



Rizzetta & Company

Trout Creek Community Development District

**Board of Supervisors'
Meeting
October 29, 2025**

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

www.troutcreekcdd.org

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT

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

www.troutcreekcdd.org

Board of Supervisors

Clint Wright
Heather Loffredo
Jim Breslin
Ronnie Murphy
Vincent Sajkowski

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

District Manager

Melissa Dobbins

Rizzetta & Company, Inc.

District Counsel

Chris Loy
Jennifer Kilinski

Kilinski Van Wyk
Kilinski Van Wyk

District Engineer

Mike Yuro

Yuro & Associates

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

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

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

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

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT

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

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

October 22, 2025

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Trout Creek Community Development District will be held on **October 29, 2025, at 4:00 p.m.** located at the Kayak Club, 100 Kayak Way, St. Augustine, FL 32092. The District Board will also conduct an attorney-client **shade session at 3:30 p.m.** This session will commence prior to the regular meeting. **At the conclusion of the regular meeting**, there will be a District **workshop** with County officials regarding District and community items of interest and concern.

SHADE SESSION AGENDA:

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

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

- 4. CONCLUSION OF SHADE SESSION/MOTIONS RELATED TO SAME**

REGULAR MEETING AGENDA:

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

A.) District Counsel Tab 1

- 1.) Update/Consideration of Besch and Smith/Outfall Project
- 2.) Update/Consideration of Developer Negotiations
- 3.) Update/Direction on County Tree Replacement Project
- 4.) Further Discussion/Direction Regarding Timberlin Creek Trespass and Evacuation Requests

B.) District Engineer Tab 2

- 1.) County Crosswalk Proposals/Traffic Update/Cost & Process to Turnover Roads
- 2.) Update on Golf Cart Approved Roads and Paths
- 3.) Update on Goodhope Court Project
- 4.) Authorize Engineer to 2nd Amenity Center Site Plan, not to exceed \$2,500
- 5.) Authorize Engineer to Obtain Architect Bids for Kayak Club Kitchen Remodel
- 6.) Review Requirements for Pool Lighting for Night Swimming
- 7.) Options Regarding Shearwater Parkway Resurfacing

- C.) Landscape Maintenance Service Reports Tab 3
 - 1.) Prestige Addendum and Ruppert Amendment – Ph 2 Addition/Removal
 - 2.) Ratification of Prestige Amenity Landscaping Replacement Proposal
- D.) Pond Aquatics Service Reports Tab 4
- E.) General Manager Tab 5
 - 1.) South Creek Asphalt Path
- F.) District Manager..... Tab 6
 - 1.) Variance Report Presented by Supervisor Murphy
- 5. BUSINESS ITEMS – Part A**
 - A.) Review Interest Banking Options for Release of Revenue Account Fund..... Tab 7
 - B.) Resolution 2026-01; Awarding RFP for Pool ResurfacingTab 8
 - C.) Review Amenity Suspension(s)
 - D.) Resolution 2026-02; Waive Portion of Rule 1.3(1); Providing Reasonable Notice Tab 9
 - 1.) Approval of FY 26 Workshop Dates
- 6. BUSINESS ITEMS – Part B CONSENT AGENDA**
 - A.) Motion to Approve Sunshine States Solutions of N. FL Wooden Pergola Proposal Tab 10
 - B.) Motion to Approve Straight Pressure Estimate Tab 11
 - C.) Motion to Approve Simpson Pressure Cleaner Trailer Tab 12
 - D.) Motion to Approve Southern Breeze Outpost Furniture Purchase Tab 13
 - E.) Motion to Approve Southern Breeze Kayak Club Furniture Estimate Tab 14
 - F.) Consideration of Staff/Maintenance Golf Cart Proposal..... Tab 15
 - G.) Motion to Nominate Supervisor Sajkowski to work with District Staff to Send Notice to County, Developer and Commissioner Regarding Vegetation Replacement at Ryan Homes Location.
 - H.) Motion to Nominate Supervisor Wright to work with District Staff Regarding County Tree Replacement Locations
- 7. BUSINESS ADMINISTRATION - CONSENT AGENDA**
 - A.) Consideration of Minutes for the Board of Supervisors' Meeting held on September 17, 2025 Tab 16
 - B.) Consideration of Minutes for the Workshop held on October 1, 2025 Tab 17
 - C.) Ratification of Operations & Maintenance Expenditures for September 2025 – *Under Separate Cover*
 - D.) Ratification of Series 2025 Capital Project Fund Requisitions CR 04 & 05 Tab 18
 - E.) Ratification of FY 26 District Insurance Policy..... Tab 19
- 8. SUPERVISOR REQUESTS**
- 9. ADJOURNMENT**

Workshop Agenda:

- 1. PRESENTATION/Q&A WITH COUNTY OFFICIALS** Regarding Interests of District/Community Concern (i.e. pedestrian enhancements).
- 2. CONCLUSION**

