



Rizzetta & Company

# Trout Creek Community Development District

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**Board of Supervisors'  
Special Meeting  
April 16, 2025**

**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**

Clint Wright  
Heather Loffredo  
Jim Breslin  
Ronnie Murphy  
Vincent Sajkowski

Chairman  
Vice Chairperson  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

## **District Manager**

Melissa Dobbins

Rizzetta & Company, Inc.

## **District Counsel**

Katie Buchanan

Kutak Rock LLP

## **District Engineer**

Mike Yuro

Yuro & Associates

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

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

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

April 9, 2025  
REV. 4.15.2025

## REVISED FINAL AGENDA

Dear Board Members:

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

1. **CALL TO ORDER / ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **GENERAL AUDIENCE COMMENTS (NON-AGENDA ITEMS ONLY)**
4. **STAFF REPORTS**
  - A.) District Counsel
  - B.) District Engineer.....Tab 1
    - 1.) Update Regarding Stormwater Outfall Repair
    - 2.) Update Regarding Goodhope Court Underdrain Repair
    - 3.) Update Regarding Subsurface Exploration on Pond 11B
    - 4.) Update Regarding Traffic Signage Modifications
    - 5.) Discussion on the Review of CDD Pathways
    - 6.) Consideration of Amenity Area Parking Proposal
  - C.) Landscape Maintenance Service Reports.....Tab 2
  - D.) Pond Aquatics Service Report.....Tab 3
  - E.) General Manager.....Tab 4
  - F.) District Manager.....Tab 5
    - 1.) Financial Summary Report – YTD February 2025
    - 2.) Update Regarding District Counsel Proposals
5. **BUSINESS ITEMS – Part A – PUBLIC HEARING on SPECIAL ASSESSMENTS**
  - A.) Presentation by MBS on Series 2015 Refunding.....Tab 6
  - B.) Consideration of Resolution 2025-06; Authorizing District Projects & Equalizing, Approving & Levying Special Assessments.....Tab 7
6. **AUDIENCE COMMENTS ON AGENDA ITEMS**
7. **BUSINESS ITEMS – Part B – BOARD PROPOSED MOTIONS**
  - A.) Discussion on Finalizing Policy Regarding Fence Variance Request on Drainage Easements
    - 1.) Motion to Approve Fence Variance Request on Drainage Easements.....Tab 8
  - B.) Discussion on St Johns River Water Management District Landscaping Water Restrictions.....Tab 9
    - 1.) Motion to Approve Addendum 1 to the Ruppert Landscape Maintenance Agreement
  - C.) Discussion on Kayak Club Playground Equipment.....Tab 10
    - 1.) Motion to Approve Logan Playground Equipment Not to Exceed \$65K
  - D.) Discussion on Prestige Landscape Proposals.....Tab 11
    - 1.) Motion to Approve Ph 3 Turf Aeration Proposals
  - E.) Discussion Regarding Proposed FY 26 Capital Improvement Items:.....Tab 12
    - 1.) Shade Sails for Dog Park and Playground
    - 2.) Kayak Club Meeting Equipment

- 8. **BUSINESS ADMINISTRATION - CONSENT AGENDA**.....Tab 13
  - A.) Consideration of Minutes for the Board of Supervisors' Special Meeting held on March 26, 2025
  - B.) Consideration of Minutes for the Workshop held on April 1, 2025
  - C.) Ratification of the Operation and Maintenance Expenditures for March 2025
- 9. **SUPERVISOR REQUESTS**
- 10. **ADJOURNMENT**

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

Yours kindly,

*Melissa Dobbins*

District Manager

# **Tab 1**

# ESTIMATE

Highwater Site Solutions LLC  
5354 County Road 209  
Green Cove Springs, FL 32043

grant@highwatersitesolutions.com  
+1 (904) 412-7257



**Bill to**  
Michael Yuro  
145 Hidden Road  
UNIT 108  
Ponte Vedra, FL 32081

**Ship to**  
Michael Yuro  
145 Hidden Road  
UNIT 108  
Ponte Vedra, FL 32081

## Estimate details

Estimate no.: 1115  
Estimate date: 03/25/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Services</b>	installation of under drain pipe at top of slope with discharge pipe running into lake. Under drain to be approximately 4' under existing grade, slotted drain pipe to be bedded on 3 inches of 57 stone with 21" of coverage all wrapped in a filter fabric with a minimum of 1' lap. Install 3 cleanouts 1 on either end of pipe and one in the middle.	1	\$12,525.00	\$12,525.00
2.		<b>Material</b>	fill dirt	12	\$285.00	\$3,420.00
3.		<b>Services</b>	Strippings haul off	8	\$250.00	\$2,000.00
4.		<b>Services</b>	excavator week	1	\$3,500.00	\$3,500.00
5.		<b>Services</b>	skid steer week	1	\$3,500.00	\$3,500.00
6.		<b>Services</b>	operating labor: strip slope. Bring in new dirt, haul off spoils. Re- grade existing bank to a 4-1 slope.	35	\$250.00	\$8,750.00
7.		<b>Services</b>	sod repair for bank and access road	9	\$657.00	\$5,913.00
8.		<b>Services</b>	Replacement of cedar trees	2	\$1,850.00	\$3,700.00
9.		<b>Services</b>	replacement of ligustrum trees (if necessary) price is per unit	1	\$1,800.00	\$1,800.00
10.		<b>Services</b>	Irrigation repair will be as needed and will be billed as time and material @ a	1	\$0.00	\$0.00

rate of 125\$ per hour.

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**Total**

**\$45,108.00**

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**Accepted date**

**Accepted by**

- See **TEM 2.33** and [FDM 230](#) for additional information on nature-based trail crossings
- Minimum Location Characteristics
  - Vehicular volume of 2,000 ADT or greater along the roadway segment
    - The distance to the nearest alternative intersection or crossing location is 300 feet or greater per the FDM 222
    - FDOT may consider a proposed crossing location between 100 and 300 feet from an alternative crossing if it is more practical for non-motorist use; document this justification in the engineering study
  - Adjacent signalized intersection
    - The proposed location is outside the influence area of adjacent signalized intersections, including the limits of turn lanes

### 5.2.5.2 Beacons and Signals

Use yellow flashing beacons to make standard signs more conspicuous, in accordance with [MUTCD Section 2A.11](#).

#### Rectangular Rapid Flashing Beacon (RRFB)

Limit RRFB use to roadways with the following conditions:

- Posted speed limit of 35 mph or lower
- Marked crosswalks with special emphasis pavement markings
- Four through lanes (both directions) or less regardless of median presence, or five lanes with a median refuge island. For facilities with five lanes, including a two-way left-turn lane, a refuge island or raised median must be present for RRFB application.

For use of RRFBs at locations that do not meet the minimum requirements stated above, obtain approval for a variation from the [State Traffic Engineering and Operations Office](#). Include the following information in the request for variation:

- AADT
- Sight distance
- Speed data
- Crash data
- Supplemental information, including location description, Context Classification, and observations

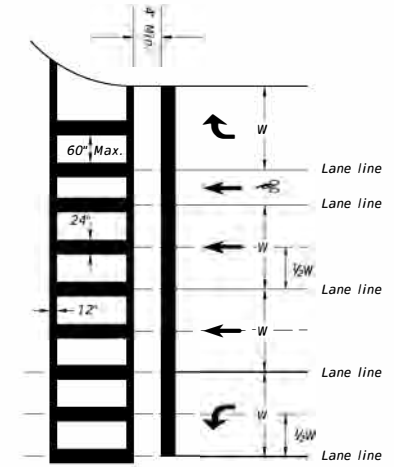
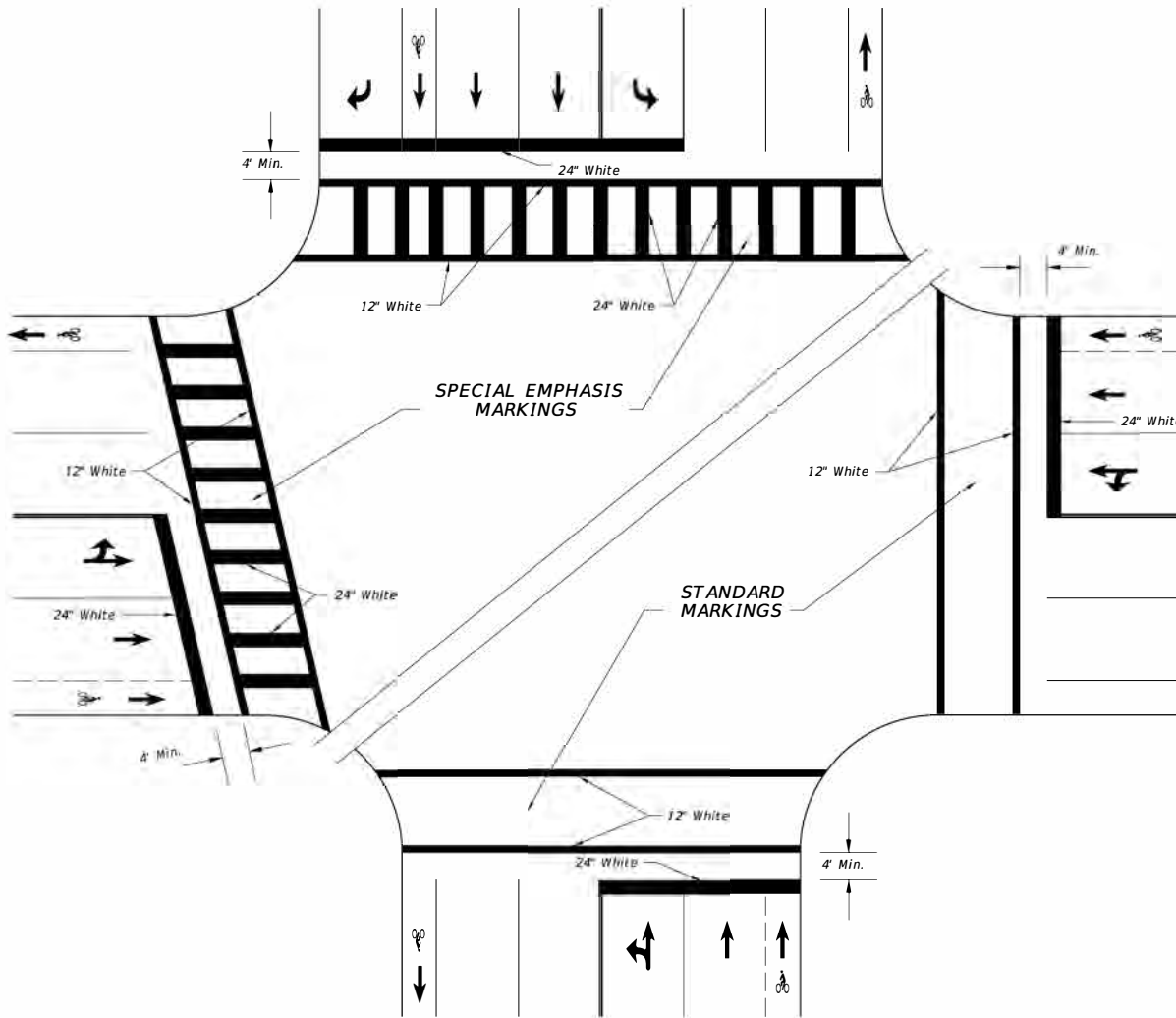
**GENERAL NOTES**

1. For traffic and pedestrian signal installation, refer to Index No. 17721 through 17890.
2. For public sidewalk curb ramps, refer to Index No. 304.
3. For pavement marking and sign installation, refer to Indexes 11200 through 17356.
4. Crosswalk minimum widths: Intersection Crosswalk 6'. Midblock Crosswalk 10'.
5. All crosswalk marking must be white.
6. Longitudinal markings in Special Emphasis Crosswalk must be 24" wide and spaced to avoid the wheel path of vehicles (see detail). Center the longitudinal markings at each lane line. Place additional longitudinal markings at the center of each lane (1/2W). The maximum spacing allowed between longitudinal markings is 60".

When the Crosswalk is skewed to the lane lines, the longitudinal markings should be parallel to the lane lines.

24" Longitudinal Bars in Special Emphasis Crosswalk must be performed thermoplastic.

12" Transverse lines in the Special Emphasis Crosswalk may be standard thermoplastic or performed thermoplastic.



**SPECIAL EMPHASIS AND STANDARD CROSSWALKS  
SIGNALIZED OR STOP SIGN CONTROLLED INTERSECTION**

**SPECIAL EMPHASIS  
CROSSWALK MARKING  
DETAIL**

11/20/2015 2:19:41 PM

LST REVISION 07/01/15	REVISION DESCRIPTION:	 FY 2016-17 DESIGN STANDARDS	<b>SPECIAL MARKING AREAS</b>	INDEX NO. 17346	SHEET NO. 9 of 14
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## **Tab 2**



**RUPPERT**  
**LANDSCAPE**

## **Trout Creek CDD: Monthly Report**

**March 2025**

### **Fungus/Pest/Fertilizer:**

- Herbicide and pre-emergent applied to all landscape beds
- Weeds hand pulled in landscape beds and plant material
- Pre- emergent applied to all turf to prevent broad leaf weeds
- Hand pulled goose grass in turf
- Fertilizer applied to drift and knock out roses

### **Maintenance:**

- Weekly mowing service
- Oak trees lifted throughout phase 2
- Weekly trail maintenance

### **Irrigation:**

- All irrigation has proper run times and coverage
- Running twice a week ( Tuesday and Friday)



## Spray Report

Customer: Tree Amigos

Property: Shearwater

Date: 2/3/25

Area treated +/- 20 acres

Total Gallons used: N/A

Product:

0-0-0 Granular Sulfur

Target for this application was to help lowering the PH of the Soil.



## Spray Report

Customer: Tree Amigos

Property: Shearwater

Date: 2/14/25

Area treated +/- 20 acres

Total Gallons used: 2500

Product:

Granular 20-0-0 AMS @ 1lb N per 1000 sqft.

Target for this application was to improve the overall color/health of the turf. Application needs to be watered-in the night of the application date. Expect to see results in 10-14 days.



## Spray Report

Customer: Tree Amigos

Property: Shearwater

Date: 2/4-2/7/25

Area treated +/- 20 acres

Total Gallons used: 2500

### Product:

12-0-0 @ 180oz per acre

Specticle @ 2oz per acre

24d @ 10oz per acre

MSM @ .4oz per acre

Cryder @ 1oz per acre (IPM)

Daconil @ 80oz per acre(IPM)

Target for this application was to improve the overall color/health of the turf. Also to apply pre and post emergent herbicides for weeds such as sedges and broadleaf weeds. Fungicide applied as needed. Should start to see results in 10-21 days once watered in.



# **PRESTIGE**

# **LANDSCAPES**

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**OF NORTH FLORIDA, INC.**

*March 2025 Maintenance Report*

*Trout Creek CDD Phase 1*

*Trout Creek CDD Phase 3*

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



Chris Kenny—Owner  
904-315-8041  
P.O. Box 600061  
St. Johns, Florida 32260  
[chris@pliflorida.com](mailto:chris@pliflorida.com)

March, 2025

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

**Re: Landscape Maintenance Service Report**

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

**Weekly Maintenance**

Our maintenance crew continued detail work within ph1 in March. We are focusing on weed control within the plant beds, and vine growing within the plants themselves. These are actions we like to resolve before the weekly maintenance begins in April.

**Irrigation**

We are currently 90% complete with all valve and head repairs in ph1. Our team discovered a number of valves that needed to be rebuilt which caused a lot of the coverage issues. As valves get older the diaphragm gets weak and either causes the valve to not shut down or like in our case, the diaphragm will stay closed not allowing water to pass freely. Once all mechanical repairs are complete our team will begin working on the 2wire path to get the valves back on line.

**Agronomics**

Fert/chem has completed all turf fertilization, post weed applications, and pre-m in all turf/shrub areas within ph1. Our team manually water the turf zones after fertilization was applied. All trees within ph1 have also been deep root drenched with fertilizer and insecticide.

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

Sincerely,  
Chris Kenny  
Owner/President  
[chris@pliflorida.com](mailto:chris@pliflorida.com)  
904.315.8041



Chris Kenny—Owner  
904-315-8041  
P.O. Box 600061  
St. Johns, Florida 32260  
[chris@pliflorida.com](mailto:chris@pliflorida.com)

March, 2025

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

**Re: Landscape Maintenance Service Report**

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

**Weekly Maintenance**

Maintenance crews are focused on mowing, edging, string trimming, hedge pruning, plant bed weed control, blowing. Ph3 is in good shape going into April. As we did last year, our maintenance team will be hand pulling all Dallas Grass pods within the St. Augustine grass before mowing. Areas we are seeing Dallas Grass currently (Timberwolf Trail, Rosemont).

**Irrigation**

Our irrigation team completed the monthly inspection, which included nozzle cleaning and head/nozzle adjustments as needed throughout the property. The ph3 irrigation system is now running 3x per week on turf and 2x per week on plant bed areas.

**Agronomics**

Post weed applications were applied within ph3. We are getting geared up for the April “spring” fertilization application. All trees were deep root injected as well.

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

Sincerely,  
Chris Kenny  
Owner/President  
[chris@pliflorida.com](mailto:chris@pliflorida.com)  
904.315.8041



W. O. # \_\_\_\_\_

Name Martha Ct. Common Area

Address \_\_\_\_\_

Date 3/10/2025 pg 1 of 1

**Irrigation Inspection Report**

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

Water Source Reclaim

Clock Type Rain Bird ESP-ME3

Rain/Freeze Switch No

Program

Run Days

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

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

ADJUSTMENTS	Yes						
PARTIL CLOGS							
STRAIGHTENED	Yes						

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

Comments : System is properly functioning with no major issues.

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W. O. # \_\_\_\_\_

Name Timberwolf Clock ph3-A

Address SWP Turf

Date 3/10/2025 pg 1 of 4

**Irrigation Inspection Report**

START TIME(S)	8pm	A
START TIME(S)		B
START TIME(S)		C

Water Source Reclaim

Clock Type Hunter ACC2

Rain/Freeze Switch Yes

Program

Run Days

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

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

ADJUSTMENTS	X						
PARTIL CLOGS	X						
STRAIGHTENED	X						

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

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

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W. O. # \_\_\_\_\_

Name Timberwolf Clock ph3-A

Address Timberwolf Turf

Date 3/10/2025 pg 2 of 4

**Irrigation Inspection Report**

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

A  
B  
C

Water Source Reclaim

Clock Type Hunter ACC2

Rain/Freeze Switch Yes

Program

Run Days

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

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

ADJUSTMENTS	X						
PARTIL CLOGS	X						
STRAIGHTENED	X						

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

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

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\_\_\_\_\_



W. O. # \_\_\_\_\_

Name Timberwolf Clock ph3-A

Address SWP Shrubs/Trees

Date 3/12/2025 pg 3 of 4

**Irrigation Inspection Report**

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

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

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

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

ADJUSTMENTS	x						
PARTIL CLOGS	x						
STRAIGHTENED							

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

Comments : \_\_\_\_\_



W. O. # \_\_\_\_\_

Name Timberwolf Clock ph3-A

Address Timberwolf Shrubs/Trees

Date 3/12/2025 pg 4 of 4

**Irrigation Inspection Report**

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

A  
B  
C  
D

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

Program

Run Days

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

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

ADJUSTMENTS	X						
PARTIL CLOGS	X						
STRAIGHTENED							

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

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

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W. O. # \_\_\_\_\_

Name Shearwater Parkway Clock ph3B-A

Address SWP\_Cal Turf

Date 3/13/2025 pg 1 of 4

**Irrigation Inspection Report**

START TIME(S)	5pm	A
START TIME(S)		B
START TIME(S)		C

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

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

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

ADJUSTMENTS	X						
PARTIL CLOGS	X						
STRAIGHTENED	X						

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

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

\_\_\_\_\_

\_\_\_\_\_



W. O. # \_\_\_\_\_

Name Shearwater Parkway Clock ph3B-A

Address Shrubs\_Trees

Date 3/13/2025 pg 2 of 4

**Irrigation Inspection Report**

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

A  
B  
C

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

Program

Run Days

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

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

ADJUSTMENTS	x						
PARTIL CLOGS							
STRAIGHTENED							

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

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

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W. O. # \_\_\_\_\_

Name Shearwater Parkway Clock ph3B-A

Address Seaforth Turf

Date 3/13/2025 pg 3 of 4

**Irrigation Inspection Report**

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

A  
B  
C

Water Source Reclaim

Clock Type Hunter ACC2

Rain/Freeze Switch Yes

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

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

ADJUSTMENTS	X						
PARTIL CLOGS	X						
STRAIGHTENED	X						

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

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

\_\_\_\_\_



W. O. # \_\_\_\_\_

Name Shearwater Parkway Clock ph3B-A

Address Cart Path

Date 3/13/2025 pg 4 of 4

**Irrigation Inspection Report**

START TIME(S)	
START TIME(S)	
START TIME(S)	
START TIME(S)	3am

A  
B  
C  
**D**

Water Source Reclaim

Clock Type Hunter ACC2

Rain/Freeze Switch Yes

Program

Run Days

A	S	M	T	W	TH	F	S
B	S	M	T	W	TH	F	S
C	S	M	T	W	TH	F	S
<b>D</b>	S	<b>M</b>	T	W	TH	F	S

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

ADJUSTMENTS	X						
PARTIL CLOGS	X						
STRAIGHTENED							

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

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

\_\_\_\_\_

\_\_\_\_\_



Spray Report- Tree Deep Root Injection

Customer: Prestige Landscapes of North Florida

Property: Shearwater Phase 3 CDD

Date:3/17/2025-03/20/2025

Product:

Tree Deep Root Total Gallons Used: 1450

Product

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

20-20-20 @ 10 lbs per 100 gallons

Safari @ 10 oz per 100 gallon

Azoxy 2 SC @ 4 oz per 100 gallon

Deep root fertilization, insect, and disease controls of all trees to add to the new growth, health, and color of the oaks, magnolias, cypress, cedars, maples and crape myrtles over the next 3-6 weeks. By performing deep root injection, we have also helped to loosen up compacted soil in and around the root zone where planted which will help mover water, air, and nutrients through the root zone more efficiently.



## Spray Report

Customer: Prestige Landscapes of North Florida

Property: Shearwater Ph 3 CDD

Date: 3/12/25-3/15/25

Area treated +/- 11.5 acres

Total Gallons used: 1400

-Products Applied-

21-0-0 AMS@ 17 lbs per acre

12-0-0 @ 96 oz per 100 gallons

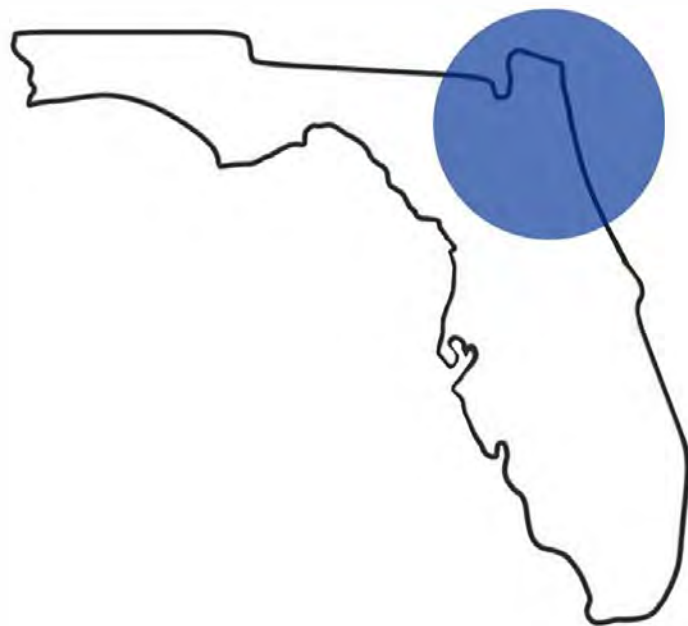
Mic-Drop 0-0-1 @ 64 oz per 100 gallons

Dimension 2 e.w pre-emergent @ .73 oz per 1,000 sq feet

Bifen Xts @ 7 oz per acre

Imidacloprid @ 28 oz per acre

Performed application of weed and insect control to turf areas with liquid fertilization including Mic-Drop to maintain and add to the growth, health, and color of the grass over the next 2-3 weeks. Weeds present to die in 10-21 days once watered in. Turf destroying insects to die once watered in.



