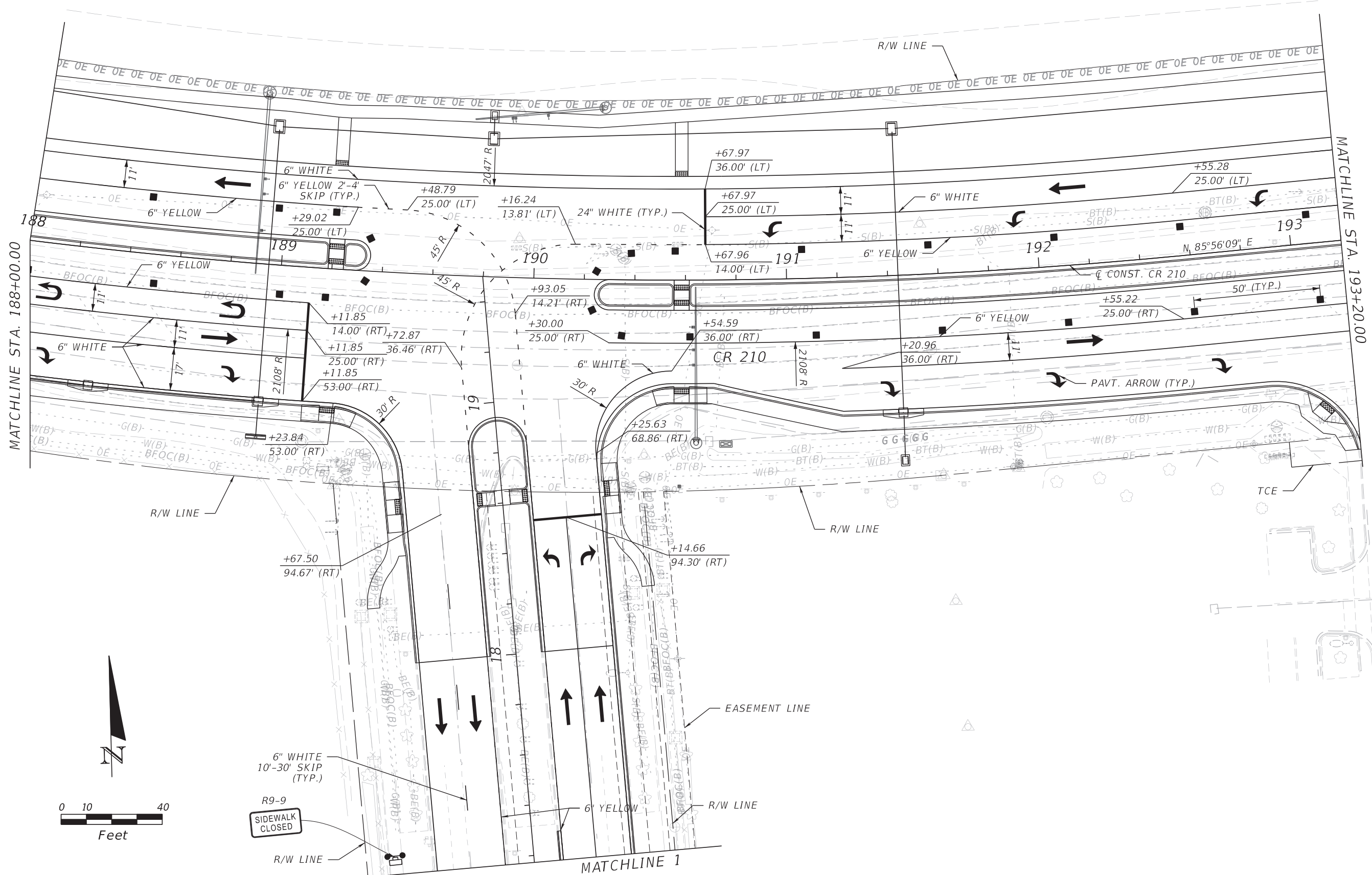
ST. JOHNS COUNTY  
 ENGINEERING DIVISION  
 ROAD NO. COUNTY  
 CR 210 ST. JOHNS



TEMPORARY TRAFFIC CONTROL  
 PHASE 3 TEMPORARY SIGNALS

SHEET NO.  
 302

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



R9-9  
SIDEWALK  
CLOSED

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

CLINT G. CAPPS P.E.  
P.E. LICENSE NUMBER 79346  
OSIRIS 9 CONSULTING, LLC  
10199 SOUTHSIDE BOULEVARD, SUITE 104  
JACKSONVILLE, FL 32256

ST. JOHNS COUNTY  
ENGINEERING DIVISION

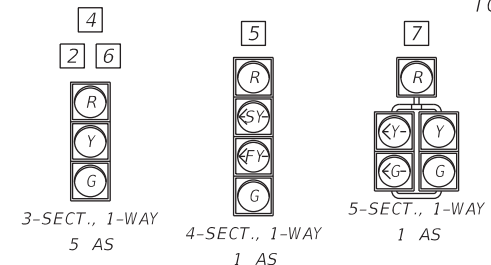
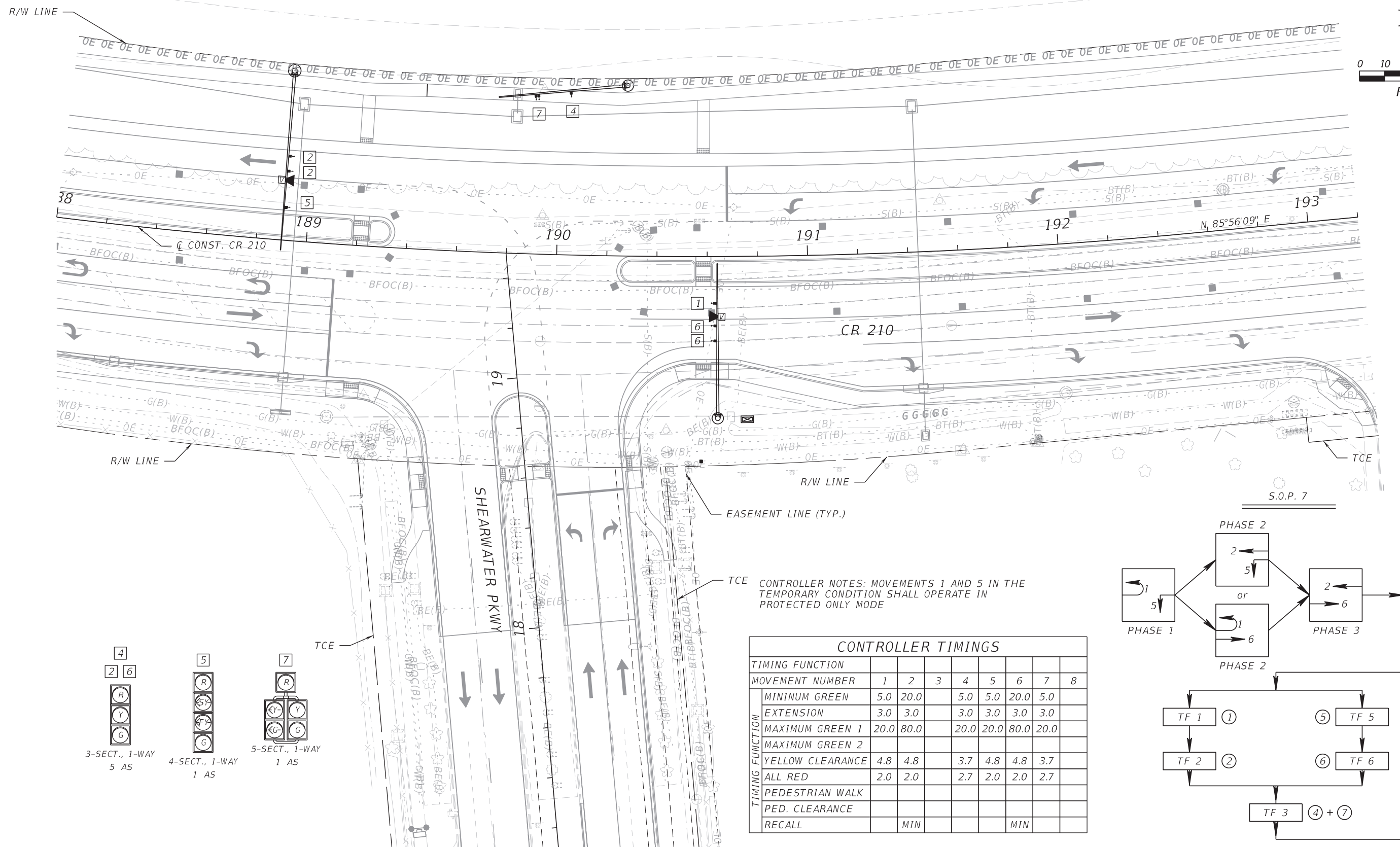
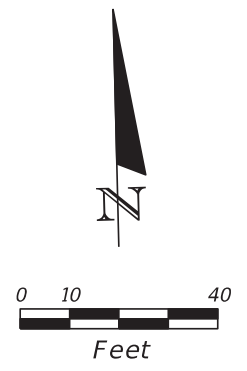
ROAD NO.	COUNTY
CR 210	ST. JOHNS