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

Yours kindly,

Melissa Dobbins

District Manager

Tab 1

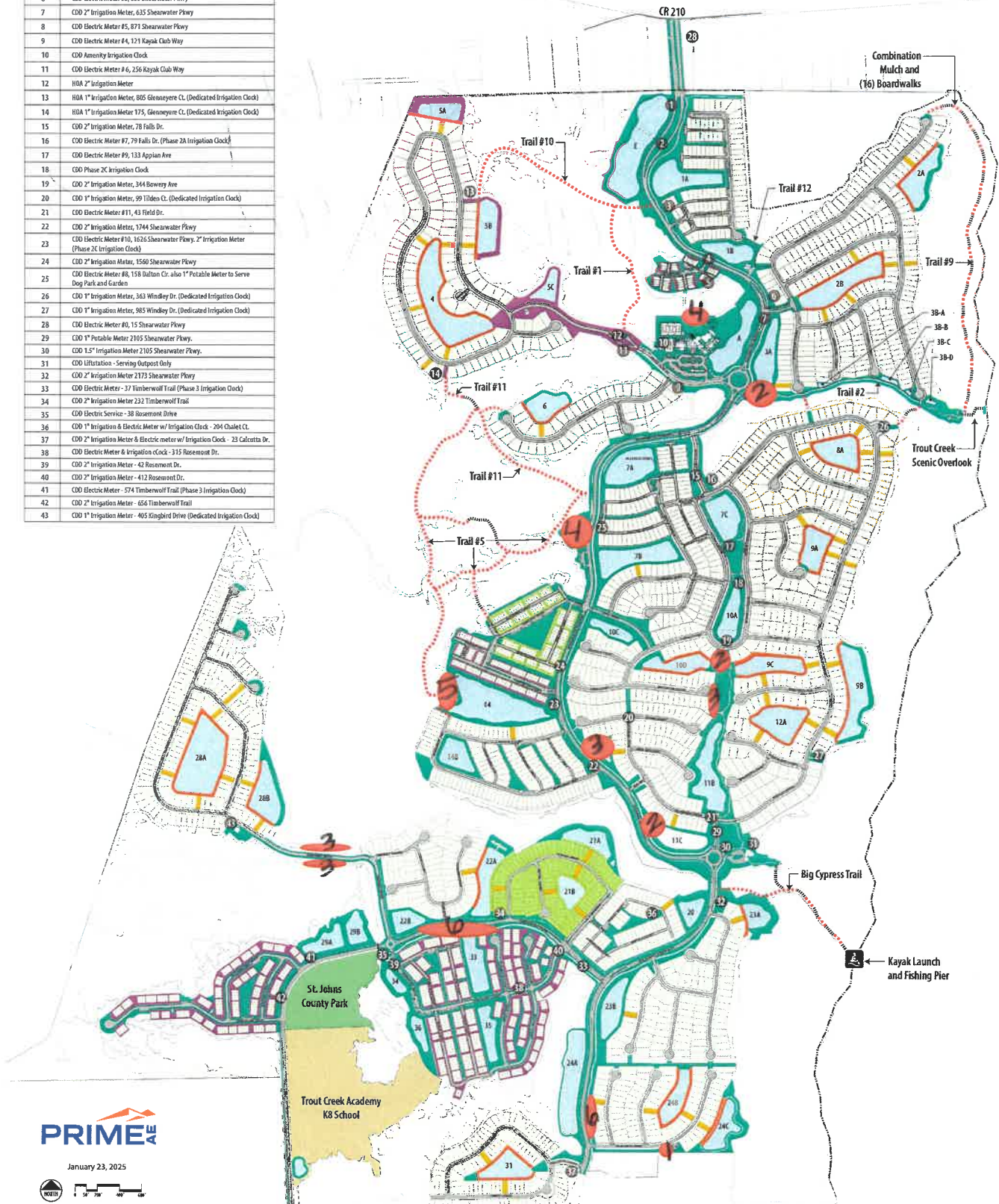
Trout Creek CDD

Landscape Maintenance Areas

Item Number	Water
1	CDD 2" Irrigation Meter, 21 Shearwater Pkwy
2	CDD Electric Meter #1, 275 Shearwater Pkwy
3	CDD Electric Meter #2, 435 Shearwater Pkwy (Phase 1 Irrigation Clock)
4	Phase 1C, 2" HOA Irrigation Meter, 19 Talia Trail
5	Townhome Dedicated Irrigation Clock, 21 Seastar Ct.
6	CDD Electric Meter #3, 639 Shearwater Pkwy
7	CDD 2" Irrigation Meter, 635 Shearwater Pkwy
8	CDD Electric Meter #5, 871 Shearwater Pkwy
9	CDD Electric Meter #4, 121 Kajak Club Way
10	CDD Amenity Irrigation Clock
11	CDD Electric Meter #6, 256 Kajak Club Way
12	HOA 2" Irrigation Meter
13	HOA 1" Irrigation Meter, 805 Glenavere Ct. (Dedicated Irrigation Clock)
14	HOA 1" Irrigation Meter 175, Glenavere Ct. (Dedicated Irrigation Clock)
15	CDD 2" Irrigation Meter, 78 Falls Dr.
16	CDD Electric Meter #7, 79 Falls Dr. (Phase 2A Irrigation Clock)
17	CDD Electric Meter #9, 133 Applan Ave
18	CDD Phase 2C Irrigation Clock
19	CDD 2" Irrigation Meter, 344 Bowery Ave
20	CDD 1" Irrigation Meter, 99 Tilden Ct. (Dedicated Irrigation Clock)
21	CDD Electric Meter #11, 43 Field Dr.
22	CDD 2" Irrigation Meter, 1744 Shearwater Pkwy
23	CDD Electric Meter #10, 1626 Shearwater Pkwy, 2" Irrigation Meter (Phase 2C Irrigation Clock)
24	CDD 2" Irrigation Meter, 1560 Shearwater Pkwy
25	CDD Electric Meter #8, 158 Dalton Cir. also 1" Potable Meter to Serve Dog Park and Garden
26	CDD 1" Irrigation Meter, 363 Windley Dr. (Dedicated Irrigation Clock)
27	CDD 1" Irrigation Meter, 985 Windley Dr. (Dedicated Irrigation Clock)
28	CDD Electric Meter #0, 15 Shearwater Pkwy
29	CDD 1" Potable Meter 2105 Shearwater Pkwy.
30	CDD 1.5" Irrigation Meter 2105 Shearwater Pkwy.
31	CDD Liftstation - Serving Outpost Only
32	CDD 2" Irrigation Meter 2173 Shearwater Pkwy
33	CDD Electric Meter - 37 Timberwolf Trail (Phase 3 Irrigation Clock)
34	CDD 2" Irrigation Meter 232 Timberwolf Trail
35	CDD Electric Service - 38 Rosemont Drive
36	CDD 1" Irrigation & Electric Meter w/ Irrigation Clock - 204 Chalel Ct.
37	CDD 2" Irrigation Meter & Electric meter w/ Irrigation Clock - 23 Calcutta Dr.
38	CDD Electric Meter & Irrigation Clock - 315 Rosemont Dr.
39	CDD 2" Irrigation Meter - 42 Rosemont Dr.
40	CDD 2" Irrigation Meter - 412 Rosemont Dr.
41	CDD Electric Meter - 574 Timberwolf Trail (Phase 3 Irrigation Clock)
42	CDD 2" Irrigation Meter - 656 Timberwolf Trail
43	CDD 1" Irrigation Meter - 405 Kingbird Drive (Dedicated Irrigation Clock)

LEGEND

- HOA Maintained Areas
- CDD Maintained Areas
- Homeowner Maintained Pond Bank
- 360 Maintained
- Trout Creek Academy K8 School
- St. Johns County Park
- Maintenance Access Easement
- CDD Maintained Trail
- CDD Maintained Boardwalk





Proposal #: 587605

Date: 10/7/2025

From: Ryan Chance

Proposal for
Wharton-Smith, Inc.

Joe Schmidt
Wharton -Smith, Inc

jschmidt@whartonsmith.com

LOCATION OF PROPERTY

750 Monroe Road
Sanford, FL 32771

SJC Central Sportsplex Tree Delivery and Installation

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Installation Labor			\$4,950.00
Live Oak, 4" Caliper	24	\$825.00	\$19,800.00
Red Maple, 4" Caliper	21	\$825.00	\$17,325.00
Freight	1	\$2,000.00	\$2,000.00

Furnish Trees

24-4" Caliper Oak Trees

21-4" Caliper Red Maples

****Provide and Plant Trees to a specified location****

* this does not include irrigation

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Wharton-Smith, Inc.

Subtotal		\$44,075.00
Sales Tax		\$0.00
Proposal Total		\$44,075.00

THIS IS NOT AN INVOICE

Southern Tree, LLC

2762 W Beaver Street
Jacksonville, FL 32254
(904) 388-8104
(904) 388-9277 Fax

Proposal

Date	Proposal #
10/10/2025	1771

Name / Address
First Service Residential 6620 Southpoint Drive S Suite 610 Jacksonville, FL. 32216

P.O. No.	Terms	Rep	Customer No.	Job Site
	Due on Compl...	Tim	904-472-0883	100 Kayak Way 32092
Description		Qty	Cost	Total
We propose to provide all equipment and labor to deliver, install, and stake the following:				
4" Live oak Tree		24	850.00	20,400.00T
4" Red Maple Tree		21	850.00	17,850.00T
Subtotal				38,250.00
1.5% Surtax			75.00	75.00
NOTE: All trees delivered and installed by Southern Tree, LLC come with a one year warranty provided they receive adequate automatic irrigation.				
			Subtotal	\$38,325.00
			Sales Tax (6.0%)	\$2,295.00
			Total	\$40,620.00



This does not include irrigation

PRESTIGE LANDSCAPES OF NORTH FLORIDA, INC.

Landscape Proposal

Job Name: Timberwolf Oak & Maple Mitigation
Property Name: Trout Creek CDD ph3
Client: Belynda Tharpe
Address:
City/State/Zip:
Phone:

Proposal # 10jx1082.101
Date: October 14, 2025

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

Description

Prestige Landscapes proposes to install 4" cal. Live oaks and 4" cal. Red Maple's through out ph1 and ph3 Trout Creek CDD. These trees are for tree mitigation needed from the removal of Live Oaks and Red Maples along Timberwolf Tr. due to JEA mainline being installed in junction with the new sports complex.

This proposal is requested by CDD management. All trees will be warrantied for the entirety on PLI's maintenance contract. Irrigation will be adjusted to ensure proper water requirements thought the establishment period.

Materials & Services	Quantity	Unit Price	Total
Live Oak 4" cal.	24 \$	784.70 \$	18,832.80
Red Maple 4" cal.	21 \$	784.70 \$	16,478.70
Pine Straw	90 \$	9.73 \$	875.70

TOTAL PRICE

\$ 35,311.50

ACCEPTANCE OF TERMS

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

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

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

Client:

Prepared by:

Prestige Landscapes of North Florida, Inc.

