Rizzetta & Company

Trout Creek
Community Development District

Board of Supervisors' Meeting
June 18, 2025

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

www.troutcreekcdd.org

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT

Kayak Club, 100 Kayak Way, St. Augustine, FL 32092
www.troutcreekcdd.org

Board of Supervisors	Clint Wright	Chairman
	Heather Loffredo	Vice Chairperson
	Jim Breslin	Assistant Secretary
	Ronnie Murphy	Assistant Secretary
	Vincent Sajkowski	Assistant Secretary
District Manager	Melissa Dobbins	Rizzetta & Company, Inc.
District Counsel	Chris Loy	Kilinski Van Wyk
	Jennifer Kilinski	Kilinski Van Wyk
District Engineer	Mike Yuro	Yuro & Associates

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY)
1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors
Trout Creek Community
Development District

June 11, 2025

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Trout Creek Community Development District will be held on **June 18, 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. **BUSINESS ITEMS – Part A**
   - A.) Discussion Regarding Traffic Safety & Land Use Concerns with County Representatives
4. **GENERAL AUDIENCE COMMENTS (NON-AGENDA ITEMS ONLY)**
5. **STAFF REPORTS**
   - A.) District Counsel
   - B.) District Engineer
     - 1.) Update Regarding Stormwater Outfall Repair
     - 2.) Update Regarding Goodhope Court Underdrain Repair
   - C.) Landscape Maintenance Service Reports……Tab 1
   - D.) Pond Aquatics Service Reports……..Tab 2
   - E.) General Manager……..Tab 3
     - 1.) Approval for Nest TV Purchase
   - F.) District Manager……Tab 4
     - 1.) Review of April Variance Report
6. **BUSINESS ITEMS – Part B**
   - A.) Consideration of Resolution 2025-03, Recognizing Contribution (Series 2022 Assessments)……..……..Tab 5
   - B.) Consideration of Resolution 2025-04, Accepting Dedication of Property (Phases 3A-3C, 3G)……..Tab 6
   - C.) Discussion Regarding Developer Proposal for Major District Repairs
   - D.) Discussion Regarding Ryan Homes Phase 3 Concerns
   - E.) Consideration of Cintas Facility Services Proposal……..Tab 7
   - F.) Consideration of Phase 1 Gazebo Replacement Proposals……...Tab 8
   - G.) Consideration of Resolution 2025-10, Setting Hearing on Easement Encroachment Policy……...Tab 9
7. **AUDIENCE COMMENTS ON AGENDA ITEMS**
8. **BUSINESS ITEMS – Part C – BOARD PROPOSED MOTIONS**
9. **BUSINESS ADMINISTRATION - CONSENT AGENDA……..Tab 10**

A.) Consideration of Minutes for the Board of Supervisors' Meeting held on May 21, 2025
B.) Consideration of Minutes for the Workshop held on June 5, 2025
C.) Ratification of the Operation and Maintenance Expenditures for May 2025

10. SUPERVISOR REQUESTS

11. 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

PRESTIGE
LANDSCAPES
OF NORTH FLORIDA, INC.

May 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

PRESTIGE
LANDSCAPES
OF NORTH FLORIDA, INC.

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

May, 2025

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

Re: Landscape Maintenance Service Report

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

Weekly Maintenance
Maintenance crew is focused on completing our weekly maintenance program within ph1. Our detail personal has been busy preforming weekly weed control within plant beds, removing fallen limbs from tree canopies, removing vine that exposes through plant materials. Team is also redefining plant bed edge lines as we cycle through our weekly maintenance program.

The Springs entry was also landscaped with the approved plant replacement plantings. We will be completing the remaining areas in June. We also completed landscape along the bulkhead along the front of the Amenity.

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

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

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

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

PRESTIGE
LANDSCAPES
OF NORTH FLORIDA, INC.

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

May, 2025

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

Re: Landscape Maintenance Service Report

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

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

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

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

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

PRESTIGE
LANDSCAPES
OF NORTH FLORIDA, INC.

W. O. # _____

Name Martha Ct. Common Area

Address _____

Irrigation Inspection Report

Date 5/10/2025 pg 1 of 1

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

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

ADJUSTMENTS	Yes						
PARTIL CLOGS							
STRAIGHTENED	Yes						

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

Comments : System is properly functioning with no major issues.

PRESTIGE LANDSCAPES OF NORTH FLORIDA, INC.

Irrigation Inspection Report

W. O. # _____

Name Timberwolf Clock ph3-A

Address SWP Turf

Date 5/10/2025 pg 1 of 4

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		T		TH		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

PRESTIGE LANDSCAPES OF NORTH FLORIDA, INC.

Irrigation Inspection Report

W. O. # _____

Name Timberwolf Clock ph3-A

Address Timberwolf Turf

Date 5/10/2025 pg 2 of 4

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

Water Source Reclaim

Clock Type Hunter ACC2

Rain/Freeze Switch Yes

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

ZONE #	41,44,46,448,50,53,54,56,57,58,59,60,62,63,64,71,73,74,76,77,78,79						
TYPE (S,R,B,D)	R						
RUN TIME	10.3 hr.						
PROGRAM	B						
ADJUSTMENTS	x						
PARTIL CLOGS	x						
STRAIGHTENED	x						
BROKEN PIPE							
BROKEN HEADS							
BROKEN NOZZLES							
SEVERLY CLOGGED NOZ-ZLE							
CHANGE TO 6"							
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

PRESTIGE LANDSCAPES OF NORTH FLORIDA, INC.

Irrigation Inspection Report

W. O. # _____

Name Timberwolf Clock ph3-A

Address SWP Shrubs/Trees

Date 5/12/2025 pg 3 of 4

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

Water Source Reclaim

Clock Type Hunter ACC2

Rain/Freeze Switch Yes

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

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 NOZ-ZLE							
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 : _____

PRESTIGE
LANDSCAPES
OF NORTH FLORIDA, INC.

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)		A
START TIME(S)		B
START TIME(S)		C
START TIME(S)	12am	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

PRESTIGE LANDSCAPES OF NORTH FLORIDA, INC.

W. O. # _____

Name Shearwater Parkway Clock ph3B-A

Address SWP_Cal Turf

Irrigation Inspection Report

Date 3/13/2025 pg 1 of 4

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		TH		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

PRESTIGE LANDSCAPES OF NORTH FLORIDA, INC.

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)		A
START TIME(S)	8pm	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		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

PRESTIGE LANDSCAPES OF NORTH FLORIDA, INC.

W. O. # ____-____-____

Name Shearwater Parkway Clock ph3B-A

Address Seaforth Turf

Irrigation Inspection Report

Date 3/13/2025 pg 3 of 4

START TIME(S)		A	Water Source	Reclaim
START TIME(S)		B	Clock Type	Hunter ACC2
START TIME(S)	430am	C	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		W		F	S

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

ADJUSTMENTS	x						
PARTIL CLOGS	x						
STRAIGHTENED	x						

BROKEN PIPE							
BROKEN HEADS							
BROKEN NOZZLES							
SEVERLY CLOGGED NOZ-ZLE							
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

PRESTIGE LANDSCAPES OF NORTH FLORIDA, INC.

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)		A
START TIME(S)		B
START TIME(S)		C
START TIME(S)	3am	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 #	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 NOZ-ZLE								
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

SPARTAN GREEN LLC

904-577-9271

PREMIER LAWN TREE AND SHRUB SERVICES

Spray Report- Turf, Tree, and Shrubs

Customer: Prestige Landscapes of North Florida

Property: Shearwater Phase 1 CDD

Date:2/21/2025-02/26/2025

Shrub Total Gallons Used: 600

Product:

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

20-20-20 W/ Micros @ 8 lbs per 100 gallons

Prodiamine Pre-emergent @ 1 lb per acre

Foliar fertilization with pre-emergent weed control to shrubs and beds along parkway with Mic-Drop to maintain and add to the growth, health, and color of shrubs. Also to prevent growth of new weeds in shrub beds for at least 90-120 days.

Tree Deep Root Total Gallons Used: 500

Product

Micdrop 0-0-1 @ 96 oz per 100 gallons

20-20-20 @ 10 lbs per 100 gallons

Deep root fertilization of trees along parkway from entrance to amenity center to add to the new growth, health, and color of the of oaks, magnolias, and crape myrtles over next 3-6 weeks.

Done in accordance with contractual March Applications of 4-4-5 per rfp. Replaced 4-4-5 with 20-20-20 and added pre-emergent weed control.

SPARTAN GREEN LLC

904-577-9271

PREMIER LAWN TREE AND SHRUB SERVICES

Prestige Landscapes of North Florida, Inc.

Shearwater Phase 1 CDD and Amenity Center

Date: 4/5/25-4/7/25

Total Gallons 600

CuPro 5000 @ 9 lbs per 100 gallons

Phase 1 CDD and Amenity

Treated for lichen and spanish moss attached to trees in phase 1 cdd section and amenity center.

Date- 4/5/25

8-10-10 @ 6 bags to all plant material inside and around amenity center with new install

Date: 4/14/25

-Products Applied-

Arbor Palm OTC

Performed Arbor Jet Palm OTC Injections to all specialty palms at amenity center to fight and prevent fungus and disease issues.

SPARTAN GREEN LLC
904-577-9271
PREMIER LAWN TREE AND SHRUB SERVICES

Prestige Landscapes of North Florida, Inc.

Shearwater Phase 1 CDD

Date: 5/22/25-5/23/25 and 6/2/25

Total Gallons Used: 800

Square footage- +/- 8 Acres

-Products Applied-

Moisture Magnet @ 64 oz per acre

Bifen Xts @ 7 oz per acre

Acelepryn Xtra @ 20 oz per acre

Applied summer insect control application for prevention of turf destroying insects such as chinch bugs, army worms, and tropical sod web worms. Also applied a turf moisture manager that will help alleviate the hot spots and retain moisture at the soil level to help prevent drought stress in turf areas. Expect to see some results in 10-21 days once watered in.

SPARTAN GREEN LLC

904-577-9271

PREMIER LAWN TREE AND SHRUB SERVICES

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.

SPARTAN GREEN LLC
904-577-9271
PREMIER LAWN TREE AND SHRUB SERVICES

Prestige Landscapes of North Florida, Inc.

Shearwater Phase 3 CDD

Date: 4/28/25-4/30/25

Total Gallons Used: 36

Square footage- +/- 27 Acres (106 Bags)

-Products Applied-

24-2-11 @ 1 lb N per 1000 Sqft

Avenue South @ 1.5 oz per 1,000 sq ft

Dismiss @ 7 oz per acre

Performed granular fertilizer application to turf areas after core removal aeration to add to the growth, health, and color. Once watered in, expect to see results in the next 10-21 days. Applied liquid weed control as spot treatment to start killing weeds present in 10-21 days once watered in.

SPARTAN GREEN LLC
904-577-9271
PREMIER LAWN TREE AND SHRUB SERVICES

Prestige Landscapes of North Florida, Inc.

Shearwater Phase 3 CDD

Date: 5/16-5/17 and 5/19/25 through 5/21/25

Total Gallons Used: 2400

Square footage- +/- 25 Acres

-Products Applied-

Moisture Magnet @ 64 oz per acre

Bifen Xts @ 7 oz per acre

Acelepryn Xtra @ 20 oz per acre

Applied summer insect control application for prevention of turf destroying insects such as chinch bugs, army worms, and tropical sod web worms. Also applied a turf moisture manager that will help alleviate the hot spots and retain moisture at the soil level to help prevent drought stress in turf areas. Expect to see some results in 10-21 days 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

RUPPERT LANDSCAPE

Trout Creek CDD: Monthly Report

May 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 pulling goose grass in turf
- Sulfur coated fertilizer and pre-emergent applied to all turf throughout phase 2
- Herbicide applied to all turf to prevent sedges and broad leaf weeds.

Maintenance:

- Weekly mowing service
- Weekly trail maintenance
- Bermuda fields throughout phase 2 aerated and fertilized
- Hand pulling any weeds in ornamental grasses
- Sod installed in deficient areas throughout phase 2

Irrigation:

- All irrigation has proper run times and coverage
- Running three times a week (Tuesday and Friday and Sunday)
- The newly sodded areas are running 3 times a week. They are on a separate program that is only running that zone.

Tab 2

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

Service Report

Date: June 6, 9,10,11, 2025

Biologists: Jim Charles
Justin Powers, Rich Powers

Client: Trout Creek CDD

Waterways: 43 ponds

Note: First report for June.

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

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

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

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

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

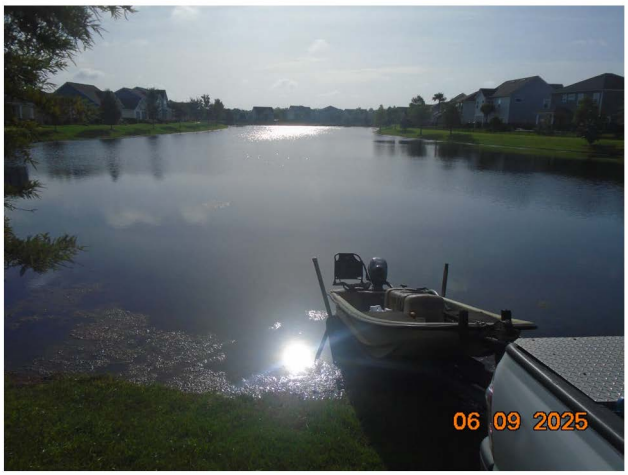
Pond 2b: This pond was in good condition. The pond level is normal.

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

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

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

Pond 7b: Pond was in fair condition. The water level is normal. Treated for algae on the 9th.



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

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

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

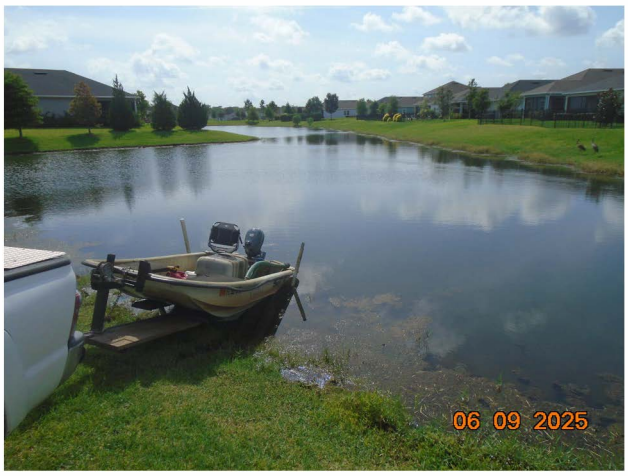
Pond 9b: Pond was in good condition. The water level is normal.

Pond 9c: Pond was in fair condition. The water level was normal. Treating for algae on the 11th.

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 fair condition. The water level is normal. Treated for algae on the 9th.



Pond 11a: Pond was in poor condition. The water level is good. Treated for algae on the 9th.

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

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

Pond 12a: Pond was in fair condition. The water level is normal. Treated the perimeter for pennywort.

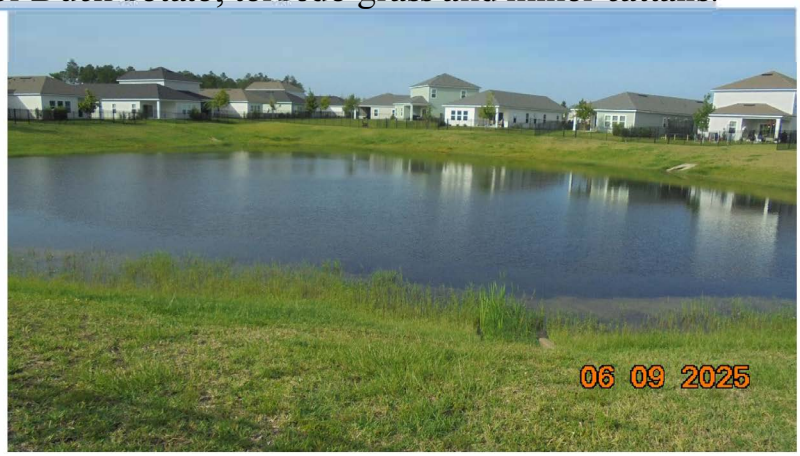
Pond 14: Pond was in good condition. The water level is good.

Pond 14b: Pond was in fair to good condition. The water level is normal.

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

Pond 21A: Pond was in fair condition. The water level is good. Treated perimeter for Duck potato, torpedo grass and minor cattails.

Pond 21B: Pond is in fair condition. The water level is low. Treated perimeter for Duck potato, torpedo grass and minor cattails.



Pond 22A: Pond was in fair condition. Treated for algae on the 9th.

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

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

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

Pond 24a: Pond was in fair condition. Pond level is good. Treating the perimeter for pennywort and cattails on the 11th.

Pond 24b: Pond was in fair to good condition. The water level is good. Treated the perimeter for torpedo grass and Duck potato.

Pond 24c: Pond has been drained.

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

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

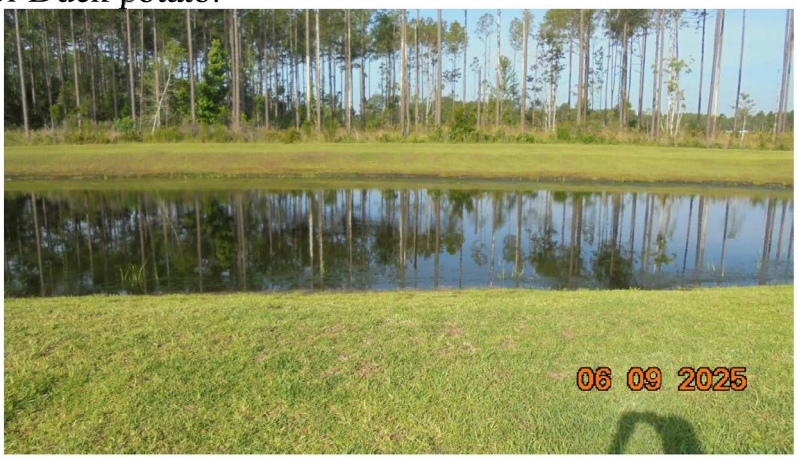
Pond 29B: Pond was in poor condition. The water level is good. Treated perimeter for torpedo grass, Duck potato and minor cattails.

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

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

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

Pond 34: Pond was in fair condition. The water level is good. Treated perimeter for Duck potato.



Pond 35: Pond is in good condition. Water level is normal.

Pond 36: Pond was in fair condition**.** Treated the perimeter for Duck potato and minor cattails.

Jim Charles

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

Service Report

Date: May 21, 23 & 30, 2025

Biologists: Jim Charles
Justin Powers, Rich Powers

Client: Trout Creek CDD

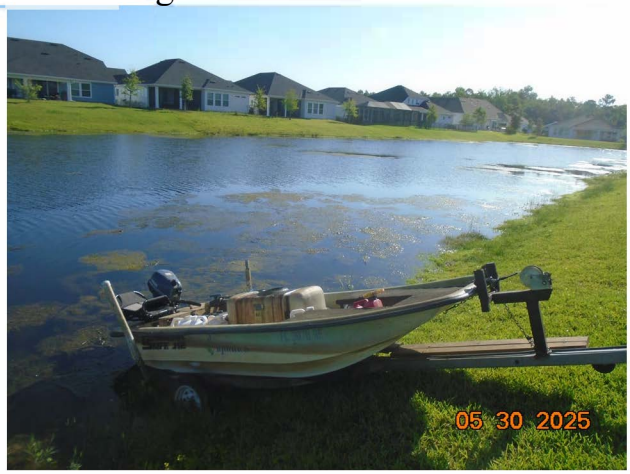
Waterways: 43 ponds

Note: Second report for May, which includes treatments on May 21, 23 and 30th.