# 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 3**



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6869 Phillips Pkwy. Dr. South Jacksonville Fl. 32256

Phone: 904-997-0044

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## Service Report

**Date:** April 2 & 8, 2025

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

**Client:** Trout Creek CDD

**Waterways:** 43 ponds

**Note:** First report for April.

**Entry Pond:** Pond was in good condition. The water level is normal. Pillars to be cleaned this month.



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



**Pond 1a:** This pond remains in very good condition. The water level is normal.



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



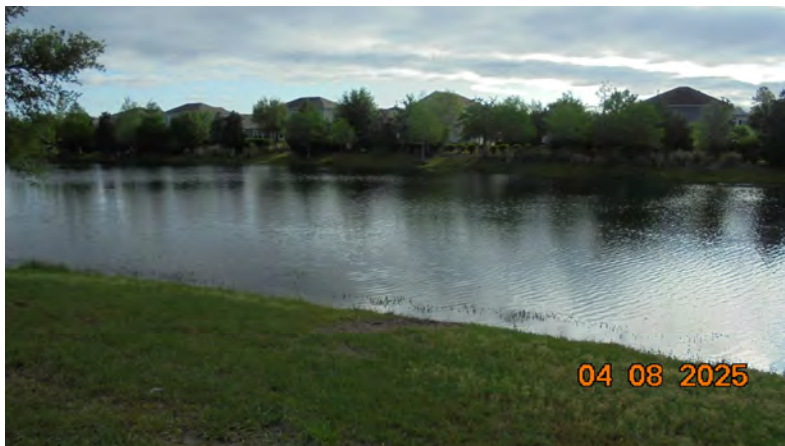
**Pond 2a:** This pond was in good condition. The water level is normal.



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



**Pond 3a:** This pond was in fair to good condition. The water level is normal.



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



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



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



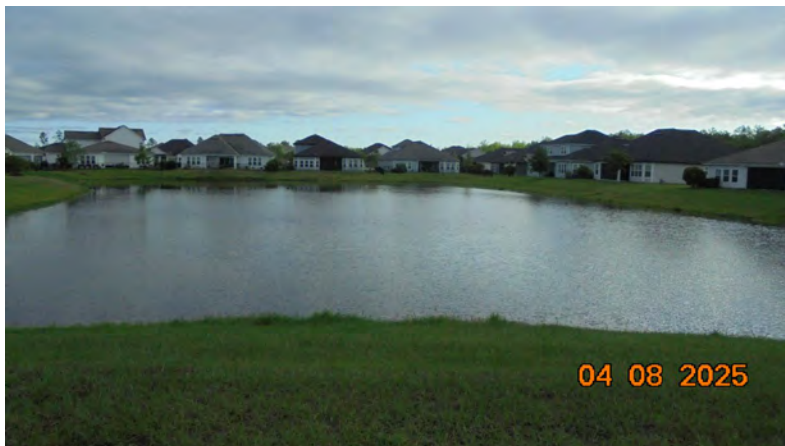
**Pond 7c:** Pond was in good condition. The water level is normal.



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



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



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



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



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



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



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



**Pond 11a:** Pond was in fair condition. The water level is good. Scheduled for algae treatment.



**Pond 11b:** Pond was in fair to good condition. The water level is good.



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



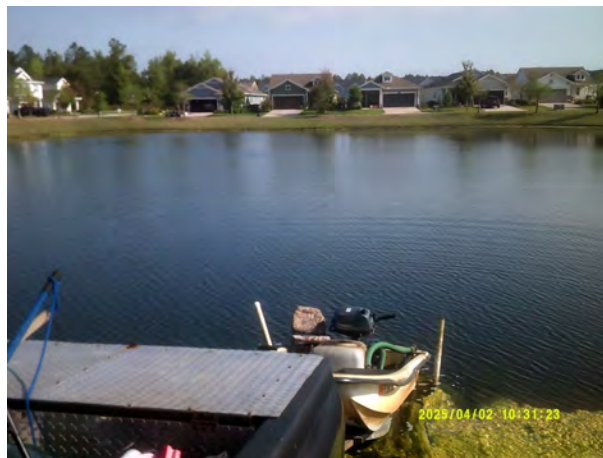
**Pond 12a:** Pond was in good condition. The water level is normal.



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



**Pond 14b:** Pond was in fair condition. The water level is normal. Treated pond for algae.



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



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



**Pond 21B:** Pond is in good condition. The water level is low.



**Pond 22A:** Pond was in fair condition. Treated for algae.



**Pond 22B:** Pond was in good condition. The water level is good.



**Pond 23A:** Pond is in fair condition. The water level is good. Scheduled for perimeter treatment.



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



**Pond 24a:** Pond was in good condition. Pond level is good.



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



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



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



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



**Pond 29B:** Pond was in improved condition. The water level is good.



**Pond 29A:** Pond was in good condition. Water level is normal.



**Pond 31:** Pond is in good condition. The water level is normal. Treated for algae.



**Pond 33:** Pond was in good condition. The water level is normal.



**Pond 34:** Pond was in good condition. The water level is good.



**Pond 35:** Pond is in fair to good condition. Water level is normal.



**Pond 36:** Pond was in good condition.



Jim Charles

---

6869 Phillips Pkwy. Dr. South Jacksonville Fl. 32256

Phone: 904-997-0044

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## Service Report

**Date:** April 10, 2025

**Technician:** Justin/ Rich Powers

**Client:** Shearwater Pillars

**Conditions:** Mostly sunny, 68 F.

Technicians pressure washed all sides of the pillars targeting the mold, mildew, feces, algae, webs, etc. Mineralization is slowly happening on pillars, primarily on front face and foundations.

### Before Cleaning:





**After Cleaning:**





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6869 Phillips Pkwy. Dr. South Jacksonville Fl. 32256  
Phone: 904-997-0044

---

## Service Report

**Date:** March 28, 2025

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

**Client:** Trout Creek CDD

**Waterways:** 43 ponds

**Note:** Second report for March.

**Pond 7b:** Pond was in fair condition. The water level is normal. Treated for minor perimeter algae.



**Pond 9c:** Pond was in poor condition. The water level was normal. Treated pond aggressively for submersive weeds.



**Pond 10d:** Pond was in fair to good condition. The water level is normal. Treated for algae by boat.



**Pond 11a:** Pond was in poor condition. The water level is good. Treated aggressively for algae.



**Pond 29B:** Pond was in poor condition. Water level is normal. Treated for algae.



**Pond 33:** Pond was in fair to good condition. The water level is normal. Treated minor perimeter weeds.



**Pond 34:** Pond was in fair to good condition. The water level is good. Treated perimeter for minor cattails.



**Pond 35:** Pond is in fair to good condition. Water level is normal. Treated for algae.



Jim Charles

# Tab 4

**Trout Creek CDD**  
**GM/AGM Operations Report for April 16, 2025**

**Administration:**

- Assisted Lifestyle with Mardi Gras Party
- Facilitated brand new pool furniture, landscaping and slide tower projects
- Meeting with PlayGrow vendor regarding playground inspections and replacement for Tot Lot
- Attended meeting with Jacksonville Engagement Committee
- Worked with Northern Helm on website development
- Conducted onboarding process with Café new hire
- Worked with Hi-Tech on access fob system upgrade
- Performed 90-day evaluations with employees
- Lifestyle meeting with Heather Loffredo
- Property drive with Ruppert Landscape
- Property drive with Prestige Landscape
- Hosted FirstService Women's History Month Coffee & Connections
- Monthly meeting with Chairman Clint Wright
- Monthly meeting with Vice Chairperson Heather Loffredo
- Monthly meeting with Assistant Supervisor Ronnie Murphy
- Monthly meeting with Assistant Supervisor Vincent Sajkowski
- Conducted weekly staff meeting (every Thursday)
- Participant in the RecNet Roundtable Podcast: "Herstory in Recreation: Celebrating 45 Years of Women Leaders"
- Attended the monthly FSR lifestyle collaboration call

**Kayak Hub:**

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

**Lifestyle:**

- March Profit & Loss Report ([attached](#))

**Maintenance/Vandalism/Mischief Issues:**

- March Report ([attached](#))
- Vandalism: Chalk paint on asphalt near residential homes

**BELYNDA THARPE**

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

**JESSICA KNUTELSKY**

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

Mar 23, 2025



# Category Sales Report

CAFE

Category	Items Sold	Gross Sales
CANDY	22	\$28.00
CHIPS & COOKIES	12	\$23.50
COLD DRINKS	18	\$26.50
HOT DRINKS	5	\$5.00
ICE CREAM	33	\$132.00
NACHOS	2	\$6.00
PERSONAL PIZZA	4	\$16.00
SIDES	2	\$3.00
SNACKS	6	\$24.00
<b>Total</b>	<b>104</b>	<b>\$264.00</b>

Mar 30, 2025



# Category Sales Report

CAFE

---

Category	Items Sold	Gross Sales
WRAPS/BURGERS	1	\$6.00
<b>Total</b>	<b>1</b>	<b>\$6.00</b>

---

Mar 1, 2025–Mar 31, 2025



# Category Sales Report

TCCDD

Category	Items Sold	Gross Sales
Uncategorized	28	\$2,707.90
FOBS	38	\$1,140.00
POOL FURNITURE SALE	47	\$450.00
<b>Total</b>	<b>113</b>	<b>\$4,297.90</b>

Mar 1, 2025–Mar 31, 2025



# Category Sales Report

CAFE

Category	Items Sold	Gross Sales
Uncategorized	3	\$9.00
CANDY	247	\$322.25
CHIPS & COOKIES	89	\$146.25
COLD DRINKS	218	\$319.00
DRINKS	22	\$31.50
HOT DRINKS	15	\$15.00
ICE CREAM	179	\$716.00
NACHOS	10	\$30.00
PERSONAL PIZZA	19	\$76.00
PIZZA	1	\$17.50
SIDES	5	\$7.50
SINGLE ITEMS	2	\$8.00
SNACKS	22	\$78.00
WRAPS/BURGERS	2	\$16.00
<b>Total</b>	<b>834</b>	<b>\$1,792.00</b>

## Shearwater Lifestyle Summary Report – March 2025

### March 4<sup>th</sup> – Senior Zumba

- ✓ Initial partnership with VIPCare. Senior paced Zumba class

### March 7<sup>th</sup> – Trivia Night and March 14<sup>th</sup> Bingo/Pi Day

- ✓ DJs hosted both events. Prizes provided and a free slice of pie added to Trivia night. 180+ people showed up for Pi Day Bingo. Trivia had about 60 participants.

### March 9<sup>th</sup> – Vendor Village + March 17<sup>th</sup> Spring Break/St. Patty's Day pool party.

- ✓ Both events rained out

### March 10<sup>th</sup> – Volunteer group meeting

- ✓ Canceled Indefinitely moving forward. Only 1 attendee for the 2<sup>nd</sup> month in a row.

### March 13<sup>th</sup> – Coffee and Conversations

- ✓ Co-Sponsorship with LNH Construction and Sienna's Pizza. Excellent turnout. 85 attendees +.

### March 14<sup>th</sup> – March 22<sup>nd</sup> Spring Break week

- ✓ Started with Pi Day Bingo. Kayak Club Takeover we sold out of supplies that day. The Duck Race pool party on Saturday was huge hit with 300 – 400+ attendees easily. Magic Milk Island Art sold out of preset tickets. Despite starting late (vendor error), we serviced over 90 residents. Our BBQ and Kids Craft Day was well attended. Serviced over 150 residents during the bbq. Kids Tween night included pizza, a game truck, and outdoor mini golf holes. Mostly tweens (50+) but kids of all ages participated and enjoyed the activities. The camping night had over 12 families attend, at least 40 to 50 attendees just came for smores. We ended the night with 8 families/tents spending the night. The Pool Karaoke Party was a hit for the kids. Many adult residents indicated they would like an adult only Karaoke event.

### March 28<sup>th</sup> – Live Music by the pool with Tangled Orchid

- ✓ Decent attendance. About 100 people throughout the evening.

### Additional events/activities

- ✓ Blood Drive had an additional 15 donors. Curiosity U had consistent attendance of 12 people on average. Travel Club, Faantasy club, Math Club, and our Senior Ladies groups all had meetings this month. Kayak Club Weekend Takeovers have ended. The Bakery Cartel and Filo's Fresh are likely to continue using the space w/ the new Café schedule. 15 food trucks serviced the community.

# March, 2025



## Lifestyle Profit & Loss

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

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

Summary	Estimated	Actual
Total income	\$0.00	\$6,588.95
Total expense	\$0.00	\$4,929.76
Total profit	\$0.00	\$1,659.19

EVENT REVENUE/ COST		
Mardi Gras	Revenue	Cost
DJ - ME Entertainment	\$0.00	\$350.00
Publix - Ice		\$24.76
Event Helper INS./ Ticket Sales	\$1,571.00	\$261.00
Rolling Rita		\$462.00
<b>Total</b>	<b>\$1,571.00</b>	<b>\$1,097.76</b>

Mardi Gras pt. 2	Revenue	Cost
Costco		\$106.34
Sams		\$70.91
Shores		\$72.38
Amazon		\$274.23
<b>Total</b>	<b>\$0.00</b>	<b>\$523.86</b>

Spring Break	Revenue	Cost
BBQ supplies - Publix		\$113.52
Pool Party DJ x 2		\$1,050.00
Magic Milk		\$1,530.00
BBQ Supplies - Sams		\$314.30
Camping/Amazon		\$130.61
<b>Total</b>	<b>\$0.00</b>	<b>\$3,138.43</b>

Coffee and Convo	Revenue	Cost
Publix		\$10.48
Sams Club		\$127.51
Amazon Supplies		\$31.72
<b>Total</b>	<b>\$0.00</b>	<b>\$169.71</b>

Trivia/Bingo Night/ Pi Day	Revenue	Cost
Pies		\$65.91
DJ Services Roy & ME		\$400.00

Misc.	Revenue	Cost
Live Music VIP service + band		\$803.98
Party Bus		\$500.00
Pizza-Sienna		\$128.44
walmart pool supplies		\$32.18
Pool Party balls - Amazon		\$44.99
Spring Break supplies - Amazon		\$146.73

Total	\$0.00	\$465.91	Total	\$0.00	\$1,656.32
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Events Summary	Actual
Total income	\$1,571.00
Total expense	\$7,051.99
Total Profit	-\$5,480.99

VENDOR REVENUE - 10% OF ALL SALES

Vendor	Payment Method	Income
904 Tennis	Check	\$1,100.00
Cardio Funk	Square	\$43.00
Total		\$1,143.00

SPONSORSHIPS

Sponsor	Type	Income
NE Financial	Square - Coffee and Convo	\$250.00
Hello Vet	Square - Pups and Pints	\$1,502.72
Total		\$0.00 \$1,752.72

(1)



**Tennis Court Light Fixtures Are Rusted Recommend Replacing Soon**  
**Created:** Fri, 4/4/2025

(2)



**Created:** Fri, 4/4/2025

(3)



**Repaired Pavers At North Creek Park**

**Created:** Fri, 4/4/2025

Before

(4)



**Repaired Pavers At North Creek Park**

**Created:** Fri, 4/4/2025

After

(5)



**Filled Sinkhole**

**Created:** Fri, 4/4/2025

Before

(6)



**Filled Sinkhole**

**Created:** Fri, 4/4/2025

After

(7)



**Repaired Vacuum Breaker In Women's Restroom At Fitness Lodge**

**Created:** Fri, 4/4/2025

Before

(8)



**Repaired Vacuum Breaker In Women's Restroom At Fitness Lodge**

**Created:** Fri, 4/4/2025

After

(9)



**Repaired Broken Asphalt**

**Created:** Fri, 4/4/2025

Before

(10)



**Repaired Broken Asphalt**

**Created:** Fri, 4/4/2025

After

(11)



**Painted Gates And Latches At Tennis Courts**

**Created:** Fri, 4/4/2025

Before

(12)



**Painted Gates And Latches At Tennis Courts**

**Created:** Fri, 4/4/2025

After

(13)



**Repaired Pavers Around Fire Pit**

**Created:** Fri, 4/4/2025

Before

(14)



**Repaired Pavers Around Fire pit**

**Created:** Fri, 4/4/2025

After

(15)



**Repaired Broken Soap Dispenser At Men's Rec Restroom**

**Created:** Fri, 4/4/2025

Before

(16)



**Repaired Broken Soap Dispenser At Men's Rec Restroom**

**Created:** Fri, 4/4/2025

After

(17)



### Replaced Life Ring Ropes Throughout Amenities

Created: Fri, 4/4/2025

Before

(18)



### Replaced Life Ring Ropes Throughout Amenities

Created: Fri, 4/4/2025

After

(19)



**Replaced Corroded Faucet Battery Pack In Women's Restroom At Fitness Lodge**

**Created:** Fri, 4/4/2025

Before

(20)



**Replaced Corroded Faucet Battery Pack In Women's Restroom At Fitness Lodge**

**Created:** Fri, 4/4/2025

After

(21)



**Falling Tree At Kayak Outpost Will Be Removed By Shaw Tree Service**  
**Created:** Fri, 4/4/2025

(22)



**Created:** Fri, 4/4/2025

(23)



**Repaired Broken P Trap At Kayak Club**

**Created:** Fri, 4/4/2025

Before

(24)



**Repaired Broken P Trap At Kayak Club**

**Created:** Fri, 4/4/2025

After

(25)



**Repaired Broken Landscape Timbers At Kayak Outpost**

**Created:** Fri, 4/4/2025

Before

(26)



**Repaired Broken Landscape Timbers At Kayak Outpost**

**Created:** Fri, 4/4/2025

After

(27)



**Repaired Expansion Joint At Family Pool**

**Created:** Fri, 4/4/2025

Before

(28)



**Repaired Expansion Joint At Family Pool**

**Created:** Fri, 4/4/2025

After

(29)



**Replaced Broken Fill valve Float At Lap Pool**

**Created:** Fri, 4/4/2025

Before

(30)



**Replaced Broken Fill Valve Float At Lap Pool**

**Created:** Fri, 4/4/2025

After

(31)



**Broken Play, Will Be Replaced Under Kompan Warranty**

**Created:** Fri, 4/4/2025

(32)



**Created:** Fri, 4/4/2025

(33)



### Repaired Lighting At Tennis Court 4

Created: Fri, 4/4/2025

Before

(34)



**Repaired Lighting At Tennis Court 4**

**Created:** Fri, 4/4/2025

After

(35)



**Painted Slide Tower**

**Created:** Fri, 4/4/2025

Before



(36)



**Painted Slide Tower**

**Created:** Fri, 4/4/2025

After

(37)



**Replaced Old Retail Cooler**

**Created:** Fri, 4/4/2025

Before

(38)



**Replaced Old Retail Cooler**

**Created:** Fri, 4/4/2025

After

(39)



**Repaired East Accelerator**

**Created:** Fri, 4/4/2025

Before

(40)



**Repaired East Accelerator**

**Created:** Fri, 4/4/2025

After

(41)



**New Canvas Shades Installed At Amenities**

**Created:** Fri, 4/4/2025

Before

(42)



**New Canvas Shade Installed At Amenities**

**Created:** Fri, 4/4/2025

After

(43)



**Installed New Furniture At Amenities**

**Created:** Fri, 4/4/2025

(44)



**Created:** Fri, 4/4/2025

(45)



**Chalk Paint Removed From Road Way**

**Created:** Fri, 4/4/2025

Before

(46)



**Chalk Paint Removed From Road Way**

**Created:** Fri, 4/4/2025

After

Completed by Johnnie verdell

## **Tab 5**

## Trout Creek YTD Revenues & Expenditures Thru 2/28/2025

Presented by Supervisor Murphy

### SUMMARY

	<u>Annual Budget</u>	<u>YTD Budget Thru 02/28/25</u>	<u>YTD Actual Thru 02/28/25</u>	<u>Better/(Worse )Variance</u>
Total Revenues - O & M	3,894,262	3,777,913	3,837,356	59,443
Total Revenues - Capital Reserve	<u>307,326</u>	<u>299,159</u>	<u>304,024</u>	<u>4,865</u>
Total General Fund Revenues	4,201,588	4,077,072	4,141,380	64,308
Total Expenditures O & M	3,894,262	1,605,354	1,403,799	201,555
Total Expenditures - Capital Reserve	<u>307,326</u>	<u>307,326</u>	<u>195,640</u>	<u>111,686</u>
Total General Fund Expenditures	4,201,588	1,912,680	1,599,439	313,241
Total O & M Excess of Revenues Over(Under) Expenditures	0	2,172,559	2,433,557	260,998
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>-8,167</u>	<u>108,384</u>	<u>116,551</u>
Total Excess of Revenues Over(Under) Expenditures	0	2,164,392	2,541,941	377,549

### Explanations of Variances

#### **O & M Expenses - Under by \$201,155**

Amenity Staff - Not fully staffed from beginning of year, some positions took time to be replaced , annual raises not given yet	84,740
Landscaping - Budgeted for pond mowing which is not happening, annual increases expected have not happened yet, Phase 1 Bid lower than budgeted	57,375
Reclaimed Water - lowered watering days	28,904
Holiday Decorations - less spending than anticipated, some items have been classifid elsewhere	14,145
Tennis Program not happening as planned and no supplies yet	13,125
Other	3,266
<b>Total of O&amp;M Variance Explantions</b>	<b>201,555</b>

Trout Creek YTD Revenues & Expenditures Thru 2/28/2025

Chart of Accounts Classification	Annual Budget	YTD Budget Thru 02/28/25	YTD Actual Thru 02/28/25	Better/(Worse) Variance	Variance Explanation
<b>O&amp;M</b>					
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	3423	3,423	
Special Assessments					
Off Roll	492,539	492,539	492,540	1	
Tax Roll	3,097,753	3,097,753	3,135,975	38,222	
Contributions & Donations from Private Sources					
HOA Capital Transfer	125,000	86,800	86,800	0	
Other Misc. Revenues					
Activity Fees	30,000	12,500	11,119	(1,381)	
Cafe Revenue	24,970	10,404	2,368	(8,036)	Timing
Facilities Rentals	35,000	14,584	15,100	516	
HOA Reimbursement	45,000	45,000	64,908	19,908	HOA Share is higher than anticipated
Insurance Proceeds	0	0	7,600	7,600	Irrigation Timer Damage & Auto Damage Claims
Misc Revenue	0	0	4,123	4,123	Parents reimburse for firepit damage, Sale of pool furniture
Special Events Revenue	20,000	8,333	13,400	5,067	Large Sponsorship Revenue
Tennis Center Revenue Share Agreement	24,000	10,000	0	(10,000)	This is not happening as planned
<b>Total Revenues</b>	<b>3,894,262</b>	<b>3,777,913</b>	<b>3,837,356</b>	<b>59,443</b>	
<b>Expenditures</b>					
<b>District Expenses:</b>					
Board of Supervisor Fees	14,000	5,833	7,800	(1,967)	Only budgeted for 2 workshops for the year
District Management	61,404	29,066	29,065	1	
Other District Financial & Accting	38,725	21,641	21,726	(85)	
District Counsel	65,000	27,084	25,628	1,456	Timing of work done
District Engineer	30,000	12,500	12,405	95	
Law Enforcement - Security	35,000	14,583	17,328	(2,745)	More Security hours than budgeted
<b>Total District Expenses:</b>	<b>244,129</b>	<b>110,707</b>	<b>113,952</b>	<b>(3,245)</b>	
<b>Staffing Related Expenses:</b>					
Employee - Amenity Staff	860,400	358,500	273,760	84,740	Not fully staffed up from beginning of year, some staff have left and it took time to be replaced, all raises not applied yet
Amenity Management Service Contracts	21,648	9,020	9,270	(250)	
<b>Total Staffing Related Expenses</b>	<b>882,048</b>	<b>367,520</b>	<b>283,030</b>	<b>84,490</b>	
<b>Utilities:</b>					
Electric Utility - Recreation Facilities	70,000	29,166	23,131	6,035	
Electric Utility - Street Lights	60,000	25,000	24,444	556	
Electric Utility Services	11,000	4,584	4,988	(404)	
Gas Utility Services	2,000	833	618	215	
Water-Sewer Utility - Reclaimed	485,000	135,107	106,203	28,904	Less watering days
Water-Sewer - Recreation Facilities	18,375	4,069	6,931	(2,862)	
Garbage/Solid Waste Control Services	8,500	3,542	4,465	(923)	New fuel/environmental recovery fee not budgeted for (240/mo)
<b>Total Utilities</b>	<b>654,875</b>	<b>202,301</b>	<b>170,780</b>	<b>31,521</b>	
<b>Landscaping &amp; Irrigation:</b>					
Landscape & Irrigation Maintenance	1,070,000	422,215	364,840	57,375	Pond mowing not approved (15,000), Ph 1 bid lower than anticipated(34,000), yr 2 increases not happen yet
Landscape Replacement Plants, Shrubs, Tr	40,000	40,000	46,576	(6,576)	Hurricane Milton Cleanup (\$5,500), Sod Replacement (\$1,389)
Common Area Pinestraw Mulch	125,000	100,920	98,463	2,457	
Irrigation Repair	35,000	14,583	4,834	9,749	Timing