Date:

Date: October 14, 2025



October 09, 2025

322 Paseo Reyes Drive
St. Augustine , FL 32095

Attn: Jessica jessica.knutelsky@fsresidential.com

Re: Oak and Maple Tree Plantings

Ruppert Landscape proposes to furnish all materials, labor, and equipment necessary to perform the following Landscape Enhancement at **Trout Creek CDD Phase 2**. Specifically, the scope of work shall be as described here in.

Scope of Work: This proposal is to install 24 Live Oaks and 21 Red Maples throughout Trout Creek CDD. This proposal does not include irrigation to each tree.

Plants:

Plant Description	Quantity	UM/Size
Southern Live Oak	24	4 inch
Red Maple (Florida Flame)	21	4 inch

Materials:

Description	Quantity	UM/Size
Mobilization	1	quantity

Miscellaneous:

Description
Equipment

Total price* : **\$41,237** **Initial**

- Installation of plant material, sod, and seed shall be in accordance with generally excepted state/local industry specifications and guidelines.
- Proposal is based on Ruppert Landscape completing the full scope of work in one mobilization, unless otherwise indicated.

Ruppert Landscape, Inc.
2105 Harbor Lake Drive ■ Fleming Island, FL 32003
Office 904-778-1030 ■ Fax 301-482-0303 ■ www.ruppertlandscape.com

- Ruppert Landscape will contact the appropriate Utility Locate service for the project area and have all major utilities located prior to the start of our work. The customer will be responsible for locating any private utilities on the property such as site lighting and irrigation systems.
- Ruppert Landscape is not liable for damage to, or resulting from, undisclosed subsurface utilities and structures that are not properly identified. If hand digging is required to avoid utilities, Ruppert Landscape will notify the customer immediately and bill for the additional costs on a time and materials basis.
- Proposal is based on reasonable access to all areas by construction equipment such as backhoes and skidsteer loaders. If access is restricted, Ruppert Landscape will notify the customer immediately and will bill for additional costs on a time and materials basis.
- Proposal is based on all work areas being free of major subsurface obstructions such as rock, hardpan, clay, water, contaminated soils and miscellaneous construction debris that conflict with the completion of our work. If hidden obstructions are encountered, Ruppert Landscape will notify the customer immediately and will bill the additional costs incurred on a time and materials basis.
- Ruppert Landscape will not be responsible for damages to existing landscape or structures due to actions or conditions beyond our control including but not limited to: Acts of God, weather, neglect, vandalism, theft, etc.
- Proposal based on receiving curb lane access provided by Owner/General Contractor as may be required for Ruppert Landscape installations.
- All newly installed plant material shall be covered by a one time, six month replacement warranty, which does not cover acts of God or vandalism, and is contingent upon proper watering and maintenance being provided for by the owner.
- Initial watering will be provided upon installation;
- Subsequent watering is to be provided by the property owner unless preapproved by the owner as an additional service to be billed on a time plus material basis, at the rates noted below.
 - Hand-watering by garden hose from a private water source on-site is \$60.00 per hour.
 - Hand-watering by hose from a metered public source (hydrant) is \$70.00 per hour.
 - Tank-truck watering, from a metered public source (hydrant), is \$100 per hour.

Subsequent watering will be provided by Ruppert Landscape on a time and materials basis according to the above-provided rates which supersede all previously provided rates. Frequencies and schedules will be determined by site conditions.

Additional watering: YES _____ NO _____

Terms and Conditions

- Pricing does not include state and local taxes but will be invoiced where applicable.
- Payment shall be requisitioned upon completion of each rotation and be due, in full, within fifteen (15) days.

- Owner agrees to pay for any direct or indirect fees or set-up costs related to the Contractor's processing of invoices through a third-party servicer, with any such fees or costs being added to the Owner's invoice as an additional sum owed to the contractor.
- A late charge of 1.5% per month will be charged on all amounts 30 days past due. A \$30 fee will apply to any returned check. Should Owner choose to pay by credit card, third-party fees associated with this payment type will be covered by the addition of a Convenience Fee, which shall be added to the total transaction amount (the current Convenience Fee is 3.0%). We recommend making payments via check or via ACH, as neither of these forms of payment have any additional costs associated. In addition, ACH offers many of the same conveniences as paying by credit card, but without the added cost.
- This proposal shall only be valid for Thirty (30) days. After that time unit prices will need to be readjusted.
- If this proposal meets your approval, please sign and return one copy.

My contact information is shown below. If you have any questions please contact me.
Thank you.

Acceptance of Proposal:

jessica.knutelsky@fsresidential.com

Ruppert Landscape LLC

Kyle Carasea

813-293-0587 cell

kcarasea@ruppertcompanies.com

Date: _____



October 13, 2025

322 Paseo Reyes Drive
St. Augustine , FL 32095

Attn: Jessica.jessica.knutelsky@fsresidential.com

Re: Bubbler install

Ruppert Landscape proposes to furnish all materials, labor, and equipment necessary to perform the following Irrigation Service at **Trout Creek CDD Phase 2**. Specifically, the scope of work shall be as described herein.

Scope of Work: This proposal is to install 42 bubblers on Oak and Maple trees. This quote only includes areas that have existing irrigation. If the mainline needs to be moved or a Valve needs to be dropped there will be an additional fee.

Work items:

Controller #	Zone #	Description	Qty
1	1	add bubblers to new trees	1

Total price* : **\$3,250** **Initial**

Terms and Conditions

- Pricing does not include state and local taxes but will be invoiced where applicable.
- Payment shall be requisitioned upon completion be due, in full, within thirty(30) days.
- Owner agrees to pay for any direct or indirect fees or set-up costs related to the Contractor's processing of invoices through a third-party servicer, with any such fees or costs being added to the Owner's invoice as an additional sum owed to the contractor.
- A late charge of 1.5% per month will be charged on all amounts 30 days past due. A \$30 fee will apply to any returned check. Should Owner choose to pay by credit card, third-party fees associated with this payment type will be

covered by the addition of a Convenience Fee, which shall be added to the total transaction amount (the current Convenience Fee is 3.0%). We recommend making payments via check or via ACH, as neither of these forms of payment have any additional costs associated. In addition, ACH offers many of the same conveniences as paying by credit card, but without the added cost.

- This proposal may be withdrawn if not accepted within 30 days.
- Any damages done to private utilities not marked by miss utility will be the sole responsibility of the owner to repair.
- The Acceptance Signature below gives Ruppert Landscape or their authorized subcontractor permission to proceed with the services described.
- Please note that once repairs are made it is not uncommon to have additional repairs identified.

My contact information is shown below. If you have any questions please contact me.

Thank you.

Acceptance of Proposal:

jessica.knutelsky@fsresidential.com

Ruppert Landscape LLC

Roger D. Claxton

706-983-1150 cell

rclaxton@ruppertcompanies.com

Date: _____



KILINSKI | VAN WYK

MEMORANDUM

To: District Managers

From: Kilinski | Van Wyk PLLC

Subject: Florida Open Carry Updates

On Monday, September 15, 2025, Attorney General James Uthmeier released a guidance memorandum on Florida's Open Carry Laws following the First District Court of Appeals holding in *McDaniels v. State*, 345 So. 3d 1025 (Fla. 1st DCA 2025) that Florida's ban on "open carry" is unconstitutional. The Attorney General has noted that, pursuant to Florida's judicial precedent, this First District Court of Appeals decision is binding on all Florida trial courts unless and until another District Court of Appeal or the Florida Supreme Court rules differently. As such, law enforcement personnel have been instructed to "refrain from arresting or prosecuting law-abiding citizens carrying a firearm in a manner that is visible to others." It is important to note that this decision does not prevent law enforcement from continuing to police individuals who exhibit firearms in a "rude, careless, angry, or threatening manner" or in a prohibited location under state or federal law. This memorandum provides guidance to special districts regarding the management of situations involving both residents and non-residents carrying firearms (either openly or concealed) on district property, subject to applicable state and federal laws.