**TEMPORARY TRAFFIC CONTROL  
PLAN - PHASE 4**

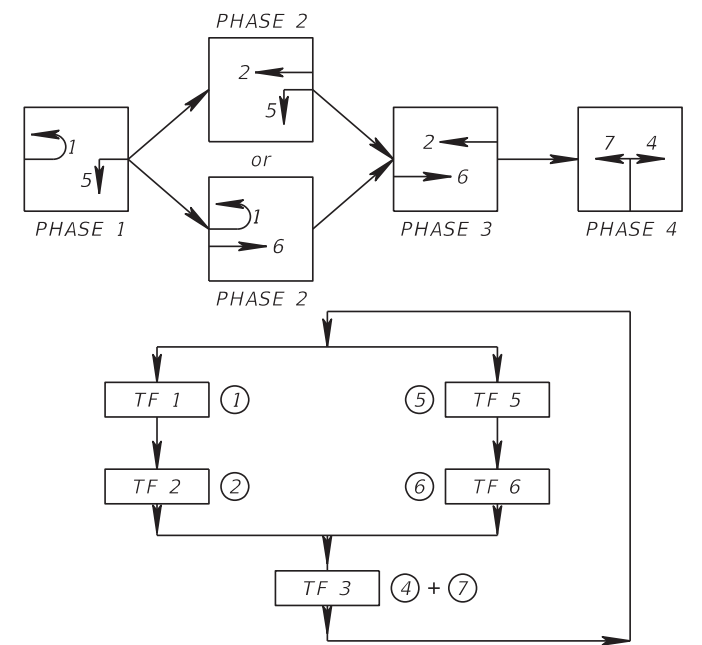
SHEET  
NO.  
308

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



CONTROLLER NOTES: MOVEMENTS 1 AND 5 IN THE TEMPORARY CONDITION SHALL OPERATE IN PROTECTED ONLY MODE

CONTROLLER TIMINGS								
TIMING FUNCTION	1	2	3	4	5	6	7	8
MOVEMENT NUMBER	1	2	3	4	5	6	7	8
MINIMUM GREEN	5.0	20.0		5.0	5.0	20.0	5.0	
EXTENSION	3.0	3.0		3.0	3.0	3.0	3.0	
MAXIMUM GREEN 1	20.0	80.0		20.0	20.0	80.0	20.0	
MAXIMUM GREEN 2								
YELLOW CLEARANCE	4.8	4.8		3.7	4.8	4.8	3.7	
ALL RED	2.0	2.0		2.7	2.0	2.0	2.7	
PEDESTRIAN WALK								
PED. CLEARANCE								
RECALL		MIN				MIN		



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

SATYA M. KOLLURU, P.E., PTOE  
 P.E. LICENSE NUMBER 74459  
 OSIRIS 9 CONSULTING, LLC  
 10199 SOUTHSIDE BOULEVARD, SUITE 104  
 JACKSONVILLE, FL 32256

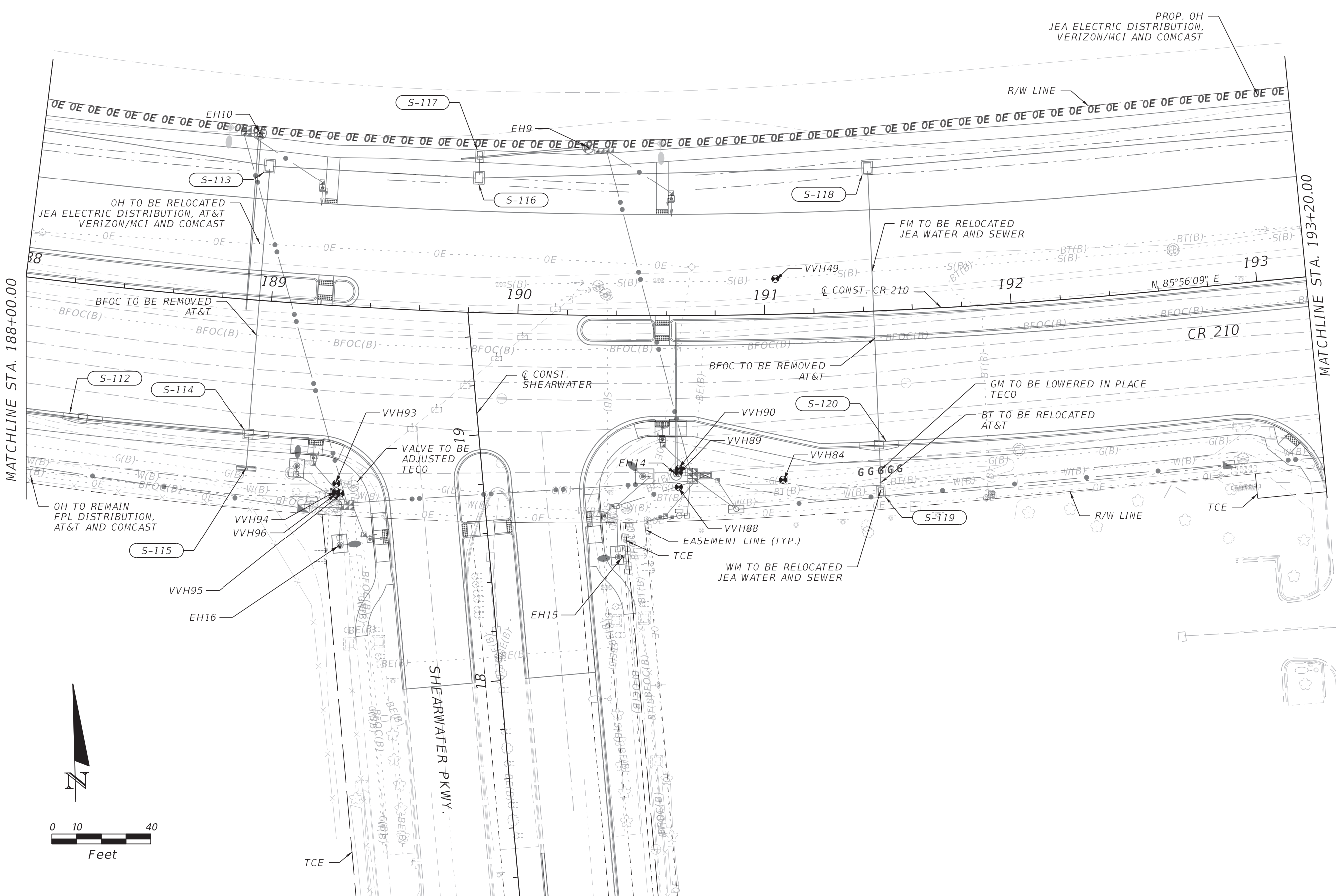
ST. JOHNS COUNTY  
 ENGINEERING DIVISION  
 ROAD NO. COUNTY  
 CR 210 ST. JOHNS



TEMPORARY TRAFFIC CONTROL  
 PHASE 4 TEMPORARY SIGNALS

SHEET NO.  
 327

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



REVISIONS	
DATE	DESCRIPTION

CLINT G. CAPPS P.E.  
P.E. LICENSE NUMBER 79346  
OSIRIS 9 CONSULTING, LLC  
10199 SOUTHSIDE BOULEVARD, SUITE 104  
JACKSONVILLE, FL 32256

ST. JOHNS COUNTY  
ENGINEERING DIVISION

ROAD NO.	COUNTY
CR 210	ST. JOHNS



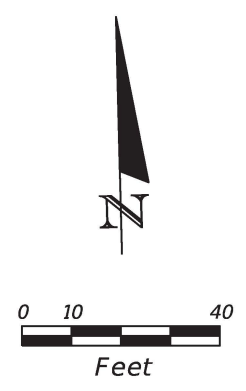
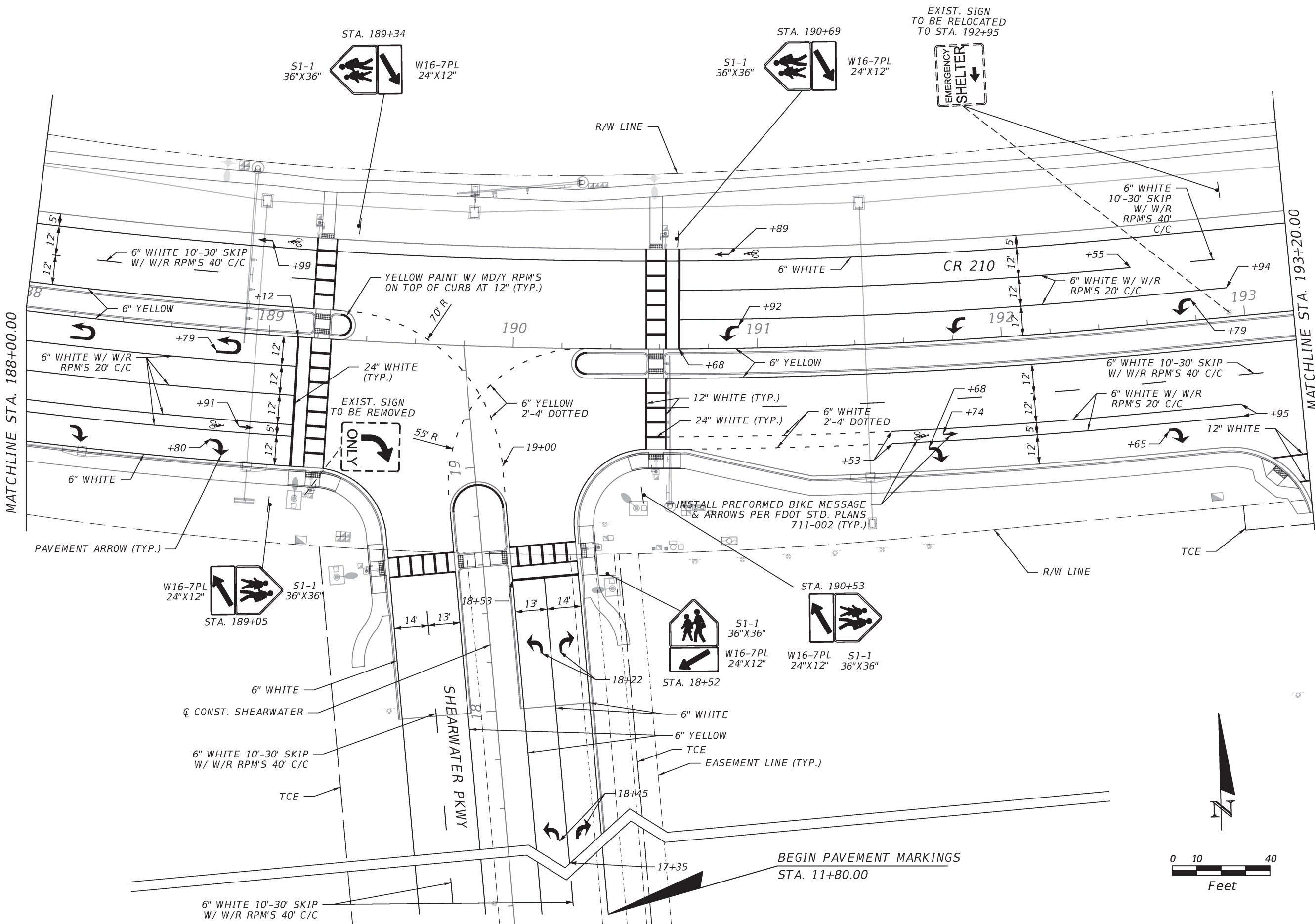
UTILITY ADJUSTMENTS