**Trout Creek YTD Revenues & Expenditures Thru 2/28/2025**

<b>Chart of Accounts Classification</b>	<b>Annual Budget</b>	<b>YTD Budget Thru 02/28/25</b>	<b>YTD Actual Thru 02/28/25</b>	<b>Better/(Worse) Variance</b>	<b>Variance Explanation</b>
<b>Total Landscaping &amp; Irrigation</b>	<b>1,270,000</b>	<b>577,718</b>	<b>514,713</b>	<b>63,005</b>	
<b>Amenity Related Expenses:</b>					
Amenity Janitorial Services	20,000	8,333	13,400	(5,067)	Needed extra services from Janitor Service while porter was being replaced
Amenity Maintenance & Repairs	65,000	27,083	25,627	1,456	
Amenity Operating Supplies	25,000	10,417	13,261	(2,844)	Timing of Supply purchases
Pool Chemicals & Service Contract	103,400	76,333	76,836	(503)	
Lifeguard/Pool Monitors	175,000	3,103	3,234	(131)	
Fitness Equipment Lease & M&R	40,298	16,790	16,501	289	
Tennis Court Programs & Maint & Supplies	31,500	13,125	0	13,125	Tennis Program is not happening as planned (\$8000), no tennis maint & supplies yet
Access Control & Security Monitoring M&R	11,000	4,584	3,741	843	
Licenses, Fees & Permits	11,462	4,776	7,742	(2,966)	Fees for Debit/Credit Card Income through Square not budgeted for
Pest Control/Termite Bond & Wildlife Mgmt	5,500	2,292	1,426	866	
Telephone, Internet, Cable	12,000	5,000	4,679	321	
Other	4,000	1,667	2,194	(527)	
<b>Total Amenity Related Expenses</b>	<b>504,160</b>	<b>173,503</b>	<b>168,641</b>	<b>4,862</b>	
<b>Lifestyle Expenses:</b>					
Shuttle Service	15,000	3,000	4,950	(1,950)	Timing of an additional shuttle
Special Events	66,550	42,550	42,765	(215)	
Cafe Materials	15,000	6,250	1,715	4,535	More materials purchased in summer
<b>Total Lifestyle Expenses:</b>	<b>96,550</b>	<b>51,800</b>	<b>49,430</b>	<b>2,370</b>	
<b>Other Shearwater Expenses:</b>					
Aquatic Maintenance	49,000	20,416	20,123	293	
Stormwater Assessments	4,000	1,667	2,700	(1,033)	
Road & Street Facilities	5,000	2,083	435	1,648	
Entry & Walls Maintenance & Repair	4,500	1,875	0	1,875	
General Liability & Property Insurance	95,000	51,597	49,078	2,519	
Holiday Decorations	15,000	15,000	855	14,145	Lower than anticipated holiday supplies, some items classified elsewhere
<b>Total Other Shearwater Expenses</b>	<b>172,500</b>	<b>92,638</b>	<b>73,191</b>	<b>19,447</b>	
<b>Misc./Contingency Expenses:</b>					
Miscellaneous Expense	20,000	8,334	18,669	(10,335)	ECS testing of Goodhope Ct (3,000) ,Removal of trees at Outpost playground (4,420), French Drain on Appian Way (\$4,771)
Capital Improvements/Contingency	50,000	20,833	11,393	9,440	Painting of Fitness Center (\$4,305) Reserve Study deposit(\$4,150), Hardware & subscription for Fitness Equip (\$2,938)
<b>Total Misc./Contingency Expenses</b>	<b>70,000</b>	<b>29,167</b>	<b>30,062</b>	<b>(895)</b>	
<b>Total Expenditures</b>	<b>3,894,262</b>	<b>1,605,354</b>	<b>1,403,799</b>	<b>201,555</b>	
<b>Total Excess of Revenues (Over/(Under) Expen-</b>	<b>0</b>	<b>2,172,559</b>	<b>2,433,557</b>	<b>260,998</b>	
Total Other Financing Sources(Uses)					
Interfund Transfer					
Total Other Financing Sources(Uses)	0	0	0	0	
Fund Balance, Beginning of Period	0	0	331,722	331,722	
<b>Total Fund Balance, End of Period</b>	<b>0</b>	<b>2,172,559</b>	<b>2,765,279</b>	<b>592,720</b>	
<b>Capital Reserve</b>					

Trout Creek YTD Revenues & Expenditures Thru 2/28/2025

Chart of Accounts Classification	Annual Budget	YTD Budget Thru 02/28/25	YTD Actual Thru 02/28/25	Better/(Worse) Variance	Variance Explanation
<b>Revenues</b>	<b>Annual Budget</b>	<b>YTD Budget Thru 02/28/25</b>	<b>YTD Actual Thru 02/28/25</b>	<b>Better/(Worse) Variance</b>	
Interest Earnings					
Interest Earnings	14,000	5,833	10,698	4,865	
Special Assessments					
Off Roll	40,699	40,699	40,699	0	
Tax Roll	252,627	252,627	252,627	0	
Total Revenues	307,326	299,159	304,024	4,865	
<b>Expenditures</b>					
Contingency					
Capital Outlay	307,326	307,326	195,640	111,686	Fitness Strength Equip Balance - \$9,581
Total Contingency	307,326	307,326	195,640	111,686	Pool & Tennis Furniture - \$171,484
<b>Total Expenditures</b>	<b>307,326</b>	<b>307,326</b>	<b>195,640</b>	<b>111,686</b>	Replacement Fabric for Canopy - \$2,980
Total Excess of Revenues Over(Under) Expenditures	0	(8,167)	108,384	116,551	Water & Tower Slide Paint - \$10,494
<b>Total Other Financing Sources(Uses)</b>					
Interfund Transfer (Revenue)					
Interfund Transfer(Expense)	0	0	0	0	
Total Other Financing Sources(Uses)	0	0	0	0	
Fund Balance, Beginning of Period	0	0	682,873	682,873	
<b>Total Fund Balance, End of Period</b>	<b>0</b>	<b>(8,167)</b>	<b>791,257</b>	<b>799,424</b>	



Retaining Wall by P3 Bridge	86,000	2022	never
Kayak Club HVAC	4,000	2022	2028
Pool Furniture	16,200	2023	2024
Tennis Court Resurface	24,600	2024	2025
Pool Fence	60,000	2024	2036
Kayak Club HVAC	14,400	2024	2036
Fitness Equipment Purchase	19,162	2024	never
Pool & Tennis Furniture	171,485	2025	over several years
Fabric for Shade Cover on Canopy	2,980	2025	2024
Water & Slide Paint	10,494	2025	2030
Other Misc	6,995		
<b>Total</b>	<b>416,316</b>		

**Trout Creek YTD Lifestyle Revenues & Expenditures Thru 2/28/2025**

<b>Chart of Accounts Classification</b>	<b>Annual Budget</b>	<b>YTD Budget Thru 02/28/25</b>	<b>YTD Actual Thru 02/28/25</b>	<b>Better/(Worse) Variance</b>
Other Misc. Revenues				
Activity Fees	30,000	12,500	11,119	(1,381)
Cafe Revenue	24,970	10,404	2,368	(8,036)
Facilities Rentals	35,000	14,584	15,100	516
Special Events Revenue	20,000	8,333	13,400	5,067
<b>Total Revenues</b>	<b>109,970</b>	<b>45,821</b>	<b>41,987</b>	<b>(3,834)</b>
<b>Expenditures</b>				
<b>Lifestyle Expenses:</b>				
Shuttle Service	15,000	3,000	4,950	(1,950)
Special Events	66,550	42,550	42,765	(215)
Cafe Materials	15,000	6,250	1,715	4,535
<b>Total Lifestyle Expenses:</b>	<b>96,550</b>	<b>51,800</b>	<b>49,430</b>	<b>2,370</b>
<b>Net Lifestyle Revenue/(Expense)</b>	<b>13,420</b>	<b>(5,979)</b>	<b>(7,443)</b>	<b>(1,464)</b>

## **Tab 6**



MBS CAPITAL MARKETS, LLC

# Trout Creek Community Development District

## Refunding Summary

# District's Series 2015 Bonds Overview

## Outstanding Series 2015 Bonds Overview

### Overview:

- On February 26, 2015, the District issued its \$21,215,000 Capital Improvement Revenue Bonds, Series 2015 Bonds
- The Series 2015 Bonds are currently outstanding in the par amount of \$17,165,000 and are due on May 1, 2045 with an average interest rate of 5.60%
- The sinking fund principal payment for the Series 2015 Bonds in the amount of \$450,000 and a prepayment in the amount of \$10,000 is scheduled to occur on May 1, 2025; therefore, it is anticipated the Series 2015 Bonds will be outstanding in the estimated amount of \$16,705,000 as of May 2, 2025
- The District's Series 2015 Bonds are callable on May 1, 2025

### Current Status:

Series	Par Outstanding as of May 2, 2025	Average Coupon	Par Call Date	Maturity
Series 2015 Bonds	\$16,705,000	5.60%	May 1, 2025 @ 100%	May 1, 2045

# Summary of Refunding Options | Terms & Conditions

- MBS has pursued a dual-track process running a private placement process at the same time as preparing for a public market offering
  - MBS received three (3) bank proposals in response to a formal request for credit consideration of the Trout Creek CDD refunding
  - In addition, MBS has analyzed a public-offering of the Trout Creek CDD refunding on a non-rated basis
- Below provides a summary of the general terms and conditions of the refunding options available to the District based on the bank proposals received

	Private Placement – Seacoast Bank	Private Placement – SouthState Bank	Private Placement – Truist Bank	Public Offering
Fixed/Variable	Fixed, tax-exempt non-bank qualified	Fixed, tax-exempt non-bank qualified	Fixed, tax-exempt non-bank qualified	Fixed
Rating	Not Required	Not Required	Not Required	Non-Rated
Quoted/Est. Blended Rate	4.65%	4.25%	4.716% (Callable Anytime) 4.57% (7-Year Call Protection) 4.46% (10-Year Call Protection) 4.33% (15-Year Call Protection) 4.29% (Not Callable)	5.44%, as of April 9, 2025
Rate Reset	No	No	No	No
Rate Adjustment for Determination of Taxability	Yes, subject to gross up (max rate of 5.44%)	Yes, subject to gross up	Yes, subject to gross up	No
Bank Credit Underwriting/Marketing	Standard Documentation Review	Standard Documentation Review	Standard Documentation Review	Preparation of Offering Memorandum & Marketing of Bonds required
Duration	May 1, 2045	May 1, 2045	May 1, 2045	May 1, 2045
DSRF Size	None	None	None	\$10,000
Optional Call Provisions (i.e. refunding)	May 1, 2030 @ 100%	May 1, 2030 @ 100%	See above based on rates	May 1, 2035 @ 100%
Assessment Prepayment Provisions	Yes	Yes	Yes	Yes
Assessment Prepayment Penalty	No	No	No	No
Additional Covenants:	Standard reporting requirements	Standard reporting requirements - Bank may charge late charge of 5.00% of any payment not received within 10 days - Default rate of 3.00% above current Note rate	Standard reporting requirements - Default rate of 3.00% above current Note rate	Standard Provisions for publicly offered transactions
Banking Relationship	Yes; - Deposit relationship; Maintain operating account	Yes; - Deposit relationship; Maintain operating account	N/A	N/A
Loan Commitment Fee	None Requested	None Requested	None Requested	N/A
Rate held Thru / Rate Lock	N/A	May 23, 2025	May 30, 2025	Pricing Date (Est Timing: May)

# Estimated Refunding Results

	Seacoast Bank	SouthState Bank	Truist Bank (Callable Anytime)	Public Offering <sup>(8)</sup>
Est. Refunded Par as of May 2, 2025	\$16,705,000			
Current Average Coupon	5.60%			
Par Call Date	Callable May 1, 2025 @ 100%			
Current Maximum Annual DS <sup>(1) &amp; (7)</sup>	\$1,389,691			
Est. Dated/Delivery Date	May 2025	May 2025	May 2025	May 2025
Est. Refunding Par <sup>(5) &amp; (6)</sup>	\$16,133,000	\$16,104,000	\$16,138,000	\$16,965,000
Est. Average Yield	4.65%	4.25%	4.72%	5.44%
Final Maturity <sup>(4)</sup>	May 1, 2045	May 1, 2045	May 1, 2045	May 1, 2045
<b>Est. NPV Savings<sup>(2)</sup></b>	<b>\$977,901</b>	<b>\$1,621,481</b>	<b>\$874,627</b>	<b>(\$359,915)</b>
<b>Est. NPV Savings %<sup>(2)</sup></b>	<b>5.9%</b>	<b>9.7%</b>	<b>5.2%</b>	<b>(2.2%)</b>
Est. Max Annual Debt Service <sup>(1)</sup>	\$1,239,508	\$1,195,688	\$1,246,799	\$1,343,750
Number of Units Assessed <sup>(7)</sup>	1,371	1,371	1,371	1,371
<b>Est. Max Annual Debt Service Reduction \$<sup>(1) &amp; (3)</sup></b>	<b>\$150,183</b>	<b>\$194,003</b>	<b>\$142,892</b>	<b>\$45,941</b>
<b>Est. Aggregate Debt Service Reduction \$<sup>(1) &amp; (3)</sup></b>	<b>\$3,122,630</b>	<b>\$4,026,983</b>	<b>\$2,972,097</b>	<b>\$1,024,763</b>
<b>Est. Maximum Annual Debt Service Reduction %<sup>(1)</sup></b>	<b>10.8%</b>	<b>14.0%</b>	<b>10.3%</b>	<b>3.3%</b>

1. The net annual debt service excludes 4% discount for early payment and the 2% collection fees charged by the St. John County Tax Collector and Appraiser
2. These figures are net of all costs and transfers from the existing trust estate
3. The reduction of annual debt service is calculated based upon comparing the debt service of the Series 2015 Bonds and the debt service on the proposed series of refunding bonds
4. The maturity date on the proposed series of refunding bonds is consistent with the maturity date on the Series 2015 Bonds
5. The principal amount of the refunding bonds is estimated to reduce comparative to the Series 2015 Bonds. However, to the extent there is an increase in principal there would be a necessity to undertake the Chapter 170 assessment process which includes the notification and holding of a public hearing
6. The underwriter's discount or placement agent fee is the greater of \$50,000 and 1.5% of the proposed refunding par. This fee is contingent upon the closing of the refinancing transaction. The estimated costs of issuance of the refinancing are consistent with other similarly recently closed CDD refinancing transactions. Such costs are to be negotiated between the District and the various financing team members.
7. Reflects the number of lots subject to the Series 2015 Bonds which excludes the fifty-five (55) lots that have prepaid the principal amount of the Series 2015 Bonds allocable to such lots
8. Estimated based on current market conditions as of April 9, 2025

# Refunding Results | Annual Debt Service

## Refund 2015 Bonds, Seacoast Bank

Product Type	# Units	Series 2015 Par Amount Per Unit	Series 2015 Gross Assessment Per Unit*	Est. Series 2025 Par Amount Per Unit	Est. Series 2025 Gross Assessment Per Unit*	Est. Gross Reduction Per Unit	Est. Overall % Reduction
Townhome	241	\$9,938	\$880	\$9,598	\$784	\$95	10.8%
Single-Family 40'	281	\$11,068	\$980	\$10,689	\$874	\$106	10.8%
Single-Family 50'	395	\$12,198	\$1,080	\$11,780	\$963	\$117	10.8%
Single-Family 60'	226	\$13,328	\$1,180	\$12,871	\$1,052	\$127	10.8%
Single-Family 70'	163	\$14,458	\$1,280	\$13,963	\$1,141	\$138	10.8%
Single-Family 80'	65	\$15,588	\$1,380	\$15,054	\$1,230	\$149	10.8%
<b>Total</b>	<b>1,371</b>	<b>\$16,705,000</b>	<b>\$1,478,395</b>	<b>\$16,133,000</b>	<b>\$1,318,626</b>	<b>\$159,769</b>	<b>10.8%</b>

## Refund 2015 Bonds, SouthState Bank

Product Type	# Units	Series 2015 Par Amount Per Unit	Series 2015 Gross Assessment Per Unit*	Est. Series 2025 Par Amount Per Unit	Est. Series 2025 Gross Assessment Per Unit*	Est. Gross Reduction Per Unit	Est. Overall % Reduction
Townhome	241	\$9,938	\$880	\$9,580	\$757	\$123	14.0%
Single-Family 40'	281	\$11,068	\$980	\$10,670	\$843	\$137	14.0%
Single-Family 50'	395	\$12,198	\$1,080	\$11,759	\$929	\$151	14.0%
Single-Family 60'	226	\$13,328	\$1,180	\$12,848	\$1,015	\$165	14.0%
Single-Family 70'	163	\$14,458	\$1,280	\$13,937	\$1,101	\$179	14.0%
Single-Family 80'	65	\$15,588	\$1,380	\$15,027	\$1,187	\$193	14.0%
<b>Total</b>	<b>1,371</b>	<b>\$16,705,000</b>	<b>\$1,478,395</b>	<b>\$16,104,000</b>	<b>\$1,272,008</b>	<b>\$206,387</b>	<b>14.0%</b>

## Refund 2015 Bonds, Truist Bank (Callable Anytime)

Product Type	# Units	Series 2015 Par Amount Per Unit	Series 2015 Gross Assessment Per Unit*	Est. Series 2025 Par Amount Per Unit	Est. Series 2025 Gross Assessment Per Unit*	Est. Gross Reduction Per Unit	Est. Overall % Reduction
Townhome	241	\$9,938	\$880	\$9,601	\$789	\$90	10.3%
Single-Family 40'	281	\$11,068	\$980	\$10,692	\$879	\$101	10.3%
Single-Family 50'	395	\$12,198	\$1,080	\$11,784	\$969	\$111	10.3%
Single-Family 60'	226	\$13,328	\$1,180	\$12,875	\$1,058	\$121	10.3%
Single-Family 70'	163	\$14,458	\$1,280	\$13,967	\$1,148	\$132	10.3%
Single-Family 80'	65	\$15,588	\$1,380	\$15,058	\$1,238	\$142	10.3%
<b>Total</b>	<b>1,371</b>	<b>\$16,705,000</b>	<b>\$1,478,395</b>	<b>\$16,138,000</b>	<b>\$1,326,381</b>	<b>\$152,013</b>	<b>10.3%</b>

\* The gross annual debt service includes 4% discount for early payment and 2% collection fees charged by the St. John County Tax Collector and Appraiser



# Disclosures Regarding Underwriter's Role – MSRB Rule G-17

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## Disclosures Concerning the Underwriter's Role

- i. MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors;
- ii. The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the District. The Underwriter has financial and other interests that differ from those of the District;
- iii. Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the District under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the District without regard to their own financial or other interests;
- iv. The Underwriter has a duty to purchase the Bonds from the District at a fair and reasonable price, but must balance that duty with their duty to sell municipal securities to investors at prices that are fair and reasonable; and
- v. The Underwriter will review the official statement for the District's securities in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of the transaction.

## Disclosure Concerning the Underwriter's Compensation

- The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest, since the Underwriter may have incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

# Disclosures Regarding Underwriter's Role – MSRB Rule G-17

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## Conflict of Interest

- The Underwriter has not identified any additional potential or actual material conflicts that require disclosure including those listed below.
  - **Payments to or from Third Parties.** There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.
  - **Profit-Sharing with Investors.** There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.
  - **Credit Default Swaps.** There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.
  - **Retail Order Periods.** For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.
  - **Dealer Payments to District Personnel.** Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

## Disclosures Concerning Complex Municipal Securities Financing

- Since the Underwriter has not recommended a "complex municipal securities financing" to the District, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.
- In accordance with the requirements of MSRB Rule G-17, if the Underwriter recommends, or if the Bonds are ultimately structured in a manner considered a "complex municipal securities financing" to the District, this letter will be supplemented to provide disclosure of the material financial characteristics of that financing structure as well as the material financial risks of the financing that are known to us and are reasonably foreseeable at that time.

# **Tab 7**

**RESOLUTION 2025-06**

**SERIES 2025 REFUNDING BONDS**

**A RESOLUTION OF THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE REFINANCING OF CERTAIN DISTRICT IMPROVEMENTS; SETTING FORTH THE COSTS OF REFINANCING THE IMPROVEMENTS, INCLUDING THE SERIES 2025 PROJECT; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITTED BY SUCH IMPROVEMENTS TO PAY THE COST THEREOF; CONFIRMING AND ADOPTING A SPECIAL ASSESSMENT METHODOLOGY REPORT FOR THE SERIES 2025 ASSESSMENTS; CONFIRMING THE SERIES 2025 ASSESSMENT LIEN; PROVIDING FOR THE PAYMENT OF THE SERIES 2025 ASSESSMENTS; PROVIDING FOR THE COLLECTION OF THE SERIES 2025 ASSESSMENTS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES AND TREATMENT OF PROPERTY EXEMPT FROM SPECIAL ASSESSMENT; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**RECITALS**

**WHEREAS**, the Trout Creek Community Development District (“**District**”) is a local unit of special-purpose government duly organized and existing pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“**Act**”) and is situated in the St. Johns County, Florida; and

**WHEREAS**, consistent with the District’s improvement plan, the District has constructed and/or acquired various systems, facilities, and infrastructure as described in the *Trout Creek Community Development District Engineer’s Report* dated November 4, 2014 (“**Original Improvement Plan**”); and

**WHEREAS**, the District’s Board of Supervisors (“**Board**”) previously adopted Resolutions 2015-23, 2015-24, and 2015-30 (collectively, the “**Master Assessment Resolutions**”), after separate notice and public hearing, relating to the imposition, levy, collection and enforcement of such special assessments; and

**WHEREAS**, the District previously issued its \$21,215,000 Trout Creek Community Development District Capital Improvement Revenue Bonds, Series 2015 (“**Series 2015 Bonds**”) for the purpose of financing certain of the Original Improvement Plan (“**Series 2015 Project**”), and, pursuant to the Master Assessment Resolutions, as supplemented by Resolution 2015-33,

levied special assessments that secured the repayment of the Series 2015 Bonds (“**Series 2015 Assessments**”); and

**WHEREAS**, due to current interest rate market conditions, the District has determined it is in the best interest of the District, its residents, and landowners, to refinance the outstanding Series 2015 Bonds (“**Prior Bonds**”) to achieve debt service savings and raise additional proceeds through the issuance of the “**Series 2025 Refunding Bonds**” in an amount not to exceed \$500,000 to finance a portion of the Series 2025 Project, as defined below; and

**WHEREAS**, the District has adopted its *Supplemental Engineer’s Report for 2025 Refunding Bonds*, dated March 13, 2025, attached hereto as **Exhibit A** (“**Series 2025 Improvement Plan**,” together with the Original Improvement Plan, the “**Improvement Plan**”), which amends the District’s Original Improvement Plan and identifies certain improvements to be financed in part with the Series 2025 Refunding Bonds (“**Series 2025 Project**,” and together with the Series 2015 Project, the “**Improvements**”); and

**WHEREAS**, it is in the best interest of the District to pay the cost of the Improvements through the levy of special assessments pursuant to Chapters 170, 190, and 197, *Florida Statutes*; and

**WHEREAS**, the District hereby determines that the benefits have accrued and will continue to accrue to the property improved, the amount of those benefits, and that the special assessments will be made in proportion to the benefits received as set forth in the *Final Supplemental Special Assessment Allocation Report* dated February 25, 2015, as supplemented by the *Preliminary Supplemental Special Assessment Allocation Report*, dated March 13, 2025 (together “**Series 2025 Methodology**”), which is attached hereto as **Exhibit B** incorporated herein by reference and on file at c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (“**District Records Office**”); and

**WHEREAS**, this Resolution, together with **Exhibit B** hereto, sets forth the maximum terms of the Series 2025 Refunding Bonds and confirms the lien of the levy of special assessments securing the Series 2025 Refunding Bonds (“**Series 2025 Assessments**”); and

**WHEREAS**, the Series 2025 Assessments are comprised of two components: (i) a refunding component corresponding to the portion of the Series 2025 Refunding Bonds utilized to refund the Prior Bonds (“**Refunding Component**”); and (ii) a new money component corresponding to the Series 2025 Refunding Bonds used to fund all or a portion of the Series 2025 Improvement Plan (the “**New Money Component**”); provided however, such components will comprise one assessment lien levied and allocated as provided in the Series 2025 Methodology; and

**WHEREAS**, the Board has noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection, and enforcement of such assessments, and now desires to adopt a resolution imposing and levying such assessments as set forth herein.