As a result of the court ruling in *McDaniels*, the state of the law on open carry is uncertain. The prohibition on open carry was deemed unconstitutional by the *McDaniels* court, but until action by the Legislature or further guidance from the courts, we are left without meaningful guidance on restrictions or requirements for open carry. However, existing laws regarding requirements for concealed carry are instructive.

Individuals Authorized to Concealed Carry

Currently, under Chapter 790, *Florida Statutes*, an individual who does not hold a license to carry a concealed firearm must still comply with statutory eligibility requirements as if they were a licensee. Under section 790.01(1), *Florida Statutes*, any unlicensed individual carrying a concealed firearm must "satisfy the criteria for receiving and maintaining such a license under section 790.06(2)(a)-(f) and (i)-(n), (3), and (10), Florida Statutes." The statutory criteria establish mandatory requirements, including but not limited to: (1) being a United States citizen or holding certain other legal residence status; (2) being at least 21 years of age, or at least 18 years of age and a service member (including active members of the United States Armed Forces, Florida National Guard, and U.S. Reserve Forces) or honorably discharged veteran; (3) not suffering from a physical infirmity preventing the safe handling of a firearm; (4) not having certain substance abuse issues; and (5) not having the criminal or mental health record described in section

790.06(2), *Florida Statutes*. Additionally, pursuant to section 790.013, *Florida Statutes*, any person carrying a concealed firearm without a license must carry valid identification and comply with the statutory restrictions prohibiting carrying firearms (openly or concealed) in certain locations.

Open Carry Limitations

As the court stated in *McDaniels*, and as the Attorney General reiterated, allowing open carry in Florida does not impact the locations in which carrying – open or concealed – is prohibited or the behaviors that are prohibited while carrying a firearm. While section 790.06(12)(a), *Florida Statutes*, outlines multiple places where firearms are prohibited, those most relevant to special districts include: (1) schools; (2) polling places; (3) any meeting of the governing body of certain local governments, including special districts; (4) any portion of an establishment licensed to dispense alcoholic beverages for consumption on the premises, which portion of the establishment is primarily devoted to such purpose; (5) any school, college, or professional athletic event; or (6) any location prohibited by federal law. Furthermore, in accordance with section 790.10, *Florida Statutes*, individuals may not exhibit a firearm in a rude, careless, angry, or threatening manner, except when necessary for self-defense.

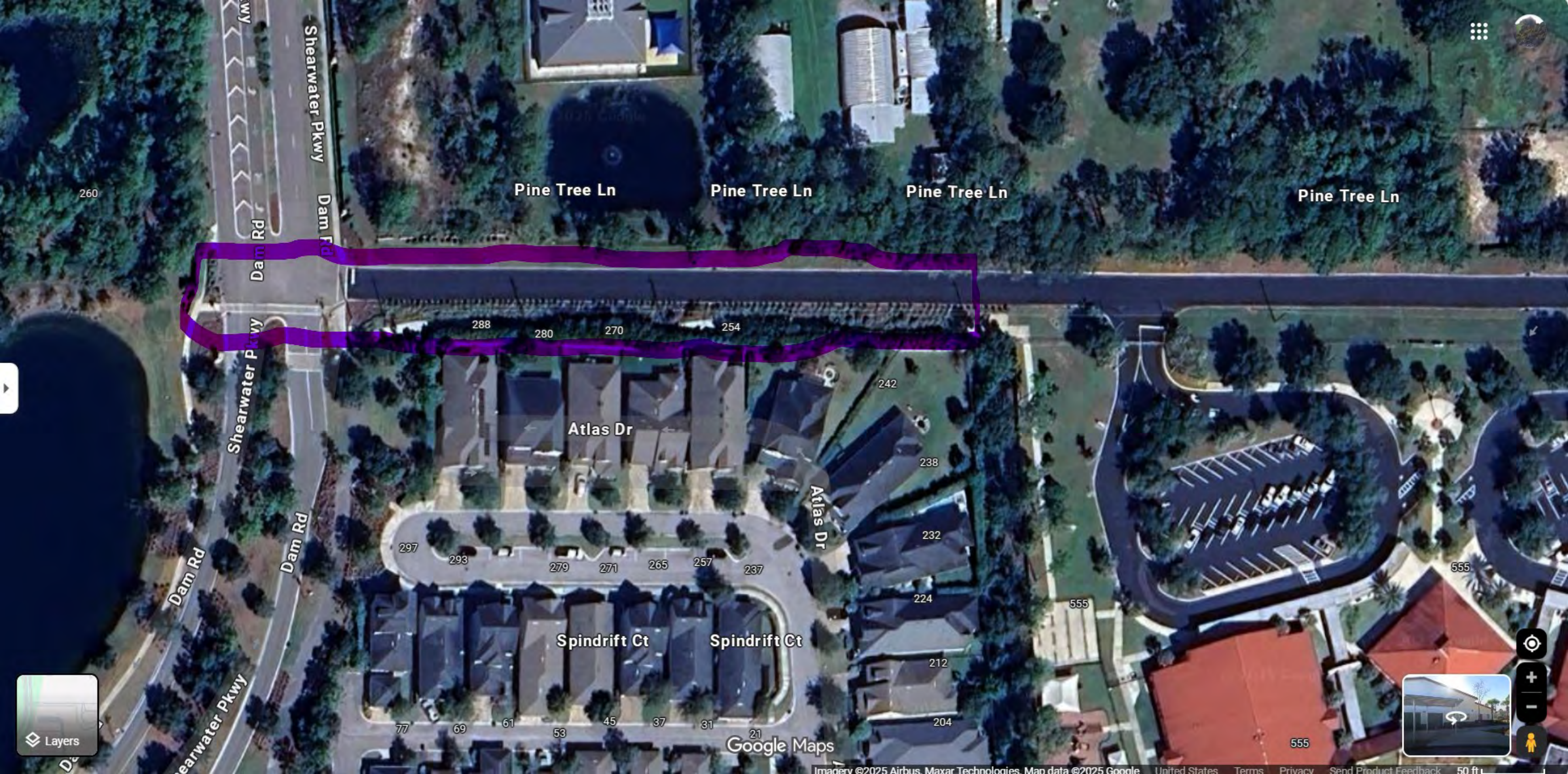
Recommended Actions for District Staff

District staff should anticipate interactions with individuals exercising their open-carry rights as established under the *McDaniels* decision and should respond in accordance with this guidance. As mentioned, the state of the law is in limbo at this time, and this guidance draws on other local government guidance and consultation with Sheriff's offices across the state. It is important for district staff to act within the parameters of the law as it stands today, and as it may evolve in the future.

- *Age Minimum*: In the event an individual open carries into a district facility, onsite district staff may request, but cannot require, identification to determine if the individual is at least 21 years of age (or 18 for qualifying military members/veterans), as there is no statutory requirement for individuals to present identification upon request by district staff. If it is determined that the individual is not at least 21 years old, district staff should call law enforcement.
- *Brandishing a Weapon*: If the individual exhibits objectively observable behavior that constitutes handling the firearm in a rude, careless, angry, or threatening manner as described in section 790.10, *Florida Statutes*, district staff should promptly contact law enforcement while maintaining a safe distance and documenting the specific behaviors observed in an incident report. Such prohibited behavior includes, but is not limited to, pointing the firearm at any person, brandishing the weapon, or using it in a manner that could reasonably be interpreted as intimidating.
- *Board Meeting/Workshop*: As stated previously, in accordance with section 790.06(12)(a), *Florida Statutes*, individuals are prohibited from carrying a firearm, openly or concealed, to any meeting of a special district's board of supervisors. If this occurs, district staff should

immediately contact law enforcement and document the incident in accordance with district policies and procedures and consider recessing the meeting.