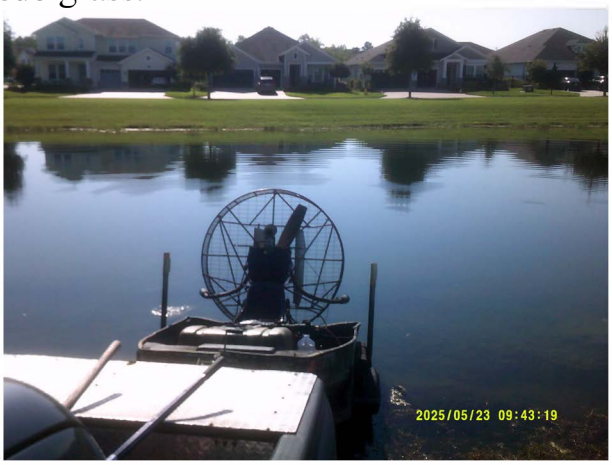
Pond 7b: Pond was in fair condition. The water level is normal. Treated for algae on the 21st.

Pond 7c: Pond was in fair to good condition. The water level is normal. Treated perimeter for torpedo grass on the 23rd.

Pond 9c: Pond was in poor condition. The water level was normal. Treated for submersed weeds and algae on the 30th.

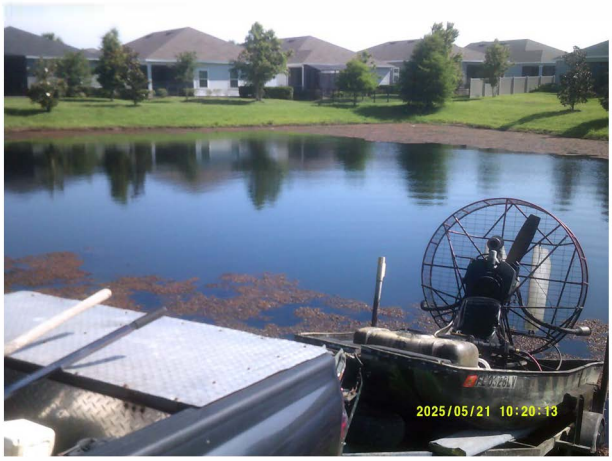


Pond 10a: Pond was in fair condition. The water level is good. Treated perimeter for torpedo grass.



Pond 10d: Pond was in fair condition. The water level is normal. Treated perimeter for torpedo grass and algae.

Pond 11a: Pond was in poor condition. The water level is good. Treated for algae on the 7th, 21st and 30th.



Pond 22A: Pond was in fair condition. Treated for algae on the 21st.

Pond 22B: Pond was in fair condition. The water level is good. Treated for bacopa and algae.

Pond 33: Pond was in fair condition. The water level is normal. Treated for algae on the 23rd.

Jim Charles

Tab 3

Trout Creek CDD
GM/AGM Operations Report for June 18, 2025

Talking Points/ Request:

- Increasing TCCDD Reservation Rates: Compared with Aberdeen CDD and Rivertown
  Kayak Hub: Currently - $55 Weekdays & $80 Weekends //Proposed - $85 Weekdays & $100 Weekends
  Conference Room: Currently - $30 //Proposed - $55
  Outpost: Currently - $55 //Proposed - $80
  Pavillion: Currently - $55 //Proposed - $80

Administration:

- Assisted Hi-Tech with projects
- Assisted Colden Company with the Network configuration
- Assisted the Lifestyle Team with Memorial Day weekend
- Property drive with Ruppert Landscape
- Property drive with Prestige Landscape
- Attended CDD Budget meeting
- Boardwalk inspection
- Assisted covering shifts (RSC, APC & Café) for PTO and Vacation Time for other staff members
- Attended Jax Engagement Committee Maintenance Matters Summit
- Worked with Shaw Tree regarding Atlas Dr tree lifting
- Worked with Cintas for proposal
- 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)
- Attended meeting regarding Verdego lawsuit with Assistant Supervisor Jim Breslin, District Manager, District Counsel and Verdego representatives
- Attended the monthly FSR lifestyle collaboration call

Kayak Hub:

- May Square Café Category Sales Report (attached)
- May TCCDD Square Sales Report (attached)
- May Square Café Sunday Category Sales Report (attached)

Lifestyle:

- May Profit & Loss Report (attached)

Maintenance/Vandalism/Mischief Issues:

- May Report (attached)

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

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

Ma 1, 2025–Ma 31, 2025

Categor Sales Report

TCCDD

Categor	Items Sold	Gross Sales
Uncategori ed	74	$7,308.33
FOBS	38	$1,140.00
TCCDD Reser ations	3	$117.00
Total	**115**	**$8,565.33**

Ma 4, 2025

Categor Sales Report

CAFE

Categor	Items Sold	Gross Sales
Uncategori ed	1	$3.00
CANDY	11	$19.50
CHIPS & COOKIES	7	$14.00
DRINKS	19	$35.50
ICE CREAM	8	$32.00
KIDS MEAL	2	$13.50
PIZZA	4	$32.00
SANDWICHES	5	$43.00
SINGLE ITEMS	1	$2.00
Total	**58**	**$194.50**

Ma 1, 2025–Ma 31, 2025

Categor Sales Report

CAFE

Categor	Items Sold	Gross Sales
Uncategori ed	12	$40.00
CANDY	423	$566.75
CHIPS & COOKIES	173	$331.00
DRINKS	592	$1,033.00
EXTRAS	10	$9.10
HOT DRINKS	12	$19.00
ICE CREAM	370	$1,480.00
KIDS MEAL	37	$249.00
PIZZA	78	$534.00
SANDWICHES	69	$476.00
SINGLE ITEMS	58	$233.00
WRAPS/BURGERS	68	$502.00
Total	**1,902**	**$5,472.85**

Ma 11,ê2025

Categor Sales Report

CAFE

Categor	Items Sold	Gross Sales
CANDY	10	$17.50
CHIPS & COOKIES	1	$1.25
DRINKS	17	$28.50
ICE CREAM	3	$12.00
SANDWICHES	2	$14.50
SINGLE ITEMS	6	$26.00
WRAPS/BURGERS	3	$24.00
Total	**42**	**$123.75**

Ma 18, 2025

Categor Sales Report

CAFE

Categor	Items Sold	Gross Sales
Uncategori ed	1	$3.00
CANDY	24	$31.50
CHIPS & COOKIES	19	$37.25
DRINKS	50	$87.00
EXTRAS	2	$2.10
ICE CREAM	35	$140.00
KIDS MEAL	2	$13.50
PIZZA	1	$17.50
SANDWICHES	3	$20.00
SINGLE ITEMS	13	$54.00
WRAPS/BURGERS	9	$74.00
Total	**159**	**$479.85**

Ma 25, 2025

Categor Sales Report

CAFE

Categor	Items Sold	Gross Sales
Uncategori ed	3	$9.00
CANDY	19	$30.25
CHIPS & COOKIES	8	$15.25
DRINKS	44	$75.00
ICE CREAM	19	$76.00
KIDS MEAL	5	$33.50
PIZZA	7	$47.50
SANDWICHES	14	$101.00
SINGLE ITEMS	8	$33.00
WRAPS/BURGERS	7	$46.00
Total	**134**	**$466.50**

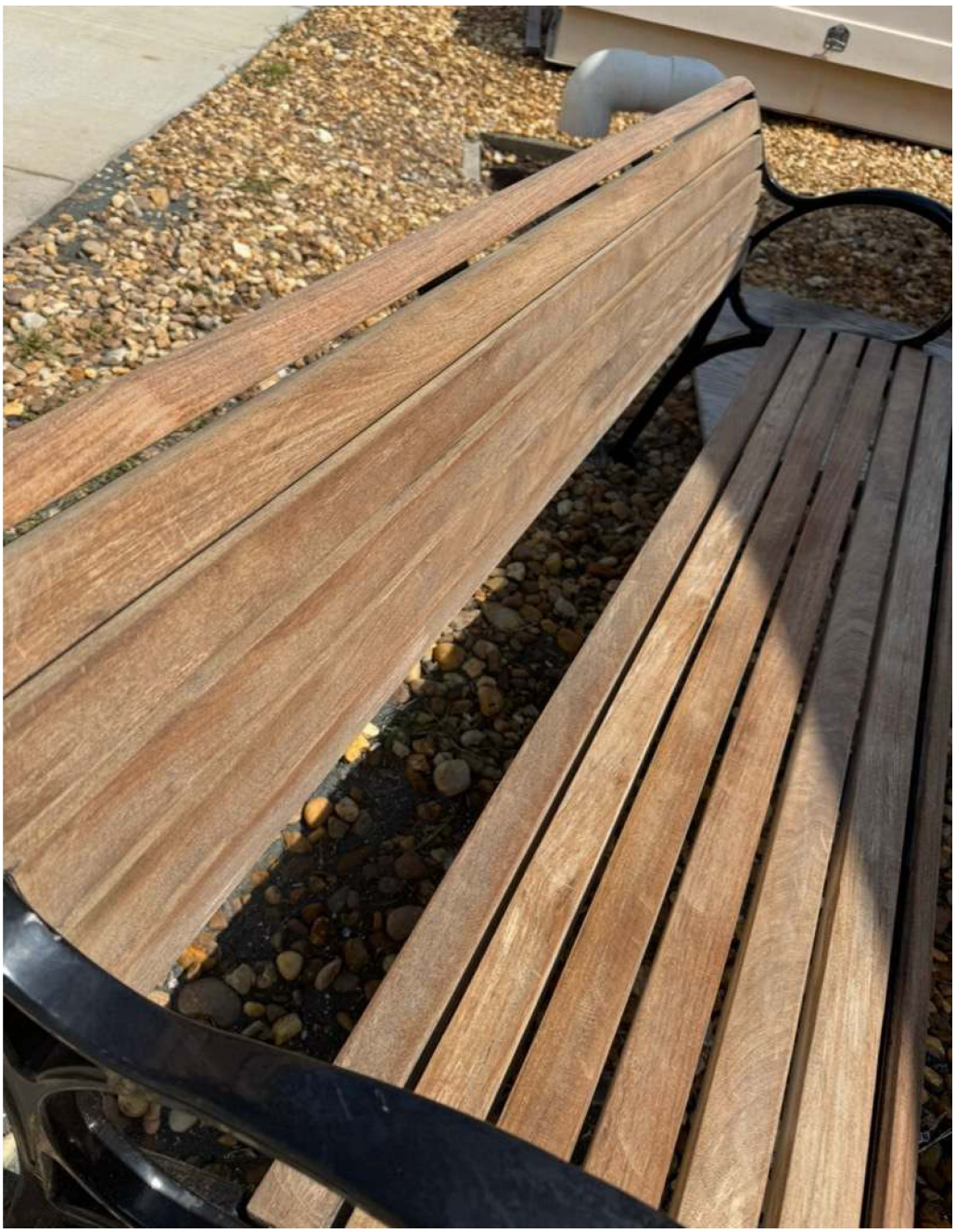
(1)

Restored Paint Benches At Hub Entry

Created: Mon, 6/2/2025

Before

(2)



Restored Painted Benches At Hub Entry

Created: Mon, 6/2/2025

After

(3)

Repaired And Stained Broken Swings At Pond Overlook Windley Dr

Created: Mon, 6/2/2025

Before

(4)

Repaired And Stained Broken Swings At Pond Overlook Windley Dr

Created: Mon, 6/2/2025

After

(5)

Repaired Rusted Hydrant At Maintenance Shed

Created: Mon, 6/2/2025

Before

(6)

Repaired Rusted Hydrant At Maintenance Shed

Created: Mon, 6/2/2025

After

(7)

Repaired Light At Lazy River

Created: Mon, 6/2/2025

Before

(8)

Repaired Light At Lazy River

Created: Mon, 6/2/2025

After

(9)

Installed Pickleball Prohibited Signs At Tennis Courts

Created: Mon, 6/2/2025

Before

(10)

Installed Pickleball Prohibited Signs At Tennis Courts
Created: Mon, 6/2/2025

After

(11)

Repaired Loose Pavers At Pond Overlook Windley Dr

Created: Mon, 6/2/2025

Before

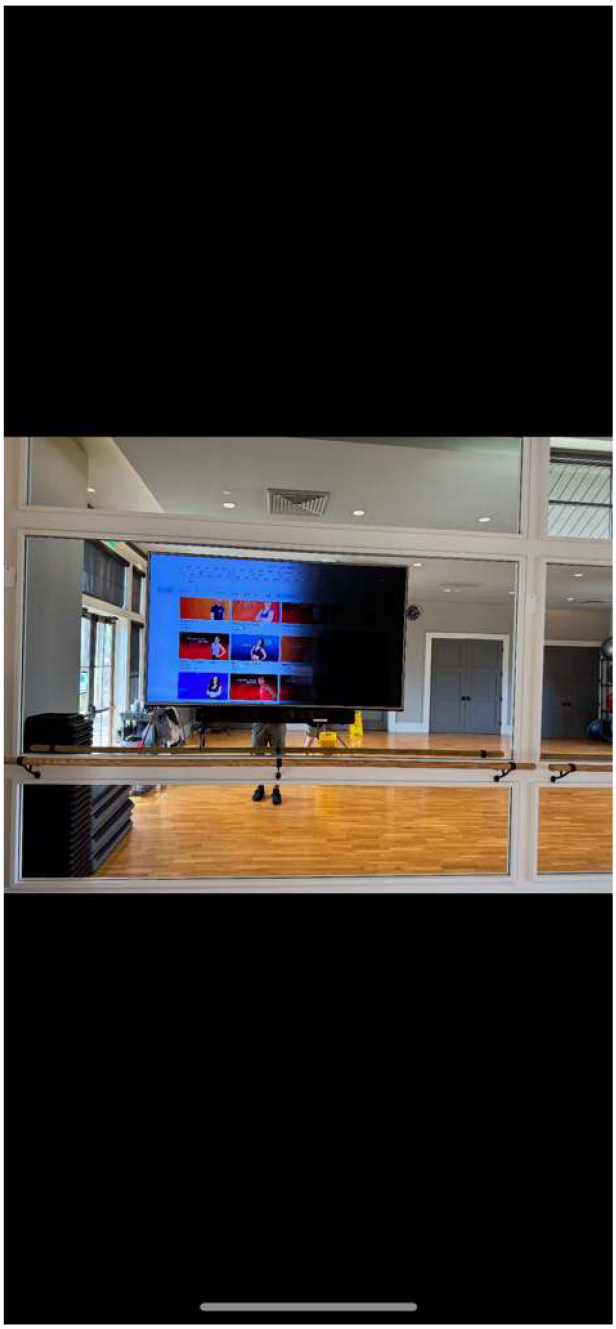
(12)

Repaired Loose Pavers At Pond Overlook Windley Dr

Created: Mon, 6/2/2025

After

(13)

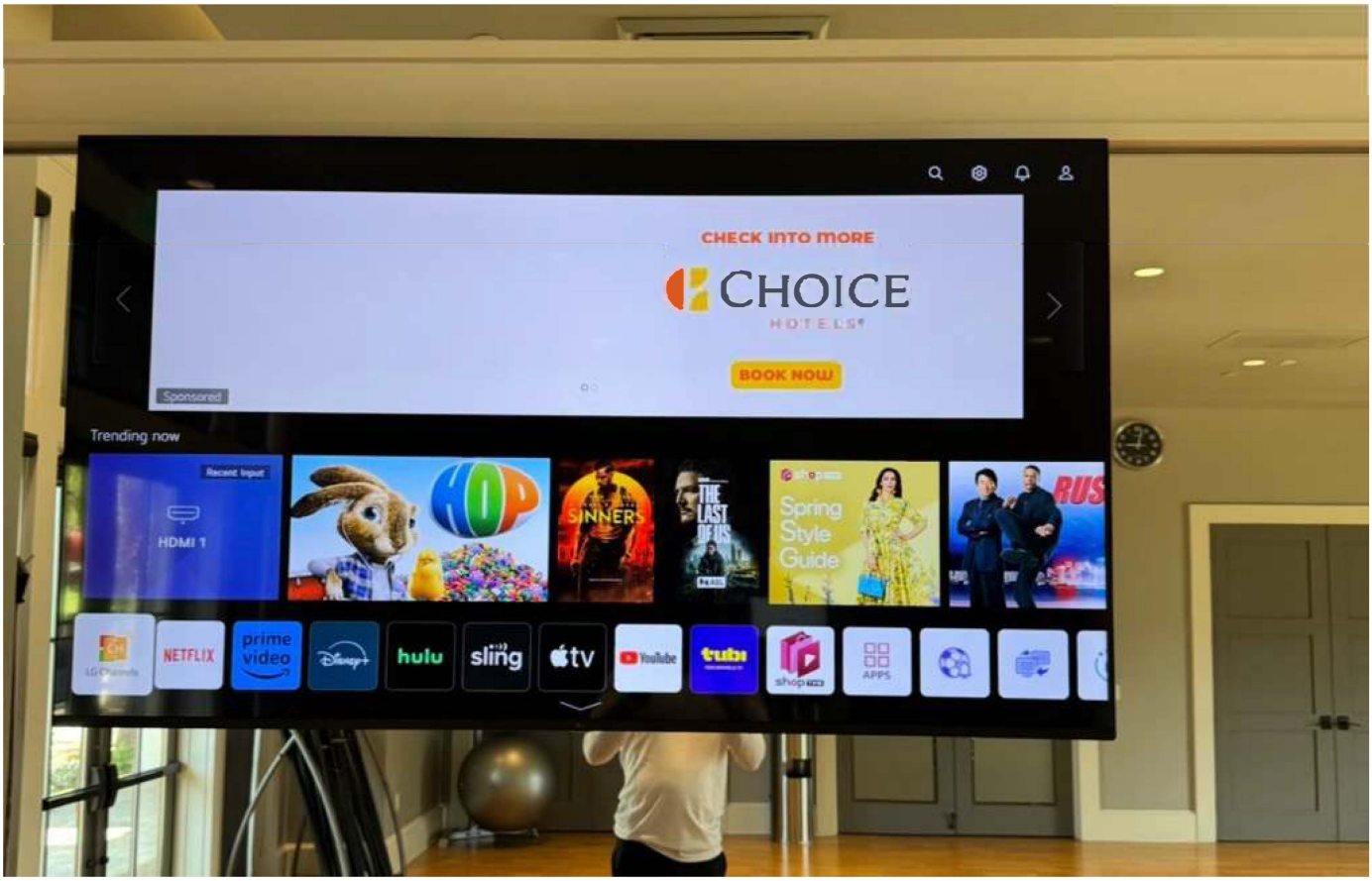


Replaced Tv At Aerobics Room

Created: Mon, 6/2/2025

Before

(14)



Replaced Tv At Aerobics Room

Created: Mon, 6/2/2025

After

(15)

Removed Large Root From Paver Path At Rivercliff Tr

Created: Mon, 6/2/2025

Before

(16)