SHEET NO.  
333

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

MATCHLINE STA. 188+00.00

MATCHLINE STA. 193+20.00

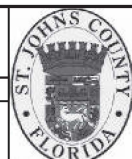


REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

CLINT G. CAPPS P.E.  
 P.E. LICENSE NUMBER 79346  
 OSIRIS 9 CONSULTING, LLC  
 10199 SOUTHSIDE BOULEVARD, SUITE 104  
 JACKSONVILLE, FL 32256

ST. JOHNS COUNTY  
 ENGINEERING DIVISION

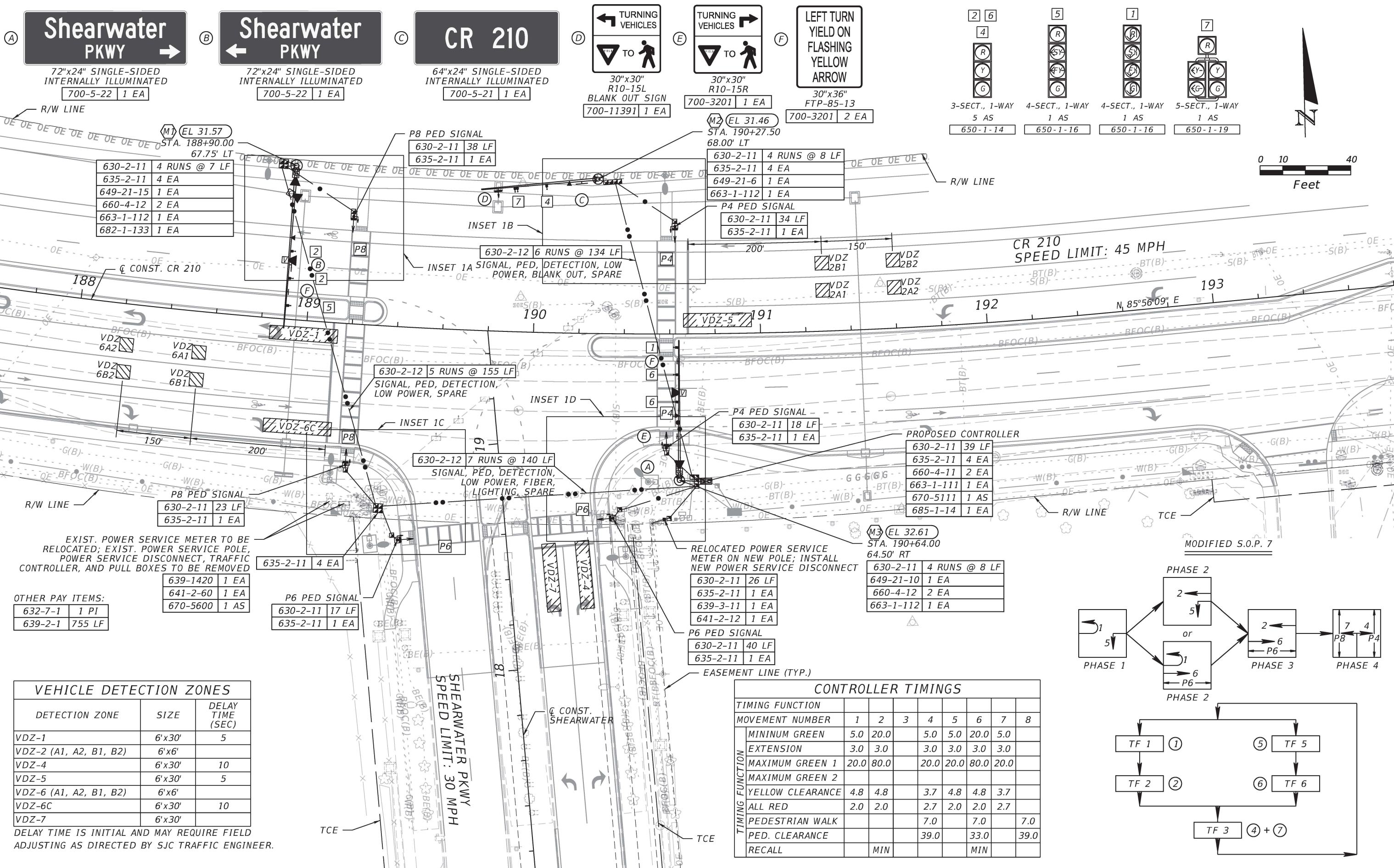
ROAD NO.	COUNTY
CR 210	ST. JOHNS



**SIGNING AND PAVEMENT MARKING PLAN**

SHEET NO.  
 S-5

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



REVISIONS

DATE	DESCRIPTION	DATE	DESCRIPTION

SATYA M. KOLLURU, P.E., PTOE  
P.E. LICENSE NUMBER 74459  
OSIRIS 9 CONSULTING, LLC  
10199 SOUTHSIDE BOULEVARD, SUITE 104  
JACKSONVILLE, FL 32256

ST. JOHNS COUNTY  
ENGINEERING DIVISION

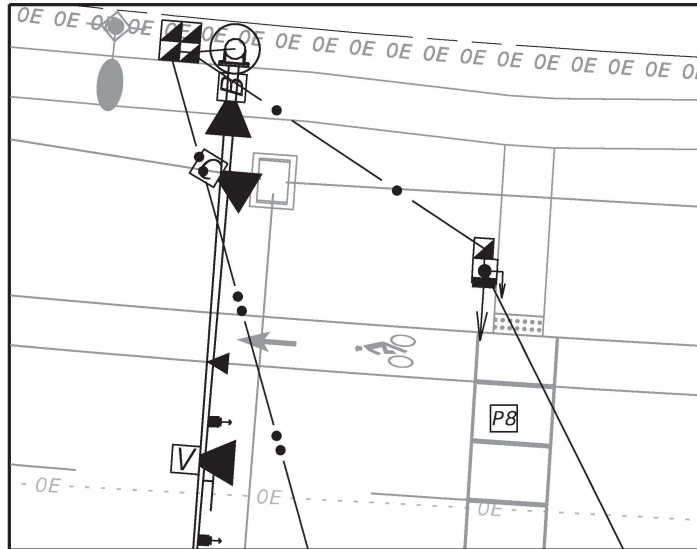
ROAD NO.	COUNTY
CR 210	ST. JOHNS



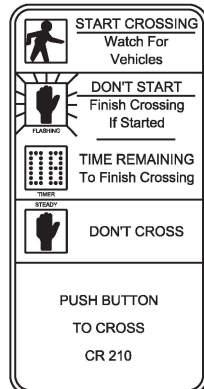
**SIGNALIZATION PLAN**  
**SHEARWATER PKWY**