- *Premises Licensed by DBPR for Alcohol Sales:* If a special district has a restaurant, café, or other establishment that is licensed to sell alcohol, no person may possess a firearm in any portion of the facility primarily dedicated to serving alcoholic beverages for consumption on premises (i.e., staff should verify the specific areas designated as licensed premises for alcohol consumption. Depending on the situation, on-site district staff may first request that any person in possession of a firearm leave the prohibited area. If the person refuses to comply, or in instances where the individual is acting in an aggressive or other concerning manner, staff should immediately contact law enforcement for assistance and document the incident.
- *Within 1000 Feet of a School:* Please note that these changes do not impact the prohibition on an unlicensed individual carrying a firearm within 1,000 feet of a public, private, or parochial school, as outlined in the Federal Gun Free School Zones Act of 1990. *See* Section 790.06(12)(a), *Florida Statutes*, and 18 U.S.C. § 922(q), including exceptions. If your district includes a school within its boundary, consult with your KVV lawyer regarding legal considerations on this prohibition.



Pine Tree Ln Pine Tree Ln Pine Tree Ln Pine Tree Ln

288 280 270 254

Atlas Dr

Atlas Dr

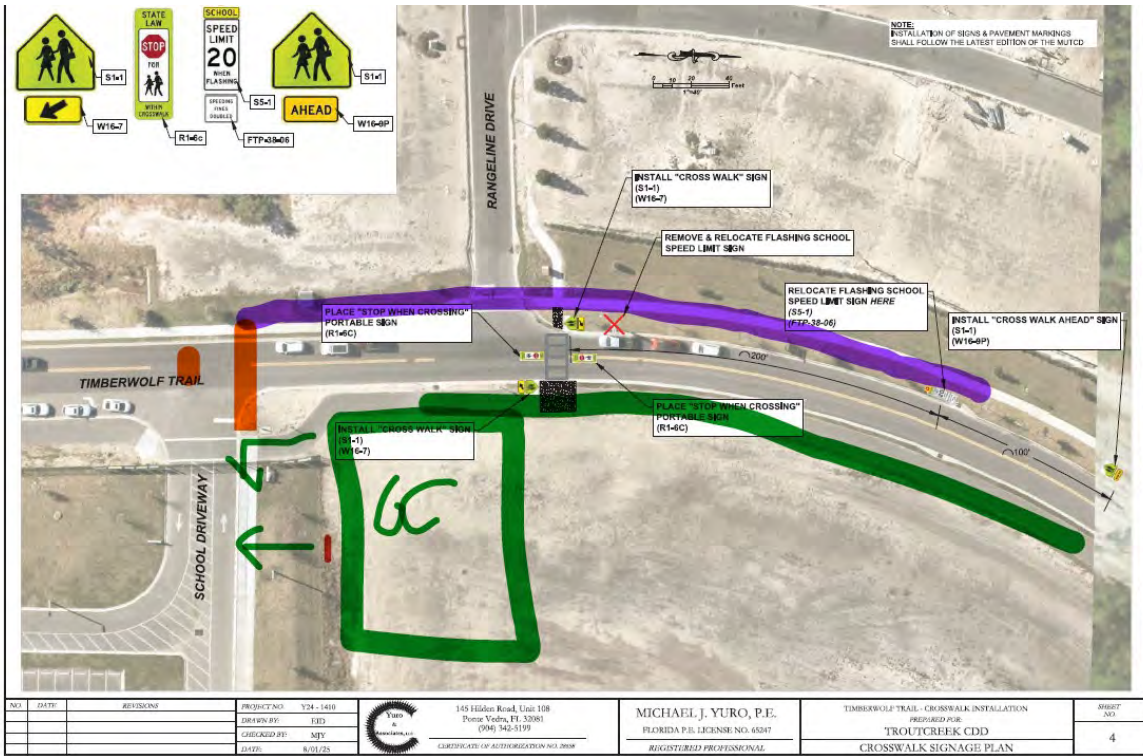
Spindrift Ct

Spindrift Ct

Layers

Google Maps

Tab 2



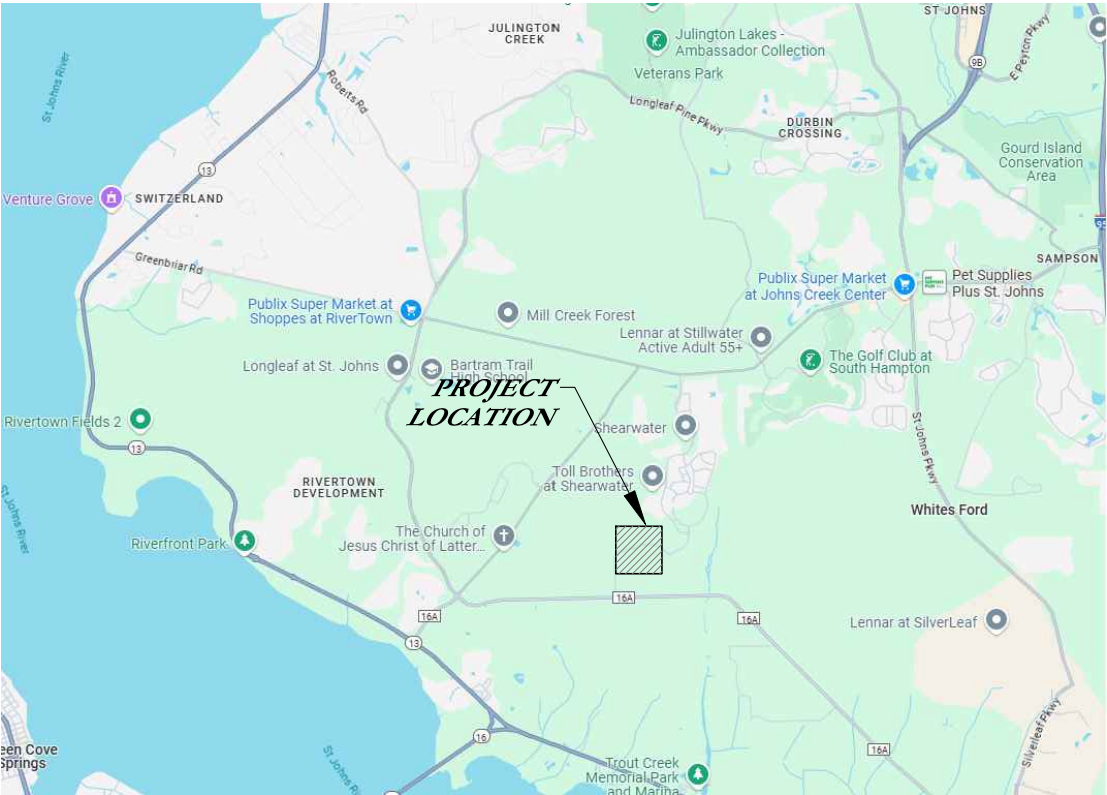
TIMBERWOLF TRAIL INTERSECTION IMPROVEMENTS

TROUT CREEK CDD

ST. JOHNS COUNTY, FL

GENERAL NOTES:

1. THE LOCATION AND SIZE OF EXISTING UTILITIES AND RIGHT OF WAY ARE SHOWN ON THE CONSTRUCTION. HOWEVER, THERE IS NO GUARANTEE THAT ALL EXISTING FACILITIES HAVE BEEN FOUND OR SHOWN. THIS CONTRACTOR IS TO BE RESPONSIBLE TO ASSESS AND VERIFY HIMSELF WITH ALL VOLTAGES CARRIED IN OVERHEAD OR UNDERGROUND UTILITY SERVICES. ENGINEER AS NO RESPONSIBILITY FOR EXISTING UTILITIES BEING APPROXIMATELY LOCATED. PROPERTY LINES AND EASEMENT LINES ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. BEFORE CONSTRUCTION, NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS BEFORE MINIMUM OF 2-DAYS AND A MAXIMUM OF 5-DAYS PRIOR TO START OF CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE WATER MAINS NECESSARY TO TO DITCHES DURING CONSTRUCTION.
4. THESE DRAWINGS DO NOT INCLUDE NECESSARY PRECAUTIONS FOR CONSTRUCTION PRECAUTIONS MAY BE REQUIRED IN THE VICINITY OF POWER LINES AND OTHER UTILITIES.
5. LIMITS TO THESE ARE NOT SHOWN. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT THESE FACILITIES DURING CONSTRUCTION. DAMAGE CAUSED BY THE CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT ANY ADDITIONAL COST TO OWNER.
6. ALL EXISTING INFORMATION WAS PROVIDED BY OTHERS. CONTRACTOR TO FIELD VERIFY CONDITIONS.
7. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND ADHERING TO NPDES PERMIT AND OTHERS.
8. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ST. JOHNS COUNTY DESIGN STANDARDS AND ANY OTHER APPLICABLE STANDARDS THAT HAVE JURISDICTION.