Removed Large Root From Paver Path Rivercliff Tr

Created: Mon, 6/2/2025

After

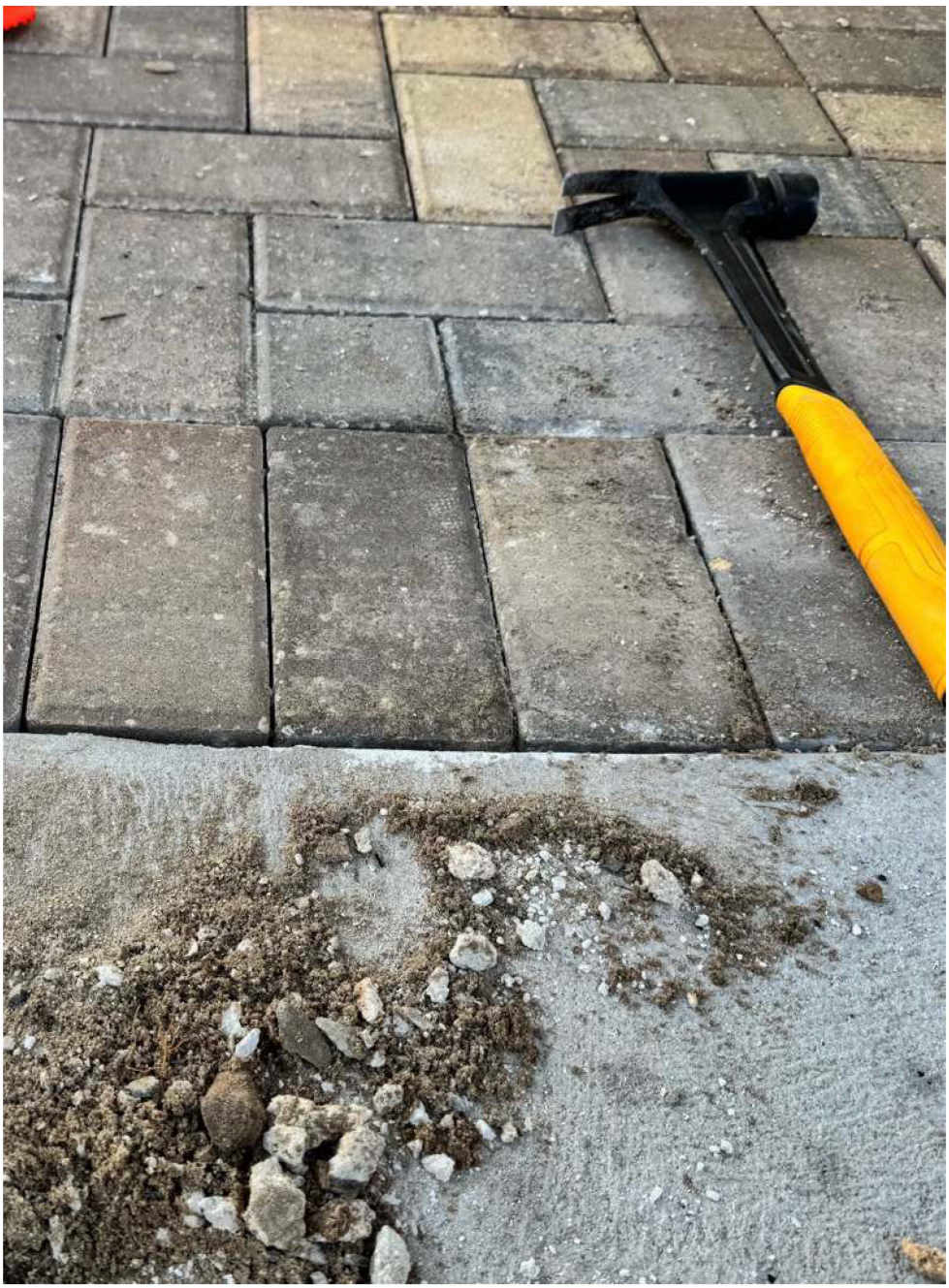
(17)

Repaired Loose Pavers At Rec Bathrooms

Created: Mon, 6/2/2025

Before

(18)



Repaired Loose Pavers At Rec Bathrooms

Created: Mon, 6/2/2025

After

(19)

Replaced Broken Valve Box At Hopetown Ct

Created: Mon, 6/2/2025

Before

(20)

Replaced Broken Valve Box At Hopetown Ct

Created: Mon, 6/2/2025

After

(21)

Removed Concrete Slab From Mailbox At Hopetown Ct

Created: Mon, 6/2/2025

Before

(22)

Removed Concrete Slab From Mailbox At Hopetown Ct
Created: Mon, 6/2/2025
Completed by Johnnie verdell

May, 2025

Lifestyle Profit & Loss

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

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

Summary	Estimated	Actual
Total income	$0.00	$2,835.68
Total expense	$0.00	$12,248.25
Total profit	**$0.00**	**($9,412.57)**

EVENT REVENUE/ COST

Live Music	Revenue	Cost
Prize - Publix		$26.98
Tumbling Dice		$810.00
Total	**$0.00**	**$836.98**

Mother's Day	Revenue	Cost
Amazon Décor		$243.12
Bar-Twisted Flowers		$400.00
Al Dente - Catering		$1,490.00
Costco		$148.90
Total	**$0.00**	**$2,282.02**

Memorial Day	Revenue	Cost
Bag Piper		$250.00
DJ Mark		$450.00
Volunteer snacks		$116.55
Publix		$70.14
Walmart		$117.99
Total	**$0.00**	**$1,004.68**

Mother's Day Cont.	Revenue	Cost
Publix - Ice/Water		$32.96
Sams		$49.44
Walmart - tablecloths x 2		$111.22
Total	**$0.00**	**$193.62**

Coffee and Convo	Revenue	Cost
Publix		$167.07
Sam's club		$68.06
Robert Loryea	$250.00	
Total	**$250.00**	**$235.13**

Curiosity U	Revenue	Cost
Monthly Subscription		$100.00
Total	**$0.00**	**$100.00**

Out of School Party	Revenue	Cost
Weekend Shuttles		$7,200.00

ME Ent.		$350.00
Amazon - Hot Potato		$45.82
Total	**$0.00**	**$7,595.82**

Events Summary	Actual
Total income	$250.00
Total expense	$4,652.43
Total Profit	**-$4,402.43**

VENDOR REVENUE - 10% OF ALL SALES

Vendor	Payment Method	Income
904 Tennis	Check	$1,379.30
Belly Dancing	Square	$18.00
Sugared Lemon	Square	$46.50
Planet Pizza	Square	$145.23
Soccer Shots	Check	$597.75
Vendor Village	Check	$215.00
Frankie's Franks	Square	$183.90

Sponsor	Type		Income
Total		**$0.00**	**$0.00**

Shearwater Lifestyle Summary Report – May 2025

May 2nd – Music w/Tumbling Dice

Live Music Performance w/Tumbling Dice (resident is the lead singer). Rolling stones cover band. Approx 100+ attendees with a Big Hat contest celebrating the Kentucky Derby.

May 3rd – Ryan Homes Open House Brunch

Only a handful of attendees. Breakfast sandwiches provided to attendees. (paid sponsorship)

May 5th – Salsa Contest

1 resident, and 2 restaurant participants. 8 signed up but did not show up. Approx 40 attendees to judge and taste. Chips and salsa provided by La Catrina

May 9th – Mother's Day Dinner

100 capacity. Sold out! NO residents turned away. Residents raved about the food and ambiance. Kayak Club redecorated as a fancy restaurant. Very well received by attendees. Bartenders provided for cocktail hour, food catered by Al Dent Ristorante

May 14th – Coffee and Conversation

Pets R Family sponsored. Standard attendance of about 70 people.

May 15th - Let's Go Hiking with Joe and Demetric.

Hiked trail by the Outpost. 4 attendees. Many people expressed interest but were not available that day/time. Altering initial schedule to 1x monthly and sticking to walking paths during summer months. Will hike trails when weather cools and less bugs out. At least 30 people have expressed interest.

May 18th – Vendor Village

Very slow day for attendees. Not many people on the lawn but the pool area was PACKED! Very hot and humid day so that affected attendance.

May 28th – Trivia Night

Low attendance, about 45 people. Prizes provided by Hurricane Grill .

May 30th – Last Day of School

Food trucks on site. Fairly good attendance but many residents upset they could not stay in the pool after 8pm. Adjusting the timing of poolside events to ensure the party is not still happening when swimming is restricted. DJ provided with pool games and other activities.

GENERAL INFO:

Blood Drive had 15 donors. Curiosity U had consistent attendance of 10 people on average. Travel Club, Faentasy club, Math Club, and our Senior Ladies groups all had meetings this month. 1 Kayak Club Café Takeovers w/ The Bakery Cartel. 18 food trucks serviced the community. 21 total fitness classes offered in May with 2 classes cancelled due to technical/weather related issues (Building hit by lightning).

Nest TV Proposal

LG

65-Inch Class UHD AI 4K UA77 Series Smart TV w/AI Sound Pro, HDR10, 4K Super Upscaling, Filmmaker Mode, Wow Orchestra, Compatible with Alexa (65UA7700PUB, 2025)

Options: 6 sizes

4.3 ★★★★½ (5)

$496.99

FREE delivery **Wed, Jun 18**

Only 13 left in stock (more on the way).

Add to cart

Display Size	Refresh Rate	Resolution	Model Year
65 inches	**60 hertz**	**4K**	**2025**

Tab 4

Trout Creek YTD Revenues & Expenditures Thru 4/30/2025

SUMMARY

Presented by Supervisor Murphy

	Annual Budget	YTD Budget Thru 04/30/25	YTD Actual Thru 04/30/25	Better/(Worse)Variance
Total Revenues - O& M	3,894,262	3,800,241	3,882,437	82,196
Total Revenues - Capital Reserve	307,326	301,493	308,388	6,895
Total General Fund Revenues	4,201,588	4,101,734	4,190,825	89,091
Total Expenditures O & M	3,894,262	2,202,476	2,198,473	4,003
Total Expenditures - Capital Reserve	307,326	307,326	235,624	71,702
Total General Fund Expenditures	4,201,588	2,509,802	2,434,097	75,705
Total O & M Excess of Revenues Over(Under) Expenditures	0	1,597,765	1,683,964	86,199
Total Excess of Revenues Over(Under) Expenditures	0	(5,833)	72,764	78,597
Total Excess of Revenues Over(Under) Expenditures	0	1,591,932	1,756,728	164,796

Explanations of Variances

O & M Expenses - Under by $4,003

Landscaping - Budgeted for pond mowing which is not happening, annual increases expected have not happened yet, Phase 1 Bid lower than budgeted	76,250
Amenity Staff - Not fully staffied from beginning of year, some positions took time to be replaced , annual raises given in March	36,558
Reclaimed Water - Less watering	33,048
Tennis Program not happening as planned	14,802
Holiday Decorations - less spending than anticipated	14,043
Licenses, Fees & Permits - Fees for Debit/Credit Card Income through Square not budgeted for	(2,690)
Other District Financial & Accting - Advertising & Mass Mailing related to Bond Refunding	(6,489)
District Engineer - Parking study -$4,950 and work relating stop signs at intersection of Timberwolf and Shearwater	(6,898)
Law Enforcement Security - more security than anticipated	(8,516)
Miscellaneous Exp - ECS testing of Goodhope Ct (3,000) ,Removal of trees at Outpost playground & other areas (5,920), French Drain on Appian Way ($4,771)	(8,802)
Access Control & Security Monitoring M&R - Hi-Tech - software upgrade & Door Controller Installation	(9,484)
Irrigation Repair -Hunter Clock and Conversion in Phase 1 , and other sprinkler repairs in Phase 1 on Shearwater Parkway	(31,827)
Contingency - Painting Fitness Center ($4,305) Reserve Study ($8,300), Fitness Equip ($2,938),Patching Shearwater($17,650), Signs($4,445), Tenting Fumigation for termites ($23,512)	(37,870)
Landscape Replacement Plants, etc - Hurricane Milton Cleanup , Sod Replacement, Plant replacement on Shearwater Pkwy	(67,781)
Other	9,659
Total of O&M Variance Explantions	**4,003**

Trout Creek YTD Revenues & Expenditures Thru 4/30/2025

Chart of Accounts Classification	Annual Budget	YTD Budget Thru 04/30/25	YTD Actual Thru 04/30/25	Better/(Worse) Variance	Variance Explanation
	O&M				
Revenues					
Interest Earnings					
Interest Earnings	0	0	12,974	12,974	Interest not budgeted for
Special Assessments					
Off Roll	492,539	492,539	492,539	0	
Tax Roll	3,097,753	3,097,753	3,139,549	41,796	
Contributions & Donations from Private Sources					
HOA Capital Transfer	125,000	86,800	86,800	0	
Other Misc. Revenues					
Activity Fees	30,000	17,500	14,250	(3,250)	
Cafe Revenue	24,970	14,566	8,871	(5,695)	Timing, more activity in summer
Facilities Rentals	35,000	20,417	22,052	1,635	
HOA Reimbursement	45,000	45,000	70,491	25,491	More reimbursement from HOA than estimated
Insurance Proceeds	0	0	7,600	7,600	Irrigation Timer Damage & Auto Damage Claims
Misc Revenue	0	0	4,593	4,593	Parents reimburse for firepit damage
Special Events Revenue	20,000	11,666	22,718	11,052	Large Sponsorship Revenue
Tennis Center Revenue Share Agreement	24,000	14,000	0	(14,000)	This is not happening as planned
Total Revenues	**3,894,262**	**3,800,241**	**3,882,437**	**82,196**	
Expenditures					
District Expenses:					
Board of Supervisor Fees	14,000	8,166	11,600	(3,434)	Only budgeted for 2 workshops for the year
District Management	61,404	38,305	38,344	(39)	
Other District Financial & Accting	38,725	28,712	35,201	(6,489)	Advertising & Mass Mailing related to Bond Refunding
Counsel	65,000	37,917	38,087	(170)	
Engineer	30,000	17,500	24,398	(6,898)	Parking Study ($4,950), work relating to intersection of Timberwolf and Shearwter
Law Enforcement - Security	35,000	20,417	28,933	(8,516)	More Security hours than anticipated
Total District Expenses:	**244,129**	**151,017**	**176,563**	**(25,546)**	
Staffing Related Expenses:					
Employee - Amenity Staff	860,400	501,900	465,342	36,558	Not fully staffed up from beginning of year, some staff have left and it took time to be replaced, raises not approved until March
Amenity Management Service Contracts	21,648	12,628	12,878	(250)	
Total Staffing Related Expenses	882,048	514,528	478,220	36,308	
Utilities:					
Electric Utility - Recreation Facilities	70,000	40,833	32,013	8,820	Lower than anticipated usage
Electric Utility - Street Lights	60,000	35,000	35,471	(471)	
Electric Utility Services	11,000	6,417	7,046	(629)	
Gas Utility Services	2,000	1,166	887	279	
Water-Sewer Utility - Reclaimed	485,000	189,150	156,102	33,048	Less watering days
Water-Sewer - Recreation Facilities	18,375	5,696	11,358	(5,662)	
Garbage/Solid Waste Control Services	8,500	4,959	6,306	(1,347)	New fuel/environmental recovery fee not budgeted for (240/mo)
Total Utilities	**654,875**	**283,221**	**249,183**	**34,038**	
Landscaping & Irrigation:					
Landscape & Irrigation Maintenance	1,070,000	604,915	528,665	76,250	Pond mowing not approved (24,000), Ph 1 bid lower than anticipated(53,333), yr 2 increases not happen yet

Trout Creek YTD Revenues & Expenditures Thru 4/30/2025

Chart of Accounts Classification	Annual Budget	YTD Budget Thru 04/30/25	YTD Actual Thru 04/30/25	Better/(Worse) Variance	Variance Explanation
Landscape Replacement Plants, Shrubs, Tr	40,000	40,000	107,781	(67,781)	Hurricane Milton Cleanup ($5,500), Sod Replacement ($22,468), replace plants on shearwater pkwy ($40,126)
Common Area Pinestraw Mulch	125,000	107,800	98,463	9,337	
Irrigation Repair	35,000	20,416	52,243	(31,827)	Hunter Clock and Conversion in Phase 1 ($22,500), additional sprinkler issues in Phase 1
Total Landscaping & Irrigation	**1,270,000**	**773,131**	**787,152**	**-14,021**	
Amenity Related Expenses:					
Amenity Janitorial Services	20,000	11,667	16,600	(4,933)	Needed extra services from Janitor Service while porter was being replaced
Amenity Maintenance & Repairs	65,000	37,916	41,362	(3,446)	
Amenity Operating Supplies	25,000	14,583	19,331	(4,748)	More supply purchases than anticipated
Pool Chemicals & Service Contract	103,400	84,067	84,699	(632)	
Lifeguard/Pool Monitors	175,000	32,270	18,189	14,081	Timing of Budget
Fitness Equipment Lease & M&R	40,298	23,507	23,009	498	
Tennis Court Programs & Maint & Supplies	31,500	18,375	3,573	14,802	Tennis Program is not happening as planned ($14,000),
Access Control & Security Monitoring M&R	11,000	6,416	15,900	(9,484)	Hi-Tech Door Controller Installation ($6,600), payback HOA for Key Fob Income received($3,200)
Licenses, Fees & Permits	11,462	6,686	9,376	(2,690)	Fees for Debit/Credit Card Income through Square not budgeted for
Pest Control/Termite Bond & Wildlife Mgmt	5,500	3,208	2,034	1,174	
Telephone, Internet, Cable	12,000	7,000	8,182	(1,182)	Firewall ($1,025)
Other	4,000	2,334	3,797	(1,463)	
Total Amenity Related Expenses	**504,160**	**248,029**	**246,052**	**1,977**	
Lifestyle Expenses:					
Shuttle Service	15,000	6,000	7,800	(1,800)	Did not budget enough shuttles for events
Special Events	66,550	56,550	60,305	(3,755)	
Cafe Materials	15,000	8,750	7,708	1,042	
Total Lifestyle Expenses:	**96,550**	**71,300**	**75,813**	**(4,513)**	
Other Shearwater Expenses:					
Aquatic Maintenance	49,000	28,583	27,829	754	
Stormwater Assessments	4,000	2,333	3,200	(867)	
Road & Street Facilities	5,000	2,917	435	2,482	
Entry & Walls Maintenance & Repair	4,500	2,625	0	2,625	
General Liability & Property Insurance	95,000	68,959	65,564	3,395	
Holiday Decorations	15,000	15,000	957	14,043	Lower than anticipated holiday supplies
Total Other Shearwater Expenses	**172,500**	**120,417**	**97,985**	**22,432**	
Misc./Contingency Expenses:					
Miscellaneous Expense	20,000	11,667	20,469	(8,802)	ECS testing of Goodhope Ct (3,000) ,Removal of trees at Outpost playground & other areas (5,920), French Drain on Appian Way ($4,771)
Capital Improvements/Contingency	50,000	29,166	67,036	(37,870)	Painting of Fitness Center ($4,305) Reserve Study ($8,300), Hardware & subscription for Fitness Equip ($2,938),Patching of Shearwater Pkwy($17,650), Signs($4,445), Tenting Fumigation for termites ($23,512)
Total Misc./Contingency Expenses	**70,000**	**40,833**	**87,505**	**(46,672)**	
Total Expenditures	**3,894,262**	**2,202,476**	**2,198,473**	**4,003**	
Total Excess of Revenues (Over/(Under) Expen-	**0**	**1,597,765**	**1,683,964**	**86,199**	
Total Other Financing Sources(Uses)					
Interfund Transfer					
Total Other Financing Sources(Uses)	0	0	0	0	

Trout Creek YTD Revenues & Expenditures Thru 4/30/2025

Chart of Accounts Classification	Annual Budget	YTD Budget Thru 04/30/25	YTD Actual Thru 04/30/25	Better/(Worse) Variance	Variance Explanation
Fund Balance, Beginning of Period	0	0	331,722	331,722	
Total Fund Balance, End of Period	**0**	**1,597,765**	**2,015,686**	**417,921**	