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

**SECTION 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

**SECTION 2. FINDINGS.** The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct infrastructure projects and services necessitated by the development of, and serving lands within, the District.

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue special assessment bonds payable from such special assessments as provided in Chapters 170, 190 and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that: (1) the District provide for the acquisition and construction/reconstruction and/or refinancing of the Improvements, the nature and location of which are described in the Improvement Plan, and the plans and specifications on file in the District Records Office; (2) the cost of the Improvements be assessed against the lands specially benefited by the Improvements; and (3) the District issues the Series 2025 Refunding Bonds to refund the Prior Bonds to provide funds for such purposes.

(e) The provision of the Improvements, the levying of the Series 2025 Assessments and the sale, issuance or utilization of the Series 2025 Refunding Bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

(f) In order to provide funds with which to pay the costs of the refinancing of the Improvements which are to be assessed against the benefitted properties, pending the collection of such special assessments, it is necessary for the District from time to time to sell, issue, utilize or exchange its special assessment bonds, in one or more series, including but not limited to its Series 2025 Refunding Bonds.

(g) By Resolution 2025-03, the Board determined to provide for the refinancing of the Improvements and to defray the costs thereof by levying the Series 2025 Assessments on benefitted property and expressed an intention to issue the Series 2025 Refunding Bonds to provide the funds needed for the refinancing of the Improvements prior to the collection of such special assessments. Resolution 2025-03 was adopted in compliance with the requirements of Section 170.03, *Florida*

*Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2025-03, said Resolution 2025-03 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2025-03, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2025-03 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of the refinancing structure, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefitted property or parcel, and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) On April 16, 2025, at the time and place specified in the resolution and notice referred to in paragraph (k) above, the Board met as an Equalization Board and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just, and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the refinancing of the Improvements, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:

(i) that the estimated costs of the Series 2025 Project are as specified in the Series 2025 Improvement Plan (attached hereto as **Exhibit A** and incorporated herein by this reference), which Series 2025 Improvement Plan is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just, and right to assess the cost of refinancing of the Improvements, including the cost of such Series 2025 Project, against the properties specially benefitted thereby using the method determined by the Board set forth in the Series 2025 Methodology, which results in the special assessments set forth on the final assessment roll;

(iii) it is hereby declared that the Improvements do and the refinancing thereof will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon when allocated as set forth in **Exhibit B**;

(iv) the Series 2025 Refunding Bonds are anticipated to provide economic savings to the District and the sale of the Series 2025 Refunding Bonds is in the best interests of the District, its landowners, and residents; and

(v) it is in the best interests of the District that the Series 2025 Assessments be paid and collected as herein provided.

**SECTION 3. AUTHORIZATION OF SERIES 2025 PROJECT AND REFINANCING OF DISTRICT IMPROVEMENTS.** The Series 2025 Project initially described in Resolution 2025-03, and more specifically described in **Exhibit A** attached hereto, and the refinancing of the Improvements is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made following the issuance of the Series 2025 Refunding Bonds referred to herein.

**SECTION 4. ESTIMATED COST OF SERIES 2025 PROJECT AND REFINANCING OF IMPROVEMENTS.** The total estimated costs of the Series 2025 Project and the refinancing of the Improvements and the costs to be paid by special assessments on all specially benefitted property are set forth in **Exhibit A** and **Exhibit B**, respectively, hereto.

**SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SERIES 2025 ASSESSMENTS.**

(a) The Series 2025 Assessments on the parcels specially benefitted by the Improvements and its refinancing, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed, and levied. The Series 2025 Assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as provided herein and in **Exhibit B**, shall be and shall remain a legal, valid, and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

(b) The Series 2025 Methodology confirms that the benefits of the refinanced Improvements exceed the costs when allocated in accordance with **Exhibit B**. The Series 2025 Methodology is hereby approved, adopted, and confirmed. The District approves its use in connection with the sale of the Series 2025 Refunding Bonds.

(c) The Series 2025 Assessments shall be allocated in accordance with **Exhibit B**. The Series 2025 Methodology, considered herein, reflects the maximum terms of the issuance of the Series 2025 Refunding Bonds. The estimated costs of collection and required gross up for early

payment discount of the Series 2025 Assessments are as set forth in the Series 2025 Methodology; however, in any given year, such actual costs and required gross up amounts shall be included in the Series 2025 Assessments collected by the District under any method authorized by law. Prior to the issuance of the Series 2025 Refunding Bonds, the District shall adopt a supplemental assessment resolution. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution.

(d) The lien of the Series 2025 Assessments includes all developable land within the District that originally secured the Prior Bonds, except those that prepaid the Refunding Component of the Series 2025 Assessments, as reflected in **Exhibit B**. To the extent additional land is added to the District, the District may, by supplemental resolution after conducting any public hearing required by law, determine such land to be benefitted and reallocate the Series 2025 Assessments and impose the Series 2025 Assessments on the newly added and benefitted property.

(e) Prior to the issuance, extension, or amendment of any bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance, extension, or amendment of bonds, including refunding bonds, by the District would result in a decrease of the Series 2025 Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

**SECTION 6. CONFIRMATION OF ASSESSMENT LIEN FOR SERIES 2025 REFUNDING BONDS.** The lien of the Series 2025 Assessments on platted lots and other parcels identified in **Exhibit B** shall be the maximum principal amount that may be due on the Series 2025 Refunding Bonds, together with accrued but unpaid interest thereon, and together with the amount by which the annual assessments shall be grossed up to include early payment discounts required by law, to fund interest, and penalties on overdue interest. The maximum lien amount of the assessments shall be as set forth in the Series 2025 Methodology.

**SECTION 7. PAYMENT OF SERIES 2025 ASSESSMENTS.**

(a) The Series 2025 Assessments may be paid as further detailed in the Series 2025 Methodology, or such other schedule as may be set by the amortization schedule for the Series 2025 Refunding Bonds. The Board may at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. The Series 2025 Assessments may be prepaid in full including interest amounts to the

next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to the Series 2025 Assessments may prepay the entire remaining balance of the Series 2025 Assessments at any time, or a portion of the remaining balance of the Series 2025 Assessments one time if there is also paid, in addition to the prepaid principal balance of the Series 2025 Assessments, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date for the Series 2025 Refunding Bonds, or, if prepaid during the forty-five day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of the Series 2025 Assessments does not entitle the property owner to any discounts for early payment.

**SECTION 8. ALLOCATION OF ASSESSMENTS SECURING THE SERIES 2025 REFUNDING BONDS.** The special assessments for the Series 2025 Refunding Bonds shall be allocated in accordance with **Exhibit B**. The Series 2025 Methodology, considered herein, reflects the maximum terms of the issuance of the Series 2025 Refunding Bonds. The estimated costs of collection and required gross up for early payment discount of the special assessments for the Series 2025 Refunding Bonds are as set forth in the Series 2025 Methodology; however, in any given year, such actual costs and required gross up amounts shall be included in the special assessments collected by the District under any method authorized by law.

**SECTION 9. COLLECTION OF SERIES 2025 ASSESSMENTS.**

(a) The District shall begin annual collection of Series 2025 Assessments for debt service payments using the methods available to it by law.

(b) The District hereby certifies the Series 2025 Assessments for collection each year and directs staff to take all actions necessary to meet the time and other deadlines imposed for collection by St. Johns County and other Florida law. The District intends, unless inapplicable or unavailable or otherwise not in the District's best interests, to collect the Series 2025 Assessments on platted lands using the Uniform Method in Chapter 197, *Florida Statutes*, or any successor statute thereto. The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the Series 2025 Assessments and present same to the Board as required by law. For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collectors of St. Johns County who may notify each owner of a lot or parcel within the District of the amount of the Series 2025 Assessments, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

(c) The decision to collect the Series 2025 Assessments by any particular method does not mean that such method will be used to collect the Series 2025 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. The District Manager is further directed and authorized to take all actions necessary to collect any prepayments of debt as and when due. The deposit of all Series 2025 Assessments collected by the District under any allowable method shall be made in accordance with the Trust Indenture entered into in connection with the issuance of the Series 2025 Refunding Bonds.

(d) In the event a Series 2025 Assessment payment directly collected by the District is not made, the whole assessment, including any remaining partially deferred payments for the year in question if any, as well as future installments of the Series 2025 Assessments, 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 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 applicable rate of any bonds or other debt instruments secured by the Series 2025 Assessments.

(e) Notwithstanding anything herein to the contrary, the District will collect the Series 2025 Assessments consistent with what is required under the terms of the Trust Indenture, as amended, and supplemented, relating to the Series 2025 Refunding Bonds.

**SECTION 10. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT.** Property owned by units of local, state, and federal government shall not be subject to the Series 2025 Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners' association that is exempt from special assessments under Florida law shall not be subject to the Series 2025 Assessments. If at any time, any real property on which the Series 2025 Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of the Series 2025 Assessments thereon) or to a property owners association or homeowners' association, all future unpaid Series 2025 Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

**SECTION 11. IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this Resolution, the Series 2025 Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book.

**SECTION 12. ASSESSMENT NOTICES.** The District's Secretary is hereby directed to record a general Notice of Series 2025 Assessments in the Official Records of St. Johns County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

**SECTION 13. SEVERABILITY.** If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 14. CONFLICTS.** This Resolution is intended to amend and supplement the District's Master Assessment Resolutions. As such, all Master Assessment Resolutions remain in full force and effect, except to the extent provided for herein; provided, however, that nothing herein shall reallocate or otherwise modify the existing assessments and related assessment lien except as described herein. As such, the previously-adopted assessment methodologies,

assessments and assessment liens remain in full force and effect. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 15. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption and the issuance of the Series 2025 Refunding Bonds.

**PASSED AND ADOPTED** this 16th day of April 2025.

ATTEST:

**TROUT CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

Exhibit A: Supplemental Engineer’s Report for 2025 Refunding Bonds

Exhibit B: Preliminary Supplemental Special Assessment Allocation Report

**Exhibit A:**

*Supplemental Engineer's Report for 2025 Refunding Bonds*

**TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT**

**SUPPLEMENTAL ENGINEER'S REPORT  
FOR  
2025 REFUNDING BONDS**

Prepared by:

**YURO & ASSOCIATES**  
145 Hilden Road, Unit 108  
Ponte Vedra, Florida 32081

March 26, 2025

## I. SUMMARY

The Trout Creek Community Development District (the “District”) is a 1,450.52 acre community development located in St. Johns County. The District previously adopted its Trout Creek Community Development District Engineer’s Report on November 4, 2014 (“CIP” or “Capital Improvement Plan”), identifying certain infrastructure that it intended to finance, construct and or acquire. These CIP specifically included roads, utilities, stormwater management systems, and recreational facilities, among other things (“Original Improvements”).

The District now seeks to expand its Capital Improvement Plan by adding additional capital projects designed to repair, replace or enhance the Original Improvements (“2025 Project”). This Report describes the proposed 2025 Project.

The 2025 Project may be revised in the future to include additional improvements as determined and approved by the Board of Supervisors of the District, so long as such additional improvements are allowed pursuant to Chapter 190, Florida Statutes.

## II. DESCRIPTION OF THE 2025 PROJECT

Table 1 below provides an overview of the estimated costs for the 2025 Project.

<b>TABLE 1 – ESTIMATED COSTS FOR 2025 REFUNDING BONDS IMPROVEMENTS</b>	
<b>IMPROVEMENT DESCRIPTION</b>	<b>ESTIMATED COST</b>
<b>1. Recreational Facilities</b>	
A. Pool Resurfacing	\$440,000
B. Pool Deck Paver Replacement	\$128,000
C. Amenity Parking Enhancements	\$125,000
D. Pool Heater	\$100,000
E. Playground Equipment	\$75,000
F. North Creek Pavilion	\$44,000
G. Tennis Court Replenish & Laser	\$33,000
H. Amenity Center Enhancements	\$60,200
<b>2. Transportation &amp; Stormwater Systems</b>	
A. Repair and Pay Portions of Shearwater Parkway	\$150,000
B. Goodhope Road Underdrain Repair	\$70,000
C. Pond 11B Underdrain Repair	\$25,000
D. Pond 22A Outfall Repair	\$100,000
E. Signage	\$13,300
F. Landscaping and Hardscaping	\$100,000
<b>3. Contingency, Regulatory and Professional Costs</b>	\$219,540
<b>TOTAL ESTIMATED COSTS<sup>1</sup></b>	<b>\$1,683,040</b>

<sup>1</sup> These costs are estimates based on past improvements of similar scope and information contained the District’s Capital Reserve Study. Contingency, regulatory and professional costs are estimated at 15%.

The 2025 Project will include the main categories listed above (Recreational Facilities and Transportation & Stormwater Systems), however, the sub-categories shown are estimated and do not preclude other sub-categories not specifically listed above. The improvements to the District's recreational facilities are a combination of maintenance and enhancements to the Original Improvements. Enhancements may include but are not limited to the expansion of the District's food and beverage service areas, playground areas, and parking facilities designed to increase the use and enjoyment of the current facilities.

The improvements to the transportation and stormwater systems are designed to repair current deficiencies and increase the life span of the current transportation and stormwater systems. Signage improvements are intended to increase traffic signage and encourage safer interactions between vehicular and pedestrian traffic.

### **III. FUNDING OF THE 2025 PROJECT**

It is anticipated that the District will receive \$500,000 from the Series 2025 Refunding Bonds to be applied towards the Series 2025 Refunding Bonds Improvements, so it is possible that the improvements described herein may not be funded, may be funded at level different than initially anticipated, or funded from a source other than the Series 2025 Refunding Bonds.

Respectfully Submitted By:

A handwritten signature in blue ink, appearing to read "Michael J. Yuro", with a large, stylized flourish at the end.

Michael J. Yuro, P.E.

*President*

Yuro & Associates, LLC

**Exhibit B:**  
*Preliminary Supplemental Special Assessment Allocation Report*



Rizzetta & Company



# Trout Creek Community Development District

Preliminary Supplemental  
Special Assessment Allocation Report

Capital Improvement Revenue Refunding Bonds, Series 2025

3434 Colwell Ave  
Suite 200  
Tampa, Fl. 33614

[www.rizzetta.com](http://www.rizzetta.com)

March 13, 2025

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## I. INTRODUCTION

This Preliminary Supplemental Special Assessment Allocation Report is being presented in anticipation of a refunding and defeasance of bonds and financing of a capital infrastructure project by the Trout Creek Community Development District (“District”), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. The District proposes to issue Capital Improvement Revenue Refunding Bonds, Series 2025 (the “Series 2025 Bonds”), and has retained Rizzetta & Company, Inc. to prepare a methodology for allocating the special assessments expected to be levied by the District in connection with the transaction.

## II. DEFINED TERMS

**“2025 Project”** – A portion of the total CIP, estimated to be \$1,683,040 as specified in the Supplemental Engineer’s Report for 2025 Refunding Bonds dated March 15, 2025 (“Engineer’s Report”) and expected to be partially funded by the Series 2025 Bonds.

**“Capital Improvement Program”** – (or “CIP”) Construction and/or acquisition of public infrastructure planned for the District.

**“District”** – Trout Creek Community Development District.

**“End User”** – The ultimate purchaser of a fully developed residential unit; typically, a resident homeowner.

**“Equivalent Assessment Unit”** – (or “EAU”) Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District’s CIP on a particular land use, relative to other land uses.

**“Indentures”** – The Master Trust Indenture dated as of February 1, 2015 and the Fifth Supplemental Trust Indenture dated June 1, 2025.

**“Master Report”** – The Master Special Assessment Allocation Report dated December 17, 2014.

**“Platted Units”** – Residential lots configured into their intended end-use and subject to a recorded plat.

**“Series 2015 Assessments”** – Special assessments as contemplated by Chapters 190, 170 and 197, Florida Statutes, previously levied to secure repayment of the District’s Series 2015 Bonds.

**“Series 2015 Bonds”** - \$21,215,000 Trout Creek Community Development District Capital Improvement Revenue Bonds, Series 2015.



**“Series 2015 Report”** – Final Supplemental Special Assessment Allocation Report dated February 25, 2015 as amended by the First Supplement to the Final Supplemental Special Assessment Allocation Report dated December 5, 2017.

**“Series 2018 Assessments”** – Special assessments as contemplated by Chapters 190, 170, and 197, Florida Statutes, levied to secure repayment of the District’s Series 2018 Bonds.

**“Series 2018 Bonds”** – \$12,100,000 Trout Creek Community Development District Capital Improvement Revenue Bonds, Series 2018.

**“Series 2018 Report”** – Final Supplemental Special Assessment Allocation Report dated June 28, 2018.

**“Series 2020 Assessments”** – Special Assessments, as contemplated by Chapters 190, 170, and 197, Florida Statutes, levied to secure repayment of the District’s Series 2020 Bonds.

**“Series 2020 Bonds”** - The \$4,185,000 Trout Creek Community Development District Capital Improvement Revenue Bonds, Series 2020.

**“Series 2020 Report”** – Final Supplemental Special Assessment Allocation Report dated October 1, 2020.

**“Series 2022 Assessments”** – Special Assessments, as contemplated by Chapters 190, 170, and 197, Florida Statutes, levied to secure repayment of the District’s Series 2022 Bonds.

**“Series 2022 Bonds”** - The \$3,085,000 Trout Creek Community Development District Capital Improvement Revenue Bonds, Series 2022.

**“Series 2022 Report”** – Final Supplemental Special Assessment Allocation Report dated May 13, 2022.

**“Series 2025 Assessments”** – Special Assessments, as contemplated by Chapters 190, 170, and 197, Florida Statutes, levied to secure repayment of the District’s Series 2025 Bonds.

**“Series 2025 Bonds”** - The \$16,715,000 (estimated) Trout Creek Community Development District Capital Improvement Revenue Refunding Bonds, Series 2025.



**“Unplatted Parcels”** – Undeveloped lands or parcels not yet subject to a recorded plat in their final end-use configuration.

All capitalized terms not defined herein shall retain the meaning ascribed in the Master Report.

### **III. DISTRICT INFORMATION**

The District was established effective October 28, 2014, pursuant to St. John’s County Ordinance 2014-44. The District previously issued the Series 2015 Bonds, Series 2018 Bonds, Series 2020 Bonds, and Series 2022 Bonds to finance the construction and acquisition of public infrastructure. The Series 2015 Bonds are now being considered for a refunding. In conjunction with the proposed refunding of the Series 2015 Bonds, the District plans to issue new money to finance a portion of the District’s 2025 Project. The District consists of 2,782 Platted Units, and 1,371 of those units are currently subject to the Series 2015 Assessments. Only those units currently encumbered by the Series 2015 Assessments will be subject to the proposed Series 2025 Assessments.

See Table 1 for detail of the product types and number of units currently encumbered by Series 2015 Assessments.

### **IV. 2025 PROJECT**

The 2025 Project is a portion of the District’s Capital Improvement Plan and is expected to cost \$1,683,040. The District plans to issue the Series 2025 Bonds to fully refund and defease the Series 2015 Bonds, and to fund a portion of the 2025 Project in the estimated amount of \$500,000. The balance of the 2025 Project will be funded through other sources. For more detailed information regarding the Capital Improvement Plan and the 2025 Project, see Table 2 and the Engineer’s Report.

### **V. PRELIMINARY SERIES 2025 BONDS AND ASSESSMENTS**

The Series 2015 Bonds are currently outstanding in the principal amount of \$17,165,000, however, there is a principal payment scheduled to occur on May 1, 2025 in the estimated amount of \$450,000. Therefore, the Series 2015 Bonds will be outstanding in the estimated amount of \$16,715,000 as of May 2, 2025. In order to take advantage of market conditions, the District intends to refund and defease the Series 2015 Bonds in the estimated amount of \$16,715,000 with the Series 2025 Bonds, repayment of which will be secured by the levy of Series 2025 Assessments on the lands currently encumbered by Series 2015 Assessments. In addition to refunding and defeasing the Series 2015 Bonds, the issuance of the Series 2025 Bonds will generate additional proceeds in the estimated amount of \$500,000 to partially fund the 2025 Project.

The Series 2025 Bonds are expected to be issued in an estimated par amount of \$16,715,000, with an estimated maximum annual debt service (MADS) amount of \$1,294,853. The bond proceeds will be combined with available debt service funds on-hand to make the required escrow deposits associated with the defeasance of the Series 2015



Bonds with the remainder being used to fund capitalized interest through November 1, 2025, associated issuance costs, a reserve fund, and the project account.

The Series 2025 Bonds will be secured by the Series 2025 Assessment lien which will be sized based on the debt service requirements for the Series 2025 Bonds. The Series 2025 Bonds will be structured as amortizing current-interest bonds, with repayment occurring in substantially equal installments of principal and interest. Interest payment dates shall occur every May 1 and November 1 from the date of issuance until final maturity on May 1, 2045. The first scheduled payment of coupon interest will be due on November 1, 2025, although interest will be capitalized, with the first installment of principal due on May 1, 2026. The annual principal payment will be due each May 1 thereafter until final maturity.

It is expected that the Series 2025 Assessment installments assigned to Platted Units will be collected via the St. Johns County property tax bill process (Uniform Method)<sup>1</sup>. Accordingly, the Series 2025 Assessments have been adjusted to allow for current county collection costs and the possibility that landowners will avail themselves of early payment discounts. Currently, the aggregate rate for costs and discounts is 6.0%, but this may fluctuate as provided by law.

The preliminary general financing terms of the Series 2025 Bonds are summarized on Table 3 and 4.

## **VI. PRELIMINARY SERIES 2025 ASSESSMENT ALLOCATION**

The District is securing repayment of the Series 2025 Bonds through the levy of Series 2025 Assessments, as contemplated under Florida Statutes Chapters 170 and 190, on those parcels currently encumbered by Series 2015 Assessments. Unlike property taxes, which are *ad valorem* in nature, a community development district may levy special assessments under Florida Statute only if the parcels to be assessed receive special benefit from the infrastructure improvements acquired and/or constructed by the district. These special benefits are peculiar to lands within the district and differ in nature to those general or incidental benefits that landowners outside the district or the general public may enjoy. A district must also apportion or allocate its special assessments so that the assessments are fairly and reasonably distributed relative to the special benefit conferred. Generally speaking, this means the amount of special assessment levied on a parcel should not exceed the amount of special benefit enjoyed by that parcel. The District typically may develop and adopt an assessment methodology based on front footage, square footage, or any other reasonable allocation method, so long as the assessment meets the benefit requirement, and so long as the assessments are fairly and reasonably allocated.

The Series 2025 Assessments will be allocated among the parcels currently subject to the Series 2015 Assessments. The Series 2025 Assessments will be allocated among the parcels currently subject to the Series 2015 Assessments using the same methodology

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<sup>1</sup> The ultimate collection procedure is subject to District approval. Nothing herein should be construed as mandating collections that conflict with the terms, privileges, and remedies provided in the Indentures, Florida law, assessment resolutions, and/or other applicable agreements.



found in the Series 2015 Report. The configuration of the parcels and the benefit conferred in the Series 2015 Report remains consistent. Accordingly, the Series 2025 Assessment allocation is fair and reasonable, and the resulting per unit assessments fall within acceptable benefit levels.

See Table 4 for the new estimated Series 2025 Assessments for each specific land use currently encumbered by the Series 2015 Assessments, along with a comparison of the original Series 2015 Assessments and Series 2025 Assessments to illustrate the relative reduction in annual payments enjoyed by each of the land uses.

The Series 2025 Preliminary Assessment Roll can be found on page A-5.