SHEET INDEX

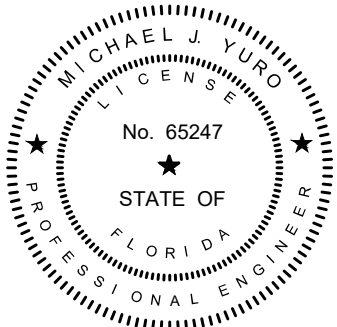
1. COVER SHEET
2. GENERAL NOTES
3. PROJECT LAYOUT
4. DEMOLITION PLAN
5. GEOMETRY & GRADING PLAN
6. SITE PLAN
7. CONSTRUCTION DETAILS
- 8 - 9. MOT PLANS

DRAFT PLAN
10/21/2025

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA



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



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

ON THE DATE ADJACENT TO THE SEAL

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

NO.	DATE	REVISIONS	PROJECT NO.	Y24 - 1410	 145 Hilden Road, Unit 108 Ponte Vedra, FL 32081 (904) 342-5199 CERTIFICATE OF AUTHORIZATION NO. 28658	MICHAEL J. YURO, P.E. FLORIDA P.E. LICENSE NO. 65247 REGISTERED PROFESSIONAL	INTERSECTION IMPROVEMENTS PREPARED FOR: TROUT CREEK CDD COVER SHEET	SHEET NO.
			DRAWN BY:	YD				1
			CHECKED BY:	MJY				
			DATE:	10/21/25				

GENERAL NOTES:

1. ALL WORK SHALL BE COMPLETED IN CONFORMANCE AS APPLICABLE WITH ST. JOHNS COUNTY "STANDARDS & DETAILS MANUAL" LATEST EDITION, AND ENGINEERING DEPARTMENT.
2. SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURE.
3. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL LINE AND GRADE STAKES IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ENGINEER OR THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY ERRORS.
5. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO START OF CONSTRUCTION FOR LOCATION OF EXISTING UTILITIES, IN ORDER TO PREVENT DAMAGE AND COORDINATE ADJUSTMENT AND/OR RELOCATION OF SAME IF REQUIRED. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES TO EXISTING UNDERGROUND UTILITIES.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER AND OWNER OF ANY CHANGES OR DEVIATIONS FROM THE ORIGINAL PLANS PRIOR TO CONSTRUCTION OF SAID CHANGE OR DEVIATION.
7. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING STRUCTURES AND UTILITIES. ANY DAMAGES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
8. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY INSURANCE AND BONDS REQUESTED BY THE OWNER FOR THIS PROJECT.
9. THE OWNER WILL PROVIDE THE SELECTED CONTRACTOR WITH COPIES OF ALL PERMITS RECEIVED FOR THE PROJECT.
10. HORIZONTAL CONTROL BASED ON NAD '83.
11. VERTICAL DATUM BASED ON NAVD '88.
12. THE CONTRACTOR SHALL PROTECT AND USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES OR UNDERGROUND UTILITIES.
13. ALL PROPERTY CORNERS AND SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PROTECTED. IF A MONUMENT IS IN DANGER OF BEING DESTROYED, THE PROJECT ENGINEER AND OWNER SHOULD BE NOTIFIED IMMEDIATELY IN ORDER THAT THE COUNTY MAY HAVE A SURVEYOR REFERENCE SAID POINT PRIOR TO DISTURBANCE. ALSO, ALL G.P.S. CONTROL POINTS ARE TO BE PROTECTED. IF DESTROYED DURING CONSTRUCTION IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO REPLACE THE CONTROL POINT(S) AT THEIR EXPENSE.
14. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE, AT ALL TIMES, ONE COPY OF APPROVED CONSTRUCTION PLANS, SPECIFICATIONS ANY SPECIAL PROVISIONS, AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS IN COMPLIANCE WITH ALL PERMITTEE AGENDA.
15. SUBMITTAL OF AS-BUILT SITE SURVEY, INCLUDING BENCH MARKS, IS REQUIRED.
16. LOCATIONS OF DIRECTIONAL DRILL PIPE ENTRY AND EXIT ARE APPROXIMATE ONLY AND MAY BE ADJUSTED OR LENGTHENED BY DIRECTIONAL DRILL CONTRACTOR TO ACHIEVE REQUIRED DEPTH, FEASIBILITY OF THE DRILL, TO AVOID CONFLICT WITH UNDERGROUND UTILITIES AND TO MAINTAIN VEHICLE TRAFFIC AS BEST AS POSSIBLE, AS APPROVED BY THE ENGINEER AND AT NO ADDITIONAL COST TO THE OWNER.
17. CONTRACTOR SHALL HAVE SURVEYOR VERIFY LOCATIONS OF ALL EXISTING RIGHT-OF-WAY LINES AS REQUIRED
18. CONTRACTOR SHALL PROVIDE TEMPORARY RAMP ACROSS DRIVEWAYS AND ROADWAYS TO PROVIDE ACCESS AND MAINTAIN VEHICLE TRAFFIC OVER THE PIPE DURING THE DIRECTIONAL DRILL PROCESS AND TO PROTECT THE PIPE DURING STAGING AND WELDING, WHEREVER POSSIBLE.
19. CONTRACTOR MAY CHOOSE TO DRILL SHORTER OR LONGER SECTIONS AS NECESSARY TO AVOID CONFLICT WITH ROADWAY TRAFFIC.
20. CONTRACTOR SHALL RESTORE ALL ITEMS THAT WERE DAMAGED BY CONSTRUCTION TO EXISTING CONDITION OR BETTER.
21. THE CONTRACTOR IS REQUIRED TO OBTAIN APPROVAL FROM THE FDOT, CITY OR COUNTY R/W DEPARTMENT PRIOR TO ANY ROADWAY CUT.

MAINTENANCE OF TRAFFIC NOTES:

1. THE CONTRACTOR SHALL INSTALL STAND MOUNTED ADVANCE CONSTRUCTION SIGNING IN ACCORDANCE WITH FDOT STANDARD PLAN NO. 602 FOR ANY WORK LESS THAN 15 FEET FROM EDGE OF PAVEMENT.
2. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED A MINIMUM OF 15 FEET FROM THE EDGE OF EXISTING PAVEMENT, OR AS FAR AWAY AS POSSIBLE WITHIN THE R/W LIMITS, AND SHALL BE PROTECTED BY TYPE II BARRICADES WITH FLASHING YELLOW LIGHTS.
3. THERE SHALL BE NO EXCAVATIONS LEFT OPEN AFTER DARK.
4. THE CONTRACTOR SHALL NOTIFY ALL LOCAL MUNICIPALITIES AS WELL AS THE FDOT OFFICE 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE SUNSHINE STATE ONE CALL SYSTEM AT (800)-432-4770 FOR LOCATION OF UNDERGROUND UTILITIES.
6. MOT INDEX'S SHOWN IN THIS PLAN SET MAY NOT COVER ALL WORK APPLICATIONS ENCOUNTERED FOR THIS EFFORT. CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL APPLICABLE FDOT STANDARDS FOR MAINTENANCE OF TRAFFIC ARE FOLLOWED.