Capital Reserve

Revenues	Annual Budget	YTD Budget Thru 04/30/25	YTD Actual Thru 04/30/25	Better/(Worse) Variance
Interest Earnings				
Interest Earnings	14,000	8,167	15,062	6,895
Special Assessments				
Off Roll	40,699	40,699	40,699	0
Tax Roll	252,627	252,627	252,627	0
Total Revenues	307,326	301,493	308,388	6,895
Expenditures				
Contingency				
Capital Outlay	307,326	307,326	235,624	71,702
Total Contingency	307,326	307,326	235,624	71,702
Total Expenditures	307,326	307,326	235,624	71,702
Total Excess of Revenues Over(Under) Expenditures	0	(5,833)	72,764	78,597
Total Other Financing Sources(Uses)				
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
Total Fund Balance, End of Period	0	(5,833)	755,637	761,470

Fitness Strength Equip Balance - $9,581
Pool & Tennis Furniture - $171,484
Replacement Fabric for Canopy - $2,980
Water & Tower Slide Repairs & Paint - $29,983
Hi-Tech- access security system - $7,888
Fabric for Shade Covers - $5,960
Hi-Tech door controller security updates - $7,408

2024/2025 Capital Expenditures

O & M - Capital Improvements - Contingency

Painting of Fitness Center	4,305
Reserve Study	8,300
Shearwater Pkwy Patching	17,650
Signs	4,445
Fitness Equipment Hardware & Subscription Costs	2,938
Other	0
Total	**37,638**

Capital Reserve - Capital Improvements

Pool & Tennis Furniture	171,485
Fitness Equipment - Strength (2nd half)	9,581
Water & Tower Slide	29,983
Fabric for Shade Cover on Canopy	8,940
Hi -Tech Access Security System	15,296
Other	339
Total	**235,624**

Current YTD Actuals

Annual Assessment	Actual Interest	Actual Expenses	Net Reserve Funds	Shortfall From Reserve Plan	Fiscal Year
$ 289,600		$ 94,600	$ 195,000	$ (135,321)	2021/2022
$ 295,392	$ 892	$ 17,524	$ 473,760	$ (156,614)	2022/2023
$ 301,300	$ 16,365	$ 108,552	$ 682,873	$ (209,665)	2023/2024
$ 293,326	$ 15,062	$ 235,624	$ 755,637	$ (427,353)	2024/2025

*Based on YTD, not Y/E

As of 4/30/25	$ 456,300	$ 755,637	$ (427,353)

Capital Expenditures

	Amount	Year Spent	Year in Cap Plan
Retaining Wall by P3 Bridge	86,000	2022	never
Kayak Club HVAC	4,000	2022	2028
Pool Furniture	16,200	2023	2024
Tennis Court Resurface	24,600	2024	2025
Pool Fence	60,000	2024	2036
Kayak Club HVAC	14,400	2024	2036
Fitness Equipment Purchase	19,162	2024	never
Pool & Tennis Furniture	171,485	2025	over several years
Fabric for Shade Cover on Canopy	5,960	2025	2024
Water & Slide Repair & Paint	29,983	2025	2030
Hi-Tech- access security system	15,296	2025	2031
Other Misc	9,214		
Total	**456,300**		

Trout Creek YTD Revenues & Expenditures Thru 4/30/2025

Chart of Accounts Classification	Annual Budget	YTD Budget Thru 04/30/25	YTD Actual Thru 04/30/25	Better/(Worse) Variance
Lifestyle Revenues:				
Activity Fees	30,000	17,500	14,250	(3,250)
Facilities Rentals	35,000	20,417	22,052	1,635
Special Events Revenue	20,000	11,666	22,718	11,052
Total Lifestyle Revenues	**85,000**	**49,583**	**59,020**	**9,437**
Lifestyle Expenses:				
Shuttle Service	15,000	6,000	7,800	(1,800)
Special Events	66,550	56,550	60,305	(3,755)
Total Lifestyle Expenses	81,550	62,550	68,105	(5,555)
Net Lifestyle Revenue/(Expense)	**3,450**	**(12,967)**	**(9,085)**	**3,882**
Café Revenue vs Expense				
Cafe Revenue	24,970	14,566	8,871	(5,695)
Cafe Materials	15,000	8,750	7,708	1,042
Net Café Revenue/(Expense)	**9,970**	**5,816**	**1,163**	**(4,653)**

Tab 5

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT RECOGNIZING A LANDOWNER CONTRIBUTION TO OFF-SET SERIES 2022 ASSESSMENTS; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Trout Creek Community Development District (the "**District**") was established by ordinance adopted by the Board of County Commissioners in and for St. Johns County, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended, and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to plan, design, acquire, construct, install, operate and/or maintain systems and facilities for certain basic infrastructure, including recreation, water and sewer, roadways, stormwater management and utilities; and

WHEREAS, the District has adopted an improvement plan to finance the planning, designing, acquisition, construction, and installation of certain infrastructure improvements, facilities, and services (the "**Improvements**") as detailed in the *Engineer's Report,* dated November 4, 2014 (the "**Master Engineer's Report**"), and the anticipated costs of the Master Project described in the Engineer's Report are identified in Exhibit 3 of the Master Engineer's Report; and

WHEREAS, the District issued its $3,085,000 Capital Improvement Revenue Bonds, Series 2022 ("**Series 2022 Bonds**"), to fund a portion of the Improvements ("**Series 2022 Project**") as further described in the *Supplemental Engineer's Report, Series 2022 Bonds,* dated April 29, 2022 ("**2022 Engineer's Report**" and together with the Master Engineer's Report, "**Engineer's Report**"); and

WHEREAS, the District levied special assessments for the repayment of the Series 2022 Bonds ("**Series 2022 Assessments**"), as further detailed in that certain *Master Special Assessment Allocation Report* dated December 17, 2014 ("**Master Assessment Report**"), as supplemented by the *Final Supplemental Special Assessment Allocation Report, Capital Improvement Revenue Bonds, Series 2022,* dated May 13, 2022, attached hereto as **Exhibit A** ("**2022 Assessment Report**," and together with the Master Assessment Report, "**Assessment Report**"); and

WHEREAS, in connection with the issuance of the Series 2022 Bonds, the District and WFC Ashford Mills Owner VII, L.L.C. ("**Landowner**") entered into that certain "Contribution Agreement Between the Trout Creek Community Development District and WFC Ashford Mills Owner VII, L.L.C.," effective May 24, 2022 ("**2022 Contribution Agreement**"), whereby, generally stated, the Landowner agrees to contribute an amount equal to Two Hundred Forty Seven Thousand Five Hundred Sixty Two Dollars

($247,562.00) as specified in the 2022 Assessment Report ("**2022 Landowner Contribution**"), payable in Work Product, Infrastructure and Real Property (collectively "**Infrastructure Contributions**", as defined in the 2022 Contribution Agreement), representing the differential amount of Target Costs Per Unit and the Costs Per Unit by EAU (as both terms are defined in the 2022 Assessment Report) attributable to 223 residential units anticipated to absorb the Series 2022 Assessments; and

WHEREAS, in accordance with Resolution 2020-11, Landowner previously dedicated and the District previously accepted the dedication of certain property and improvements in an amount equal to Seven Million Sixty Four Thousand Seven Hundred Fifty Three Dollars and Thirteen Cents ($7,064,753.13) ("**Prior Landowner Contribution**"), as more particularly described in Resolution 2020-11, the terms of which are incorporated by reference herein; and

WHEREAS, pursuant to the terms of Resolution 2020-11, to the extent the total amount of such Prior Landowner Contribution exceeded the total landowner contribution required by that certain *Contribution Agreement Between the Trout Creek Community Development District and WFC Ashford Mills Owner VII, L.L.C.*, dated on or about July 9, 2018 ("**2018 Contribution Agreement**") by Six Hundred Fifty-Five Thousand Five Hundred Twenty Dollars and Thirteen Cents ($655,520.13) ("**Excess Contribution**"), the Excess Contribution may be used to offset future contribution requirements; and

WHEREAS, pursuant to Resolution 2021-02, the District recognized a contribution of Three Hundred Eighty One Thousand Five Hundred Forty Dollars ($381,540.00) of the Excess Contribution in satisfaction of the contribution required pursuant to the *Contribution Agreement Between the Trout Creek Community Development District and WFC Ashford Mills Owner VII, L.L.C.* ("**Series 2020 Contribution Agreement**"); and

WHEREAS, in order to satisfy the 2022 Landowner Contribution required pursuant to the 2022 Contribution Agreement, Landowner now desires that the District recognize a portion of such Excess Contribution in an amount necessary to satisfy the 2022 Landowner Contribution; and

WHEREAS, as set forth in **Exhibit B**, and generally stated, Assessment Consultant has determined that the Excess Contribution in **Exhibit B** is sufficient to represent a contribution towards the 2022 Landowner Contribution; and

WHEREAS, pursuant the findings in **Exhibit B**, the District now desires to recognize that the Landowner's obligation towards the 2022 Landowner Contribution has been satisfied;

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

SECTION 1. INCORPORATION OF RECITALS. The Recitals stated above are recognized as true and correct and by this reference are incorporated herein.

SECTION 2. ACCEPTANCE OF LANDOWNER REQUEST TO RECOGNIZE REMAINING EXCESS CONTRIBUTION TO SATISFY 2022 LANDOWNER CONTRIBUTION. The District acknowledges and declares that in accordance with the terms of Resolution 2020-11, Landowner's Prior Landowner Contribution exceeded the amount of the 2018 Contribution Requirement in an amount equal to Six Hundred Fifty-Five Thousand Five Hundred Twenty Dollars and Thirteen Cents ($655,520.13) (previously defined herein and referred to as the Excess Contribution). Pursuant to Resolution 2021-02, the Excess Contribution was reduced by the 2020 Contribution Requirement in the amount of Three Hundred Eighty One Thousand Five Hundred Forty Dollars ($381,540.00). The District acknowledges and declares that Landowner's Excess Contribution shall be further reduced by Two Hundred Forty Seven Thousand Five Hundred Sixty Two Dollars ($247,562.00), which shall be deemed to have satisfied the required 2022 Landowner Contribution required by the 2022 Contribution Agreement in full.

SECTION 3. ACCEPTANCE OF ASSESSMENT CONSULTANT'S CERTIFICATE. The District further accepts the District Assessment Consultant's Certificate Regarding Satisfaction of Landowner Contribution Obligation attached hereto as **Exhibit B**.

SECTION 4. ADDITIONAL AUTHORIZATION. District Staff is authorized to take whatever additional actions may be necessary to fulfill the intent of this Resolution.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 18th day of June 2025.

ATTEST:	**TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary / Asst. Secretary	Chairperson, Board of Supervisors

Exhibit A: *Final Supplemental Assessment Allocation Report, Capital Improvement Revenue Bonds, Series 2020*, dated May 13, 2022
Exhibit B: Assessment Consultant's Certificate

EXHIBIT A

Final Supplemental Assessment Allocation Report, Capital Improvement Revenue Bonds, Series 2022, dated May 13, 2022

EXHIBIT B
CERTIFICATE OF ASSESSMENT CONSULTANT

October 16, 2024

Board of Supervisors
Trout Creek Community Development District

Re: Trout Creek Community Development District (St. Johns County, Florida)
Satisfaction of Landowner Contribution Obligation (Series 2022 Bonds)

Ladies and Gentlemen:

The undersigned, an authorized representative of Rizzetta & Company, Inc., which serves as the District Manager and Assessment Consultant for the Trout Creek Community Development District ("**District**"), hereby makes the following certifications in connection with Resolution 2025-___ ("**Resolution**"):

1. I have reviewed certain documentation in connection with the Resolution, including but not limited to the Resolution, payment records of the District, 2022 Assessment Report, 2022 Contribution Agreement, 2022 Acquisition Agreement and other District documents, including but not limited to, Resolutions 2020-11 and 2021-02.
2. Pursuant to the 2020 Acquisition and Contribution Agreements,[1] and Resolutions 2020-11, 2021-02, and 2025-___, Landowner has conveyed to the District certain Infrastructure Contributions, in the amount of at least Two Hundred Forty Seven Thousand Five Hundred Sixty Two Dollars ($247,562), which monies represent a contribution toward Landowner's total obligation pursuant to the 2022 Contribution Agreement and in accordance with the 2022 Assessment Report.
3. The amount set forth in Section 2 immediately above represents the total amount of infrastructure financed by Landowner and subsequently dedicated to the District to satisfy the 2022 Landowner Contribution required to be made pursuant to the 2022 Contribution Agreement. Therefore, the total 2022 Contribution Requirement obligation pursuant to the 2022 Contribution Agreement is satisfied in full and the balance remaining under the 2022 Contribution Agreement is equals $0.00.

RIZZETTA & COMPANY, INC.

_____
By:_____
Its: _____

[1] All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Resolution.

Tab 6

RESOLUTION 2025-04

[PHASES 3A, 3B, 3C AND 3G]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING, CONFIRMING, AND APPROVING THE ACCEPTANCE OF DEDICATION OF PROPERTY AND IMPROVEMENTS; AUTHORIZING, THE ASSIGNMENT OF CERTAIN EASEMENTS; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Act authorizes the District to construct, acquire, operate and maintain public infrastructure improvements; and

WHEREAS, the District has adopted an improvement plan for the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities and services within and without the boundaries of the District, which plan is detailed in the *Engineer's Report,* dated November 4, 2014, as supplemented (**"Capital Improvement Plan"** or **"CIP"**); and

WHEREAS, the District entered into the various *Agreements by and between the Trout Creek Community Development District and WFC Ashford Mills Owner VII, L.L.C., Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property* which set forth the process by which the District may acquire the improvements comprising the CIP ("**Improvements**"); and

WHEREAS, WFC Ashford Mills Owner VII, L.L.C. (**"Developer"**) presently owns certain common areas within Phases 3A, 3B, 3C and 3G (some of which contain Improvements) located within the District (**"Property**"), and desires to dedicate the Property to the District at no cost; and

WHEREAS, because the District either constructed Improvements on the Property or already owns and operates improvements similar to the those on the Property in accordance with the Capital Improvement Plan, the District agrees to accept a dedication of the Property and assume operation and maintenance responsibilities for the same.

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

SECTION 1. AUTHORIZING, CONFIRMING, AND APPROVING THE ACCEPTANCE OF DEDICATION OF PROPERTY AND IMPROVEMENTS. The Board of Supervisors (**"Board"**) hereby authorizes the dedication of the Property to the District at no cost to the District by the Special Warranty Deed substantially in the form set forth in **Exhibit A**.

SECTION 2. AUTHORIZING, CONFIRMING, AND APPROVING THE DEDICATION AND ASSIGNMENT OF CERTAIN EASEMENTS. The Board authorizes the dedication and assignment of drainage easements necessary to maintain the Property by easement agreement substantially in the form set forth in **Exhibit B.** Furthermore, the acceptance of documents relating to such dedication or assignment is hereby declared and affirmed as being in the best interests of the District is hereby authorized, approved, and confirmed by the Board.

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

SECTION 4. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 18th day of June, 2025.

ATTEST:

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

Exhibit A: Form of Special Warranty Deed
Exhibit B: Forms of Easement Agreement & Assignment of Easements

Exhibit A:
Form of Special Warranty Deed
(Attached Hereto)

This instrument was prepared by and upon recording should be returned to: Katie S. Buchanan, Esq. Kutak Rock LLP 107 W. College Avenue Tallahassee, Florida 32301	(This space reserved for Clerk)

Consideration: None/Gift of Common Areas
Documentary Stamp Taxes: See Legend Below

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ___ day of June 2025, by **WFC ASHFORD MILLS OWNER VII, L.L.C.**, a Delaware limited liability company, whose mailing address is 500 Boylston Street, Suite 2010, Boston, Massachusetts 02116, hereinafter called the "**Grantor**," to **TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government established under Chapter 190, Florida Statutes, whose address 2806 N. 5th Street, Unit 403, St. Augustine, Florida 32084, hereinafter called the "**Grantee**."

W I T N E S S E T H:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars ($10.00), and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and conveyed to Grantee, and Grantee's successors and assigns, forever, the land lying and being in the County of St. Johns, State of Florida, as more particularly described below ("**Property**"):

RIGHTS-OF-WAY DESIGNATED AS ROAD RIGHTS-OF-WAY DESIGNATED IN THE PLAT AS ALPHA WAY, ALSTON DRIVE, BEN COURT, CHALET COURT, CREW COURT, FOXFIRE DRIVE, GOODHOPE COURT, JAMESTOWN COURT, KINGBIRD DRIVE, MARTHA COURT, MEREDITH WAY, NICKEL COURT, ROSEMONT DRIVE, SHEARWATER PARKWAY, TIMBERWOLF TRAIL AND YARDLEY COURT, SHEARWATER PHASE 3A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGES 65 THROUGH 79, OF THE OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA.

TRACTS 3A-26 AND 3A-27 (CONSERVATION), TRACTS 3A-28, 3A-29, 3A-30, 3A-31 AND 3A-32 (STORMWATER MANAGEMENT FACILITY) AND TRACTS 3A-33, 3A-34, 3A-35, 3A-36, 3A-37, 3A-38 (OPEN SPACE) AND 3A-40 (LANDSCAPE BUFFER TRACT), SHEARWATER PHASE 3A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107,

PAGES 65 THROUGH 79, OF THE OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA.

RIGHTS-OF-WAY DESIGNATED AS BRAMBLE COURT, CARMELLA COURT, INKWOOD COURT, ROSEMONT DRIVE, SAMANTHA COURT AND TYSON COURT, SHEARWATER PHASE 3B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 113, PAGES 75 THROUGH 90, OF THE OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA.

TRACTS 3B-1 AND 3B-2 (CONSERVATION), TRACTS 3B-3, 3B-4, 3B-7, 3B-8, 3B-9 AND 3B-10 (OPEN SPACE) AND TRACTS 3B-5 AND 3B-6 (STORMWATER MANAGEMENT FACILITY), SHEARWATER PHASE 3B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 113, PAGES 75 THROUGH 90, OF THE OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA.

RIGHTS-OF-WAY DESIGNATED AS AMALIA WAY, OLIVIA WAY, RUSHING DRIVE, SHIPMAN COURT AND VICTORY COURT, SHEARWATER PHASE 3C, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 34 THROUGH 43, OF THE OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA.

TRACTS 3C-8 AND 3C-11 (STORMWATER MANAGEMENT FACILITY), TRACTS 3C-9, 3C-10 AND 3C-13 (OPEN SPACE), 3C-12 (DRAINAGE, LANDSCAPE, UTILITIES, OPEN SPACE), AND TRACTS 3C-14 AND 3C-15 (CONSERVATION), SHEARWATER PHASE 3C, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 34 THROUGH 43, OF THE OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA.

RIGHTS-OF-WAY DESIGNATED AS TIMBERWOLF TRAIL, RANGELINE DRIVE, YELLOWSTONE DRIVE, AND GASTON COURT, SHEARWATER PHASE 3G, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 125, PAGES 37 THROUGH 62, OF THE OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA.

TRACT 3G-1 (STORMWATER MANAGEMENT FACILITY), TRACT 3G-2 (CONSERVATION/OPEN SPACE), TRACTS 3G-3, 3G-4, 3G-5, 3G-6, 3G-7, 3G-8, 3G-9, 3G-10, AND 3G-11 (OPEN SPACE), SHEARWATER PHASE 3G, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 125, PAGES 37 THROUGH 62, OF THE OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA.

GRANTEE ACCEPTS THE CURRENT AND FUTURE CONDITION OF PROPERTY "AS IS," "WHERE IS" AND "WITH ALL FAULTS", AND GRANTOR MAKES NO EXPRESS OR IMPLIED WARRANTIES OF ANY KIND WHATSOEVER REGARDING THE

PROPERTY AND GRANTEE HAS NOT RELIED UPON ANY WARRANTIES OF ANY KIND MADE BY GRANTOR.