SHEET NO.  
T-2

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



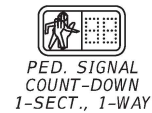
**INSET 1A**  
NORTHWEST CORNER



FTP-68B-6  
CR 210  
1 EA

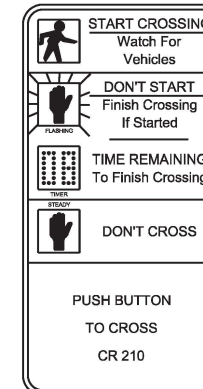
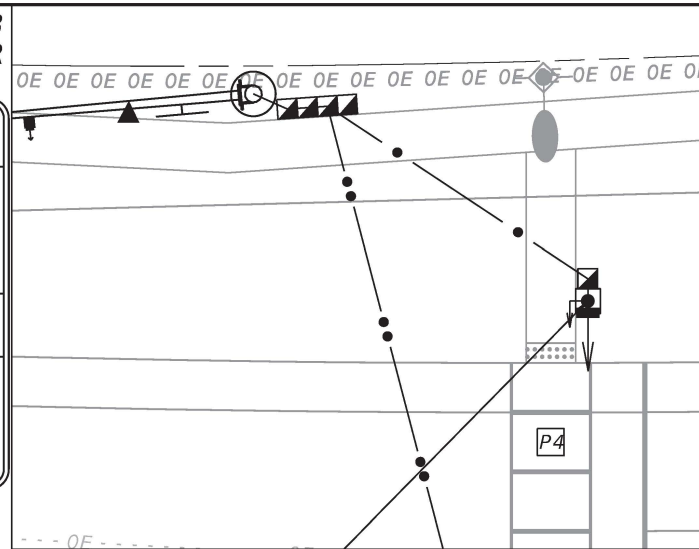
P8 PED SIGNAL AND DETECTOR ON PEDESTAL  
STA. 189+17.58, 47.23' LT

646-1-11	1 EA
653-1-11	1 AS
665-1-11	1 EA



PED. SIGNAL  
COUNT-DOWN  
1-SECT., 1-WAY

**INSET 1B**  
NORTHEAST CORNER



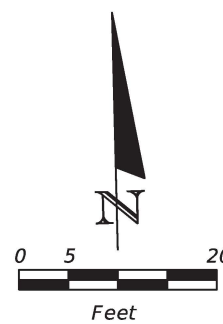
FTP-68B-6  
CR 210  
1 EA

P4 PED SIGNAL AND DETECTOR ON PEDESTAL  
STA. 190+62.41, 47.27' RT

646-1-11	1 EA
653-1-11	1 AS
665-1-11	1 EA



PED. SIGNAL  
COUNT-DOWN  
1-SECT., 1-WAY



P8 PED SIGNAL AND DETECTOR ON PEDESTAL  
STA. 189+20.96, 62.23' RT

646-1-11	1 EA
653-1-11	1 AS
665-1-11	1 EA



PED. SIGNAL  
COUNT-DOWN  
1-SECT., 1-WAY

P6 PED SIGNAL AND DETECTOR ON PEDESTAL  
STA. 189+44.94, 93.88' RT

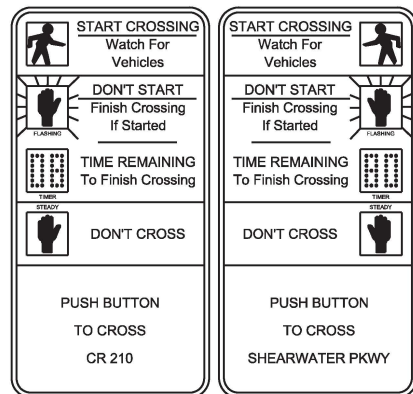
646-1-11	1 EA
653-1-11	1 AS
665-1-11	1 EA



PED. SIGNAL  
COUNT-DOWN  
1-SECT., 1-WAY

FTP-68B-6  
CR 210  
1 EA

FTP-68B-6  
SHEARWATER  
PKWY  
1 EA



**INSET 1C**  
SOUTHWEST CORNER

P4 PED SIGNAL AND DETECTOR ON PEDESTAL  
STA. 190+58.42, 50.23' RT

646-1-11	1 EA
653-1-11	1 AS
665-1-11	1 EA



PED. SIGNAL  
COUNT-DOWN  
1-SECT., 1-WAY

P6 PED SIGNAL AND DETECTOR ON PEDESTAL  
STA. 190+35.81, 81.32' RT

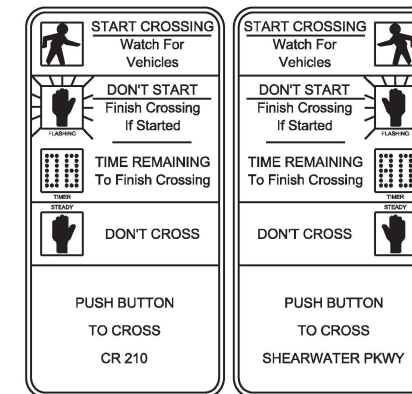
646-1-11	1 EA
653-1-11	1 AS
665-1-11	1 EA



PED. SIGNAL  
COUNT-DOWN  
1-SECT., 1-WAY

FTP-68B-6  
CR 210  
1 EA

FTP-68B-6  
SHEARWATER  
PKWY  
1 EA



**INSET 1D**  
SOUTHEAST CORNER

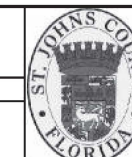
REVISIONS

DATE	DESCRIPTION	DATE	DESCRIPTION

SATYA M. KOLLURU, P.E., PTOE  
P.E. LICENSE NUMBER 74459  
OSIRIS 9 CONSULTING, LLC  
10199 SOUTHSIDE BOULEVARD, SUITE 104  
JACKSONVILLE, FL 32256

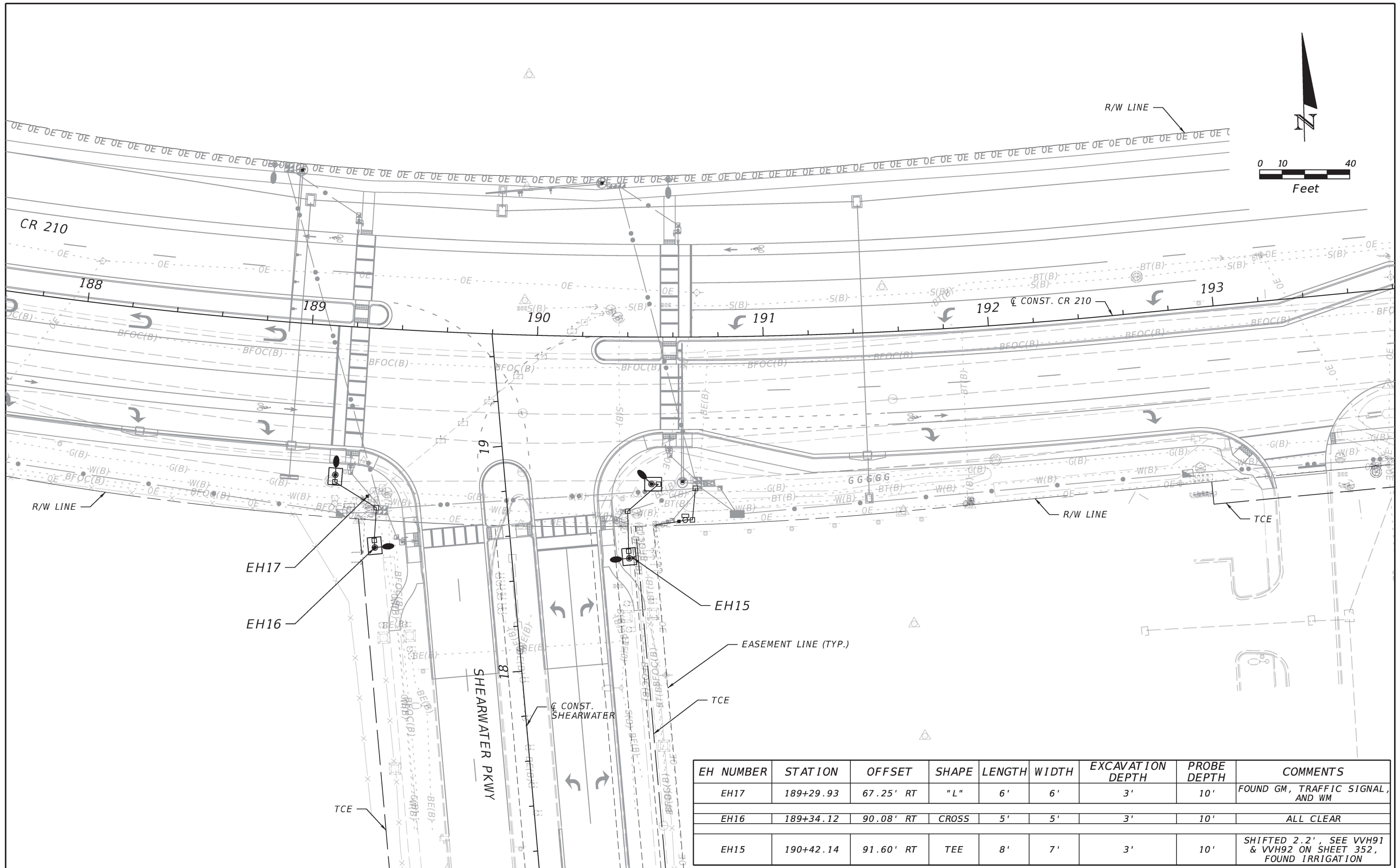
ST. JOHNS COUNTY  
ENGINEERING DIVISION

ROAD NO.	COUNTY
CR 210	ST. JOHNS



**PEDESTRIAN SIGNAL DETAIL**  
**SHEARWATER PKWY**

SHEET  
NO.  
T-4



EH NUMBER	STATION	OFFSET	SHAPE	LENGTH	WIDTH	EXCAVATION DEPTH	PROBE DEPTH	COMMENTS
EH17	189+29.93	67.25' RT	"L"	6'	6'	3'	10'	FOUND GM, TRAFFIC SIGNAL, AND WM
EH16	189+34.12	90.08' RT	CROSS	5'	5'	3'	10'	ALL CLEAR
EH15	190+42.14	91.60' RT	TEE	8'	7'	3'	10'	SHIFTED 2.2', SEE VVH91 & VVH92 ON SHEET 352, FOUND IRRIGATION