PAVING AND DRAINAGE NOTES:

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

CLEAN UP & RESTORATION NOTES:

1. CONTRACTOR SHALL CLEAN UP AND PROPERLY DISPOSE OF ALL DEBRIS AND SHALL MEET ALL AGENCIES STANDARDS.
2. CONTRACTOR SHALL RESTORE ALL ITEMS TO THE EXISTING CONDITIONS OR BETTER. ITEMS INCLUDE BUT NOT LIMITED TO CONCRETE DRIVEWAY, DRIVEWAY APRON, MAIL BOXES, DITCH, CONCRETE SIDEWALK, TREES, LANDSCAPING, UNDERGROUND UTILITIES, ABOVEGROUND UTILITIES, AND GRASS.
3. NO OPEN HOLES SHALL REMAIN OPEN OVERNIGHT WITHOUT PRIOR APPROVAL FROM CITY, COUNTY, AND/OR FDOT R/W DEPARTMENT.
4. ALL DRIVES DAMAGED OR OPEN CUT DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPLACED THE FULL WIDTH OF THE DRIVE FROM THE EDGE OF PAVEMENT TO THE FURTHEST POINT OF DAMAGE. CONCRETE DRIVES SHALL GO TO THE FURTHEST EXISTING CONSTRUCTION JOINT. ALL DRIVES SHALL BE SAW CUT.
5. ALL DISTURBED ASPHALT OR CONCRETE, INCLUDING ROADWAYS, PATHS, DRIVES, ETC. SHALL BE RESTORED TO THEIR ORIGINAL DESIGN SPECS OR THE LATEST FDOT/CITY REPAIR SPECS, AS APPROPRIATE.

SITE PREPARATION NOTES:

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

1. PRIOR TO CONSTRUCTION, THE LOCATION OF ANY EXISTING UNDERGROUND UTILITY LINES WITHIN THE CONSTRUCTION AREA SHOULD BE ESTABLISHED. PROVISIONS SHOULD THEN BE MADE TO RELOCATE INTERFERING UTILITIES TO APPROPRIATE LOCATIONS. ABANDONED PIPES SHALL BE PROPERLY REMOVED OR PLUGGED, AS THEY MAY SERVE AS CONDUITS FOR SUB- SURFACE EROSION WHICH MAY SUBSEQUENTLY LEAD TO EXCESSIVE SETTLEMENT OF OVERLAY STRUCTURE(S).
2. IT IS RECOMMENDED THE TOP OF THE CLAYEY SANDS BE MAINTAINED A MINIMUM OF 2 FEET BELOW THE PROPOSED BOTTOM OF THE BASE MATERIAL OR CONCRETE PAVEMENT. IF THE SITE GRADING IS SUCH THAT THE MINIMUM SEPARATION DOES NOT EXIST, WE RECOMMEND UNDERCUTTING THE CLAYEY MATERIALS TO MAINTAIN THIS SEPARATION AND BACK FILLING WITH CLEAN STRUCTURAL FILL, AS DESCRIBED BELOW.
3. COMPACT THE SUBGRADE FROM THE SURFACE WITH A LIGHT WEIGHT VIBRATORY ROLLER (A 2 TO 3 TON ROLLER, STATIC WEIGHT AND 3 FOOT DRUM DIAMETER) OR TRACKED DOZER EQUIPMENT UNTIL A MINIMUM DENSITY OF AT LEAST 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557), TO A DEPTH OF 12 INCHES BELOW THE COMPACTED SURFACE IS OBTAINED. A MINIMUM OF EIGHT (8) COMPLETE COVERAGES SHOULD BE MADE IN THE PAVEMENT CONSTRUCTION AREA WITH A ROLLER TO IMPROVE THE UNIFORMITY AND INCREASE THE DENSITY OF THE UNDERLYING SANDY SOILS. THE USE OF HEAVY VIBRATORY COMPACTION EQUIPMENT SHALL NOT BE UTILIZED DUE TO THE POTENTIAL FOR PUMPING OF THE NEAR CLAYEY SOILS ENCOUNTERED, UNLESS APPROVED BY THE ENGINEER.

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

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

OPERATE IN THE STATIC MODE OR WITH A TRACK DOZER TO AVOID DISTURBING THE CLAYEY SOILS. A MINIMUM OF 18 INCHES OF SAND SHALL OVERLAY THE CLAYEY SOILS PRIOR TO OPERATION OF ANY TYPE OF CONSTRUCTION EQUIPMENT. EXCESS DISTURBANCE OF THE CLAYEY SOILS WILL DEGRADE THE STRENGTH CHARACTERISTICS OF THE SOIL AND MAY RESULT IN AN UNSUITABLE SOIL WHICH WILL REQUIRE OVER AND SUBSEQUENT BACKFILLING WITH CLEAN FINE SAND FILL MATERIAL. IN AREAS WHERE CLAYEY SOILS ARE ENCOUNTERED NEAR THE GROUND SURFACE OR ARE EXPOSED BY OVER EXCAVATION, AN INITIAL LIFT OF STRUCTURAL FILL MAY BE PLACED PRIOR TO COMPACTION OF THE SUBGRADE SOILS.

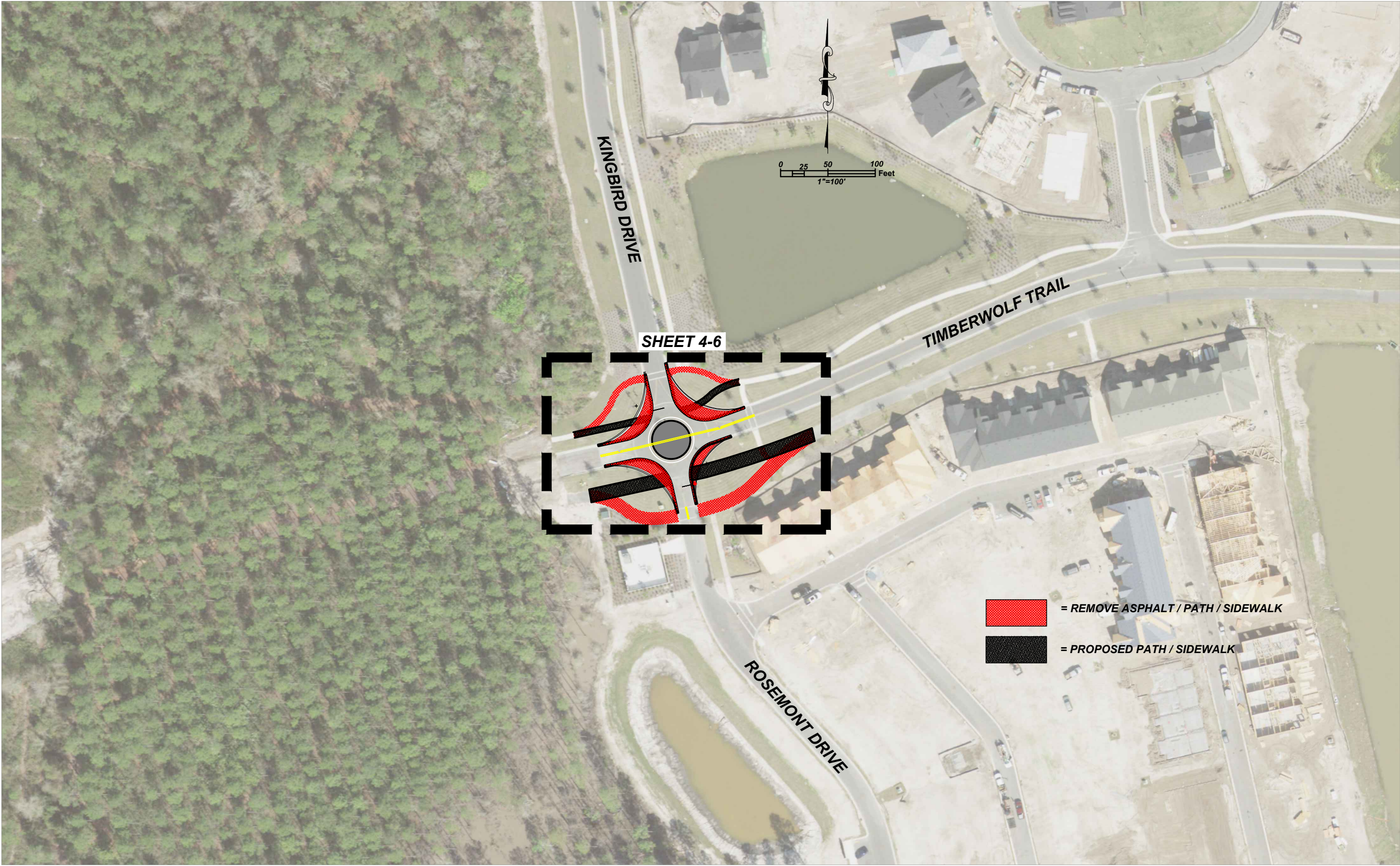
DUE TO THE PRESENCE OF THE NEAR SURFACE CLAYEY SOILS, THE SITE MAY BECOME DIFFICULT TO WORK DURING WET WEATHER. IF CONSTRUCTION IS BEGUN DURING WET WEATHER, IT IS RECOMMENDED THE BUILDING AND PAVEMENT SUBGRADES NOT BE DISTURBED OTHER THAN TO STRIP VEGETATION. FILL AND GRADING OPERATIONS SHOULD BE PERFORMED WITH A MINIMUM DISTURBANCE TO THE SURFICIAL SOILS. IN THIS REGARD, IT IS RECOMMENDED THAT TRACK EQUIPMENT BE USED ON SITE.