SUBJECT, HOWEVER, to all matters, restrictions, easements, encumbrances, limitations, reservations and covenants of record, if any, but this reference shall not operate to reimpose the same, together with taxes for 2023 and subsequent years (if any), and all applicable governmental, zoning and land use regulations.

TOGETHER, with all tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD unto Grantee and Grantee's successors and assigns in fee simple forever.

Grantor hereby specially warrants the title to the Property subject to the above-referenced encumbrances and restrictions and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but no others.

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

Signed, Sealed and Delivered
in Our Presence:

_____
Print Name: _____
_____
_____

_____
Print Name: _____
_____
_____

WFC ASHFORD MILLS OWNER VII, L.L.C.,
a Delaware limited liability company

By: WFC Ashford Mills Holdings JV VII, L.L.C.,
a Delaware limited liability company,
its Sole Member

By: FCA Ashford, LLC,
a Delaware limited liability company,
its Administrative Member

By: _____
Name: Jesse R. Baker
Title: Authorized Signatory

STATE OF MASSACHUSETTS
COUNTY OF SUFFOLK

KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned authority, on this day personally appeared Jesse R. Baker, known to me to be the Authorized Signatory of FCA Ashford, LLC, the Administrative Member of WFC Ashford Mills Holdings JV VII, L.L.C., the Sole Member of WFC Ashford Mills Owner VII, L.L.C. on behalf of said limited liability company and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this _____day of June 2025.

_____
Notary Public in and for the State of Massachusetts
My Commission expires on: _____

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a) Florida Administrative Code.

Exhibit B
Assignment of Easements
(Attached Hereto)

This instrument was prepared by and upon recording should be returned to: Katie S. Buchanan, Esq. KUTAK ROCK LLP 107 W. College Avenue Tallahassee, Florida 32301	(This space reserved for Clerk)

NON-EXCLUSIVE ASSIGNMENT OF EASEMENTS

This **ASSIGNMENT OF EASEMENTS** is executed as of this ___ day of June 2025, by **WFC ASHFORD MILLS OWNER VII, L.L.C.**, a Delaware limited liability company, whose address is 500 Boylston Street, Suite 2010, Boston, Massachusetts 02116 (hereinafter called "**Assignor**"), in favor of **TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government established under Chapter 190 of the Florida Statutes, whose mailing address 2806 N. 5th Street, Unit 403, St. Augustine, Florida 32084 (hereinafter called "**Assignee**").

W I T N E S S E T H:

That Assignor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, transfers, and assigns to Assignee the non-exclusive easements described as:

THOSE CERTAIN "DRAINAGE EASEMENTS" AS MORE PARTICULARLY DEPICTED ON:

SHEARWATER PHASE 3A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGES 65 THROUGH 79

SHEARWATER PHASE 3B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 113, PAGES 75 THROUGH 90

SHEARWATER PHASE 3C, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 34 THROUGH 43

SHEARWATER PHASE 3G, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 125, PAGES 37 THROUGH 62

ALL OF THE OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA (the "**Easements**").

This Assignment of Easements shall be for the use and benefit of both Assignee and its successors and assigns.

THE ASSIGNEE ACCEPTS THE CURRENT AND FUTURE CONDITION OF THE EASEMENTS "AS IS," "WHERE IS" AND "WITH ALL FAULTS", AND ASSIGNOR MAKES NO EXPRESS OR IMPLIED WARRANTIES OF ANY KIND WHATSOEVER REGARDING THE EASEMENTS AND ASSIGNEE HAS NOT RELIED UPON ANY WARRANTIES OF ANY KIND MADE BY ASSIGNOR. The Assignee is solely responsible for its use, maintenance, and activities in the Easements as of the date hereof.

The easement rights granted and assigned herein are not exclusive to Assignee, and Assignor shall be permitted to continue its use of said easements, so long as such use does not unduly interfere with Assignee's use of said easements in any material respect.

[Page Ends Here – Signature Page Follows]

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

Signed, Sealed and Delivered
in Our Presence:

_____
Print Name: _____
_____
_____

_____
Print Name: _____
_____
_____

WFC ASHFORD MILLS OWNER VII, L.L.C.,
a Delaware limited liability company

By: WFC Ashford Mills Holdings JV VII, L.L.C.,
a Delaware limited liability company,
its Sole Member

By: FCA Ashford, LLC,
a Delaware limited liability company,
its Administrative Member

By: _____
Name: Jesse R. Baker
Title: Authorized Signatory

STATE OF MASSACHUSETTS
COUNTY OF SUFFOLK

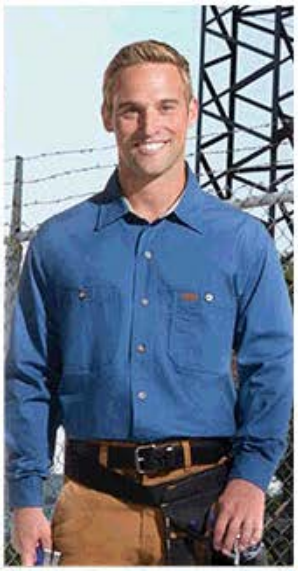
KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned authority, on this day personally appeared Jesse R. Baker, known to me to be the Authorized Signatory of FCA Ashford, LLC, the Administrative Member of WFC Ashford Mills Holdings JV VII, L.L.C., the Sole Member of WFC Ashford Mills Owner VII, L.L.C. on behalf of said limited liability company and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this ___day of June 2025.

_____
Notary Public in and for the State of Massachusetts
My Commission expires on: _____

Tab 7



HARD-WORKING STYLE & COMFORT

READY™

FLOOR ZONE SERVICES

MOP TOOLS & SERVICES

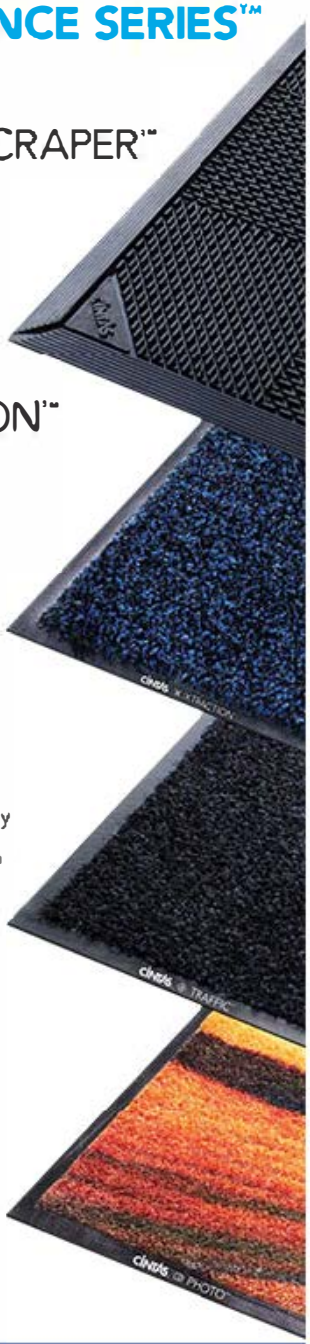
- Products capture and remove soil and moisture from floors
- Cintas professionally launders and replaces mop heads each week

Heavy Duty Wet Mop | Dust Mop | Dual Chamber Mop Bucket | Pulse Mop

SIGNET® CLEANING CHEMICAL SERVICE

- Wall-mounted system safely dispenses proper amount and type of cleaning chemical needed
- Convenience and organization promotes safe handling and measuring of cleaning chemicals
- Cintas monitors, refills and maintains the dispenser weekly

MAT SERVICES:
HIGH PERFORMANCE SERIES™



CINTAS. ACTIVE SCRAPER™

Captures 3X more dirt and debris than a standard scraper mat

CINTAS. XTRACTION™

10X the surface area of a standard mat to capture more dirt and water

CHOICES: Indigo | Copper | Onyx

CINTAS. TRAFFIC™

Highest traction rating ever recorded by NFSI for transitional coefficient of friction

National Floor Safety Institute, February 2016

CINTAS. PHOTO™

50% more resolution enhances vibrancy and clarity

cintas.com | cintas.ca

CINTAS. READY FOR THE WORKDAY®

SUPPLY CLOSET SERVICES

MOP TOOLS & SERVICES

- Products capture and remove soil and moisture from floors
- Cintas professionally launders and replaces mop heads each week

Heavy Duty Wet Mop

Dust Mop

Dual Chamber Mop Bucket

Pulse Mop

MICROFIBER CLEANING TOOLS & SERVICES

- Innovative products from partnership with Rubbermaid®
- Makes cleaning more efficient, safer and easier
- Cintas replaces microfiber each week to maximize product effectiveness, while professionally washing and inspecting soiled microfiber items

Microfiber Flat Mop

Microfiber Tube Mop

Microfiber Wipes

Microfiber Duster

SIGNET® CLEANING CHEMICAL SERVICE

- Wall-mounted system safely dispenses proper amount and type of cleaning chemical needed
- Convenience and organization promotes safe handling and measuring of cleaning chemicals
- Cintas monitors, refills and maintains the dispenser weekly

CLEANING CHEMICALS:

Floor Cleaners

- Heavy Duty Floor Cleaner/Degreaser
- Bio-Based Floor Cleaner/Deodorizer
- Industrial Floor Cleaner/Degreaser
- Neutral Floor Cleaner
- Heavy Duty Non-Acid Washroom Cleaner
- Neutral Disinfectant Cleaner

Hard Surface Cleaners

- Glass & Multi-Surface Cleaner
- Heavy Duty Non-Acid Washroom Cleaner
- Odor Counteractant/Fabric Freshener
- Heavy Duty Floor Cleaner/Degreaser
- Industrial Floor Cleaner/Degreaser
- Hard Surface Sanitizer
- Heavy Duty Foaming Degreaser
- Neutral Disinfectant Cleaner

Manual Warewashing

- Pot & Pan Detergent
- Three-Compartment Sink Sanitizer

RESTROOM ZONE SERVICES

RESTROOM MATS / SCREENS

- Regularly scheduled Cintas service removes dirty items and replaces them with fresh, new ones

Commode Mat

Urinal Mat

Urinal Screen

CINTAS ULTRACLEAN® RESTROOM CLEANING

- Restroom deep cleaning service translates to easier daily maintenance that boosts employee morale
- Surfaces are sanitized and high-pressure cleaning removes soil and bacteria to provide a clean not attainable with regular cleaning tools

DIYMETHOD

CINTAS

DIYMETHOD

CINTAS

RESTROOM DISPENSERS: SIGNATURE SERIES™

- Stylish, sophisticated line of designer restroom dispensers
- Non-textured surface resists most fingerprints, makes cleaning easier and minimizes germs
- Cintas monitors, refills and maintains the dispensers weekly

CHOICES:

Pure White | Raven Black | Stone Gray | Brushed Steel | Indigo Blue | Lime Green | Tangerine Orange | Deep Red | Sandstone

Hand Soap / Hand Sanitizer

Automatic Hand Soap/ Hand Sanitizer

Toilet Paper

Paper Towel

Automatic Paper Towel

Air Freshener

Air Freshener Advanced

Toilet & Urinal Sanitizer

Toilet Seat Cleaner

Trash Can

KITCHEN ZONE SERVICES

COTTON TOWEL SERVICE

- Cintas service provides a continuous supply of freshly laundered, high quality cotton terry towels

HEAVY DUTY WET MOP

- Cotton mop has increased surface coverage to maximize absorption
- Cintas mop service removes dirty mop heads and delivers fresh, professionally laundered mop heads each week

BIB APRON RENTAL

- High quality aprons with optional pockets provide a barrier of protection for clothing
- Color-coded system reduces cross-contamination
- Weekly Cintas service replaces soiled aprons with clean, laundered ones

CHOICES:

Black Red White

SIGNET® CLEANING CHEMICAL SERVICE

- Dispenser provides convenience and organization that promotes safe handling and measuring of cleaning chemicals
- Cintas monitors, refills and maintains the wall-mounted chemical dispensing system weekly

Pot & Pan Detergent

3-Compartment Sink Sanitizer

DRAIN LINE MAINTENANCE SERVICE

- Automatic unit dispenses cleaning product daily
- Regular Cintas service helps prevent costly backups and reduce foul smells and sludge buildups

DURA-LITE™ MAT

- Lightweight mat protects floors in areas where soil and debris are introduced
- Grease-resistant surface with antimicrobial properties to prevent bacterial growth

Proposal Date: 05/15/2025

Expiration Date: 06/14/2025

Customer Name		Prepared For	
TROUT CREEK CDD/RIZZETTA& CO		**TROUT CREEK CDD/RIZZETTA& CO**	
Delivery Address		Delivery Address 2 :	
100 KAYAK WAY			
City :	State / Province :	Zip / Postal Code :	Phone :
Saint Augustine	**FL**	**32092**	**904-342-3737**

Facility Services

Non-Garment / Service Group 1

Non-Garments / Services	Frequency	Inventory	Unit Price	Price
X7717 WHITE MICROFIBR WIPE	Weekly	100	$ 0.200	$ 20.000
			Auto LR: Yes Buy Back: No	
X2272 FC4 NEUTRAL FLR CLNR	Weekly	15	$ 1.000	$ 15.000
			Auto LR: No Buy Back: No	
X2276 RR1 DISNFCT/ RR CLNR	Every other Weeks	1	$ 3.300	$ 1.650
			Auto LR: No Buy Back: No	
X2275 GL1 GLASS&SURF CLNR	Every other Weeks	1	$ 2.200	$ 1.100
			Auto LR: No Buy Back: No	
X2280 Z1 HARD SURF SANITZR	Every other Weeks	1	$ 3.600	$ 1.800
			Auto LR: No Buy Back: No	
X2700 TERRY TOWEL	Weekly	20	$ 0.130	$ 2.600
			Auto LR: Yes Buy Back: No	
X45471 DISINFECTANT WIPES/ 400CT TUB	Every 4 Weeks	1	$ 28.000	$ 7.000
			Auto LR: No Buy Back: No	
X9110 JRT TOILET PAPER RFL	Weekly	1	$ 5.000	$ 5.000
			Auto LR: No Buy Back: No	

Non-Garments / Services	Frequency	Inventory	Unit Price	Price
X9281 HRDWND WHT PAPER LRG	Weekly	1	$ 9.000	$ 9.000
				Auto LR: No Buy Back: No
X27012 SIG ZFOLD RFL PAPER/CS	Weekly	1	$ 40.000	$ 40.000
				Auto LR: No Buy Back: No
X27083 SIG DUALTP RFL PAPER	Weekly	1	$ 21.000	$ 21.000
				Auto LR: No Buy Back: No
X27069 SIG SOAP SVC	Weekly	1	$ 2.600	$ 2.600
				Auto LR: No Buy Back: No
X9210 URINAL SCREEN SVC	Weekly	1	$ 2.000	$ 2.000
				Auto LR: No Buy Back: No
X2650 WET MOP LARGE	Weekly	5	$ 1.500	$ 7.500
				Auto LR: No Buy Back: No
X84304 3X5 LOGO MAT	Weekly	1	$ 2.930	$ 2.930
				Auto LR: No Buy Back: No
X84404 4X6 LOGO MAT	Weekly	1	$ 3.860	$ 3.860
				Auto LR: No Buy Back: No
X84001 3X10 LOGO MAT	Weekly	1	$ 5.600	$ 5.600
				Auto LR: No Buy Back: No
X10202 3X10 XTRAC MAT ONYX	Weekly	1	$ 7.700	$ 7.700
				Auto LR: No Buy Back: No
X10189 3X5 XTRAC MAT ONYX	Weekly	1	$ 6.000	$ 6.000
				Auto LR: No Buy Back: No
X10192 4X6 XTRAC MAT ONYX	Weekly	1	$ 6.900	$ 6.900
				Auto LR: No Buy Back: No
X10186 4X6 ACTIVE SCRAPER	Weekly	1	$ 4.700	$ 4.700
				Auto LR: No Buy Back: No
X10184 3X5 ACTIVE SCRAPER	Weekly	1	$ 3.800	$ 3.800
				Auto LR: No Buy Back: No

	X7717 Auto L/R	Weekly	10	$	0.600	$	6.000
							Auto LR: Yes Buy Back: No
	X2700 Auto L/R	Weekly	2	$	0.390	$	0.780
							Auto LR: Yes Buy Back: No
			Weekly Total :	$			**184.52**

Other Charge

Charge Description	Price Per Week	
Service Charge	$	0.00

Total

Charge Description	Sale Price	
Weekly Delivery Total	$	172.97
Every Other Week Delivery Total	$	182.07
Monthly Delivery Total	$	210.07
Average Weekly Total	$	184.52

#

Sales Partner
HAYDEN.LAVANGIE@CINTAS.COM
UR v1

Tab 8

C & H Marine Construction, Inc.
417 Stowe Avenue Unit B
Orange Park, Florida 32073
(904) 264-7500
www.candhmarine.com
FL. Lic. # SCC131153006

WOOD PERGOLA

Jessica Knutelsky
100 Kayak Way
St.Augustine,Fl,32092

904-342-3739

Job Location
same
Jessica.knutelsky@fsresidential.com

We hereby propose to furnish the material and labor necessary for the construction of the following pergola per Ervin, Lovett & Miller INC. Dated 11.21.14 *(Staining, Sealing is not included)*

1) One each (onee) 25x32 wood pergola, All material and hardware is to be per plans.

Electrical wiring and connection is not a part of this proposal, but can be arranged.

We will confine our work to as small an area as possible, however we cannot be responsible for damage to grass, drives, sprinklers, concrete, septic systems etc., however we will do our best to avoid any such damage.

Permitting, if required, is not included, and will be quoted as needed.

All material is guaranteed to be as specified, and the above work is to be completed in accordance with the drawings and specifications submitted. Work will be completed in a substantial workmanlike manner for the sum of:

$44,016.00

Other listed options include:

Architectural shingled roof Add: **$19,649.00**

(Prior authorization for roof is mandatory from engineer & may be subject to price change)

Payments to be made as follows: ---5% deposit upon signing of proposal, progressive billings upon commencement of work, and balance due upon completion. Payment is due within 7 days of receipt of invoice. We offer financing options if needed. Please ask for more information.

All workmanship is covered by our one year warranty and all of the materials used are warranted by their respective manufacturer. Our goal at C & H Marine Construction is to provide you with a superior product that will provide many years of trouble free enjoyment.

Acceptance of Proposal

The above prices, specifications, terms and conditions are satisfactory to me and C & H Marine Construction is hereby authorized to do the work as specified above. I/we further agree that payments will be made as outlined above.

signed_____ date_____

**** Price Escalation Clause***

The construction industry continues to experience rapid price increases of raw materials. We are no longer able to absorb these escalating price increases. If during the performance of this contract, the price of the materials increases by more than 5%, the price of the contract will be adjusted accordingly.

If it becomes necessary to increase the price of the contract, you will be notified and have the option to terminate the contract by providing within five (5) business days a written notice. If terminated, your deposit will be returned less expenses.

In the event there are additional costs incurred which exceed your deposit amount, you will be provided an invoice with such costs to be paid.

- This agreement and any subsequent project description order made pursuant to it may be terminated at any time by mutual agreement, or as may be provided for in any project description order. Either party may terminate this agreement immediately for cause or by giving thirty (30) days written notice. In the event of termination, owner shall pay for all services performed and disbursements made by C&H Marine Construction, up to the effective date of termination.