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

SATYA M. KOLLURU, P.E., PTOE  
P.E. LICENSE NUMBER 74459  
OSIRIS 9 CONSULTING, LLC  
10199 SOUTHSIDE BOULEVARD, SUITE 104  
JACKSONVILLE, FL 32256

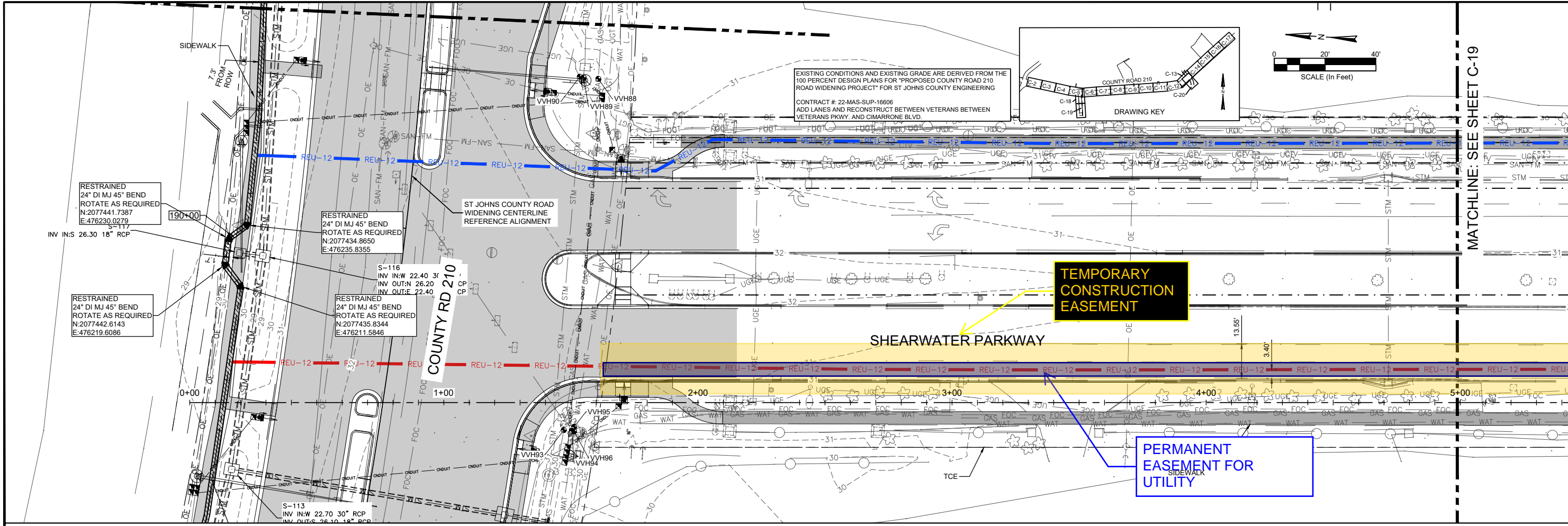
ST. JOHNS COUNTY  
ENGINEERING DIVISION  
ROAD NO. COUNTY  
CR 210 ST. JOHNS



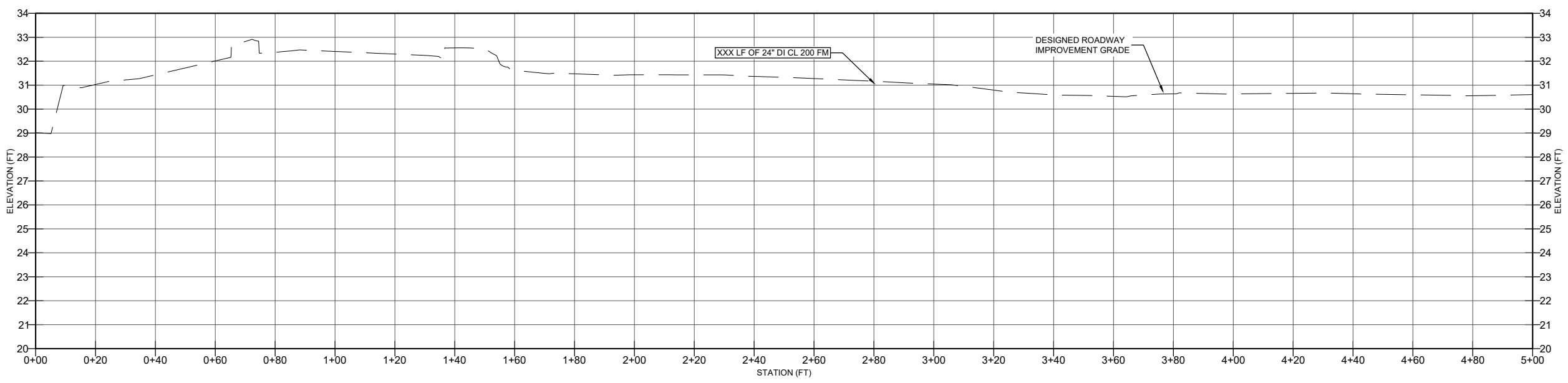
**SUBSURFACE UTILITIES  
EXPLORATION SHEET**

SHEET NO.  
L-5

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



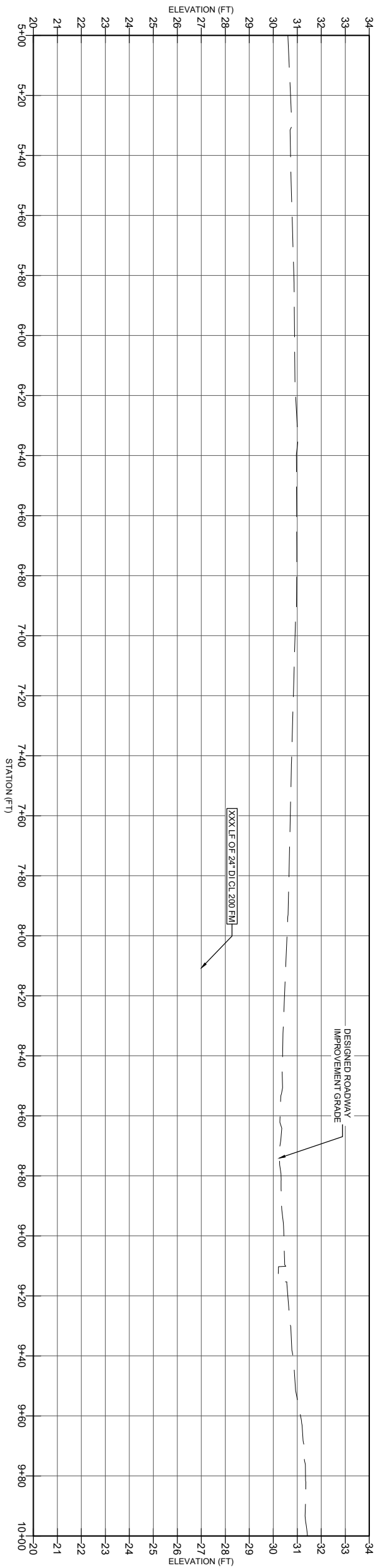
SHEARWATER PROFILE FROM STA:0+00.00 TO STA: 5+00.00



NO. SHEETS	PROJ. NO. 23-XXXX	DESIGNER: AB	DESIGN ENGINEER	NO. BY DATE
SHEET NO.	DATE: JULY 2023	DRAWN BY: SD	ANGELA B. BRYAN P.E.	
DRAWING NO. C-18	SCALE: AS SHOWN	CHECKED BY: AB	FLORIDA REGISTRATION NO. 56730	
CR210 RECLAIMED WATER MAIN AND UTILITY RELOCATES		PROPOSED IMPROVEMENTS - PLAN AND PROFILE		
SHEARWATER AVE - PLAN AND PROFILE		ST. JOHNS COUNTY, FLORIDA		

**JEAS**  
Building Community

**FOUR WATERS ENGINEERING**  
3900 SHEARWATER BLVD SUITE 101 WINTER GARDEN, FL 32789  
888-444-4444

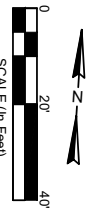
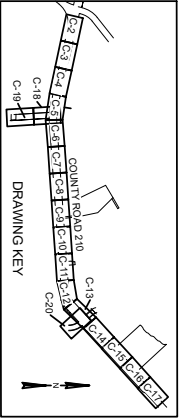


SHEARWATER PROFILE  
FROM STA:5+00.00 TO STA: 10+00.00



MATCHLINE: SEE SHEET C-18

EXISTING CONDITIONS AND EXISTING GRADE ARE DERIVED FROM THE 100 PERCENT DESIGN PLANS FOR PROPOSED COUNTY ROAD 210 ROAD WIDENING PROJECT FOR ST. JOHNS COUNTY ENGINEERING CONTRACT # 22MAS-SUP-16898 DESIGNER: ANGELA B. BRYAN P.E. DESIGNER'S LICENSE NO. 12516 DESIGNER'S FIRM: ABBRETT, BRYAN, AND SHANNON, INC. DATE: 7/13/23