## **VII. PREPAYMENT OF SERIES 2025 ASSESSMENTS**

The Series 2025 Assessments encumbering a parcel may be prepaid in full at anytime, without penalty, together with interest at the rate on the Series 2025 Bonds to the Interest Payment Date (as defined in the Indenture) that is more than forty-five (45) days next succeeding the date of prepayment. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties which would otherwise be permissible if the parcel being prepaid is subject to an assessment delinquency.

## **VIII. ADDITIONAL STIPULATIONS**

Certain financing data was provided by members of District staff and professionals retained in connection with the financing. The allocation methodology described herein was based on information regarding the underlying bond transaction provided by those professionals. Rizzetta & Company makes no representation regarding said transaction beyond restatement of the factual information necessary for compilation of this report, except for information incidental to the transaction which was provided by Rizzetta & Company. For additional information about the Series 2025 Bonds structure and related items, please refer to the respective Indenture.

Rizzetta & Company, Incorporated, does not represent the District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the District with financial advisory services or offer investment advice in any form



**EXHIBIT A:**

**PRELIMINARY ALLOCATION METHODOLOGY**



Rizzetta & Company

**TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT  
 PRELIMINARY SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT  
 CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2025**

**TABLE 1: CURRENT SERIES 2015 PRODUCT MIX**

<u>PRODUCT</u>	<u>TOTAL <sup>(1)</sup></u>	
Townhomes	241	Units
Single Family 40'	281	Units
Single Family 50'	395	Units
Single Family 60'	226	Units
Single Family 70'	163	Units
Single Family 80'	65	Units
<b>TOTAL</b>	<b>1,371</b>	

(1) Reflects prepayment of Series 2015 Assessments for 55 units. Prepaid lots will not be subject to the proposed Series 2025 Assessments.

**TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT  
PRELIMINARY SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT  
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2025**

**TABLE 2: 2025 PROJECT COST DETAIL**

<b>IMPROVEMENT DESCRIPTION</b>	<b>ESTIMATED COST</b>
<b>1. Recreational Facilities</b>	
A. Pool Resurfacing	\$440,000
B. Pool Deck Paver Replacement	\$128,000
C. Amenity Parking Enhancements	\$125,000
D. Pool Heater	\$100,000
E. Playground Equipment	\$75,000
F. North Creek Pavilion	\$44,000
G. Tennis Court Replenish & Laser	\$33,000
H. Amenity Center Enhancements	\$60,200
<b>2. Transportation &amp; Stormwater Systems</b>	
A. Repair and pay Portions of Shearwater Parkway	\$150,000
B. Goodhope Rad Underdrain Repair	\$70,000
C. Pond 11B Underdrain Repair	\$25,000
D. Pond 22A Outfall Repair	\$100,000
E. Signage	\$13,300
F. Landscaping and Hardscaping	\$100,000
<b>3. Contingency, Regulatory and Professional Costs</b>	<b>\$219,540</b>
<b>TOTAL ESTIMATED COSTS</b>	<b>\$1,683,040</b>
Estimated portion of 2025 Project to be funded by Series 2025 Bonds	\$500,000
Additional estimated construction costs to be funded by other sources	\$1,183,040
<b>TOTAL 2025 PROJECT</b>	<b>\$1,683,040</b>

NOTE: Infrastructure cost estimates provided by District Engineer.

**TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT  
PRELIMINARY SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT  
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2025**

**TABLE 3: PRELIMINARY FINANCING INFORMATION - SERIES 2025 BONDS  
(REFUNDING OF SERIES 2015 BONDS)**

Estimated Issue Date	June 16, 2025
Final Maturity	May 1, 2045
Estimated Average Coupon Rate	4.75%
Estimated Maximum Annual Debt Service ("MADS")	\$1,294,853

**SOURCES:**

Bond Proceeds:

<b>ESTIMATED PAR AMOUNT</b>	<b>\$16,715,000</b>
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Other Sources of Funds:

Liquidation of 2015 Revenue Account	\$325,347
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Liquidation of 2015 Reserve Account	\$1,396,081
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Liquidation of 2015 Prepayment Account	\$10,764
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	\$1,732,192
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Total Sources	\$18,447,192
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**USES:**

Project Fund Deposits:

Project Fund	(\$500,000)
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Refunding Escrow Deposits:

Cash Deposit	(\$16,831,575)
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Other Fund Deposits:

Interest Fund thru 11/1/2025	(\$297,736)
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Reserve Fund <sup>(1)</sup>	(\$397,000)
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Delivery Date Expenses:

Cost of Issuance	(\$420,881)
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Total Uses	(\$18,447,192)
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Source: District Placement Agent. Numbers are preliminary and subject to change.

<sup>(1)</sup> Reserve Fund included as conservative measure to allow the District flexibility through the assessment notice process.

**TABLE 4: PRELIMINARY FINANCING INFORMATION - SERIES 2025 ASSESSMENTS**

First Installment		FY 2025-2026 <sup>(1)</sup>
Total Installments		20
<b>Estimated Initial Principal Amount</b>		<b>\$16,715,000</b>
Estimated Aggregate Annual Installment		\$1,294,853 <sup>(2)</sup>
Estimated County Collect Costs & Discounts	6%	\$82,650 <sup>(3)</sup>
Estimated Total Annual Installment		\$1,377,503

(1) Ultimate collection schedule at the District's discretion.

(2) Based on estimated MADS for the Series 2025 Bonds

(3) May vary as provided by law.

**TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT  
PRELIMINARY SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT  
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2025**

**TABLE 5: PRELIMINARY MAXIMUM ASSESSMENT ALLOCATION - SERIES 2025 ASSESSMENTS (REFUNDING OF 2015) <sup>(1)</sup>**

<b>PRODUCT</b>	<b>UNITS</b>	<b>ESTIMATED PRODUCT TOTAL PRINCIPAL</b>	<b>ESTIMATED PER UNIT PRINCIPAL</b>	<b>ESTIMATED PRODUCT ANNUAL INSTLMT. <sup>(2)</sup></b>	<b>ESTIMATED PER UNIT ANNUAL INSTLMT. <sup>(2)</sup></b>	<i>SERIES 2015 REMAINING PRINCIPAL <sup>(3)</sup></i>	<i>SERIES 2015 ANNUAL INSTLMT.</i>	<i>ESTIMATED ANNUAL SAVINGS (%)</i>	<i>ESTIMATED ANNUAL SAVINGS (\$)</i>
Townhomes	241	\$2,396,453	\$9,944	\$197,494	\$819	\$9,944	\$880	7%	\$60
Single Family 40'	281	\$3,111,908	\$11,074	\$256,456	\$913	\$11,074	\$980	7%	\$67
Single Family 50'	395	\$4,820,985	\$12,205	\$397,303	\$1,006	\$12,205	\$1,080	7%	\$74
Single Family 60'	226	\$3,013,856	\$13,336	\$248,375	\$1,099	\$13,336	\$1,180	7%	\$80
Single Family 70'	163	\$2,358,001	\$14,466	\$194,326	\$1,192	\$14,466	\$1,280	7%	\$87
Single Family 80'	65	\$1,013,797	\$15,597	\$83,548	\$1,285	\$15,597	\$1,380	7%	\$94
<b>TOTAL</b>	<b>1,371</b>	<b>\$16,715,000</b>		<b>\$1,377,503</b>					

(1) Preliminary Series 2025 Assessments allocated to the current units encumbered by Series 2015 Assessments.

(2) Includes estimated Saint Johns County collection costs and payment discounts, which may fluctuate.

(3) Reflects Series 2015 principal payment of \$450,000 scheduled to occur on May 1, 2025.

**TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT  
PRELIMINARY SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT  
CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2025**

**PRELIMINARY SERIES 2025 ASSESSMENT LIEN ROLL**

FOLIO	SITE ADDRESS	LEGAL DESCRIPTION	LU	ESTIMATED	ESTIMATED	SERIES 2015	SERIES 2015
				SERIES 2025 PRINCIPAL	SERIES 2025 ANNUAL ASSESSMENT	REMAINING PRINCIPAL <sup>(1)</sup>	ANNUAL ASSESSMENT
100120010	30 ARCHWOOD DR	76/16-38 SHEARWATER PHASE 1	40	\$11,074	\$913	\$11,074	\$980
100120020	40 ARCHWOOD DR	76/16-38 SHEARWATER PHASE 1	40	\$11,074	\$913	\$11,074	\$980
100120030	68 ARCHWOOD DR	76/16-38 SHEARWATER PHASE 1	40	\$11,074	\$913	\$11,074	\$980
100120040	76 ARCHWOOD DR	76/16-38 SHEARWATER PHASE 1	40	\$11,074	\$913	\$11,074	\$980
100120050	84 ARCHWOOD DR	76/16-38 SHEARWATER PHASE 1	40	\$11,074	\$913	\$11,074	\$980
100120060	92 ARCHWOOD DR	84/25-28 SHEARWATER PHASE 1-8	40	\$11,074	\$913	\$11,074	\$980
100120070	98 ARCHWOOD DR	84/25-28 SHEARWATER PHASE 1-8	40	\$11,074	\$913	\$11,074	\$980
100120080	106 ARCHWOOD DR	84/25-28 SHEARWATER PHASE 1-8	40	\$11,074	\$913	\$11,074	\$980
100120090	114 ARCHWOOD DR	84/25-28 SHEARWATER PHASE 1-8	40	\$11,074	\$913	\$11,074	\$980
100120100	93 BEACHBERRY CT	76/16-38 SHEARWATER PHASE 1	40	\$11,074	\$913	\$11,074	\$980
100120110	85 BEACHBERRY CT	76/16-38 SHEARWATER PHASE 1	40	\$11,074	\$913	\$11,074	\$980
	CONFIDENTIAL	CONFIDENTIAL	40	\$11,074	\$913	\$11,074	\$980
100120130	59 BEACHBERRY CT	76/16-38 SHEARWATER PHASE 1	40	\$11,074	\$913	\$11,074	\$980
100120150	45 BEACHBERRY CT	80/66-69 SHEARWATER PHASE 1-4	40	\$11,074	\$913	\$11,074	\$980
100120160	37 BEACHBERRY CT	80/66-69 SHEARWATER PHASE 1-4	40	\$11,074	\$913	\$11,074	\$980
100120170	29 BEACHBERRY CT	80/66-69 SHEARWATER PHASE 1-4	40	\$11,074	\$913	\$11,074	\$980
100120180	21 BEACHBERRY CT	80/66-69 SHEARWATER PHASE 1-4	40	\$11,074	\$913	\$11,074	\$980
100120190	35 ARCHWOOD DR	76/16-38 SHEARWATER PHASE 1	40	\$11,074	\$913	\$11,074	\$980
100120200	43 ARCHWOOD DR	76/16-38 SHEARWATER PHASE 1	40	\$11,074	\$913	\$11,074	\$980
100120210	61 ARCHWOOD DR	76/16-38 SHEARWATER PHASE 1	40	\$11,074	\$913	\$11,074	\$980
100120220	69 ARCHWOOD DR	76/16-38 SHEARWATER PHASE 1	40	\$11,074	\$913	\$11,074	\$980
100120230	77 ARCHWOOD DR	76/16-38 SHEARWATER PHASE 1	40	\$11,074	\$913	\$11,074	\$980
100120240	83 ARCHWOOD DR	84/25-28 SHEARWATER PHASE 1-8	40	\$11,074	\$913	\$11,074	\$980
100120250	91 ARCHWOOD DR	84/25-28 SHEARWATER PHASE 1-8	40	\$11,074	\$913	\$11,074	\$980
100120260	99 ARCHWOOD DR	84/25-28 SHEARWATER PHASE 1-8	40	\$11,074	\$913	\$11,074	\$980
100120270	105 ARCHWOOD DR	84/25-28 SHEARWATER PHASE 1-8	40	\$11,074	\$913	\$11,074	\$980
100120280	113 ARCHWOOD DR	76/16-38 SHEARWATER PHASE 1	40	\$11,074	\$913	\$11,074	\$980
100120290	22 BURLCREST CT	84/25-28 SHEARWATER PHASE 1-8	40	\$11,074	\$913	\$11,074	\$980
100120300	32 BURLCREST CT	84/25-28 SHEARWATER PHASE 1-8	40	\$11,074	\$913	\$11,074	\$980
100120310	40 BURLCREST CT	84/25-28 SHEARWATER PHASE 1-8	40	\$11,074	\$913	\$11,074	\$980
100120320	48 BURLCREST CT	84/25-28 SHEARWATER PHASE 1-8	40	\$11,074	\$913	\$11,074	\$980
100120330	56 BURLCREST CT	84/25-28 SHEARWATER PHASE 1-8	40	\$11,074	\$913	\$11,074	\$980
100120340	62 BURLCREST CT	84/25-28 SHEARWATER PHASE 1-8	40	\$11,074	\$913	\$11,074	\$980
100120350	70 BURLCREST CT	84/25-28 SHEARWATER PHASE 1-8	40	\$11,074	\$913	\$11,074	\$980
100120370	86 BURLCREST CT	84/25-28 SHEARWATER PHASE 1-8	40	\$11,074	\$913	\$11,074	\$980
100120380	106 BURLCREST CT	82/32-36 SHEARWATER PHASE 1-7	40	\$11,074	\$913	\$11,074	\$980
100120390	114 BURLCREST CT	82/32-36 SHEARWATER PHASE 1-7	40	\$11,074	\$913	\$11,074	\$980
100120400	120 BURLCREST CT	82/32-36 SHEARWATER PHASE 1-7	40	\$11,074	\$913	\$11,074	\$980
100120410	21 SKIPJACK CT	81/46-49 SHEARWATER PHASE 1-6	40	\$11,074	\$913	\$11,074	\$980
100120420	31 SKIPJACK CT	81/46-49 SHEARWATER PHASE 1-6	40	\$11,074	\$913	\$11,074	\$980
100120430	37 SKIPJACK CT	81/46-49 SHEARWATER PHASE 1-6	40	\$11,074	\$913	\$11,074	\$980
100120440	45 SKIPJACK CT	81/46-49 SHEARWATER PHASE 1-6	40	\$11,074	\$913	\$11,074	\$980
100120450	53 SKIPJACK CT	81/46-49 SHEARWATER PHASE 1-6	40	\$11,074	\$913	\$11,074	\$980
100120460	61 SKIPJACK CT	81/46-49 SHEARWATER PHASE 1-6	40	\$11,074	\$913	\$11,074	\$980
100120470	69 SKIPJACK CT	81/46-49 SHEARWATER PHASE 1-6	40	\$11,074	\$913	\$11,074	\$980
100120480	75 SKIPJACK CT	81/46-49 SHEARWATER PHASE 1-6	40	\$11,074	\$913	\$11,074	\$980
100120490	83 SKIPJACK CT	81/46-49 SHEARWATER PHASE 1-6	40	\$11,074	\$913	\$11,074	\$980
100120500	84 SKIPJACK CT	81/46-49 SHEARWATER PHASE 1-6	40	\$11,074	\$913	\$11,074	\$980
100120520	68 SKIPJACK CT	81/46-49 SHEARWATER PHASE 1-6	40	\$11,074	\$913	\$11,074	\$980
100120530	60 SKIPJACK CT	81/46-49 SHEARWATER PHASE 1-6	40	\$11,074	\$913	\$11,074	\$980
100120540	52 SKIPJACK CT	81/46-49 SHEARWATER PHASE 1-6	40	\$11,074	\$913	\$11,074	\$980
100120550	46 SKIPJACK CT	81/46-49 SHEARWATER PHASE 1-6	40	\$11,074	\$913	\$11,074	\$980
100120560	38 SKIPJACK CT	81/46-49 SHEARWATER PHASE 1-6	40	\$11,074	\$913	\$11,074	\$980
100120570	30 SKIPJACK CT	81/46-49 SHEARWATER PHASE 1-6	40	\$11,074	\$913	\$11,074	\$980
100120580	22 SKIPJACK CT	81/46-49 SHEARWATER PHASE 1-6	40	\$11,074	\$913	\$11,074	\$980
100120590	21 SPINDRIFT CT	79/11-14 SHEARWATER PHASE 1-2 REPLAT	40	\$11,074	\$913	\$11,074	\$980
100120600	31 SPINDRIFT CT	79/11-14 SHEARWATER PHASE 1-2 REPLAT	40	\$11,074	\$913	\$11,074	\$980
100120610	37 SPINDRIFT CT	79/11-14 SHEARWATER PHASE 1-2 REPLAT	40	\$11,074	\$913	\$11,074	\$980
100120620	45 SPINDRIFT CT	79/11-14 SHEARWATER PHASE 1-2 REPLAT	40	\$11,074	\$913	\$11,074	\$980
100120630	53 SPINDRIFT CT	79/11-14 SHEARWATER PHASE 1-2 REPLAT	40	\$11,074	\$913	\$11,074	\$980
	CONFIDENTIAL	CONFIDENTIAL	40	\$11,074	\$913	\$11,074	\$980
100120650	69 SPINDRIFT CT	79/11-14 SHEARWATER PHASE 1-2 REPLAT	40	\$11,074	\$913	\$11,074	\$980
100120660	77 SPINDRIFT CT	79/11-14 SHEARWATER PHASE 1-2 REPLAT	40	\$11,074	\$913	\$11,074	\$980
100120670	297 ATLAS DR	79/11-14 SHEARWATER PHASE 1-2 REPLAT	40	\$11,074	\$913	\$11,074	\$980
100120680	293 ATLAS DR	79/11-14 SHEARWATER PHASE 1-2 REPLAT	40	\$11,074	\$913	\$11,074	\$980
100120690	285 ATLAS DR	79/11-14 SHEARWATER PHASE 1-2 REPLAT	40	\$11,074	\$913	\$11,074	\$980
100120700	279 ATLAS DR	79/11-14 SHEARWATER PHASE 1-2 REPLAT	40	\$11,074	\$913	\$11,074	\$980
100120710	271 ATLAS DR	79/11-14 SHEARWATER PHASE 1-2 REPLAT	40	\$11,074	\$913	\$11,074	\$980
100120720	265 ATLAS DR	79/11-14 SHEARWATER PHASE 1-2 REPLAT	40	\$11,074	\$913	\$11,074	\$980
100120730	257 ATLAS DR	79/11-14 SHEARWATER PHASE 1-2 REPLAT	40	\$11,074	\$913	\$11,074	\$980
100130010	188 ASHBURY ST	89/1-17 SHEARWATER PHASE 2A	40	\$11,074	\$913	\$11,074	\$980
100130020	196 ASHBURY ST	89/1-17 SHEARWATER PHASE 2A	40	\$11,074	\$913	\$11,074	\$980
100130030	202 ASHBURY ST	89/1-17 SHEARWATER PHASE 2A	40	\$11,074	\$913	\$11,074	\$980
100130040	210 ASHBURY ST	89/1-17 SHEARWATER PHASE 2A	40	\$11,074	\$913	\$11,074	\$980
100130050	218 ASHBURY ST	89/1-17 SHEARWATER PHASE 2A	40	\$11,074	\$913	\$11,074	\$980
100130060	226 ASHBURY ST	89/1-17 SHEARWATER PHASE 2A	40	\$11,074	\$913	\$11,074	\$980
100130070	240 ASHBURY ST	89/1-17 SHEARWATER PHASE 2A	40	\$11,074	\$913	\$11,074	\$980
100130080	248 ASHBURY ST	89/1-17 SHEARWATER PHASE 2A	40	\$11,074	\$913	\$11,074	\$980
100130090	256 ASHBURY ST	89/1-17 SHEARWATER PHASE 2A	40	\$11,074	\$913	\$11,074	\$980
100130100	262 ASHBURY ST	89/1-17 SHEARWATER PHASE 2A	40	\$11,074	\$913	\$11,074	\$980
100130110	270 ASHBURY ST	89/1-17 SHEARWATER PHASE 2A	40	\$11,074	\$913	\$11,074	\$980
100130120	278 ASHBURY ST	89/1-17 SHEARWATER PHASE 2A	40	\$11,074	\$913	\$11,074	\$980
100130130	279 ASHBURY ST	97/52-55 SHEARWATER PHASE 2A-4	40	\$11,074	\$913	\$11,074	\$980
100130140	271 ASHBURY ST	97/52-55 SHEARWATER PHASE 2A-4	40	\$11,074	\$913	\$11,074	\$980
100130150	263 ASHBURY ST	97/52-55 SHEARWATER PHASE 2A-4	40	\$11,074	\$913	\$11,074	\$980
100130160	257 ASHBURY ST	97/52-55 SHEARWATER PHASE 2A-4	40	\$11,074	\$913	\$11,074	\$980
100130170	249 ASHBURY ST	97/52-55 SHEARWATER PHASE 2A-4	40	\$11,074	\$913	\$11,074	\$980
100130180	241 ASHBURY ST	97/52-55 SHEARWATER PHASE 2A-4	40	\$11,074	\$913	\$11,074	\$980
100130190	219 ASHBURY ST	101/45-47 SHEARWATER PHASE 2A-5	40	\$11,074	\$913	\$11,074	\$980
100130200	211 ASHBURY ST	101/45-47 SHEARWATER PHASE 2A-5	40	\$11,074	\$913	\$11,074	\$980
100130220	197 ASHBURY ST	101/45-47 SHEARWATER PHASE 2A-5	40	\$11,074	\$913	\$11,074	\$980



























**PRELIMINARY SERIES 2025 ASSESSMENT LIEN ROLL**

FOLIO	SITE ADDRESS	LEGAL DESCRIPTION	LU	ESTIMATED	ESTIMATED	SERIES 2015	SERIES 2015
				SERIES 2025 PRINCIPAL	SERIES 2025 ANNUAL ASSESSMENT	REMAINING PRINCIPAL <sup>(1)</sup>	ANNUAL ASSESSMENT
100152790	109 APPLETON CT	96/40-52 SHEARWATER PHASE 2C	TH	\$9,944	\$819	\$9,944	\$880
100152800	105 APPLETON CT	96/40-52 SHEARWATER PHASE 2C	TH	\$9,944	\$819	\$9,944	\$880
100152810	101 APPLETON CT	96/40-52 SHEARWATER PHASE 2C	TH	\$9,944	\$819	\$9,944	\$880
100152820	97 APPLETON CT	96/40-52 SHEARWATER PHASE 2C	TH	\$9,944	\$819	\$9,944	\$880
100152830	93 APPLETON CT	96/40-52 SHEARWATER PHASE 2C	TH	\$9,944	\$819	\$9,944	\$880
100152840	87 APPLETON CT	96/40-52 SHEARWATER PHASE 2C	TH	\$9,944	\$819	\$9,944	\$880
100152850	83 APPLETON CT	96/40-52 SHEARWATER PHASE 2C	TH	\$9,944	\$819	\$9,944	\$880
100152860	77 APPLETON CT	96/40-52 SHEARWATER PHASE 2C	TH	\$9,944	\$819	\$9,944	\$880
100152870	73 APPLETON CT	96/40-52 SHEARWATER PHASE 2C	TH	\$9,944	\$819	\$9,944	\$880
100152880	69 APPLETON CT	96/40-52 SHEARWATER PHASE 2C	TH	\$9,944	\$819	\$9,944	\$880
100152890	65 APPLETON CT	96/40-52 SHEARWATER PHASE 2C	TH	\$9,944	\$819	\$9,944	\$880
100152900	59 APPLETON CT	96/40-52 SHEARWATER PHASE 2C	TH	\$9,944	\$819	\$9,944	\$880
100152910	55 APPLETON CT	96/40-52 SHEARWATER PHASE 2C	TH	\$9,944	\$819	\$9,944	\$880
100152920	51 APPLETON CT	96/40-52 SHEARWATER PHASE 2C	TH	\$9,944	\$819	\$9,944	\$880
100152930	45 APPLETON CT	96/40-52 SHEARWATER PHASE 2C	TH	\$9,944	\$819	\$9,944	\$880
100152940	41 APPLETON CT	96/40-52 SHEARWATER PHASE 2C	TH	\$9,944	\$819	\$9,944	\$880
100152950	35 APPLETON CT	96/40-52 SHEARWATER PHASE 2C	TH	\$9,944	\$819	\$9,944	\$880
100152960	31 APPLETON CT	96/40-52 SHEARWATER PHASE 2C	TH	\$9,944	\$819	\$9,944	\$880
100152970	27 APPLETON CT	96/40-52 SHEARWATER PHASE 2C	TH	\$9,944	\$819	\$9,944	\$880
<b>TOTAL</b>				<b>\$16,715,000</b>	<b>\$1,377,503</b>	<b>\$16,715,000</b>	<b>\$1,478,395</b>

(1) Represents allocation of Series 2015 remaining principal balance as of May 2, 2025.