*****This proposal may be withdrawn if not accepted within 14 days of date shown below.***

***In some rare instances there may be concealed or unknown conditions that were not contemplated in this proposal. We will immediately notify you of any special conditions that will adversely affect our ability to perform the scope of this proposal. Such conditions may require a price adjustment or cancellation of this agreement in our sole judgment.*

****Please note that the actual length can vary from the proposal due to many factors including the water depth, customer requirements, etc. We attempt to come as close as possible, but in those rare instances where changes are needed we will bill based on the actual length.*

C & H Marine Construction, Inc.
417 Stowe Avenue Unit B
Orange Park, Florida 32073
(904) 264-7500
www.candhmarine.com
FL. Lic. # SCC131153006

November 22, 2024

Jessica Knutelsky
100 Kayak Way
St.Augustine,Fl,32092

This proposal and all work indicated by this proposal are covered under C & H Marine Construction, Inc. workers compensation insurance and product liability Insurance.

When you authorize work done by an independent contractor you, the customer, can under some conditions be held responsible and liable for accidents or damages resulting from the performance of the job authorized if the contractor is not properly insured. C & H Marine Construction, Inc. maintains up-to-date coverage including Workers Compensation, Liability Insurance, USL&H, and Jones Act coverage for your protection.

Appropriate insurance certificates will be furnished upon request.

MARINE GENERAL LIABILITY - RLI Insurance Company (Policy# MRP0200091)
WORKERS COMPENSATION INCLUDING USL & H - American Interstate Ins.
(Policy# AVWCFL3143822023)
FEDERAL E.I.N. # 84-3282896

Sincerely,
C & H Marine Construction, Inc.

Unlicensed Contracting -

The Early Warning Signs

* **"Licensed & Insured" doesn't mean a thing by itself**: It is a requirement per Florida Statute that an individual/company has their license number displayed on all advertisements, contracts, and business cards.

* **You are asked to obtain your own permit**: A licensed contractor will always be able to obtain their own building permits.

* **Verbal contract only, no detailed terms in writing**: This is usually a sign of a unlicensed individual.

* **Contractor does not have proof of insurance**: All contractors must have general liability and workers' compensation exemption current at all times and be able to prove it. Marine Contractors must carry Federal USL&H insurance. If you hire a marine builder who does not carry this coverage, YOU will be legally responsible for any injuries that occur. Call their agent to verify this insurance.

* **The contractor prefers to work weekends or after hours**: This is often a sign an individual is not licensed and may be afraid to work when building inspectors are on duty.

* **Contractor displays only a local business tax receipt, (formerly an Occupational License).** In order to lawfully engage in contracting the individual must hold a County or State Certification, State Registry or Specialty Trade License in the field they are contracting. Each will have a current wallet card bearing his name and scope of the trade.

* **You are asked to make checks payable in the individual contractor's name or asked to** make payment in cash, or make the check payable to "cash": Licensed contractors usually have a separate business accounts, so when paying by check the check should reflect the same name as on the contract.

* **Advertisements and contracts should reflect company name, phone number, and** contractor's license number: Contractors will have an address, phone number, and license number which you should verify with your local Contractor Licensing Department.

CUSTOM CANOPIES INC

FABRIC STRUCTURE DESIGNER AND MANUFACTURER

CUSTOM CANOPIES INC

QUOTE

SAFEST UNDER THE SUN

PROJECT: Shearwater
Offset Cantilever Umbrella

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
April 22, 2025

QUOTE EXPIRES 5/22/2025

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Chris Smith	Offset Cantilever Umbrella	100% Due at Time of Order	Time of Order

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1.00	12' x 12' x 12' Eave - Offset Cantilever Umbrella	$ 8,800.00	$ 8,800.00
1.00	Engineering	$ 980.00	$ 980.00
1.00	Rebar & Anchor Bolt Assemblies for Deep Footers	$ 500.00	$ 500.00
1.00	Freight - Shipping to Shearwater Clubhouse, 100 Kayak Way,	$ 5,300.00	$ 5,300.00
	St. Augustine, FL 32092		
	HDPE Fabric - TBD		
	Installation NOT Included. Installation by Others.		
For permitting	yes ☑ No ☐		
Engineering	yes ☑ No ☐		
Footing cages	yes ☑ No ☐		
	Quote is valid for 30 days		

SUBTOTAL	$ 15,580.00
SALES TAX	0.00%
TOTAL	**$ 15,580.00**

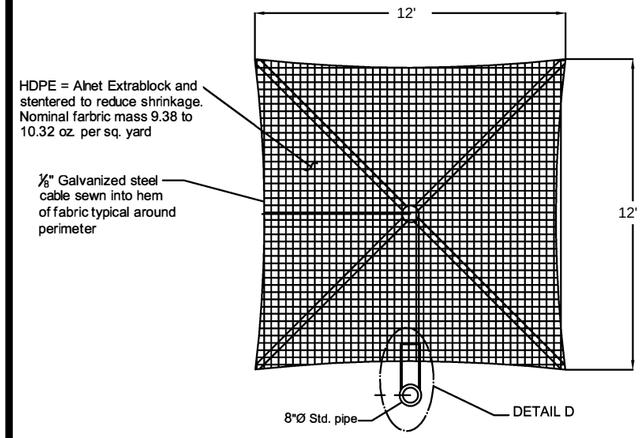
To accept this proposal, please Sign, Date, and Remit Payment to:
Custom Canopies Inc.
11815 Burke Street,
Santa Fe Springs, CA 90670

Print name :_____

Sign : _____ **Date :** _____

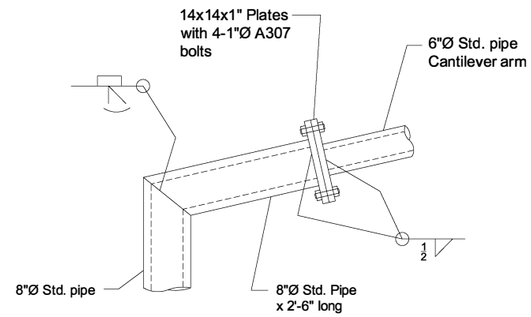
*Please note Engineering price is for **either** Spread **or** Deep Footers. If **both** Spread & Deep Footers are required for Engineering, additonal Engineering Fees will Apply. Fabric must be removed in the event of expected inclement weather, such as Hurricanes, Tropical Storms, Snow Fall, per Supplied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

THANK YOU

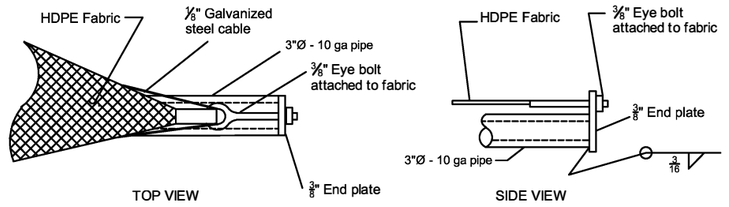


PLAN VIEW

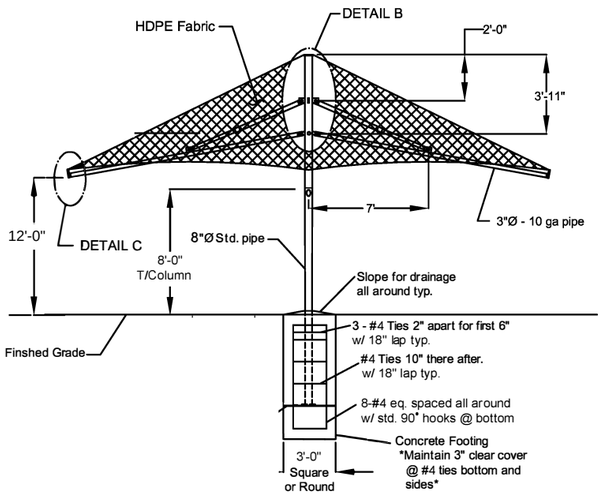
Canopy not designed for snow load and HDPE fabric must be removed prior to snow all accumulation



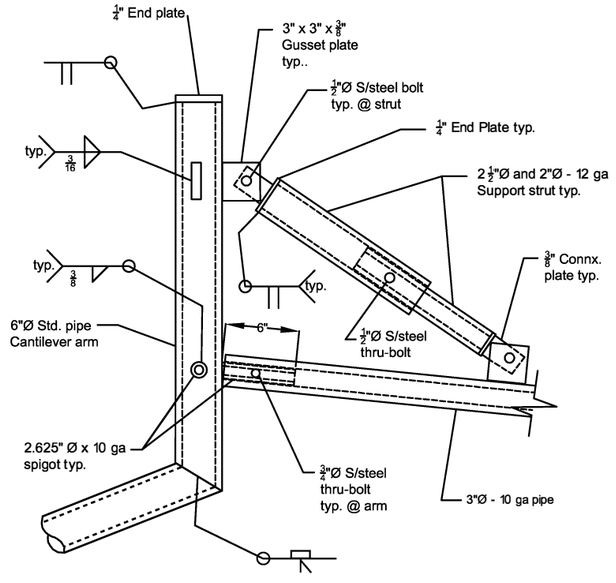
DETAIL D



DETAIL C



ELEVATION



DETAIL B

NOT FOR CONSTRUCTION

STEEL
Structural steel plate shall conform to ASTM A–36
Anchor bolts shall confom to ASTM A–307 or A36 with double nuts
Pipe steel shall conform to ASTM A–500 Grade B (Fy = 42 ksi)
Corrosion protection as follows:
–Anchor bolts, Anchor Bolt hardware, and Turnbuckles shall be hot–dip galvanized
–Columns, and plates shall be sandblasted, contaminants removed, and coated with zinc–rich primer prior to powder coating with TGIC polyester powder top coat (min. thickness = 2.5–3 mils)
–Bolts, Bolt hardware, Cable Clamps, and Wire Rope shall be Stainless Steel T304

WELDING
Welding shall be done by AWS D1.1 using E60xx by AWS certified welders
No Field Welding Allowed
City of Los Angeles Certified Fabricator – License No. FB00073

REINFORCEMENT
Rebar shall conform to ASTM A 615 Grade 60
Clearance from soil shall be a minimum of 3"

SOIL CAPACITY
No Geotechnical Report
CBC Chapter 18–Assume Clayey Sand–FV
Allowable Pressures as follows:
–End Brg = 1500 psf
–Passive Brg = 150 pcf x 2 = 300 pcf
Cantilever structure not deflection sensitive (Disregard top 6" bury depth)

FOOTINGS
Concrete f'c = 2500 psi
Coarse Aggregate = 1 ½" max.
Slump = 4.0" +– 1"
W/C ratio = 0.51 max.

CLEARANCE FROM OTHER STRUCTURES
Canopies shall be at least 6" away from any other structure which may be damaged due to deflection.

Minor Structure – NO SPECIAL INSPECTOIN

General Notes

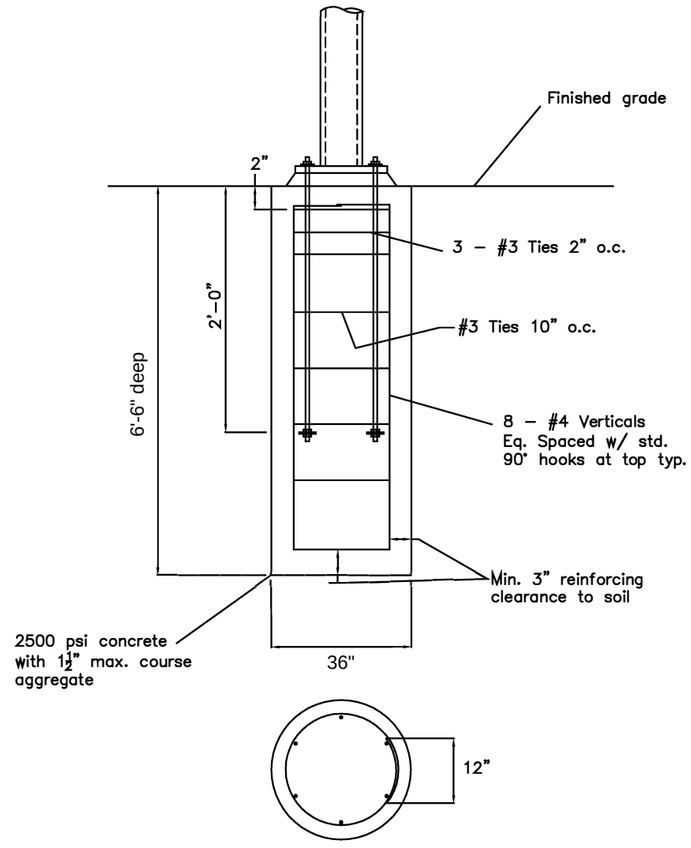
No.	Revision/Issue	Date

Firm Name and Address
Custom Canopies, Inc.

Project Name and Address

Project
Date
Scale NTS
Sheet S1–1

□□T □□R □□□STR□□TI□□



Detail D – Deep Foundation Option

General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address

Project	Sheet
Date	S1–3□
Scale NTS	

POWDERCOAT COLORS

EXTRABLOCK

Designed for strength and durability, Alnet's Extrablock shadecloth protects against all of nature's extremes. It meets the highest standards and is knitted to be dimensionally stable for easy fabrication. Extrablock also comes in 16 California Fire Marshall approved colors and is backed by a 10-year warranty to demonstrate our dedication to quality, durability and safety.

CERTIFICATIONS

REGISTERED STATE OF CALIFORNIA FLAME RETARDANT STATE FIRE MARSHALL F - 94501

NFPA701

ASTM E84 TESTING

UPTO 98% UVR PROTECTION

100% RECYCLABLE

SABS APPROVED

verified BEE rating

ALNET is the leading innovator in synthetic textile and netting material production for the world's ***architectural, agricultural, aquacultural*** and ***industrial industries.***

For more information, please contact **protect@AlnetAmericas.com** or visit us at **www.AlnetAmericas.com**

EXTRABLOCK

Properties	Mass	Thickness	Fabric Width	Strip Tensile		Elongation at Break		Tearing Strength		Burst Strength	Burst Strength	Temp. Stability
Test Method	ASTM 3776	ASTM 1777	ASTM 3774	ASTM D 5034		ASTM D 4595-87		ASTM D 2261		ASTM 3787 Ball	ASTM 3786 Mullen	
				Warp	Weft	Warp	Weft	Warp	Weft			
US	9.6 oz/yd	504 mil	118 in.	278 lbf	340 lbf	71%	74%	33lbs	36 lbs	363 lb	460 psi	-13°F/+176°F
Metric	325 gsm	1.28 mm	3 m	1236 N	1512 N	71%	74%	147 N	160 N	1615 N	3172 kPa	-25°C/+80°C

Cream

Beige

True Blue

Forest Green

Silver

Sunblaze

Latte

Bottle Green

Charcoal

Midnight

Mint Green

Dove Blue

Oxide Red

Pearl Onyx

Purple

Olive

Yellow

Red

Brown

Navy Blue

Colors	UPF	UVR	Shade Factor	Fire Retardancy	Fire Resistance
Cream	13	92%	74%	Yes	ASTM E-84
Beige	33	97%	87%	Yes	ASTM E-84
True Blue	14	93%	89%	Yes	CA 12371 Title 19 - CSFM NFPA-701 #2
Forest Green	24	96%	94%	Yes	CA 12371 Title 19 - CSFM NFPA-701 #2
Silver	19	95%	93%	Yes	CA 12371 Title 19 - CSFM NFPA-701 #2
Sunblaze	14	94%	91%	Yes	CA 12371 Title 19 - CSFM NFPA-701 #2
Latte	18	95%	90%	Yes	CA 12371 Title 19 - CSFM NFPA-701 #2
Bottle Green	16	94%	91%	Yes	CA 12371 Title 19 - CSFM NFPA-701 #2
Charcoal	20	96%	94%	Yes	CA 12371 Title 19 - CSFM NFPA-701 #2
Midnight	33	98%	98%	Yes	CA 12371 Title 19 - CSFM NFPA-701 #2
Mint Green	18	95%	93%	Yes	CA 12371 Title 19 - CSFM NFPA-701 #2
Dove Blue	13	93%	90%	Yes	CA 12371 Title 19 - CSFM NFPA-701 #2
Oxide Red	14	93%	91%	Yes	CA 12371 Title 19 - CSFM NFPA-701 #2
Pearl Onyx	16	94%	86%	Yes	CA 12371 Title 19 - CSFM NFPA-701 #2
Purple	16	94%	86%	Yes	CA 12371 Title 19 - CSFM NFPA-701 #2
Olive	26	97%	96%	Yes	CA 12371 Title 19 - CSFM NFPA-701 #2
Yellow	16	94%	76%	Yes	ASTM E-84
Red	29	97%	86%	Yes	ASTM E-84
Brown	19	95%	93%	Yes	CA 12371 Title 19 - CSFM NFPA-701#2
Navy Blue	23	96%	96%	Yes	CA 12371 Title 19 - CSFM NFPA-701 #2

www.AlnetAmericas.com

STANDARD SHADE SAIL & SHADE STRUCTURE SPECIFICATIONS

Quality Assurance

All shade structures & shade sails shall be installed and rigged by a trained competent person.

All equipment shall be free of sharp edges and corners, or extremely rough surfaces.

All materials shall be new and conform to all standards as specified.

The steel frame and concrete foundations for the shade structures or shade sails shall be designed by an engineer licensed in the state of installation.

The steel frames and related concrete foundations for the shade structure to be designed in conformance with the latest version IBC or per local requirement.

Wind Design Speed: 80 to 130 miles per hour or per local requirement.
Basic live load: 5 psf
Exposure: C

Coatings

Non-galvanized steel

Where size of structure or determined loads require larger structural steel members or greater than 7 gauge thickness, carbon steel may be substituted. Cleaning and coating of carbon steel shall conform to the following:

- Degrease with mild alkaline cleaner at 140 degrees.
- Iron phosphate rinse to create a conversion layer on the steel.
- Prebake in oven at 350-400 degrees to burn off additional contaminants.
- Powdercoat with a TGIC polyester powder top coat.
- Min. of 2.5 millimeters thick.

Pre-galvanized steel

Steel already has a triple layer of zinc protection with a polymer clear coat, which acts as a primer.

- Clean with a mild alkaline solution.
- Prebake in oven at 350-400 degrees to burn off additional contaminants.
- Powdercoat with a TGIC polyester powder top coat.
- Min. of 2.5 millimeters thick.

Materials

Steel:

- All carbon structural steel shall be ASTM A-36, except steel pipe columns, which shall be ASTM A-53, grade B, unless otherwise noted.
- All welds are performed using E70XX electrodes or gas metal arc welding using ER 70S3 wire.
- All fillet welds shall be a minimum of three-sixteenths (3/16) inch unless otherwise noted.

Tensioning cable & hardware:

- Shall conform to FED. Spec. RR-W-410
- Steel cable is determined based on calculated engineering load. For high and medium loads, ¼" (minimal) S/Steel 7x19 cable is to be used. For heavy loads, 5/16 - 3/8" (minimal) S/Steel 7x19 cable is to be used.
- Cable connectors and fabric hardware shall be stainless steel or galvanized.

Shade structure fabric shall meet the following list of requirements:

- High-density polyethylene to block out 90% of ultra violet rays
- Monofilament and tape construction giving a stable material.
- Rachell knitted to ensure material will not unravel if cut.

Strip tensile Strength:

Warp lb/inch	278 lbs Per ASTM D5034
Weft lb/inch	340 lbs Per ASTM D5034
Fabric Mass Minimum:	9.6 oz/ sq. yd.
Fading:	Minimum fading allowed after 5 years.
Temperature stability:	Minimum temp. -13 ° F Maximum temp. 176 °F
Fire rating:	CAFM Title 19 CFSM, Section 1237 NFPA-701 #2
Weatherability:	ASTM G53

All corners shall be strengthened with 13-16 oz non-tear vinyl material.