SHEARWATER PARKWAY

PINE TREE LANE

NO. SHEETS	PROJ. NO. 23-XXXX
SHEET NO.	DATE: JULY 2023
DRAWING NO. C-19	SCALE: AS SHOWN

CR210 RECLAIMED WATER MAIN AND UTILITY RELOCATES  
**PROPOSED IMPROVEMENTS - SHEARWATER AVE - PLAN AND PROFILE**  
ST. JOHNS COUNTY, FLORIDA



DESIGNER: AB	DESIGN ENGINEER
DRAWN BY: SD	ANGELA B. BRYAN P.E.
DATE: 7-2023	FLORIDA REGISTRATION NO.
CHECKED BY: AB	
DATE: 7-2023	56730

NO.	BY	DATE	REVISIONS

# Tab 6

## RESOLUTION 2023-05

**THE ANNUAL APPROPRIATION RESOLUTION OF THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Trout Creek Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

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

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

### **SECTION 1. BUDGET**

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

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Trout Creek Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND SERIES 2015	\$ _____
DEBT SERVICE FUND SERIES 2018	\$ _____
DEBT SERVICE FUND SERIES 2020	\$ _____
DEBT SERVICE FUND SERIES 2022	\$ _____
RESERVE FUND(S)	\$ _____
TOTAL ALL FUNDS	\$ _____

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

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

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

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

**PASSED AND ADOPTED THIS 16TH DAY OF AUGUST 2023.**

ATTEST:

**TROUT CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson / Vice Chairperson  
Board of Supervisors

**Exhibit A:** Fiscal Year 2023/2024 Budget

**Exhibit A**  
Fiscal Year 2023/2024 Budget



Rizzetta & Company

# Trout Creek Community Development District

[www.troutcreekcdd.org](http://www.troutcreekcdd.org)

---

## Approved Proposed Budget for Fiscal Year 2023/2024

## Table of Contents

	<u>Page</u>
<b>General Fund Budget for Fiscal Year 2023/2024</b>	<b>1</b>
<b>Reserve Fund Budget for Fiscal Year 2023/2024</b>	<b>4</b>
<b>Debt Service Fund Budget for Fiscal Year 2023/2024</b>	<b>5</b>
<b>Assessments Charts for Fiscal Year 2023/2024</b>	<b>6</b>
<b>General Fund Budget Account Category Descriptions</b>	<b>10</b>
<b>Reserve Fund Budget Account Category Descriptions</b>	<b>15</b>
<b>Debt Service Fund Budget Account Category Descriptions</b>	<b>16</b>



**Proposed Budget**  
**Trout Creek Community Development District**  
**General Fund**  
**Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 06/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
46	<b>Administrative Subtotal</b>	\$ 156,522	\$ 199,791	\$ 150,365	\$ (49,426)	\$ 173,038	\$ 22,673	
47								
48	<b>EXPENDITURES - FIELD OPERATIONS</b>							
49								
50	Law Enforcement							
51	Off -Duty Deputy / Security	\$ 25,931	\$ 30,000	\$ 35,000	\$ 5,000	\$ 35,000	\$ -	
52	Electric Utility Services							
53	Utility Services Meters	\$ 7,416	\$ 9,888	\$ 10,000	\$ 112	\$ 11,000	\$ 1,000	
54	Utility - Recreation Facilities	\$ 49,614	\$ 66,152	\$ 57,500	\$ (8,652)	\$ 70,000	\$ 12,500	YTD
55	Street Lights	\$ 33,910	\$ 45,213	\$ 30,000	\$ (15,213)	\$ 50,000	\$ 20,000	YTD
56	Gas Utility Services							
57	Utility Services	\$ 1,468	\$ 1,957	\$ 1,500	\$ (457)	\$ 2,000	\$ 500	
58	Garbage/Solid Waste Control Services							
59	Garbage - Recreation Facility	\$ 4,204	\$ 5,605	\$ 6,500	\$ 895	\$ 4,000	\$ (2,500)	Per Revised Agreement
60	Water-Sewer Combination Services							
61	Utility Services - Recreational Facilities	\$ 11,737	\$ 15,649	\$ 18,375	\$ 2,726	\$ 18,375	\$ -	
62	Utility - Reclaimed	\$ 217,344	\$ 325,000	\$ 325,000	\$ -	\$ 425,000	\$ 100,000	Will have new meters in new phase
63	Stormwater Control							
64	Aquatic Maintenance	\$ 18,049	\$ 21,132	\$ 35,000	\$ 13,868	\$ 35,000	\$ -	Will have new ponds in new phase
65	Stormwater Assessment	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	
66	Stormwater System Maintenance	\$ -	\$ -	\$ 7,888	\$ 7,888	\$ 7,888	\$ -	
67	Other Physical Environment							
68	General Liability & Property Insurance	\$ 55,724	\$ 63,590	\$ 69,300	\$ 5,710	\$ 85,000	\$ 15,700	Will add more property in new phase
69	Entry & Walls Maintenance	\$ 125	\$ 1,500	\$ 4,500	\$ 3,000	\$ 4,500	\$ -	
70	Landscape & Irrigation Maintenance	\$ 298,120	\$ 428,220	\$ 475,000	\$ 46,780	\$ 600,000	\$ 125,000	Per Build Out Budget
71	Pine Bark	\$ 28,841	\$ 101,404	\$ 101,404	\$ -	\$ 101,404	\$ -	
72	Irrigation Repairs	\$ 11,071	\$ 14,761	\$ 20,000	\$ 5,239	\$ 25,000	\$ 5,000	YTD Average
73	Landscape Replacement Plants, Shrubs, Trees	\$ 16,638	\$ 22,184	\$ 23,644	\$ 1,460	\$ 40,000	\$ 16,356	
74	Holiday Decorations	\$ 14,346	\$ 14,347	\$ 12,737	\$ (1,610)	\$ 15,000	\$ 2,263	YTD
75	Miscellaneous Expense	\$ 16,491	\$ 21,988	\$ 20,000	\$ (1,988)	\$ 20,000	\$ -	
76	Road & Street Facilities							
77	Amenity Lighting Repairs (Parking Lot & Decorative)	\$ 1,346	\$ 1,795	\$ 4,000	\$ 2,205	\$ 4,000	\$ -	
78	Parks & Recreation				\$ -			
79	Amenity Management Contract	\$ 6,750	\$ 11,250	\$ 9,000	\$ (2,250)	\$ 18,900	\$ 9,900	Per New Agreement
80	Lifeguards Contract	\$ 32,722	\$ 133,030	\$ 123,652	\$ (9,378)	\$ 140,120	\$ 16,468	Per Agreement, Including Approved Add. Hrs.
81	Amenity Staffing Contract	\$ 107,647	\$ 274,302	\$ 260,000	\$ (14,302)	\$ 747,049	\$ 487,049	Per Agreement - No HOA Funding



**Proposed Budget  
Trout Creek Community Development District  
Reserve Fund  
Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 06/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023
1							
2	<b>REVENUES</b>						
3							
4	Special Assessments						
5	Tax Roll*	\$ 237,949	\$ 237,949	\$ 237,949	\$ -	\$ 301,300	\$ 63,351
6	Off Roll*	\$ 57,443	\$ 57,443	\$ 57,443	\$ -	\$ -	\$ (57,443)
7							
8	<b>TOTAL REVENUES</b>	<b>\$ 295,392</b>	<b>\$ 295,392</b>	<b>\$ 295,392</b>	<b>\$ -</b>	<b>\$ 301,300</b>	<b>\$ 5,908</b>
9							
16	<b>EXPENDITURES</b>						
17							
18	Contingency						
19	Capital Outlay	\$ 17,524	\$ 29,580	\$ 295,392	\$ 265,812	\$ 301,300	\$ 5,908
20							
21	<b>TOTAL</b>	<b>\$ 17,524</b>	<b>\$ 29,580</b>	<b>\$ 295,392</b>	<b>\$ 265,812</b>	<b>\$ 301,300</b>	<b>\$ 5,908</b>
22							
23	<b>EXCESS OF</b>	<b>\$ 277,868</b>	<b>\$ 265,812</b>	<b>\$ -</b>	<b>\$ 265,812</b>	<b>\$ -</b>	<b>\$ -</b>
24							

**Trout Creek Community Development District**  
**Debt Service**  
**Fiscal Year 2023/2024**

Chart of Accounts Classification	Series 2015	Series 2018	Series 2020	Series 2022	Budget for 2023/2024
<b>REVENUES</b>					
Special Assessments					
Net Special Assessments <sup>(1)</sup>	\$1,393,638.09	\$820,602.45	\$239,222.39	\$217,410.25	\$2,670,873.18
<b>TOTAL REVENUES</b>	<b>\$1,393,638.09</b>	<b>\$820,602.45</b>	<b>\$239,222.39</b>	<b>\$217,410.25</b>	<b>\$2,670,873.18</b>
<b>EXPENDITURES</b>					
<b>Administrative</b>					
Debt Service Obligation	\$1,393,638.09	\$820,602.45	\$239,222.39	\$217,410.25	\$2,670,873.18
<b>Administrative Subtotal</b>	<b>\$1,393,638.09</b>	<b>\$820,602.45</b>	<b>\$239,222.39</b>	<b>\$217,410.25</b>	<b>\$2,670,873.18</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,393,638.09</b>	<b>\$820,602.45</b>	<b>\$239,222.39</b>	<b>\$217,410.25</b>	<b>\$2,670,873.18</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Collection Cost (2%) and Discount (4%) applicable to the county:

6.0%

**Gross assessments**

**\$2,839,135.00**

**Notes:**

Tax Roll Collection Costs (2%) for St. Johns County (4%) is a total 6% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Service less any Prepaid Assessments received.

**TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2023/2024 O&M Budget		\$3,099,074.00
St. Johns County Collection Cost @	2%	\$65,937.74
Early Payment Discount @	4%	\$131,875.49
2023/2024 Total		<u>\$3,296,887.23</u>

2022/2023 O&M Budget	\$2,293,521.00
2023/2024 O&M Budget	\$3,099,074.00

Total Difference	<u><u>\$805,553.00</u></u>
------------------	----------------------------

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
<b><u>PLATTED</u></b>				
Series 2015 Debt Service - Townhome	\$879.50	\$879.50	\$0.00	0.00%
Operations/Maintenance - Townhome	\$1,132.60	\$1,417.53	\$284.93	25.16%
<b>Total</b>	<b>\$2,012.10</b>	<b>\$2,297.03</b>	<b>\$284.93</b>	<b>14.16%</b>
Series 2015 Debt Service - SF 40'	\$979.50	\$979.50	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$1,164.16	\$1,451.88	\$287.72	24.71%
<b>Total</b>	<b>\$2,143.66</b>	<b>\$2,431.38</b>	<b>\$287.72</b>	<b>13.42%</b>
Series 2015 Debt Service - SF 50'	\$1,079.50	\$1,079.50	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$1,185.19	\$1,474.77	\$289.58	24.43%
<b>Total</b>	<b>\$2,264.69</b>	<b>\$2,554.27</b>	<b>\$289.58</b>	<b>12.79%</b>
Series 2015 Debt Service - SF 60'	\$1,179.50	\$1,179.50	\$0.00	0.00%
Operations/Maintenance - SF 60'	\$1,206.23	\$1,497.66	\$291.43	24.16%
<b>Total</b>	<b>\$2,385.73</b>	<b>\$2,677.16</b>	<b>\$291.43</b>	<b>12.22%</b>
Series 2015 Debt Service - SF 70'	\$1,279.50	\$1,279.50	\$0.00	0.00%
Operations/Maintenance - SF 70'	\$1,227.27	\$1,520.56	\$293.29	23.90%
<b>Total</b>	<b>\$2,506.77</b>	<b>\$2,800.06</b>	<b>\$293.29</b>	<b>11.70%</b>
Series 2015 Debt Service - SF 80'	\$1,379.50	\$1,379.50	\$0.00	0.00%
Operations/Maintenance - SF 80'	\$1,248.30	\$1,543.45	\$295.15	23.64%
<b>Total</b>	<b>\$2,627.80</b>	<b>\$2,922.95</b>	<b>\$295.15</b>	<b>11.23%</b>
Series 2018 Debt Service - Townhomes	\$879.50	\$879.50	\$0.00	0.00%
Operations/Maintenance - Townhomes	\$1,132.60	\$1,417.53	\$284.93	25.16%
<b>Total</b>	<b>\$2,012.10</b>	<b>\$2,297.03</b>	<b>\$284.93</b>	<b>14.16%</b>

**TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2023/2024 O&M Budget		\$3,099,074.00
St. Johns County Collection Cost @	2%	\$65,937.74
Early Payment Discount @	4%	\$131,875.49
<b>2023/2024 Total</b>		<b>\$3,296,887.23</b>

2022/2023 O&M Budget	\$2,293,521.00
2023/2024 O&M Budget	\$3,099,074.00

<b>Total Difference</b>	<b>\$805,553.00</b>
-------------------------	---------------------

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Series 2018 Debt Service - SF 40'	\$979.50	\$979.50	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$1,164.16	\$1,451.88	\$287.72	24.71%
<b>Total</b>	<b>\$2,143.66</b>	<b>\$2,431.38</b>	<b>\$287.72</b>	<b>13.42%</b>
Series 2018 Debt Service - SF 50'	\$1,079.50	\$1,079.50	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$1,185.19	\$1,474.77	\$289.58	24.43%
<b>Total</b>	<b>\$2,264.69</b>	<b>\$2,554.27</b>	<b>\$289.58</b>	<b>12.79%</b>
Series 2018 Debt Service - SF 60'	\$1,179.50	\$1,179.50	\$0.00	0.00%
Operations/Maintenance - SF 60'	\$1,206.23	\$1,497.66	\$291.43	24.16%
<b>Total</b>	<b>\$2,385.73</b>	<b>\$2,677.16</b>	<b>\$291.43</b>	<b>12.22%</b>
Series 2018 Debt Service - SF 70'	\$1,279.50	\$1,279.50	\$0.00	0.00%
Operations/Maintenance - SF 70'	\$1,227.27	\$1,520.56	\$293.29	23.90%
<b>Total</b>	<b>\$2,506.77</b>	<b>\$2,800.06</b>	<b>\$293.29</b>	<b>11.70%</b>

**UNPLATTED**

Series 2018 Debt Service - SF 40'	\$979.50	\$979.50	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$57.58	\$66.17	\$8.59	14.92%
<b>Total</b>	<b>\$1,037.08</b>	<b>\$1,045.67</b>	<b>\$8.59</b>	<b>0.83%</b>
Series 2020 Debt Service - Townhomes	\$879.50	\$879.50	\$0.00	0.00%
Operations/Maintenance - Townhomes	\$57.58	\$66.17	\$8.59	14.92%
<b>Total</b>	<b>\$937.08</b>	<b>\$945.67</b>	<b>\$8.59</b>	<b>0.92%</b>
Series 2020 Debt Service - SF 40'	\$979.50	\$979.50	\$0.00	0.00%
Operations/Maintenance - SF 40'	\$57.58	\$66.17	\$8.59	14.92%
<b>Total</b>	<b>\$1,037.08</b>	<b>\$1,045.67</b>	<b>\$8.59</b>	<b>0.83%</b>
Series 2022 Debt Service - Townhome	\$879.50	\$879.50	\$0.00	0.00%
Operations/Maintenance - Townhome	\$57.58	\$66.17	\$8.59	14.92%

**TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

<b>2023/2024 O&amp;M Budget</b>		\$3,099,074.00
<b>St. Johns County Collection Cost @</b>	<b>2%</b>	\$65,937.74
<b>Early Payment Discount @</b>	<b>4%</b>	\$131,875.49
<b>2023/2024 Total</b>		<u>\$3,296,887.23</u>

<b>2022/2023 O&amp;M Budget</b>	\$2,293,521.00
<b>2023/2024 O&amp;M Budget</b>	\$3,099,074.00

<b>Total Difference</b>	<u><u>\$805,553.00</u></u>
-------------------------	----------------------------

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
<b>Total</b>	<b>\$937.08</b>	<b>\$945.67</b>	<b>\$8.59</b>	<b>0.92%</b>
<b>Series 2022 Debt Service - SF 50'</b>	\$1,079.50	\$1,079.50	\$0.00	0.00%
<b>Operations/Maintenance - SF 50'</b>	\$57.58	\$66.17	\$8.59	14.92%
<b>Total</b>	<b>\$1,137.08</b>	<b>\$1,145.67</b>	<b>\$8.59</b>	<b>0.76%</b>

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$3,099,074.00
COLLECTION COSTS @	2%	\$65,937.74
EARLY PAYMENT DISCOUNT @	4%	\$131,875.49
TOTAL O&M ASSESSMENT		\$3,296,887.23