# Tab 8

# Trout Creek CDD Meeting

April 16, 2025

## Business Items – Additional Information for Board:

- **A. Discussion on Finalizing Policy regarding Fence Variance Request on Drainage Easements**
  - Motion to Approve Fence Variance Request on Drainage Easements

### **Item A: Discussion on finalizing policy regarding fence variance request on drainage easements**

Email feedback from Charles Aquatics on the subject: 03/11/2025

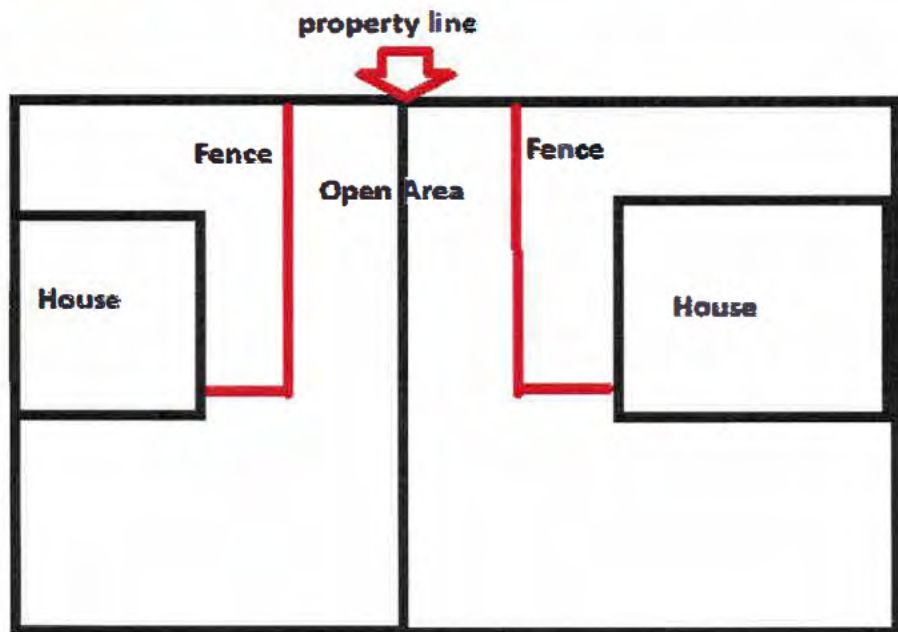
Hi Belynda,

Jim and I talked about the conversation he had with you today regarding the requests to put fences in some of the easements. First, let me reiterate that it is a violation of state and county regulations to put any obstructions in a drainage easement. The proper way to do it is to put the fence the proper distance from the property line depending on the size of the easement. This is an excellent example of a proper fence installation near an easement. This is likely a 20' easement so each property owner placed their fences 10' away from the property line, marked with the orange survey flag. This is the easement located on Pond 12A 950 & 936 Windley. It is also wise to have multiple open easements on a pond in case one is too wet for us to use due to irrigation by one homeowner vs another. With that said, the best easement on 12A is located between 100 & 112 Magdalena Ct. This is our first choice, but it is nice to have backups, as I said.



**Tracie Zaher**

Controller/Business Manager / Charles Aquatics, Inc.



Hello Belynda,

Following our conversation yesterday, I am listing drainage easement variance requests and their outcomes based on information available to me. I am not able to confirm that all of these were fully executed or recorded with the State. There was discussion that some of the early variances may have allowed for a "portion" of the easement to have been relaxed (not the entire 12.5'). However 162 and 194 Glenneyre do have fences placed across the entire 25'.

- 162 Glenneyre: Executed approx. May 2018
- 194 Glenneyre: Recorded August 2020
- 156 Lombard: Agreement signed November 2020
- 207 Glenneyre: Recently approved through CDD (unsure of execution/recording status). This was considered a crucial access point for maintenance of the outflow structure to prevent flooding. It could be argued that access through the gate may possibly be sufficient.
- 83 Neighbor: Approved by CDD for variance, access is not impacted, storm water pipe/structure maintenance/replacement is the predominant reason for an easement in this case.
- 111 Sumter: (Fence was installed by builder) Denied by CDD
- 156 Lombard received DRB approval to install a fence in the easement August 2019. (Do not have CDD documents)

**There have been several other requests made to the DRB for fences in easements that have been denied by the DRB and not taken before the CDD.**

- Noting 195 Glenneyre has a fence in the easement alongside 207 Glenneyre. This has been ongoing with legal counsel for more than 1 year. It also went through a transfer of ownership following the installation.
- 936 Windley and 125 Sumter (neighbor to 111) have noted their interest in applying for a variance.
- I am **attaching** an updated fence layout that 936 Windley is intending to install for now outside of the easement.
- **Attached** is the map book for Phase 2E which includes the official drainage easement dedication language on paragraph 2. (I believe this is typical language for all phases.)

**Other notes:**

The language of the documentation of the easements has been noted by some property owners and one builder as insufficient to prevent a fence. (It also appears to note that the CDD will maintain the easements.)

Many sales agents verbally confirm that fences will be permitted in these easements.

Although the HOA has been involved in extensive communications with homeowners regarding these fence issues, it seems the correct course of action for communication to transfer to the CDD following denial by the HOA.

Best regards,

**KARIN LUCKEN**

Compliance Coordinator

**Prestige Landscapes:**

Below are the ponds they access via the community map highlighted easement locations.

Phase 1 Ponds: 2A

Phase 3 Ponds: 21A, 22A, 31 (This pond is not currently ready for CDD maintenance on the west tip)

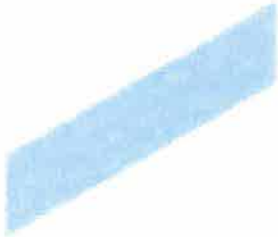
All other ponds are accessed through common areas.

**Ruppert Landscapes:**

Below are the ponds they access via the community map highlighted easement locations.

Phase 2 Ponds: 6, 9B (They use both easements and rotate monthly)

All other ponds are accessed through common areas.



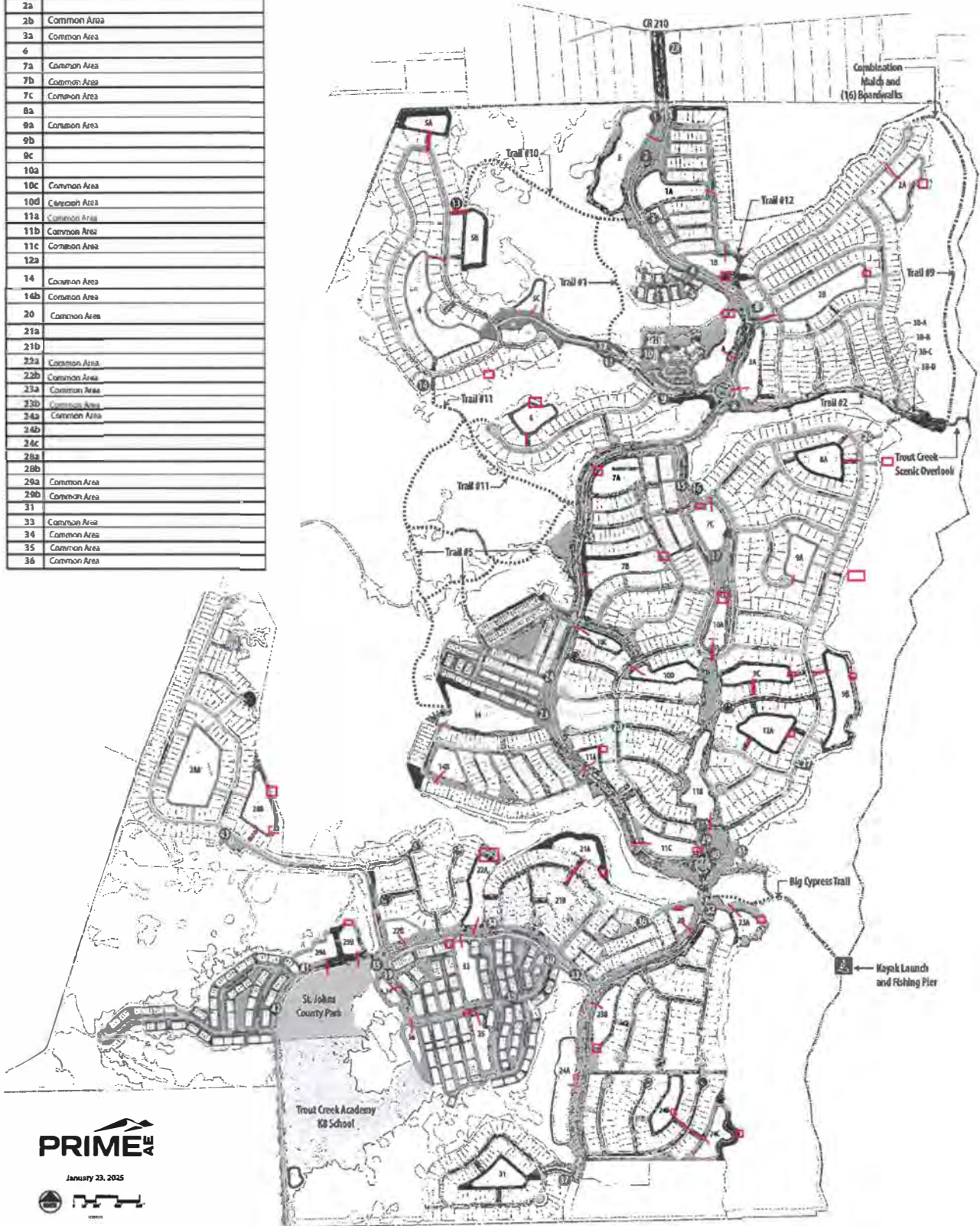
# Charles Aquatics

## Trout Creek CDD

### Pond Maintenance Areas

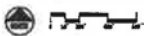
The red lines denote accesses they use to each pond. The red squares denote the outflow structures.

Pond Number	Access
Entry	Common Area
1a	Common Area
1b	Common Area
1c	Common Area
2a	Common Area
2b	Common Area
3a	Common Area
6	
7a	Common Area
7b	Common Area
7c	Common Area
8a	
9a	Common Area
9b	
9c	
10a	
10c	Common Area
10d	Common Area
11a	Common Area
11b	Common Area
11c	Common Area
12a	
14	Common Area
14b	Common Area
20	Common Area
21a	
21b	
22a	Common Area
22b	Common Area
23a	Common Area
23b	Common Area
24a	Common Area
24b	
24c	
28a	
28b	
29a	Common Area
29b	Common Area
31	
33	Common Area
34	Common Area
35	Common Area
36	Common Area



**PRIME AE**

January 23, 2025



# Tab 9



**RUPPERT**  
**LANDSCAPE**

ADDENDUM 1 TO LANDSCAPE MAINTENANCE AGREEMENT

April \_\_, 2025

Rupert Landscape (Contractor) has reviewed onsite conditions and in its professional opinion believes that irrigation should run more than two days a week to make sure the plants get enough water. Additional watering will help keep the plants healthy, reduce stress, and make sure we're using water more efficiently. Plus, it'll encourage stronger root growth and help the plants handle dry periods better.

The Contractor has advised the District that irrigating more than twice a week may be in violation of water use restrictions adopted by St. Johns County.

Understanding the risk of consequences, the District directs the Contractor to irrigate more than two days a week, as necessary, provided that:

1. The Contractor notifies the District in advance of the areas requiring additional irrigation and the proposed irrigation schedule; and
2. The Contractor has reviewed the landscaping and believes it is necessary to maintain the health and longevity of the District's landscaping.

Upon the satisfaction of these conditions, the District agrees to hold the Contractor harmless for any penalty, fine or remedial action relating to the additional irrigation and accept full responsibility for the same.

Trout Creek Community Development District

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Chairman

Rupert Landscaping

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# **Tab 10**

## **Item C: Discussion on Kayak Club Playground Equipment**

**Equipment Pricing:** Provided by Kompan Rep, not listed online.

**Surfacing Fee:** Unit price per Cubic Yd \$98.08

**Installation Fee:** 40% of total equipment cost.

**Shipping Fee:** 15% of total equipment cost.

### **Option 1: Logan - \$58,766.12 est.**

Equipment Cost: \$30,700.00

Surfacing Cost: \$11,181.12

Shipping Cost: \$4,605.00

Install Cost: \$12,280.00

### **Option 2: Play Tower with Slides - \$58,611.12 est.**

Equipment Cost: \$30,600.00

Surfacing Cost: \$11,181.12

Shipping Cost: \$4,590.00

Install Cost: \$12,240.00

## Sales Proposal

Trout Creek CDD  
Moirá McCarthy  
322 Paseo Reyes Drive  
Saint Augustine, FL 32095

Quote No. SP149704-3  
Customer No. C025220  
Document Date 03/25/2025  
Expiration Date 05/24/2025

Sales Representative Stacy Moseley  
Email StaMos@Kompan.com  
Phone No. 904-716-7605 / 800-426-9788

Project Name US328473 Shearwater Park Additions

No.	Description	Qty	Unit	Unit Price	Discount %	Net Price
<b>Equipment</b>						
<del>NRO1024 1031</del>	<del>Multi Tower, Monkey Bars &amp; Desk - Brown + Color In-ground 100cm Total CO<sub>2</sub> Emission 879.1 LB (879.1 LB/Pieces)</del>	<del>1</del>	<del>Pieces</del>	<del>41,300.00</del>	<del>10.00</del>	<del>37,170.00</del>
	place equipment chooser here.			Logan		\$ 30,700.00
				Play Tower		\$ 30,600.00
FREIGHT	Freight	1	Pieces	3,545.50		3,545.50
INSTALL SPECIAL	Installation of Kompan Equipment Includes Pushing Back and Restoring of EWF	1	Pieces	18,653.34	5.00	17,720.67
<b>Surfacing</b>						
US-BLOWN IN - TOP OFF	Blown in EWF Top off	114	Cubic Yard	98.08		11,181.12

Please read attached General Assumptions and Exclusion document for information on Install/Sitework.

Excludes sitework, products, & services not listed.

Assumes site to be accessible & install ready.

Please allow 13 to 15 weeks for product delivery upon order placement.



### Sales Proposal

Trout Creek CDD  
 Moira McCarthy  
 322 Paseo Reyes Drive  
 Saint Augustine, FL 32095

Quote No. SP149704-3  
 Customer No. C025220  
 Document Date 03/25/2025  
 Expiration Date 05/24/2025

Sales Representative Stacy Moseley  
 Email StaMos@Kompan.com  
 Phone No. 904-716-7605 / 800-426-9788

Project Name US328473 Shearwater Park Additions

No.	Description	Qty	Unit	Unit Price	Discount %	Net Price
-----	-------------	-----	------	------------	------------	-----------

Equipment is as per Shearwater Play Site Plan  
 version K1.0 - dated 03/19/25

Description	Qty	Retail Price	Discount	Net Price
No. of Products	1			
Subtotal - Products		41,300.00	4,130.00	<del>37,170.00</del> TBD
Subtotal - Surfacing		11,181.12		11,181.12
Subtotal - Installation		18,653.34	932.67	17,720.67
Subtotal - Freight		3,545.50		3,545.50
<b>Total USD Excl. Tax</b>				<del>69,617.29</del>
Estimated Tax rate				<del>2,156.53</del>
<b>Total USD Incl. Tax</b>			<i>no tax</i>	<del>71,773.82</del>

**Payment Terms** 50% Prepayment , 50% Net 30 days

**Installation Site Address**

Shearwater Play Area  
 100 Kayak Way  
 Saint Augustine, FL 32092



### Sales Proposal

Trout Creek CDD  
Moirá McCarthy  
322 Paseo Reyes Drive  
Saint Augustine, FL 32095

Quote No. SP149704-3  
Customer No. C025220  
Document Date 03/25/2025  
Expiration Date 05/24/2025

Sales Representative Stacy Moseley  
Email StaMos@Kompan.com  
Phone No. 904-716-7605 / 800-426-9788

Project Name US328473 Shearwater Park Additions

Note that the color and texture of products and surfacing made with recycled content are subjected by the differences from the used recycled raw materials. Therefore, minor differences in the appearance and texture can occur.

Applicable sales tax will be added unless a valid tax exemption certificate is provided. This amount is only an estimate of your tax liability. Your acceptance of this proposal constitutes a valid order request and includes acceptance of terms and conditions contained within this Master Agreement, which is hereby acknowledged.

Acceptance of this proposal from KOMPAN is acknowledged by issuance of an order confirmation by an authorized KOMPAN representative. Prices in this quotation are good until expiration date, shown in the top of this document. After that date, this proposal may be withdrawn. Prevailing Wage and Payment & Performance Bonds are not included unless stated in body of Sales Proposal. If Payment & Performance Bonds are needed, add 2.2% of the entire sales proposal.

This information required for order placement:

Accepted By (Please Print): \_\_\_\_\_

Accepted By (Title): \_\_\_\_\_

Accepted By (signature): \_\_\_\_\_

Date: \_\_\_\_\_

Date Equipment needed on site: \_\_\_\_\_

Bill To: \_\_\_\_\_

Ship To: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Contact: \_\_\_\_\_

Contact: \_\_\_\_\_

Contact Email: \_\_\_\_\_

Contact Email: \_\_\_\_\_

Contact Phone (Office): \_\_\_\_\_

Contact Phone (Office): \_\_\_\_\_

Contact Phone (Cell): \_\_\_\_\_

SALES TAX EXEMPTION CERTIFICATE #: \_\_\_\_\_

(PLEASE PROVIDE A COPY OF CERTIFICATE)

# Logan

PCE111131

\$ 30,700



Item no. PCE111131-0903	
<b>General Product Information</b>	
Dimensions LxWxH	17'2"x14'1"x13'11"
Age group	5 - 12
Play capacity (users)	14
Color options	



Wow! The Logan is a fantastic structure that will thrill children. With play on all sides, children will enhance their development in all areas, and they will play for longer times. Physical development will be supported by the rich variation of climbing, sliding, spinning, and gliding. These all strengthen muscles and build important motor skills such as cross-

coordination. The wall climber and climbing pole are especially attractive and fun for children when they are building their climbing skills and strength. These experiences are also enhanced by the design of the Logan which encourages social-emotional play and cooperation. With room for many to play, the Logan supports social skills. The accessible

stairway invites all in, and the room under the platforms is a nice place to retract from the wilder gliding and sliding play. The Logan perfectly supports all areas of development through active play.

# Logan

PCE111131



## Accessible stairway

**Physical:** climbing the accessible stairway is for all and supports cross coordination as well as arm and leg muscles. For young children, walking stairs and alternating feet is developed. **Social-Emotional:** room for active breaks and adult helpers. An inclusive space.



## Hammock

**Physical:** coordination and sense of balance when swaying. **Social-Emotional:** meeting, pushing friends gently back and forth, turn-taking.



## Supportive handholds

**Physical:** handhold provides good grip for less confident climbers. Pulling yourself up and in trains upper body muscles. **Social-Emotional:** allows for a range of physical abilities to enter independently and securely, supporting play for all.



## Curved slide

**Physical:** sliding develops spatial awareness and a sense of balance. Furthermore, the core muscles are trained when sitting upright going down. **Social-Emotional:** empathy stimulated by turn-taking.



## Fireman's pole

**Physical:** coordination is supported when going down, as well as arm and core muscles. Landing strengthens bone density, which is built for life in early childhood. **Social-Emotional:** turn-taking and risk-taking.



## Climbing pole

**Physical:** develops children's cross coordination, eye-hand coordination and muscle strength when climbing up or down. **Social-Emotional:** turn-taking and self-regulation are trained, both important life skills.



## Somersault bar

**Physical:** develop balance and core when hanging from knees. Arm, leg and core muscles are developed when climbing up, somersaulting around. Balance and spatial awareness are strengthened. **Social-Emotional:** meeting, socializing and turn-taking when climbing up and down via bar.

# Logan

PCE111131



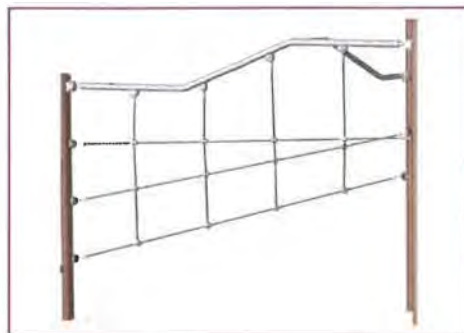
The Curved ELEMENTS panels are molded of UV stabilized recyclable PE with multiple options for in-built play features that also ensures a strong panel solution. Straight panels are made of KOMPAN 19mm PE EcoCore™ which is a highly durable, eco-friendly and recyclable material.



The climbing elements displayed are molded in one piece with a minimum 5mm wall thickness. The climbing elements are made of recyclable PE which has a high impact resistance across a wide temperature span which ensures vandal resistance in all locations.



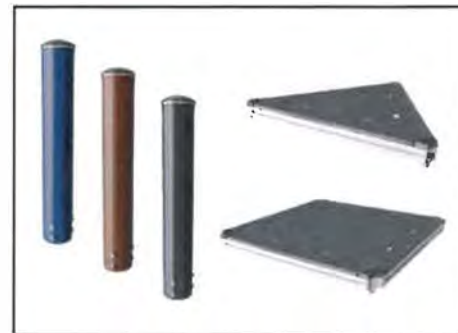
The ELEMENTS roofs are made of recyclable PE made from 33% post consumer recycled materials with a minimum wall thickness of 5 mm to ensure high durability in all climates around the world. The steel pipes are hot dip galvanised inside and outside for maximum durability.



ELEMENTS ropes has six-stranded steel wires and a steel wire core. Each strand is tightly wrapped with PES yarn, which is made from +95% post consumer materials. The yarn is then melted onto each individual strand making the ropes highly wear- and vandalism-resistant.



ELEMENTS rubber membranes are conveyor belt made of layers of rubber mixed of natural rubber and SBR rubber, and embedded with layers of armouring made of woven PE and PA. The thickness 8mm ensures high durability in any environment.



The main posts are made of high quality pregalvanized steel with powder coated top finish. Post tops are closed with caps of UV stabilized nylon (PA6). The grey colored molded decks are made of 75% post-consumer waste PP material with a non-skid pattern and texture surface. All decks are supported by unique designed low-carbon aluminum profiles with multiple attachment options.

Item no. PCE111131-0903

### Installation Information

Max. fall height	5'10"
Safety surfacing area	534ft <sup>2</sup>
Total installation time	23.9
Excavation volume	0.75yd <sup>3</sup>
Concrete volume	0.07yd <sup>3</sup>
Footing depth (standard)	2'11"
Shipment weight	1478lbs
Anchoring options	Surface ✓ In-ground ✓

### Warranty Information

EcoCore HDPE	Lifetime
Post	10 Years
PP Decks	10 Years
Ropes & nets	10 Years
Spare Parts Availability	10 Years

Elevated activities 4	Accessible elevated activities	Accessible ground level activities	Accessible ground level play types
Present	4	2	2
Required	2	1	1

**ASTM  
F1487  
compliant**

# Sustainability Data

PCE111131



Cradle to Gate A1-A3	Total CO <sub>2</sub> emission	CO <sub>2</sub> e/kg	Recycled materials
	kg CO <sub>2</sub> e	kg CO <sub>2</sub> e/kg	%
PCE111131-0903	1,067.77	2.11	58.44

The overall framework applied for these factors is the Environmental Product Declaration (EPD), which quantifies "environmental information on the life cycle of a product and enable comparisons between products fulfilling the same function" (ISO, 2006). This follows the structure and applies a Life-Cycle Assessment approach to the entire Product stage from raw material through manufacturing (A1-A3)



**Kompan A/S**  
 C.F. Tietgens Boulevard 32C  
 DK-5220 Odense SØ  
 Denmark



## Verification of CO<sub>2</sub> calculation of: Play systems



Data version no. 2023-10-05

The CO<sub>2</sub> calculation and data are in compliance with the principles of a carbon footprint impact according to the GHG protocol (Greenhouse Gas Protocol), Scope 3, cradle to gate related to all individual components in the product category "Play systems" represented by item no. PCM200321-0950.

(Scope 3 emissions include emission sources in the upstream and downstream value chain).