Thread:

- Gortex Tenara thread
- Shall be high density, low shrinkage, abrasion resistant, UV radiation immune, unaffected by cleaning agents, acid rain, mildew, chlorine, saltwater, and industrial pollutants.
- Should be warranted for a period of ten (10) years.

Custom Canopies Intl. Inc.

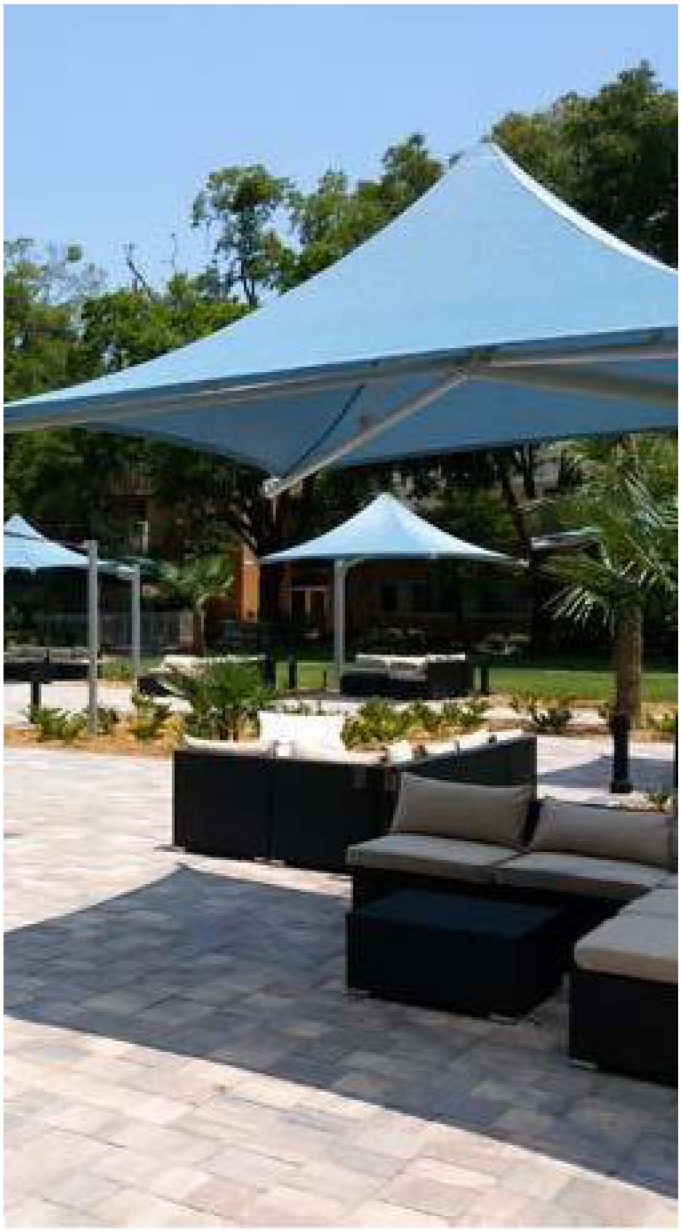
"SAFEST UNDER THE SUN"

Installation:

Install shade structures in a timely manner and coordinate with the work of other trades.

Securely fasten all parts to be attached. Make sure all parts interact freely and smoothly without binding, sticking or excessive clearance.

Install each shade structure and hardware item in compliance with the manufacturers' instructions and recommendations.



Warranty:

The structural integrity of the steel shall be warranted for twenty (20) years.

The fabric and sewn composite shade covering shall have a limited warranty for 10 years.

The product, when used in its designed capacity, must be guaranteed for a period of 10 years from original installation against:

- The steel frame corroding or deteriorating under normal conditions.
- The steel frame from deteriorating from faulty workmanship.
- Inappropriate design of supporting structure.
- All fabric tops shall be warranted for winds and gusts up to engineering requirement. The fabric warranty is void if winds or gusts are in excess of engineering.
- Excessive loss of color in the fabric under normal exposure conditions, including sunlight, rot and normal atmospheric chemicals that may render it unserviceable.
- Any wearing or blowouts due to wind caused by improper installation or design. Under extreme wind conditions that exceed our design capacity, it is advisable to remove the shade fabric from the structure.
- Structures are not warranted for damages caused by snowfall, cyclones, typhoons, or other acts of God. For canopies not engineered for snow loads, the fabric must be removed during months when snow or heavy wind and storms are expected.

The contractor reserves the right to repair or replace any item covered by the warranty.

Shade structures located in areas where they may be subject to damage during construction by handling, cleaning, etc. (i.e. painting, cleaning of concrete block) shall be protected and or removed from the location until the hazardous condition is terminated.

Maintenance:

Canopies and shade sails must be inspected and maintenance must be done at least once a year. Refer to the maintenance book supplied.

Tab 9

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT SETTING A HEARING ON RATES AND POLICIES GOVERNING THE INSTALLATION OF IMPROVEMENTS WITHIN DISTRICT EASEMENTS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Trout Creek Community Development District (the "**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, as amended (the "**Act**"), for the purpose of owning, operating, maintaining, and providing certain infrastructure improvements, including a stormwater management system and drainage improvements; and

WHEREAS, by virtue of certain plats and other legal instruments, the District holds certain easement rights and additional easements may in the future be dedicated to the District (together, "**District Easements**"); and

WHEREAS, construction of unauthorized improvements within District Easements may interfere with the proper operation and maintenance of the District's stormwater management system and other maintenance obligations; and

WHEREAS, the Board of Supervisors of the District ("**Board**") is authorized by the Act to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes.*

WHEREAS, the Board finds that it is in the best interests of the District and necessary for the efficient operation of the District to set a public hearing to consider an application fee for the installation of improvements within District Easements, attached hereto as **Exhibit A** and incorporated herein by this reference ("**Easement Encroachment Fee**").

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

SECTION 1. The above stated recitals are true and correct and are hereby incorporated herein by reference.

SECTION 2. The Board intends to adopt an Easement Encroachment Fee in connection with the adoption of its *Policy for Improvements within Trout Creek Community Development District Easements*, attached hereto as **Exhibit A.** The District will hold a public hearing on such Easement Encroachment Fee at a meeting of the Board to be held on _____, 2025 at _____ __.m. at Kayak Club, 100 Kayak Way, St. Augustine, FL 32092.

SECTION 3. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes.*

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 18th day of June 2025.

ATTEST:

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary

_____
Chairperson, Board of Supervisors

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

Exhibit A

Policy for Improvements within Trout Creek Community Development District Easements

Effective: _____

1. If a resident desires to install improvements within a Trout Creek Community Development District ("District") Easement, the resident must:
    a. Submit a written variance request to the District Manager or his or her designee prior to commencement of such installation. The request must be made by the owner of the property and must contain, at a minimum, the following information:
        i. The contact information of the person making the variance request;
        ii. The lot number or street address of the lot on which the improvement is to be installed;
        iii. A description of the improvement(s) to be installed;
        iv. A diagram showing the proposed location of the improvement(s); and
        v. The requested commencement date of the installation of said improvement(s).
    b. Pay an application fee of **$[ ]** to offset the cost of processing the variance request.
2. The District Engineer shall review the variance request to determine if the proposed improvement(s) would have a negative impact on any District improvements, including the stormwater management system. Such review may include, in the District Engineer's discretion, conducting an in-person site inspection. The District Engineer shall recommend one of the following actions:
    a. Approve the variance request, with or without conditions; or
    b. Deny the variance request.
3. If the District Engineer recommends approving the request, unless other considerations necessitate denying the request, District staff shall coordinate execution of a variance agreement in substantially the form attached hereto as **Attachment A**, with such revisions as may be deemed necessary and approved by District Counsel, in consultation with District staff. Upon execution of the agreement, District staff shall record the agreement in the Official Records of St. Johns County. At the conclusion of the installation of any approved improvements, the District Engineer shall conduct a post-installation review to certify that the improvements do not exceed the scope of the approval.
4. If the District Engineer recommends denying the request, District staff shall notify the applicant that the variance request was denied and that the proposed improvements may not be installed within the District Easement(s).
5. There shall be no requirement to bring the variance request before the Board of Supervisors for approval, unless extraordinary circumstances warrant Board consideration.
6. The District's approval of a variance request constitutes approval from the District only. The resident is responsible for obtaining any other necessary approvals, permits and authorizations, including but not limited to approvals from any homeowners' association, St. Johns County, and any other entities having an interest in the property, as applicable.
7. If improvements are constructed within a District Easement without prior approval, including improvements that exceed the scope of any prior approval, the District reserves the right to require the resident to remove, relocate, or modify the improvement(s) at the resident's sole expense. If the resident is unresponsive to the District's requests, the District may remove said improvement(s) on its own and charge the resident the cost of said removal. The District also reserves the right to take any appropriate legal action to enforce its rights under this policy or to collect any costs due.

8. If improvements are constructed with approval within a District Easement but at some point in the future, said improvements threaten the health, safety or welfare of residents or District improvements, the District will make every reasonable effort to contact the landowner to work to resolve the issues but may, in its reasonable discretion, modify or remove the landowner's improvements immediately to protect said interests.

Attachment A
Form of Variance Agreement

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

Parcel Identification No.: _____

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

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

WITNESSETH:

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

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

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

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

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

1. **Recitals**. The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.

2. **Easement for Improvements Installation & Maintenance; Limitation.** Subject to the terms of this Agreement, the District hereby grants Owner the right, privilege, and permission to install and maintain removable Improvements on the Easement Area.

3. **Owner Responsibilities.** The Owner has the following responsibilities:

a. The Owner shall be fully responsible for the installation and maintenance of the Improvements.

b. The Owner shall be responsible for ensuring that the installation and maintenance of the Improvements are conducted in compliance with all applicable laws (including but not limited to building codes, set back requirements, etc.).

c. District, by entering into this Agreement, does not represent that District has authority to provide all necessary approvals for the installation of the Improvements. Instead, the Owner shall be responsible for obtaining any and all applicable permits and approvals relating to the work (including but not limited to any approvals of any applicable homeowners' association as well as any other necessary legal interests and approvals).

d. The Owner shall ensure that the installation and maintenance of the Improvements does not damage any property of District or any third party's property, and, in the event of any such damage, the Owner shall immediately repair the damage or compensate the District for such repairs, at the District's option.

e. Owner's exercise of rights hereunder shall not interfere with District's rights under the Easement. For example, if the Improvements include a fence, such fence shall be installed within the Easement a few inches higher than ground level, so as not to impede the flow of water, or shall otherwise be constructed so as not to impede the flow of water. Further, the Improvements shall be installed in such a manner as to not interfere with or damage any culvert pipe that may be located within the Easement, or any utilities within the Utility Easement. It shall be Owner's responsibility to locate and identify any such stormwater improvements and/or utilities. Further, the Owner shall pay a licensed and insured professional contractor to mark any existing improvements and/or utilities prior to installation of the Improvements.

f. Upon completion of the installation, the Improvements will be owned by the Owner. Owner shall be responsible for the maintenance and repair of any such Improvements and agrees to maintain the Improvements in good condition.

g. Additionally, the Owner shall keep the Easement Area free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Owner's exercise of rights under this Agreement, and the Owner shall immediately discharge any such claim or lien.

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

5. **Indemnification**. Owner agrees to indemnify, defend and hold harmless St. Johns County, the St. Johns River Water Management District, and the District as well as any officers, supervisors, staff,

agents and representatives, and successors and assigns, of the foregoing, against all liability for damages and expenses resulting from, arising out of, or in any way connected with, this Agreement or the exercise of the privileges granted hereunder.

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

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

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

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

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

[THIS SPACE INTENTIONALLY LEFT BLANK]

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

Witnesses:

By:_____

_____
Print Name

By:_____

_____
Print Name

Owner

By:_____

_____

STATE OF FLORIDA)
COUNTY OF _____)

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

_____
NOTARY PUBLIC

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

[*signatures continue on following page*]

[SIGNATURE PAGE TO VARIANCE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS WITHIN TROUT CREEK COMMUNITY DEVELOPMENT EASEMENT]

Witnesses:

By:_____

_____
Print Name

By:_____

_____
Print Name

Trout Creek Community Development District

By:_____

_____
Chair of the Board of Supervisors

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 20___, by _____, as Chair of the Board of Supervisors of the Trout Creek Community Development District, on behalf of said district. He/She ☐ is personally known to me or ☐ produced _____ as identification.

_____
NOTARY PUBLIC

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

[*end of signature pages*]

Tab 10

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

TROUT CREEK
COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of Trout Creek Community Development District was held on **May 21, 2025, at 6:00 p.m.** at The Kayak Club, 100 Kayak Way, St. Augustine, FL 32092.

Present and constituting a quorum:

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

Also present were:

Melissa Dobbins	**District Manager, Rizzetta & Co., Inc.**
Katie Buchanan	**District Counsel, Kutak Rock, LLP** ***(via speaker phone)***
Mike Yuro	**Yuro & Associates**
Belynda Tharpe	**General Manager, First Service Residential**
Jessica Knutelsky	**Assistant Manager, First Service Residential**

Members of the public present.

FIRST ORDER OF BUSINESS **CALL TO ORDER**

Mr. Wright called the meeting to order at 6:02 p.m. and then the pledge of allegiance was recited.

SECOND ORDER OF BUSINESS **PLEDGE OF ALLEGIANCE**

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

An audience member presented a petition with names signed by approximately 200 residents regarding their objections to the removal of the buffer and shrubs being proposed to replace it behind their homes built by Ryan Homes in Phase 3. Residents expressed additional concerns regarding work being done on the new expressway and how close the roadway is to their backyards. There were also concerns mentioned regarding dirt the

homes have due to on-going construction and a fire hydrant being used by a Dream Finders vendor.

The board responded that they will be reviewing all of these concerns further at their next workshop. Mr. Wright also stated that anyone can make a complaint to the county regarding the removal of this buffer. He then requested the District Engineer provide a cost for a fence/wall for that area and directed staff to reach out to Ryan Homes regarding the impacts of the dirt to the surrounding property.

**Board moved to agenda items 5A, 5B, 5C, 5D and 5E.*

FOURTH ORDER OF BUSINESS **FINAL PRESENTATION ON BOND SERIES 2015 REFUND**

1.) **Final Series 2025 Refunding Results**
2.) **Final Supplemental Special Assessment Allocation Report, Series 2025**

Ms. Buchanan reminded the board that they will have $500,000.00 placed in a construction account to be used for the approved capital projects within the next 3 years. She also noted that approximately $464,000.00 will be moved to a Trustee Revenue Account due to tax restrictions until November 1, 2025. After that time, these funds can be transferred to the district's General Fund account. The board acknowledged that these funds will not be used until next fiscal year anyway.

FIFTH ORDER OF BUSINESS **RESOLUTION 2025-07, SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S CAPITALIMPROVEMENT REVENUE REFUNDING BOND, SERIES 2025**

Ms. Buchanan reviewed resolution 2025-07 with the board.

> On a motion by Ms. Murphy, seconded by Ms. Loffredo, with all in favor, the board adopted Resolution 2025-07, Setting forth the specific terms of the District's Capital Improvement Revenue Refunding Bond, Series 2025, for Trout Creek Community Development District.

SIXTH ORDER OF BUSINESS **CONSIDERATION OF RESOLUTION 2025-08, APPROVING SALE, ISSUANCE AND TERMS OF SALE OF CAPITAL IMPROVEMENT REVENUE & REFUNDING BOND, SERIES 2025**

DRAFT

On a motion by Ms. Loffredo, seconded by Mr. Wright, with all in favor, the board adopted Resolution 2025-08, Approving Sale, Issuance and Terms of Sale of Capital Improvement Revenue & Refunding Bond, Series 2025, for Trout Creek Community Development District.

SEVENTH ORDER OF BUSINESS **CONSIDERATION OF REVENUE AND REFUNDING BOND, SERIES 2025 – BNY TRUSTEE FEE SCHEDULE**

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the board approved Revenue and Refunding Bond, Series 2025 – Bank of New York Trustee Fee Schedule, for Trout Creek Community Development District.

EIGHTH ORDER OF BUSINESS **PRESENTATION REGARDING COUNTY COMMUNITY PARKS OFF TIMBERWOLF TRAIL**

Mr. Bill Sullivan reviewed the park project his company is working on with the county with the board and audience. He stated that construction should start this summer. The board expressed easement and traffic concerns while the project is on-going and after completion. The board stated further discussions will hopefully take place at the next regular meeting since staff has invited several county representatives to attend.

NINTH ORDER OF BUSINESS **STAFF REPORTS**

A. District Counsel

Ms. Buchanan updated the board that she, along with staff and Supervisor Breslin met with VerdeGo and their attorney. She stated that VerdeGo was not in agreement and threatened a lawsuit and may file against board members personally. She noted they did offer a settlement that the district pays them $67,000 of their outstanding invoices. Discussion ensued. The board decided to not accept their settlement offer.

On a motion by Mr. Breslin, seconded by Ms. Loffredo, with all in favor, the board did not accept VerdeGo's settlement offer to pay them $67,000.00, for Trout Creek Community Development District.

B. District Engineer

1.) Update Regarding Stormwater Outfall Repair and Ratification of UES Geotech Agreement

Mr. Yuro updated the board that Geotech did provide a proposal (under Tab 1) which came in $500.00 more than what the board initially approved. The Chairman did execute the agreement, and the inspection is being scheduled.

DRAFT

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the board ratified the UES Geotech Agreement, for Trout Creek Community Development District.

2.) Update Regarding Goodhope Court Underdrain Repair

Mr. Yuro updated the board that he will confirm the Highwater's proposal is still current so an agreement can get drafted now that the closing of the refunding is about to take place.

3.) Review Pond 11B Repair Proposals

Mr. Yuro recommended the board accept Ruppert's proposal for the price subject to his review that their scope match's his specs of the project.

4.) Update Regarding Traffic Study and Crosswalk Striping Cost

Discussion ensued. The board tabled this item until the district can further discuss options with the county regarding crossing guards.

The board also asked Mr. Yuro if he reviewed erosion on pond 21A. Mr. Yuro stated that this is not the same as pond 11B and is more surface erosion due to lack of vegetation. He stated it just needs turf.

C. Landscape Maintenance Service Reports

D. Pond Aquatics Service Reports

E. General Manager

Ms. Tharpe update the board that the shuttle will cost $7,280.00 for 3 holidays. Also, that to hire the off-duty office now requires for them to have at least a 6-hour shift.

F. District Manager

1.) Presentation of Voter Registration Count
2.) Review of Variance Report YTD for March 2025

Ms. Dobbins reviewed dates for the board's next workshop. The board directed the district manager to schedule a workshop for June 5, 2024.

TENTH ORDER OF BUSINESS **CONSIDERATION OF LANDSCAPE MAINTENANCE PROPOSAL FOR ADDITIONAL POND BANK MOWING**

It was stated the proposals presented are the additional cost to mow the ponds the board recently approved. These agreements will be amended and will take effect October 1, 2025.

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ELEVENTH ORDER OF BUSINESS **CONSIDERATION OF FPL STREET LIGHTING AGREEMENT – PHASE 3J**

TWELFTH ORDER OF BUSINESS **CONSIDERATION OF LAZY RIVER POOL PUMP REPAIR PROPOSALS**

The board confirmed this repair will be paid out of reserves.

THIRTEENTH ORDER OF BUSINESS **CONSIDERATION OF DISTRICT COUNSEL PROPOSAL**

Ms. Kilinski reviewed her proposal and introduced Mr. Loy as an associate that will also service this district.