\$184,082.98

\$2,870,370.21

\$242,434.04

PLATTED	UNITS ASSESSED					ALLOCATION OF EQUALIZED ADMIN COSTS					ALLOCATION OF EQUALIZED FIELD COSTS					ALLOCATION OF STRATIFIED FIELD COSTS					PER LOT ANNUAL ASSESSMENT							
	LOT SIZE	O&M	DEBT SERVICE SERIES 2015 <sup>(1)</sup>	DEBT SERVICE SERIES 2018 <sup>(2)</sup>	DEBT SERVICE SERIES 2020 <sup>(2)</sup>	DEBT SERVICE SERIES 2022 <sup>(2)</sup>	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	PER UNIT ASSESSMENT	TOTAL O&M	DEBT SERVICE SERIES 2015 <sup>(2)</sup>	DEBT SERVICE SERIES 2018 <sup>(2)</sup>	DEBT SERVICE SERIES 2020 <sup>(2)</sup>	DEBT SERVICE SERIES 2022 <sup>(2)</sup>	TOTAL <sup>(3)</sup>	
Townhomes	243	242	0	0	0	1.00	243.00	8.73%	\$16,079.14	\$66.17	1.00	243.00	10.96%	\$314,472.48	\$1,294.13	0.50	121.50	5.74%	\$13,907.99	\$57.23	\$1,417.53	\$879.50	\$0.00	\$0.00	\$0.00	\$0.00	\$2,297.03	
Single Family 40'	288	282	0	0	0	1.00	288.00	10.35%	\$19,056.76	\$66.17	1.00	288.00	12.98%	\$372,708.13	\$1,294.13	0.80	230.40	10.88%	\$26,373.67	\$91.58	\$1,451.88	\$979.50	\$0.00	\$0.00	\$0.00	\$0.00	\$2,431.38	
Single Family 50'	410	396	0	0	0	1.00	410.00	14.74%	\$27,129.41	\$66.17	1.00	410.00	18.49%	\$530,591.43	\$1,294.13	1.00	410.00	19.36%	\$46,932.32	\$114.47	\$1,474.77	\$1,079.50	\$0.00	\$0.00	\$0.00	\$0.00	\$2,554.27	
Single Family 60'	231	226	0	0	0	1.00	231.00	8.30%	\$15,285.11	\$66.17	1.00	231.00	10.41%	\$298,942.98	\$1,294.13	1.20	277.20	13.09%	\$31,730.83	\$137.36	\$1,497.66	\$1,179.50	\$0.00	\$0.00	\$0.00	\$0.00	\$2,677.16	
Single Family 70'	185	163	0	0	0	1.00	185.00	6.65%	\$12,241.32	\$66.17	1.00	185.00	8.34%	\$239,413.21	\$1,294.13	1.40	259.00	12.23%	\$29,647.49	\$160.26	\$1,520.56	\$1,279.50	\$0.00	\$0.00	\$0.00	\$0.00	\$2,800.06	
Single Family 80'	69	65	0	0	0	1.00	69.00	2.48%	\$4,565.68	\$66.17	1.00	69.00	3.11%	\$89,294.65	\$1,294.13	1.60	110.40	5.21%	\$12,637.39	\$183.15	\$1,543.45	\$1,379.50	\$0.00	\$0.00	\$0.00	\$0.00	\$2,922.95	
Townhomes	190	0	190	0	0	1.00	190.00	6.83%	\$12,572.17	\$66.17	1.00	190.00	8.57%	\$245,883.83	\$1,294.13	0.50	95.00	4.49%	\$10,874.56	\$57.23	\$1,417.53	\$0.00	\$879.50	\$0.00	\$0.00	\$0.00	\$2,297.03	
Single Family 40'	222	0	221	0	0	1.00	222.00	7.98%	\$14,689.58	\$66.17	1.00	222.00	10.01%	\$287,295.85	\$1,294.13	0.80	177.60	8.39%	\$20,329.71	\$91.58	\$1,451.88	\$0.00	\$979.50	\$0.00	\$0.00	\$0.00	\$2,431.38	
Single Family 50'	153	0	154	0	0	1.00	153.00	5.50%	\$10,123.90	\$66.17	1.00	153.00	6.90%	\$198,001.19	\$1,294.13	1.00	153.00	7.22%	\$17,513.77	\$114.47	\$1,474.77	\$0.00	\$1,079.50	\$0.00	\$0.00	\$0.00	\$2,554.27	
Single Family 60'	170	0	170	0	0	1.00	170.00	6.11%	\$11,248.78	\$66.17	1.00	170.00	7.66%	\$220,001.32	\$1,294.13	1.20	204.00	9.63%	\$23,351.69	\$137.36	\$1,497.66	\$0.00	\$1,179.50	\$0.00	\$0.00	\$0.00	\$2,677.16	
Single Family 70'	57	0	57	0	0	1.00	57.00	2.05%	\$3,771.65	\$66.17	1.00	57.00	2.57%	\$73,765.15	\$1,294.13	1.40	79.80	3.77%	\$9,134.63	\$160.26	\$1,520.56	\$0.00	\$1,279.50	\$0.00	\$0.00	\$0.00	\$2,800.06	
<b>TOTAL</b>	<b>2218</b>	<b>1374</b>	<b>792</b>	<b>0</b>	<b>0</b>		<b>2218.00</b>	<b>80%</b>	<b>\$146,763.50</b>			<b>2218.00</b>	<b>100%</b>	<b>\$2,870,370.21</b>			<b>2117.90</b>	<b>100%</b>	<b>\$242,434.04</b>									
<b>UNPLATTED</b>	<b>UNITS ASSESSED</b>					<b>ALLOCATION OF EQUALIZED ADMIN COSTS</b>					<b>ALLOCATION OF EQUALIZED FIELD COSTS</b>					<b>ALLOCATION OF STRATIFIED FIELD COSTS</b>					<b>PER LOT ANNUAL ASSESSMENT</b>							
LOT SIZE	O&M	DEBT SERVICE SERIES 2015 <sup>(2)</sup>	DEBT SERVICE SERIES 2018 <sup>(2)</sup>	DEBT SERVICE SERIES 2020 <sup>(2)</sup>	DEBT SERVICE SERIES 2022 <sup>(2)</sup>	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	PER UNIT ASSESSMENT	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL BUDGET	PER UNIT ASSESSMENT	TOTAL O&M	DEBT SERVICE SERIES 2015 <sup>(2)</sup>	DEBT SERVICE SERIES 2018 <sup>(2)</sup>	DEBT SERVICE SERIES 2020 <sup>(2)</sup>	DEBT SERVICE SERIES 2022 <sup>(2)</sup>	TOTAL <sup>(3)</sup>		
Single Family 40'	50	0	50	0	0	1.00	50.00	1.80%	\$3,308.46	\$66.17	1.00	0.00	0.00%	\$0.00	\$0.00	0.80	0.00	0.00%	\$0.00	\$0.00	\$66.17	\$0.00	\$979.50	\$0.00	\$0.00	\$0.00	\$1,045.67	
Townhomes	288	0	0	288	0	1.00	288.00	10.35%	\$19,056.76	\$66.17	1.00	0.00	0.00%	\$0.00	\$0.00	0.50	0.00	0.00%	\$0.00	\$0.00	\$66.17	\$0.00	\$0.00	\$879.50	\$0.00	\$66.17		
Single Family 40'	1	0	0	1	0	1.00	1.00	0.04%	\$66.17	\$66.17	1.00	0.00	0.00%	\$0.00	\$0.00	0.80	0.00	0.00%	\$0.00	\$0.00	\$66.17	\$0.00	\$0.00	\$979.50	\$0.00	\$66.17		
Townhomes	58	0	0	0	58	1.00	58.00	2.08%	\$3,837.82	\$66.17	1.00	0.00	0.00%	\$0.00	\$0.00	0.50	0.00	0.00%	\$0.00	\$0.00	\$66.17	\$0.00	\$0.00	\$0.00	\$879.50	\$66.17		
Single Family 50'	167	0	0	0	167	1.00	167.00	6.00%	\$11,050.27	\$66.17	1.00	0.00	0.00%	\$0.00	\$0.00	0.80	0.00	0.00%	\$0.00	\$0.00	\$66.17	\$0.00	\$0.00	\$0.00	\$1,079.50	\$66.17		
<b>TOTAL</b>	<b>564</b>	<b>0</b>	<b>50</b>	<b>289</b>	<b>225</b>		<b>564.00</b>	<b>20%</b>	<b>\$37,319.48</b>			<b>0.00</b>	<b>0%</b>	<b>\$0.00</b>			<b>0.00</b>	<b>0%</b>	<b>\$0.00</b>									
<b>TOTAL COMMUNITY</b>	<b>2782</b>	<b>1374</b>	<b>842</b>	<b>289</b>	<b>225</b>		<b>2782.00</b>	<b>100%</b>	<b>\$184,082.98</b>			<b>2218.00</b>	<b>100%</b>	<b>\$2,870,370.21</b>			<b>2117.90</b>	<b>100.00%</b>	<b>\$242,434.04</b>									
LESS: St. John's County Collection Costs (2%) and Early Payment Discounts (4%):									<b>(\$11,044.98)</b>					<b>(\$172,222.21)</b>						<b>(\$14,546.04)</b>								
<b>Net Revenue to be Collected</b>									<b>\$173,038.00</b>					<b>\$2,698,148.00</b>						<b>\$227,888.00</b>								

<sup>(1)</sup> Reflects fifty-two (52) Series 2015 Prepayments.

<sup>(2)</sup> Reflects the number of total lots with Series 2015, Series 2018, Series 2020 and Series 2022 debt outstanding.

<sup>(3)</sup> Annual debt service assessment per lot adopted in connection with the Series 2015, Series 2018, Series 2020, and Series 2022 bond issues. Annual assessment includes principal, interest, St. John's County collection costs and early payment discount costs.

<sup>(4)</sup> Annual assessment that will appear on November 2023 St. John's County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

## GENERAL FUND BUDGET

### ACCOUNT CATEGORY DESCRIPTION

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

### REVENUES:

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

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

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

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

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

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

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

---

### EXPENDITURES – ADMINISTRATIVE:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **EXPENDITURES - FIELD OPERATIONS:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

## REVENUES:

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

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

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

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

---

## EXPENDITURES:

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

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

## DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

## REVENUES:

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

---

## EXPENDITURES – ADMINISTRATIVE:

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

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

# **Tab 7**

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit "A**;" and

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

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

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

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

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

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

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B;"** and

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

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

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

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

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule:

- i. **Operation and Maintenance:** 50% due no later than December 1, 2023, 25% due no later than February 1, 2024, and 25% due no later than May 1, 2024.
- ii. **Debt Service Assessments:** 70% due no later than April 1, 2024 and 30% due no later than August 1, 2024.

In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this

Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

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

**PASSED AND ADOPTED THIS 16TH DAY OF AUGUST 2023.**

ATTEST:

**TROUT CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson / Vice Chairperson  
Board of Supervisors

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)

**Exhibit A**  
Budget

**Exhibit B**

Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)