**Date: 30. October 2023 | Valid until: 30. October 2025**

**Verified by:**

Julie Marie Vejsgaard Larsen, LCA & EPD Consultant

Verification based on report: Validation of CO<sub>2</sub> calculation of 9 categories of Kompan product line, version 1.0, prepared by: Bureau Veritas HSE, Denmark: Julie M. V. Larsen.

**Publication date: 30. October 2023**

By Bureau Veritas HSE  
 www.bureauveritas.dk  
 +45 7731 1000



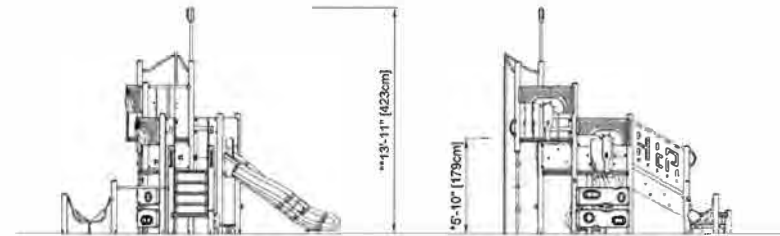
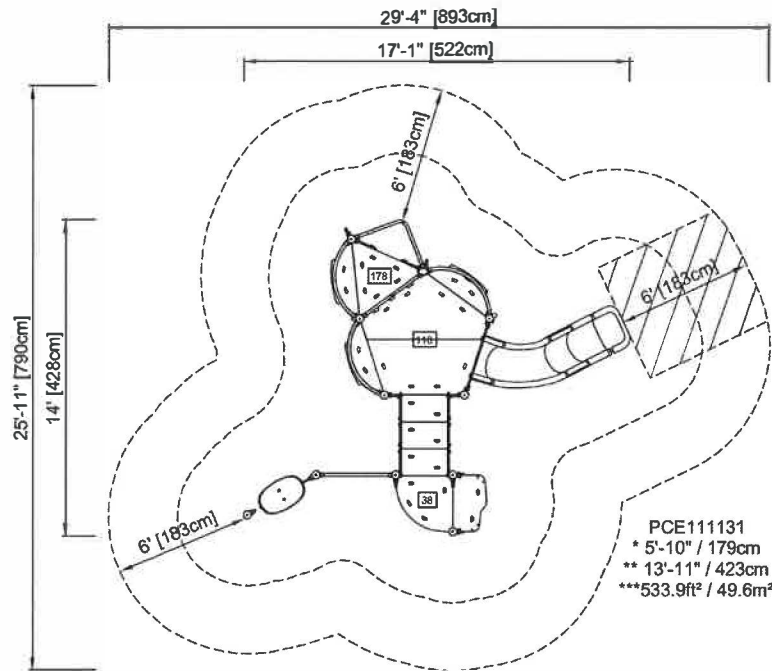
# Logan

PCE111131



\* Max fall height | \*\* Total height | \*\*\* Safety surfacing area

\* Max fall height | \*\* Total height

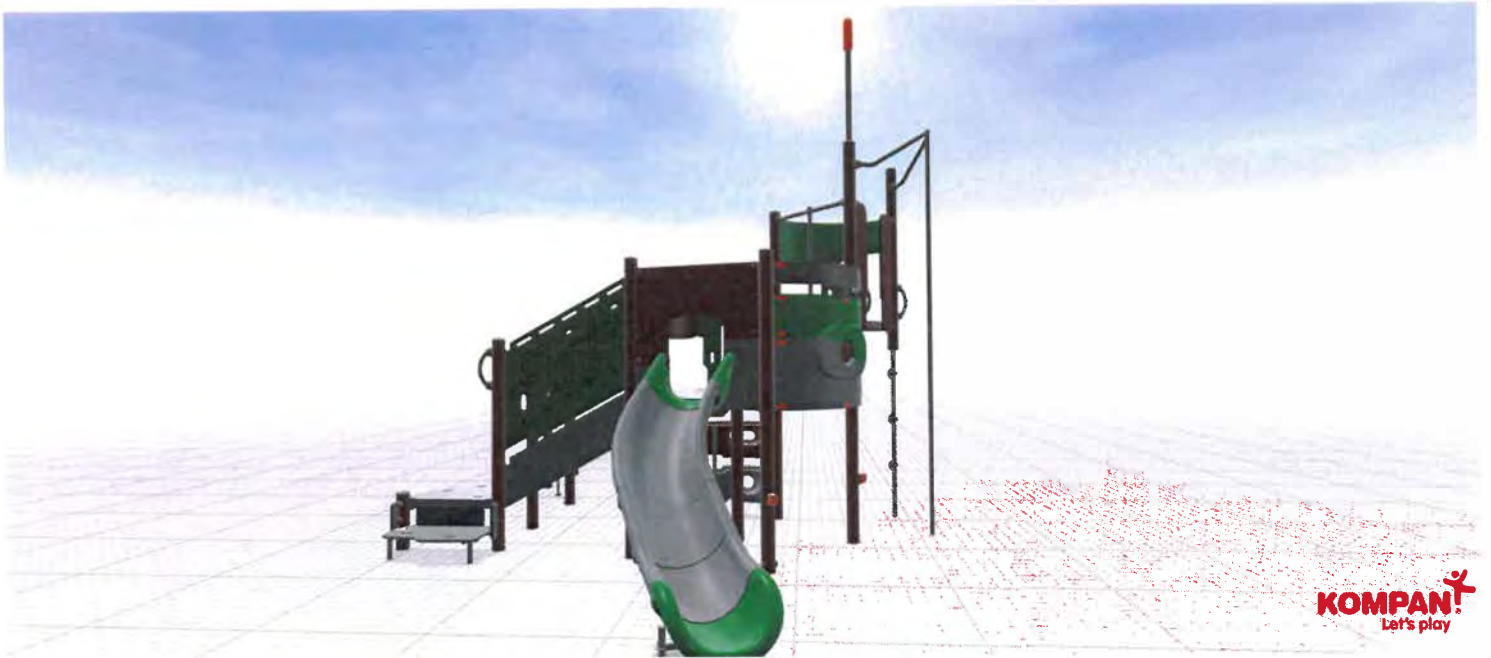


PCE111131

[Click to see TOP VIEW](#)

[Click to see SIDE VIEW](#)





PCE 111131

30,700

Natural

Brown

Brown Base

# Play Tower with Slides

PCM114231



30,600



Item no. PCM114231-0905	
<b>General Product Information</b>	
Dimensions LxWxH	13'9"x17'4"x12'6"
Age group	2 - 12
Play capacity (users)	11
Color options	



The Play Tower with Slides is an attractive play structure that attracts children from afar. The variety of activities will encourage children to come play for a long time, again and again. The Play Tower with Slides offers ample climbing and sliding for active children. The varied climbing units train proprioception and cross-body coordination, which are

fundamental for children's motor skills and benefit e.g. mathematical understanding. The Slides are thrilling egresses. They additionally train spatial understanding, important for body confidence and movement mastery. Apart from climbing and sliding, there are plenty of opportunities for social play that will help children to build important social and emotional

skills, making friends for life.



# Play Tower with Slides

PCM114231



## Pipe ladder

**Physical:** cross coordination and eye-hand coordination are supported when children climb the ladder. The climbing also supports leg and arm muscles. **Social-Emotional:** learning about taking turns and cooperation.



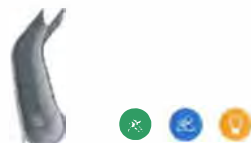
## Accessible stairway

**Physical:** climbing the accessible stairway is for all and supports cross coordination as well as arm and leg muscles. For young children, walking stairs and alternating feet is developed. **Social-Emotional:** room for active breaks and adult helpers. An inclusive space.



## Slide

**Physical:** sliding develops spatial awareness and a sense of balance. Furthermore, the core muscles are trained when sitting upright going down. **Social-Emotional:** empathy stimulated by turn-taking. **Cognitive:** young children develop their understanding of space, speed and distances when sliding down quickly.



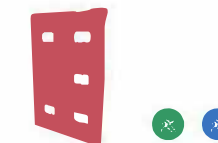
## Curved slide

**Physical:** sliding develops spatial awareness and a sense of balance. Furthermore, the core muscles are trained when sitting upright going down. **Social-Emotional:** empathy stimulated by turn-taking. **Cognitive:** young children develop their understanding of space, speed and distances when sliding down quickly.



## Tic-tac-toe panel

**Social-Emotional:** stimulates communication and turn-taking skills. **Cognitive:** support rules understanding, strategic thinking. **Creative:** leaving marks when tumblers are left in new positions.

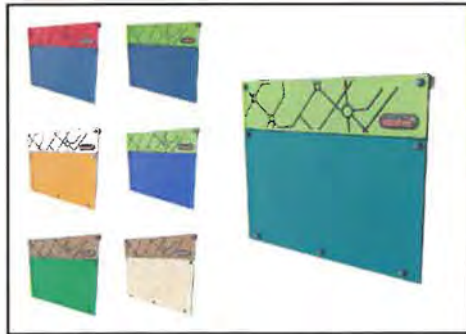


## Climbing wall

**Physical:** develops children's cross coordination, eye-hand coordination, and muscle strength when climbing. **Social-Emotional:** two-sided climb invites cooperation.

# Play Tower with Slides

PCM114231



Panels of 19mm EcoCore™. EcoCore™ is a highly durable, eco friendly material, which is not only recyclable after use, but also consists of a core produced from 100% recycled material.



All decks are supported by uniquely designed low-carbon aluminum profiles with multiple attachment options. The grey-colored molded decks are made of 75% post-consumer ocean waste PP material with a non-skid pattern and texture surface.



Main posts with hot-dip galvanized steel footing are available in different materials: Pressure impregnated pinewood posts. Pre-galvanized inside and outside with powder-coated top finish steel posts. Lead-free aluminum with color anodized top finish. Greenline TexMade posts of 100% post-consumer recycled PE and textile waste.

Item no. PCM114231-0905

### Installation Information

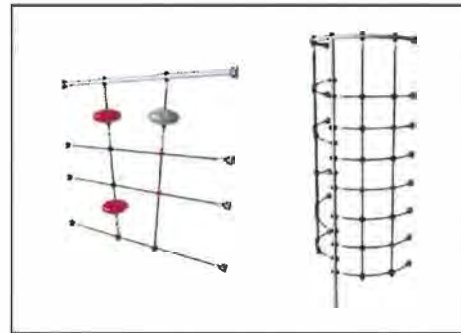
Max. fall height	4'10"
Safety surfacing area	532ft²
Total installation time	20.7
Excavation volume	0.64yd³
Concrete volume	0.08yd³
Footing depth (standard)	2'11"
Shipment weight	1388lbs
Anchoring options	Surface ✓ In-ground ✓

### Warranty Information

EcoCore HDPE	Lifetime
PE Slide	10 Years
Post	10 Years
PP Decks	10 Years
Spare Parts Availability	10 Years



The slides can be chosen in six different colors and three materials: Straight or curved one-piece molded PE slides. Combined EcoCore™ sides and stainless steel. Full stainless steel in a one-piece design for more vandalism-proof solutions.



Ropes are made of UV-stabilized PES rope strands with inner steel cable reinforcement. The polyester wrapping is inductively melted onto each strand to ensure excellent wear and tear resistance.



Wood version of FSC®-certified (FSC®C004450) pine wood with pressure impregnated base treatment and brown painted top finish. Vertical boards and top ends protected by a unique aluminum profile for high outdoor durability.

Elevated activities 4	Accessible elevated activities	Accessible ground level activities	Accessible ground level play types
Present	4	1	1
Required	2	1	1

**ASTM F1487**  
compliant

# Sustainability Data

PCM114231



Cradle to Gate A1-A3	Total CO <sub>2</sub> emission	CO <sub>2</sub> e/kg	Recycled materials
	kg CO <sub>2</sub> e	kg CO <sub>2</sub> e/kg	%
PCM114231-0951	740.86	1.31	74.91
PCM114231-0905	855.47	1.79	65.55

The overall framework applied for these factors is the Environmental Product Declaration (EPD), which quantifies "environmental information on the life cycle of a product and enable comparisons between products fulfilling the same function" (ISO, 2006). This follows the structure and applies a Life-Cycle Assessment approach to the entire Product stage from raw material through manufacturing (A1-A3))

**Kompan A/S**  
 C.F. Tietgens Boulevard 32C  
 DK 5220 Odense SØ  
 Denmark



## Verification of CO<sub>2</sub> calculation of: Play systems



Date version no. 2023-10-05

The CO<sub>2</sub> calculation and data are in compliance with the principles of a carbon footprint impact according to the GHG protocol (Greenhouse Gas Protocol). Scope 3, cradle to gate related to all individual components in the product category: "Play systems" represented by item no.: PCM200321-0950.

(Scope 3 emissions include emission sources in the upstream and downstream value chain).

**Date: 30. October 2023 | Valid until: 30. October 2025**

Verified by:

Julie Marie Vejsgaard Larsen, LCA & EPD Consultant

Verification based on report: Validation of CO<sub>2</sub> calculation of 9 categories of Kompan product line, version 1.0, prepared by: Bureau Veritas HSE, Denmark: Julie M. V. Larsen

**Publication date: 30. October 2023**

By Bureau Veritas HSE  
 www.bureauveritas.dk  
 +45 7731 1000



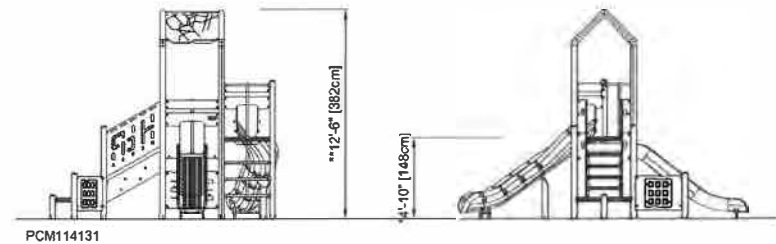
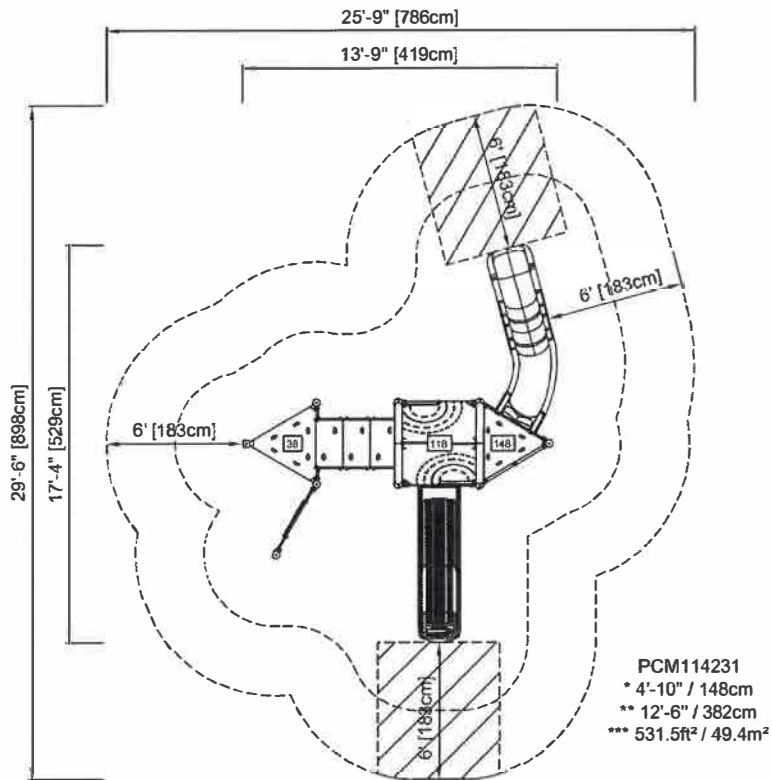
# Play Tower with Slides

PCM114231



\* Max fall height | \*\* Total height | \*\*\* Safety surfacing area

\* Max fall height | \*\* Total height



[Click to see TOP VIEW](#)

[Click to see SIDE VIEW](#)





PCM1141231

30,600

# **Tab 11**



## Landscape Proposal

Job Name:	Plant Replacements May2024	Proposal #	May2024-0001
Property Name:	Shearwater ph3CDD	Date:	May 16, 2024
Client:	Frist Service Residential		
Address:			
City/State/Zip:			
Phone:			

Prestige Landscapes of NF, Inc. will complete the work described below:

**Description**

Prestige Landscapes proposes to install irrigation/landscape at **Shearwater ph3CDD**. The proposal is for **field identification replacements**. All plant material will be FL #1. Fine grading is to be performed our install crews to ensure proper grade before plant material is installed. Will also remove debris that would impact the install process. Irrigation prices are subject to change due to manufacture demands.

Materials & Services	Quantity	Unit Price	Total
<i>Viburnum Odo. 3 gal.</i>	30	\$ 33.19	\$ 995.70
<i>Southern Azalea 3 gal.</i>	75	\$ 33.19	\$ 2,489.25
<i>Muhly Grass 3 gal.</i>	150	\$ 30.13	\$ 4,519.93
<i>Knock Out Rose 3 gal.</i>	55	\$ 60.70	\$ 3,338.74
<i>Agapanthus 1 gal.</i>	240	\$ 19.12	\$ 4,589.14
<i>Pine Straw</i>	50	\$ 9.97	\$ 498.52
<i>Labor Prep</i>	42	\$ 45.00	\$ 1,890.00
<i>Freight</i>	1	\$ 486.36	\$ 486.36

**TOTAL PRICE** **\$ 18,807.64**

### ACCEPTANCE OF TERMS

Signature below authorizes Prestige Landscapes of NF to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be a charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Prestige Landscapes control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

**Client:**  
 \_\_\_\_\_

**Prepared by:**  
*Prestige Landscapes of North Florida, Inc.*  
 \_\_\_\_\_

**Date:**  
 \_\_\_\_\_

**Date:** May 16, 2024  
 \_\_\_\_\_



## Fertilization Proposal

Job Name:	Phase 3 Turf Aeration	Proposal #	10jx1082.101
Property Name:	Trout Creek CDD	Date:	March 24, 2025
Client:	Trout Creek CDD, c/o Shearwater		
Address:	2806 N. Fifth St., Suite 203		
City/State/Zip:	St. Augustine, FL 32084		
Phone:			

Prestige Landscapes of North Florida, Inc. will complete the work described below:

**Description**

One time core removal aeration to be completed prior to spring granular fertilization to help alleviate soil compaction. Core removal aeration will drastically improve airflow, water filtration, and nutrient absorption abilities. With granular fertilization of turf areas being completed within 10-14 days we will get the best green up possible.

Core removal aeration depth to be set to 2.5 - 3 inches

**Areas to be treated - Shearwater Parkway, Calcutta, Seaforth**

<b>Materials &amp; Services</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Total</b>
<i>Phase 3 Turf Aeration</i>	1	\$ 8,533.33	\$ 8,533.33

<b>TOTAL PRICE</b>	<b>\$ 8,533.33</b>
--------------------	--------------------

### ACCEPTANCE OF TERMS

Signature below authorizes Prestige Landscapes to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be a charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Prestige Landscapes control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

**Client:**  
\_\_\_\_\_

**Prepared by:**  
*Prestige Landscapes of North Florida, Inc.*  
\_\_\_\_\_

**Date:** \_\_\_\_\_

**Date:** March 24, 2025

Internal Use Only	
Project Number:	District: Jacksonville South
PO Reference:	Date Work Completed:



## Fertilization Proposal

Job Name:	Phase 3 Turf Aeration	Proposal #	10jx1082.101
Property Name:	Trout Creek CDD	Date:	March 24, 2025
Client:	Trout Creek CDD, c/o Shearwater		
Address:	2806 N. Fifth St., Suite 203		
City/State/Zip:	St. Augustine, FL 32084		
Phone:			

Prestige Landscapes of North Florida, Inc. will complete the work described below:

**Description**

One time core removal aeration to be completed prior to spring granular fertilization to help alleviate soil compaction. Core removal aeration will drastically improve airflow, water filtration, and nutrient absorption abilities. With granular fertilization of turf areas being completed within 10-14 days we will get the best green up possible.

Core removal aeration depth to be set to 2.5 - 3 inches

**Areas to be treated - Timberwolf, Martha Ct., Rosemont**

<b>Materials &amp; Services</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Total</b>
<i>Phase 3 Turf Aeration</i>	1	\$ 6,849.32	\$ 6,849.32

<b>TOTAL PRICE</b>	<b>\$ 6,849.32</b>
--------------------	--------------------

### ACCEPTANCE OF TERMS

Signature below authorizes Prestige Landscapes to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be a charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Prestige Landscapes control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

**Client:**  
\_\_\_\_\_

**Prepared by:**  
*Prestige Landscapes of North Florida, Inc.*  
\_\_\_\_\_

**Date:** \_\_\_\_\_

**Date:** March 24, 2025

Internal Use Only	
Project Number:	District: Jacksonville South
PO Reference:	Date Work Completed:

## **Tab 12**



# QUOTE

SAFEST UNDER THE SUN

**PROJECT:** Shearwater  
Hip and Tri-Sail Fabric  
**BILLING:** Trout Creek CDD  
3434 Colwell Ave., #200, Tampa, FL 33614

Custom Canopies Inc.  
11815 Burke Street  
Santa Fe Springs, CA 90670  
888-776-3350

March 14, 2025

QUOTE EXPIRES 3/29/2025

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Chris Smith	Hip Fabric & Shade Sail Fabric	100% Due at Time of Order	Time of Order

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
2.00 =	Approximately 20' x 12' - Hip Fabric Replacement	\$ 1,490.00	\$ 2,980.00
<i>Dog Park Garden</i>	Includes Cable in Hem and Cable Clamps Attaching to existing structure.		
1.00	Qty. (3) Triangular Shade Sail System between 5 Palm Trees	\$ 5,900.00	\$ 5,900.00
<i>Outdoor Games</i>	Includes all connection hardware necessary to connect the 3 shade sails to the 5 palm trees.		
1.00	Freight	\$ 750.00	\$ 750.00
	HDPE Fabric - Alnet LIME		<i>3 shades</i>
	Fabric & Hardware Only; Attaching to existing structures and palm trees.	=	\$ 250.00 (1)
	Installation NOT Included. Installation by Others.		
For permitting	yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Engineering	yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Footing cages	yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Quote is valid for 15 days			

To accept this proposal, please Sign, Date, and Remit Payment to:  
Custom Canopies Inc.  
11815 Burke Street,  
Santa Fe Springs, CA 90670

SUBTOTAL	\$ 9,630.00
SALES TAX	0.00%
<b>TOTAL</b>	<b>\$ 9,630.00</b>

Print name : \_\_\_\_\_

Sign : \_\_\_\_\_

Date : \_\_\_\_\_

\*Please note Engineering price is for either Spread or Deep Footers. If both Spread & Deep Footers are required for Engineering, additional Engineering Fees will Apply. Fabric must be removed in the event of expected inclement weather, such as Hurricanes, Tropical Storms, Snow Fall, per Supplied Engineering. Additional freight charges will apply and freight will need to be re-quoted if shipping to a residential address.

THANK YOU

## **Tab 13**

**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 **special** meeting of the Board of Supervisors of Trout Creek Community Development District was held on **March 26, 2025, at 6:00 p.m.** at The Kayak Club, 100 Kayak Way, St. Augustine, FL 32092.

Present and constituting a quorum:

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

Also present were:

Melissa Dobbins	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Katie Buchanan	<b>District Counsel, Kutak Rock, LLP</b> <i>(via speakerphone)</i>
Mike Yuro	<b>Yuro &amp; Associates</b>
Belynda Tharpe	<b>General Manager, First Service Residential</b>
Jessica Knutelsky	<b>Assistant Manager, First Service Residential</b>

Members of the public present.

**FIRST ORDER OF BUSINESS**

**CALL TO ORDER**

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

**SECOND ORDER OF BUSINESS**

**PLEDGE OF ALLEGIANCE**

**THIRD ORDER OF BUSINESS**

**GENERAL AUDIENCE  
COMMENTS (NON-AGENDA  
ITEMS ONLY)**

Audience members had comments and questions regarding repair cost to current district assets and impact to resident cost when adding new assets, consideration of commercial developer requests to access Shearwater Pkwy, irrigation water restrictions per St. Johns River Water Management District, Reserve Study protections and impact on future assessments.