FOURTEENTH ORDER OF BUSINESS **PRESENTATION OF FISCAL YEAR 2025/2026 PROPOSED BUDGET**

1.) Consideration of Resolution 2025-09, Approving Fiscal Year 2025/2026 Budget and Setting Public Hearing

Ms. Dobbins reviewed the resolution and proposed budget stating there were no further comments or changes since the board's workshop. The board will set the budget public hearing for their August 20, 2025 meeting at 6:00 p.m.

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

There were audience comments and concerns regarding VerdeGo's settlement, developer's proposal offer on repairs, budget deadlines and questions on plans for future amenity facilities.

SIXTEENTH ORDER OF BUSINESS **BOARD PROPOSED MOTIONS**

B. District Engineer

3.) Review Pond 11B Repair Proposals

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the board approved Ruppert Pond 11B repair proposal in the amount of $9,715.00, for Trout Creek Community Development District.

E. General Manager

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On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the board approved Increase to Amenity Management's credit card balance limit to $10,000.00, for Trout Creek Community Development District.

F.) Consideration of Landscape Maintenance Proposal for Additional Pond Bank Mowing

On a motion by Mr. Breslin, seconded by Mr. Loffredo, with all in favor, the board approved Ruppert's and Prestige's Landscape Maintenance proposal for additional pond bank mowing, effective October 1, 2025, for Trout Creek Community Development District.

G.) Consideration of FPL Street Lighting Agreement~~e~~ Phase 3J

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the board approved FPL Street Lighting Agreement for Phase 3J, for Trout Creek Community Development District.

H.) Consideration of Lazy River Pool Pump Repair Proposals

On a motion by Mr. Wright, seconded by Ms. Murphy, with all in favor, the board approved the C Buss Proposal in the amount of $29,377.18 to be funded out of the Reserve Account, for Trout Creek Community Development District.

I.) Consideration of District Counsel Proposal

On a motion by Mr. Sajkowski, seconded by Ms. Loffredo, with all in favor, the board approved the Kilinski Van Wyk proposal for District Counsel Services, for Trout Creek Community Development District.

J.) Presentation of Fiscal Year 2025/2026 Proposed Budget

1.) Consideration of Resolution 2025-09, Approving Fiscal Year 2025/2026 Budget and Setting Public Hearing

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the board adopted Resolution 2025-09, Approving Fiscal Year 2025/2026 proposed budget and setting Public Hearing, for Trout Creek Community Development District.

SEVENTEENTH ORDER OF BUSINESS CONSENT AGENDA

A.) Consideration of Minutes for the Board of Supervisors' Meeting held on April 16, 2025
B.) Consideration of Minutes for the Workshop held on May 6, 2025
C.) Ratification of the Operation and Maintenance Expenditures for

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D.) Acceptance of Audited Financial Statement Ending Sept. 30, 2024

> On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the board approved minutes of Board of Supervisors' meeting held on April 16, 2025, minutes for the workshop held on May 6, 2025, ratified operation and maintenance expenditure for April 2025 in the amount of $457,234.45, and accepted the audited financial statement ending September 30, 2024, for Trout Creek Community Development District.

EIGHTEENTH ORDER OF BUSINESS **SUPERVISOR REQUESTS**

The board talked about workshop agenda items, including but not limited to the two resolutions that have been tabled. The board directed staff to send them to new counsel to review.

NINTEENTH ORDER OF BUSINESS **ADJOURNMENT**

> On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the board adjourned the meeting at 8:24 p.m., for Trout Creek Community Development District.

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Secretary /Assistant Secretary

Chairman / Vice Chairman

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MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

TROUT CREEK
COMMUNITY DEVELOPMENT DISTRICT

The **workshop** of the Board of Supervisors of Trout Creek Community Development District was held on **June 5, 2025, at 10:00 a.m.** at The Kayak Club, 100 Kayak Way, St. Augustine, FL 32092.

Attended:

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

Also present were:

Chris Loy	**District Counsel, Kilinski Van Wyk**
Belynda Tharpe	**General Manager, First Service Residential**
Jessica Knutelsky	**Assistant Manager, First Service Residential**

Members of the public present.

FIRST ORDER OF BUSINESS **CALL TO ORDER**

Mr. Wright called the meeting to order at 10:04 a.m. and then the pledge of allegiance was recited.

SECOND ORDER OF BUSINESS **DISCUSSION REGARDING DEVELOPER RESPONSE TO MAJOR REPAIRS**

Board members discussed developer proposal presented during last budget workshop. Board members agreed to present all questions or concerns to district counsel via email and district council will present recommendations during June meeting.

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THIRD ORDER OF BUSINESS **DISCUSSION REGARDING RESOLUTION 2025-03 AND RESOLUTION 2025-04**

Board members discussed developer proposal presented during last budget workshop. Board member agreed to present all questions or concerns to district counsel via email and district council will present recommendation during June meeting.

FOURTH ORDER OF BUSINESS **DISCUSSION REGARDING VERDEGO CLAIM**

Item not discussed per recommendation of the district council. Legal Council will provided board members recommendations by June meeting if possible.

FIFTH ORDER OF BUSINESS **DISCUSSION REGARDING PH 3 RYAN HOMES CONCERNS**

Board members discussed on going issues and concerns related to Ryan Homes. Ryan Home residents were given an opportunity to voice their concerns to the board. Board member agreed to present all questions or concerns to district counsel via email and district council will present recommendation during June meeting.

SIXTH ORDER OF BUSINESS **DISCUSSION REGARDING COUNTY PARKS AND TRAFFIC**

Staff updated board members on future easement requests for the county park. Board members and staff discussed the future easement for the county park and the effects of construction on local traffic in the neighborhood. It was agreed that the best course forward is to request local stake holders to attend the June meeting to seek resolutions and clarification on concerns. Staff directed board member Heather to contact local stakeholders with an invitation to attend the meeting.

SEVENTH ORDER OF BUSINESS **DISCUSSION ON OTHER MATTERS AS IT RELATES TO THE DISTRICT**

Staff updated the board on going issues and concerns.

EIGHTH ORDER OF BUSINESS **BOARD MEMBER AND AUDIENCE COMMENTS**

Audience members asked questions about the Ryan homes concerns.

NINTH ORDER OF BUSINESS **ADJOURNENT**

Workshop was adjourned at 11:38 a.m.

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Secretary /Assistant Secretary

Chairman / Vice Chairman

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TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures
Presented For Board Approval
May 2025

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

The total items being presented: **$350,230.14**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ABecca, LLC	101602	032725 Spring	Inflatables for Spring Fling 04/25	$ 5,550.00
ABecca, LLC	101602	041925 Spring	Easter Bunnies 04/25	$ 600.00
ABecca, LLC	101634	052525 Bubble	Bubble Truck 05/25	$ 540.00
ABecca, LLC	101634	052625 Memorial	Memorial Day Event 05/25	$ 600.00
Adkins Electric, Inc.	101566	1042	Assess and Repair Wire Damage - Tennis Court Lights 03/25	$ 3,480.00
Al Dente's, LLC	101620	050925 Mother's	Mother's Day Event 05/25	$ 1,490.00
Arrow Exterminators	101606	880812 Renewal 07/25	Annual Termite Renewal 07/25	$ 581.00
Arrow Exterminators	101567	61496237	Monthly Pest Control Services 04/25	$ 59.00
Arrow Exterminators	101567	61496238	Rodent Control Services 04/25	$ 35.00
Arrow Exterminators	101567	61751947	Tenting Fumigation 04/25	$ 23,512.50
Arrow Exterminators	101606	61947599	Rodent Control Services 05/25	$ 186.00
Arrow Exterminators	101606	61947830	Monthly Pest Control Services 05/25	$ 116.00

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check Numbe	Invoice Number	Invoice Description		Invoice Amount
Arrow Exterminators	101606	61947831	Pest Control Services 05/25	$	96.00
AT&T	20250516-02	151561791 05/25 ACH	Internet Services 05/25	$	32.10
AT&T	20250523-01	158596576 05/25 ACH	Fitroom Internet Services 05/25	$	30.00
AT&T	20250516-01	299942543 05/25 ACH	Internet Services 05/25	$	32.10
AT&T	20250526-01	323382736 05/25 ACH	TV & Internet Services 05/25	$	135.58
AT&T	20250501-01	324079257 04/25 ACH	Phone & Internet Services 04/25	$	171.64
AT&T	20250529-01	324079257 05/25 ACH	Phone & Internet Services 05/25	$	171.64
Atlantic Security	101568	387684	300 Security Cards 04/25	$	2,110.50
B & S Signs, Inc.	101586	250031-1	Replaced LED in Street Lights 05/25	$	2,413.50
Bleu Bear Designs, LLC	101607	1009	Long Sleeve Shirt Order 05/25	$	176.00
Buster's Cleaning Service	101587	151	Janitorial Services 05/25	$	1,600.00
C BUSS Enterprises, Inc.	101569	3492	Pool Maintenance 05/25	$	3,714.98

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Charles Aquatics, Inc.	101579	53247	Pond Maintenance 05/25	$ 3,853.00
Colden Company, Inc.	101570	19587	Service Call 04/25	$ 91.50
Cronin Ace Hardware	101603	Monthly Summary 04/25	Miscellaneous Supplies 04/25	$ 146.65
Deputy Services	20250512-01	1340331 ACH 324	Deputy Services 04/26/25	$ 231.00
Deputy Services	20250512-02	1341298 ACH	Deputy Services 04/27/25	$ 231.00
Deputy Services	20250530-01	1367215	Deputy Services 05/24/25	$ 346.50
Deputy Services	20250530-02	1368128	Deputy Services 05/25/25	$ 346.50
Deputy Services	20250530-03	1368699	Deputy Services 05/26/25	$ 409.50
Elvidania Caperonis	101608	051325 Refund	Reservation Deposit Refund 05/25	$ 205.00
EZ Event Ride Inc.	101635	02 Memorial	Memorial Day Event 05/24/25	$ 2,400.00
EZ Event Ride Inc.	101635	03 Memorial	Memorial Day Event 05/25/25-05/26/25	$ 4,800.00
First Coast Foam Party LLC	101621	2025-03-20-03	2-Hour Game Truck 03/25	$ 500.00

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
First Coast Ventures of North Florida, Inc.	101571	10956	Rollin' Rita's Truck 03/25	$ 462.00
FirstService Residential Florida, Inc.	101572	11056788	Medical Insurance 04/25	$ 4,728.00
FirstService Residential Florida, Inc.	101572	11057721	Management Services 04/05/25-04/18/25	$ 29,752.83
FirstService Residential Florida, Inc.	101588	11059915	Management Fee - Phone Allowance 05/25	$ 1,854.00
FirstService Residential Florida, Inc.	101609	11061295	Management Services 04/19/25-05/02/25	$ 30,736.89
FirstService Residential Florida, Inc.	101636	11063245	Management Services 05/03/25-05/16/25	$ 29,321.25
FirstService Residential Florida, Inc.	101622	11064165	Medical Insurance 05/25	$ 4,728.00
FirstService Residential Florida, Inc.	101636	11065164	Name Tags 04/25	$ 30.00
Florida Department of Revenue	20250508-01	65-8017062725-9 04/25 ACH	65-8017062725-9 Sales & Use Tax 04/25	$ 1,120.17
Florida Natural Gas	101610	1220667ES	Natural Gas Services 05/25	$ 15.39
Florida Power & Light Company	20250502-03	03602-11429 03/25 ACH	38 Rosemont Dr 03/25	$ 38.18
Florida Power & Light Company	20250502-04	39473-03305 03/25 ACH	25 Ridgewind Dr #LTG 03/25	$ 61.42

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Power & Light Company	20250502-02	67979-76187 03/25 ACH	574 Timberwolf Trl 03/25	$ 26.65
Florida Power & Light Company	20250502-01	98411-59305 03/25 ACH	37 Timberwolf Trl 03/25	$ 50.30
Florida Power & Light Company	20250526-02	Monthly Summary 04/25 ACH 324	Electric Services 04/25	$ 10,749.56
Florida Power & Light Company	20250528-01	Monthly Summary A 04/25 ACH 324	Electric Services 04/25	$ 158.09
Gannett Florida LocaliQ	101589	0007091902	Account# 764106 Legal Advertising 04/25	$ 146.80
Greg Gosney	101611	050225 Music	Live Music/Entertainment by Pool 05/25	$ 810.00
HD Supply, Inc.	101590	0881769363	Miscellaneous Supplies 05/25	$ 65.98
HD Supply, Inc.	101612	0881781260	Miscellaneous Supplies 05/25	$ 230.75
HD Supply, Inc.	101612	0881790817	Miscellaneous Supplies 05/25	$ 96.05
HD Supply, Inc.	101637	0881818566	Miscellaneous Supplies 05/25	$ 51.73
HD Supply, Inc.	101637	0881818567	Miscellaneous Supplies 05/25	$ 101.12
HD Supply, Inc.	101637	0881823330	Miscellaneous Supplies 05/25	$ 39.97

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check Numbe	Invoice Number	Invoice Description	Invoice Amount
Heather Marie Loffredo	101591	HL050625	Board of Supervisors Workshop Meeting 05/06/25	$ 200.00
Heather Marie Loffredo	101623	HL052125	Board of Supervisors Meeting 05/21/25	$ 200.00
Hi-Tech System Associates	101573	422251 Balance	Door Controller Security Installation 04/25	$ 7,408.36
Howard Services, Inc.	101624	S-20172	Service Call - Main Office 05/25	$ 264.00
IPFS Corporation	101580	GAA-D60191 Pmnt #8 05/25	Liability Insurance Payment #8 05/25	$ 8,526.35
James J. Breslin, III	101592	JB050625	Board of Supervisors Workshop Meeting 05/06/25	$ 200.00
James J. Breslin, III	101625	JB052125	Board of Supervisors Meeting 05/21/25	$ 200.00
JEA	20250513-01	9634626977 03/25 ACH	Water-Sewer Services 03/25	$ 26,115.66
Joe Schnur	101619	052425 Piping	Bagpiping Services 05/25	$ 250.00
Jussara Potter	101593	32733	Photography - Easter Egg Hunt 04/25	$ 600.00
Konica Minolta Premier Finance	101594	553053711	Copier Lease #500-00673850-000 04/25	$ 866.30
Mark Green II	101638	1 Memorial	Pre-Memorial Day Event 05/25	$ 450.00

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Mark Green II	101604	1 Pups	DJ Pups & Pints 02/25	$ 450.00
Maximum Entertainment Trivia	101626	12 Pool	Kids Pool Party 05/25	$ 350.00
Mini Melts of America, Inc.	101574	659428	Ice Cream Precup 04/25	$ 165.49
Mini Melts of America, Inc.	101613	664813	Ice Cream Precup 05/25	$ 284.05
Mini Melts of America, Inc.	101639	672826	Ice Cream Precup 05/25	$ 402.61
Noreast Capital Corporation	101605	620844	Cardio Fitness Equipment Lease 05/25	$ 3,128.97
North Florida Custom Carts, LLC	101581	7882	ITS Sensor - Cart 09/23	$ 299.00
North Florida Custom Carts, LLC	101581	7883	Tie Rod Ends 04/25	$ 249.00
Prestige Landscapes of North Florida, Inc.	101582	12494	PH1 Monthly Maintenance 05/25	$ 23,938.79
Prestige Landscapes of North Florida, Inc.	101582	12496	PH3 Monthly Maintenance 05/25	$ 21,617.69
Prestige Landscapes of North Florida, Inc.	101614	12511	Irrigation Repair PH 3 04/25	$ 1,005.25
Republic Services	20250506-01	0687-001523662 ACH	Account# 3-0687-0008700 Waste Disposal Services 05/25	$ 1,444.61

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Richard Clinton Wright	101596	CW050625	Board of Supervisors Workshop Meeting 05/06/25	$ 200.00
Richard Clinton Wright	101627	CW052125	Board of Supervisors Meeting 05/21/25	$ 200.00
Rizzetta & Company, Inc.	101565	INV0000098889	District Management Fees 05/25	$ 5,537.75
Ronnie Murphy	101597	RM050625	Board of Supervisors Workshop Meeting 05/06/25	$ 200.00
Ronnie Murphy	101628	RM052125	Board of Supervisors Meeting 05/21/25	$ 200.00
Ruppert Landscape, LLC	101575	721739	Monthly Landscape Maintenance 04/25	$ 30,641.56
Ruppert Landscape, LLC	101583	723763	Ph2 Core Aeration and Granular Fertilizer 04/25	$ 3,929.00
Shaw's Services, LLC	101629	32019	Removing Dead Tree's 05/25	$ 1,800.00
Sunbelt Rentals, Inc.	101576	166610082-0003	30-33' Electric Scissor 04/25	$ 92.79
TECO Peoples Gas	20250528-02	211011457499 04/25 ACH	Natural Gas Services - 182 Kayak Way 04/25	$ 52.48
TECO Peoples Gas	20250528-03	221008807523 04/25 ACH	Natural Gas Services - 2105 Shearwater Pkwy 04/25	$ 47.47
The Bank of New York Mellon	101630	00252-25-0013472	Capital Improvement Revenue Bond Series 2022 05/01/25 - 04/30/26	$ 4,000.00

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
The Morgan Company	101584	16219-KS	Job# 16219-KS 16oz. Libbey Mixer Glass 02/25	$ 1,411.00
Tri-County Safety and Security	101598	B-1281	Public Safety Services 04/25	$ 4,415.97
Trout Creek CDD	DC050525	DC050525	Debit Card Replenishment 05/05/25	$ 3,179.25
Trout Creek CDD	DC051325	DC051325	Debit Card Replenishment 05/13/25	$ 2,107.22
Trout Creek CDD	DC051625	DC051625	Debit Card Replenishment 05/16/25	$ 3,123.31
Twisted Flowers, LLC	101615	000005 Mother's Day	Mother's Day Event 05/25	$ 400.00
Veronica Fuata	101577	032825 Poolside	Poolside Event 03/25	$ 750.00
Vesta Property Services, Inc.	101616	426698	Lifeguard/Supervisor/Pool Monitor 04/25	$ 7,912.17
VGlobal Tech	101585	7268	Website Maintenance 05/25	$ 175.00
Vincent J Sajkowski	101599	VS050625	Board of Supervisors Workshop Meeting 05/06/25	$ 200.00
Vincent J Sajkowski	101631	VS052125	Board of Supervisors Meeting 05/21/25	$ 200.00
W.B. Mason Co., Inc.	101578	253730764	Miscellaneous Operating Supplies 04/25	$ 25.11

Trout Creek Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
W.B. Mason Co., Inc.	101578	253795375	Miscellaneous Operating Supplies 04/25	$ 660.72
W.B. Mason Co., Inc.	101578	253852288	Miscellaneous Operating Supplies 04/25	$ 121.53
W.B. Mason Co., Inc.	101578	253906173	Miscellaneous Operating Supplies 04/25	$ 44.28
W.B. Mason Co., Inc.	101617	254025534	Miscellaneous Operating Supplies 05/25	$ 40.19
W.B. Mason Co., Inc.	101617	254061637	Miscellaneous Operating Supplies 05/25	$ 151.61
W.B. Mason Co., Inc.	101632	254248544	Miscellaneous Operating Supplies 05/25	$ 34.83
W.B. Mason Co., Inc.	101632	254268983	Miscellaneous Operating Supplies 05/25	$ 446.45
W.B. Mason Co., Inc.	101632	254431796	Miscellaneous Operating Supplies 05/25	$ 285.37
W.B. Mason Co., Inc.	101640	254488739	Miscellaneous Operating Supplies 05/25	$ 497.13
Wayne Automatic Fire Sprinklers, Inc.	101618	1219612	Quarterly Sprinkler Inspection 04/25	$ 100.00
Yuro & Associates, LLC	101600	3775	Engineering Services 04/25	$ 2,062.50
Report Total				**$ 350,230.14**