51  
52 *\*Board moved to agenda item 5A.*

53  
54 **FOURTH ORDER OF BUSINESS**

**Presentation of 2025  
Reserve Study Report**

55  
56  
57 Mr. J.J. Barron, with Reserve Advisors, provided a virtual presentation of their findings per  
58 the final 2025 Reserve Study Report.

59  
60 **FIFTH ORDER OF BUSINESS**

**STAFF REPORTS**

61  
62 **A. District Counsel**

63  
64 **1.) Update Regarding Bond Refunding**

65  
66 Ms. Buchanan updated the board that the schedule looks to be that a credit memo will  
67 be sent by April 7<sup>th</sup> with getting a response by April 16<sup>th</sup>. The board can select and make  
68 an approval at the April board meeting to then close at the May meeting.

69  
70 **B. District Engineer**

71  
72 **1.) Update Regarding Stormwater Outfall Repair**

73  
74 Mr. Yuro updated the board that he was having trouble with finding a Geotech company  
75 since they are busy, but he is still reaching out to some others.

76  
77 **2.) Update Regarding Goodhope Ct. Underdrain Repair**

78  
79 Mr. Yuro stated that he did not receive the additional bid he was waiting on last month so  
80 per the direction of the board Highwater's bid will be approved after the refi funding is  
81 received. He did note that until the agreement can be finalized the contractor said they  
82 can't lock in pricing and there may be some small fluctuations in the next month or two.

83  
84 **3.) Update Regarding Subsurface Exploration on Pond 11B**

85  
86 Mr. Yuro stated that he is currently seeking bids based on his exhibit he created for the  
87 underdrain design.

88  
89 **4.) Update Regarding Traffic Signage Modifications**

90  
91 Mr. Yuro confirmed the new stop signs look good and seem to be working. He will review  
92 the flashing crosswalk signs with the county for the next meeting.

93  
94 **5.) Discussion on the Review of CDD Pathways, Sidewalks and  
95 Roadways**

96  
97 Mr. Yuro requested more history on the pathway and the history of why one in particular  
98 didn't allow golf carts. He will review with the county on what has now changed. Mr. Breslin  
99 said he would forward Mr. Yuro an email regarding this matter with the county.

100 Mr. Yuro review amenity parking options. After discussion, the board stated they will  
101 discuss this topic more at their next workshop.

102  
103 **C. Landscape Maintenance Service Reports**

- 104  
105 **1.) Ruppert Landscaping**  
106 **2.) Prestige Landscaping**

107  
108 Mr. Wright stated that Prestige just sent over three proposals prior to the meeting  
109 regarding Phase 3 aeration and plant replacements. He stated the board will review these  
110 at the next workshop.

111  
112 **D. Pond Aquatics Service Report**

113  
114 **E. General Manager**

- 115  
116 **1.) GM/AGM February Report**  
117 **2.) Café Square February Report**  
118 **3.) Trout Creek CDD Square February Report**  
119 **4.) Lifestyle February Summary**  
120 **5.) Lifestyle February P&L**  
121 **6.) Maintenance February Report**

122  
123 **F. District Manager**

- 124  
125 **1.) Financial Summary Report – YTD January 2025**  
126 **2.) CDD Workshop April 1, 2025 at 9:30 a.m. and CDD Budget**  
127 **Workshop April 24, 2025 at 10:00 a.m.**

128  
129  
130  
131 **SIXTH ORDER OF BUSINESS**

**AUDIENCE COMMENTS ON  
AGENDA ITEMS**

132  
133  
134 Audience members had comments and questions regarding the liability of opening the  
135 Nest, assessment increase due to the reserve study findings, concerns and request if  
136 the district was going to start mowing all district owned pond banks, look at previous  
137 Engineer for on-going construction issues to hold accountable and disapproval of any  
138 future restaurant.

139  
140 **SEVENTH ORDER OF BUSINESS**

**BOARD VOTE ON BUSINESS  
ITEMS**

141  
142  
143 **A. Consideration to Reopen Multipurpose Room Known as the NEST**  
144

*On a motion by Ms. Loffredo, seconded by Mr. Sajkowski, by majority vote, Mr. Wright and Ms. Murphy opposed, the Board directed staff to restore multipurpose room known as the "Nest" from office space to resident utilization, for Trout Creek Community Development District.*

**B. Discussion Regarding District Easements**

The board tabled this topic to review at their next workshop.

**C. Consideration for CDD to Assume Pond Mowing in Resident Maintained CDD Areas**

*On a motion by Mr. Sajkowski, seconded by Ms. Loffredo, by majority vote, Mr. Wright and Ms. Murphy opposed, effective FY 26, the Board approved for the CDD to be responsible for cutting the grass along ponds banks that are on CDD property, for Trout Creek Community Development District.*

**D. Consideration of Outdoor Table Games for Purchase**

*On a motion by Ms. Loffredo, seconded by Mr. Sajkowski, with all in favor, the Board approved to purchase outdoor table games once refi funds are received for a not to exceed amount of \$15,000.00, for Trout Creek Community Development District.*

**E. Consideration of Kompan Multideck Tower to Replace Former Kayak Club Slide Mound.**

The board tabled this topic to review at their next workshop.

**F. Discussion Regarding Exploration for Renovation to Café and Kayak Club. (Architect Study)**

*On a motion by Ms. Loffredo, seconded by Mr. Breslin, with all in favor, the Board directed staff to conduct an official survey among residents for long term district facility usage feedback, for Trout Creek Community Development District.*

The board also directed staff to add a budget line in the FY 26 Proposed Budget for Amenity Renovations. The budget amount will depend on results of the survey.

**G. Discussion of Lazy River Regarding Operation/Insurance/lifeguards**

The board tabled this agenda item.

**EIGHTH ORDER OF BUSINESS**

**CONSENT AGENDA**

**A.) Consideration of Minutes for the Board of Supervisors' Regular Meeting held on February 19, 2025**

**B.) Consideration of Minutes for the Board of Supervisors' Continued Meeting held on March 13, 2025**

**C.) Consideration of Minutes for the Board of Supervisors' Community Workshop held on March 13, 2025**

**D.) Ratification of the Operation and Maintenance Expenditures for February 2025**

*On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board approved the consent agenda items, including minutes for the Board of Supervisors' regular meeting held on February 19, 2025, minutes for the Board of Supervisors' continued meeting held on March 13, 2025, minutes for the community workshop held March 13, 2025 and ratification of the operation and maintenance expenditures for February 2025, in the amount of \$194,441.46, for Trout Creek Community Development District.*

**NINTH ORDER OF BUSINESS**

**SUPERVISOR REQUESTS**

Mr. Wright stated he would also like to add further discussion regarding the buffer area by Ryan Homes in Phase 3 to the workshop agenda.

**TENTH ORDER OF BUSINESS**

**ADJOURNMENT**

*On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the Board adjourned the meeting at 8:07p.m., located at the Kayak Club, 100 Kayak Way, St. Augustine, FL, 32092, for Trout Creek Community Development District.*

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Secretary /Assistant Secretary

---

Chairman / Vice Chairman

DRAFT

# TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT

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

---

- 7 CDD workshop on 4/1/25 at 9:30
- 8 Attendance: Ronnie, Clint, Vince, Heather, Jim
- 9 Charles Aquatics Briefing: Primary access is through common areas instead of going through  
10 yards. Some ponds need to use the easements. Where the easements are located on property line  
11 there is a 10'-12' easement on those property lines. Some ponds have one easement while others  
12 have multiple easements.
- 13 Pond 9c has a common area by 11b. 9c has good access but has to use property easement.
- 14 28a/b and pond 31 in phase 3. Charles aquatics will create a map of the easements and access to  
15 each pond where it is accessible and all of the preferred routes for pond access. Map will also  
16 show storm flow.
- 17 Pond 22a – Still questioning the access. Phase 3 does not have any fish in the ponds.
- 18 Homeowners on the easements
- 19 93 Neighbor court asking for variance as neighbor next to them already has been permitted.
- 20 Outflows need to be clear and access granted. Especially during storms. If outflow needs to be  
21 accessible.
- 22 Charles Aquatics will send map by the end of the week to the Office and Board. Recommendation  
23 from First Residential for Motion for the board to consider.
- 
- 24 Landscapers – Currently watering at 2 days a week Tuesdays/Fridays are our watering days.  
25 Current issues with sod dying. Landscapers would like the board to sign document where the board  
26 will not hold the landscapers liable if the sod dies to lack of watering.
- 27 Recommendation from Ruppert is 3 days currently with in the summer requesting 4 days a week.
- 28 Is possible to get a fine for watering more than the restriction.
- 29 Motion to approve of signing letter to not hold landscapers liable
- 
- 30 Prestige - Update amenity clock has been replaced and fully operational.
- 31 Currently working on shearwater parkway sprinklers, head replacements, valve checks. Parkway  
32 should be 100% by end of next week.
- 33 Sod replacement is ongoing in phase 1.

34 Plant replacements will start after sod replacement.

35 Aeration of trees and deep drench is working for all the trees. Upcoming proposal for \$7500

36 Sulfur and PH modification is working in phase 3 with the roses/plants looking great.

37 Spraying at pool application for trees in amenity area has been completed. Phase 1 on trees will  
38 start next.

39 Amenity area (parking lot) landscaping improvements have been completed.

40 Will continue with 2 days a week and check for hotspots in middle of the day. Will run as needed  
41 when hot spots are found.

42 Turf aeration proposal for phase 3. \$8500 for board to consider.

43 Proposal offer for plant replacement/modification in phase 3. Another sulfur application as well.

44 Total proposals for Prestige - \$60k

45 Aeration on Bermuda should be aerated once a year. Bermuda every 3-5 years.

46 Sulfur application and aeration proposal for phase 3 most urgent. Prioritize proposals in what is  
47 needed.

48 Ronnie to check budget on what is possible.

49 Prestige will maintain the entrance at 16A and shearwater parkway.

50

---

51 Parking study –

52 Remove curb for back entrance along the back way to event lawn.

53 The price to add spots based on the ideas is not cost effective.

54 No actionable items at this time.

---

55 Playground equipment – new quotes from Kompan. Price will need to increase to 60k. Lead time is  
56 15 weeks on equipment. Motion will be made to not to exceed 65K which will include the shade  
57 sail for playground.

58 Separate proposal for shade sail for dog park for next year in budget.

---

59 Amenity renovation and survey questions.

60 Jessica and Heather to combine and work through the survey questions. Client and Ronnie already  
61 sent to Jessica. Once final list is created they will be emailed to the board. Board will provide  
62 feedback and survey will be created.

63 Website and app just awaiting contract from Katie. Website and mobile app are already created  
64 and will be ready for beta testing. Send list of people to be involved in beta testing.

65 -----

66 Ryan Homes Natural Buffer along 16A

67 Clint provided document on the natural buffer area.

68 Clint will be meeting with Andy from the Developer. No date set.

69 Ryan homes middle pond is currently failing. Ryan homes and developer are currently working on  
70 this. Pond 31.

---

71

72 Reserve study – Ronnie has some items where we can change the amount of reserve study where  
73 the amount needed would be less than the 572k contribution.

74 By cutting the road replacement inflation % estimates cut down over a million

75 Road patching and fixing roads cut down \$565k

76 Pergola replacement cut down.

77 Sidewalk replacement % cut down.

78 Boardwalk replacement and maintenance cut down.

79 Final number to cut down from 572k to \$517k

80 Per lot average would go from \$91 to \$71.

---

81 Café update equipment – out of the 14k that was approved so far \$2100 has been spent. Without  
82 the window and slushie machine. 11k unspent.

---

83 Clint will meet with the county on the park on Timberwolf along with the park across the street from  
84 the school. Will request Golf cart access to the parks as well as crosswalks. Mike Yuro to go with  
85 clint to the meeting with the Parks director. Projected timeline.

---

86 Survey question on the commercial space on the east side of Shearwater parkway past the school  
87 road.

---

88 RFP for Lawyer including litigation.

89 Closed door meetings?

90 Online meetings are not First Residentials responsibility. District Management should provide  
91 meeting . Including tech support.

92 Workshop adjourned 11:20am.

93

94

95

96

97

98

99

100

101

---

102 Asst. Secretary/Secretary

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Chairman/Vice Chairman

103

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# TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT

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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 March 2025**

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

The total items being presented:        **\$280,532.86**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

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

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

# Trout Creek Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2025 Through March 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Adkins Electric, Inc.	101481	1010	Assess and Repair Eaton Snap in Breaker 02/25	\$ 500.00
All Weather Contractors, Inc.	101447	191557	Service Call 02/25	\$ 331.75
Arrow Exterminators	101482	61003738	Rodent Control Services 03/25	\$ 186.00
Arrow Exterminators	101482	61003977	Pest Control Services 03/25	\$ 96.00
AT&T	20250318-03	151561791 03/25 ACH	Internet Services 03/25	\$ 32.10
AT&T	20250324-01	158596576 03/25 ACH	Fitroom Internet Services 03/25	\$ 30.00
AT&T	20250318-02	299942543 03/25 ACH	Internet Services 03/25	\$ 32.10
AT&T	20250326-01	323382736 03/25 ACH	TV & Internet Services 03/25	\$ 135.48
AT&T	20250301-01	324079257 02/25 ACH	Phone & Internet Services 02/25	\$ 171.45
Buster's Cleaning Service	101434	145	Janitorial Services 02/25	\$ 1,600.00
Buster's Cleaning Service	101448	146	Janitorial Services 03/25	\$ 1,600.00

# Trout Creek Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2025 Through March 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
C BUSS Enterprises, Inc.	101435	3151	Pool Maintenance 03/25	\$ 4,054.50
C BUSS Enterprises, Inc.	101483	3321	Pool Maintenance 04/25	\$ 3,808.49
Charles Aquatics, Inc.	101464	52845	Pond Maintenance 03/25	\$ 3,853.00
Cronin Ace Hardware	101465	Monthly Summary 02/25 324	Miscellaneous Supplies 02/25	\$ 247.44
Custom Canopies International	101457	N3941 Balance	Balance for Replacement Fabric 01/25	\$ 2,980.00
CX3, Inc. dba Sundancer Sign Graphics	101436	5392	Signs 02/25	\$ 1,905.00
CX3, Inc. dba Sundancer Sign Graphics	101492	5463	Amenity Sign 03/25	\$ 40.00
CX3, Inc. dba Sundancer Sign Graphics	101492	5465	Striping Stop Bars / Relocate Stop Sign 03/25	\$ 575.00
ECS Florida, LLC	101493	2040593	Geotechnical Services 02/25	\$ 500.00
Epic Pools & Hardscape Construction, Inc.	101484	46623	Motors for Lazy River Maintenance 03/25	\$ 1,500.00
First Coast Fire & Safety Equipment	101466	4571021525	Service Call & Annual Maintenance 02/24	\$ 235.00

# Trout Creek Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2025 Through March 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
FirstService Residential Florida, Inc.	101449	11042835	Medical Insurance 02/25	\$ 5,516.00
FirstService Residential Florida, Inc.	101449	11043855	Maintenance - CPO Reimbursement 01/25	\$ 349.00
FirstService Residential Florida, Inc.	101458	11044860	Management Services 02/08/25-02/21/25	\$ 28,772.73
FirstService Residential Florida, Inc.	101467	11045994	Management Fee - Phone Allowance 03/25	\$ 1,854.00
FirstService Residential Florida, Inc.	101494	11051391	Business Cards - Employee CPR Certification 02/25	\$ 122.57
Florida Department of Revenue	20250319-02	65-8017062725-9 02/25 ACH	65-8017062725-9 Sales & Use Tax 02/25	\$ 508.16
Florida Natural Gas	101459	1180499ES	Natural Gas Services 02/25	\$ 26.41
Florida Power & Light Company	20250306-02	03602-11429 01/25 ACH	38 Rosemont Dr 01/25	\$ 45.66
Florida Power & Light Company	20250325-02	39473-03305 02/25 ACH	25 Ridgewind Dr #LTG 02/25	\$ 62.32
Florida Power & Light Company	20250325-01	67979-76187 02/25 ACH	574 Timberwolf Trl 02/25	\$ 26.65
Florida Power & Light Company	20250306-01	98411-59305 01/25 ACH	37 Timberwolf Trl 01/25	\$ 59.92

# Trout Creek Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2025 Through March 31, 2025

<u>Vendor Name</u>	<u>Check Numbe</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	20250318-01	Monthly Summary 02/25 ACH 324	Electric Services 02/25	\$ 9,908.41
Florida Power & Light Company	20250319-01	Monthly Summary A 02/25 ACH 324	Electric Services 02/25	\$ 171.59
Gannett Florida LocaliQ	101450	0006985440	Account# 764106 Legal Advertising 02/25	\$ 48.24
HD Supply, Inc.	101486	0881631295	Miscellaneous Supplies 02/25	\$ 16.36
HD Supply, Inc.	101485	0881631296	Miscellaneous Supplies 02/25	\$ 40.90
HD Supply, Inc.	101468	0881646771	Miscellaneous Supplies 03/25	\$ 147.30
Heather Marie Loffredo	101474	HL031325	Board of Supervisors Workshop 03/13/25	\$ 200.00
Heather Marie Loffredo	101495	HL032625	Board of Supervisors Meeting 03/26/25	\$ 200.00
Hudson Vance	101451	249102	Valentine's Day Music Performance 02/25	\$ 750.00
Ideal Paint Solutions	101469	88 Balance	Water Slide & Tower 01/25	\$ 19,488.94
IPFS Corporation	101437	GAA-D60191 Pmnt #6 03/25	Liability Insurance Payment #6 03/25	\$ 8,526.35

# Trout Creek Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2025 Through March 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
James J. Breslin, III	101475	JB031325	Board of Supervisors Workshop 03/13/25	\$ 200.00
James J. Breslin, III	101496	JB032625	Board of Supervisors Meeting 03/26/25	\$ 200.00
JEA	20250310-01	9634626977 01/25 ACH	Water-Sewer Services 01/25	\$ 14,342.61
Kutak Rock, LLP	101438	3526759	Legal Services 12/24	\$ 6,145.35
Kutak Rock, LLP	101452	3536483	Legal Services 01/25	\$ 4,929.04
LIVunLtd	101453	CINV-098367	Monthly Gold Plan 02/25	\$ 249.00
Magic Milk Sand Art, LLC	101446	000030	Special Event Services 02/25	\$ 782.10
Maximum Entertainment Trivia	101439	7 Adult	DJ/Host Services - Adult Party 03/25	\$ 350.00
Maximum Entertainment Trivia	101497	10 Kids	Kids Music Bingo DJ Services 03/25	\$ 200.00
Mini Melts of America, Inc.	101487	641351	Ice Cream Precup 03/25	\$ 695.60
Noreast Capital Corporation	101476	617342	Cardio Fitness Equipment Lease 03/25	\$ 3,128.97

# Trout Creek Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2025 Through March 31, 2025

<u>Vendor Name</u>	<u>Check Numbe</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Prestige Landscapes of North Florida, Inc.	101498	12388	Irrigation Repair 02/25	\$ 300.00
Prestige Landscapes of North Florida, Inc.	101498	12389	Irrigation Repair 02/25	\$ 330.00
Prestige Landscapes of North Florida, Inc.	101498	12392	Irrigation Repair 02/25	\$ 660.00
Prestige Landscapes of North Florida, Inc.	101498	12395	Irrigation Repair 02/25	\$ 225.00
Prestige Landscapes of North Florida, Inc.	101470	12439	PH3 Monthly Maintenance 03/25	\$ 20,953.17
Prestige Landscapes of North Florida, Inc.	101470	12446	PH1 Monthly Maintenance 03/25	\$ 23,938.79
Prestige Landscapes of North Florida, Inc.	101470	12453	Hunter Irrigation Conversion 01/25	\$ 28,518.76
Progressive Entertainment, Inc.	101460	12810527	Easter Event 04/25	\$ 3,539.00
Reserve Advisors LLC	101461	24108918F-24300	Reserve Study 01/25	\$ 4,150.00
Richard Clinton Wright	101477	CW031325	Board of Supervisors Workshop 03/13/25	\$ 200.00
Richard Clinton Wright	101499	CW032625	Board of Supervisors Meeting 03/26/25	\$ 200.00

# Trout Creek Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2025 Through March 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	101433	INV0000097419	District Management Fees 03/25	\$ 5,406.50
Rizzetta & Company, Inc.	101491	INV0000098046	Mass Mailing 03/25	\$ 4,334.97
Ronnie Murphy	101478	RM031325	Board of Supervisors Workshop 03/13/25	\$ 200.00
Ronnie Murphy	101500	RM032625	Board of Supervisors Meeting 03/26/25	\$ 200.00
Roy Green	101440	22025 Bingo	Bingo 02/25	\$ 200.00
Ruppert Landscape, LLC	101462	709974	Monthly Landscape Maintenance 02/25	\$ 28,440.56
Southern Breeze Outdoor Furnishings, LLC	101471	2744	Lifeguard Umbrella 03/25	\$ 1,286.64
Springfield Workshop, Inc.	101454	58525	Plastic Easter Eggs Filled with Toys 01/25	\$ 3,725.00
TECO Peoples Gas	20250328-03	211011457499 02/25 ACH	Natural Gas Services - 182 Kayak Way 02/25	\$ 64.70
TECO Peoples Gas	20250328-02	221008807523 02/25 ACH	Natural Gas Services - 2105 Shearwater Pkwy 02/25	\$ 45.87
The Sherwin-Williams Co., Inc.	101479	2283-8312-1 Summary 02/25	Miscellaneous Paint Supplies 02/25	\$ 108.29

# Trout Creek Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2025 Through March 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Tri-County Safety and Security	101455	B-1173	Public Safety Services 02/25	\$ 2,023.63
Tri-County Safety and Security	101455	B-1192	Public Safety Services 02/25	\$ 1,373.88
Tri-County Safety and Security	101488	B-1208	Public Safety Services 03/25	\$ 1,998.63
Trout Creek CDD	DC030625	DC030625	Debit Card Replenishment 03/06/25	\$ 4,620.44
Tube Pro Inc	101441	00063906	Tubes 02/25	\$ 1,275.00
Vesta Property Services, Inc.	101489	424655	Lifeguard/Supervisor/Pool 01/25	\$ 2,869.78
Vesta Property Services, Inc.	101442	424928	Lifeguard/Supervisor/Pool Monitor 01/25	\$ 131.22
Veterans United Craft Brewery LLC	101443	TR0049	Variety Mix Craft Beers 02/25	\$ 1,488.00
VGlobal Tech	101472	7057	Quarterly ADA & WCAG Audits 03/25	\$ 100.00
VGlobal Tech	101472	7070	Website Maintenance 03/25	\$ 175.00
Vincent J Sajkowski	101480	VS031325	Board of Supervisors Workshop 03/13/25	\$ 200.00

# Trout Creek Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2025 Through March 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Vincent J Sajkowski	101501	VS032625	Board of Supervisors Meeting 03/26/25	\$ 200.00
W.B. Mason Co., Inc.	101444	252520235	Miscellaneous Operating Supplies 02/25	\$ 300.22
W.B. Mason Co., Inc.	101456	252607336	Miscellaneous Operating Supplies 02/25	\$ 257.83
W.B. Mason Co., Inc.	101473	252632256	Miscellaneous Operating Supplies 03/25	\$ 313.60
W.B. Mason Co., Inc.	101473	252641061	Miscellaneous Operating Supplies 03/25	\$ 28.37
W.B. Mason Co., Inc.	101473	252737824	Miscellaneous Operating Supplies 03/25	\$ 87.68
W.B. Mason Co., Inc.	101473	252763425	Miscellaneous Operating Supplies 03/25	\$ 27.11
W.B. Mason Co., Inc.	101490	252851423	Dog Waste Supplies 03/25	\$ 43.20
W.B. Mason Co., Inc.	101490	252959157	Miscellaneous Operating Supplies 03/25	\$ 106.60
W.B. Mason Co., Inc.	101502	253160119	Miscellaneous Operating Supplies 03/25	\$ 90.43

# Trout Creek Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2025 Through March 31, 2025

<u>Vendor Name</u>	<u>Check Numbe</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Wayne Automatic Fire Sprinklers, Inc.	101445	1201671	Quarterly Sprinkler Inspection 02/25	\$ 100.00
Yuro & Associates, LLC	101463	3719	Engineering Services 02/25	<u>\$ 3,217.50</u>
<b>Report Total</b>				<b><u>\$ 280,532.86</u></b>