4. TEST THE SUBGRADE FOR COMPACTION AT A FREQUENCY OF NOT LESS THAN ONE TEST PER 10,000 SQUARE FEET.
5. PLACE FILL MATERIAL, AS REQUIRED. THE FILL SHOULD CONSIST OF CLEAN, FINE SAND WITH LESS THAN 10 PERCENT SOIL FINES. PLACE FILL IN UNIFORM 10 TO 12 INCH LOOSE LIFTS AND COMPACT EACH LIFT TO A MINIMUM DENSITY OF 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY.
6. CONTRACTOR SHALL OBTAIN RECORD / EVIDENCE OF ALL EXISTING FEATURES VIA VIDEO TAPING OR PHOTOGRAPHS PRIOR TO ANY CONSTRUCTION.

EROSION CONTROL NOTES:

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

NO.	DATE	REVISIONS	PROJECT NO.	Y24 - 1410		145 Hilden Road, Unit 108 Ponte Vedra, FL 32081 (904) 342-5199	MICHAEL J. YURO, P.E. FLORIDA P.E. LICENSE NO. 65247	INTERSECTION IMPROVEMENTS PREPARED FOR: TROUT CREEK CDD	SHEET NO.
			DRAWN BY:	YD					2
			CHECKED BY:	MJY					
			DATE:	10/21/25					
					CERTIFICATE OF AUTHORIZATION NO. 28658				



NO.	DATE	REVISIONS

PROJECT NO.	Y24 - 1410
DRAWN BY:	YD
CHECKED BY:	MJY
DATE:	10/21/25



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

CERTIFICATE OF AUTHORIZATION NO. 28658

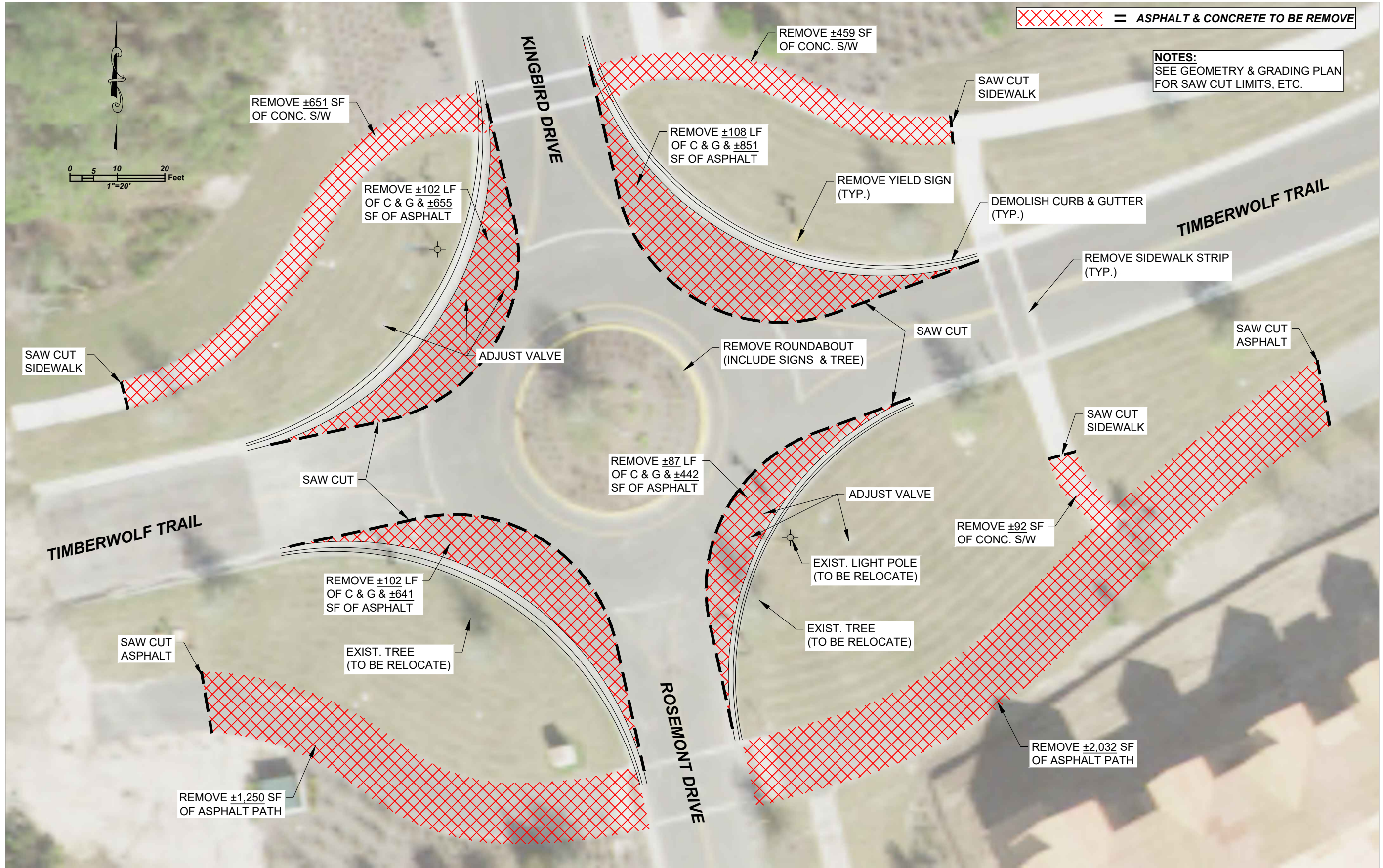
MICHAEL J. YURO, P.E.
FLORIDA P.E. LICENSE NO. 65247

REGISTERED PROFESSIONAL

INTERSECTION IMPROVEMENTS
PREPARED FOR:
TROUT CREEK CDD

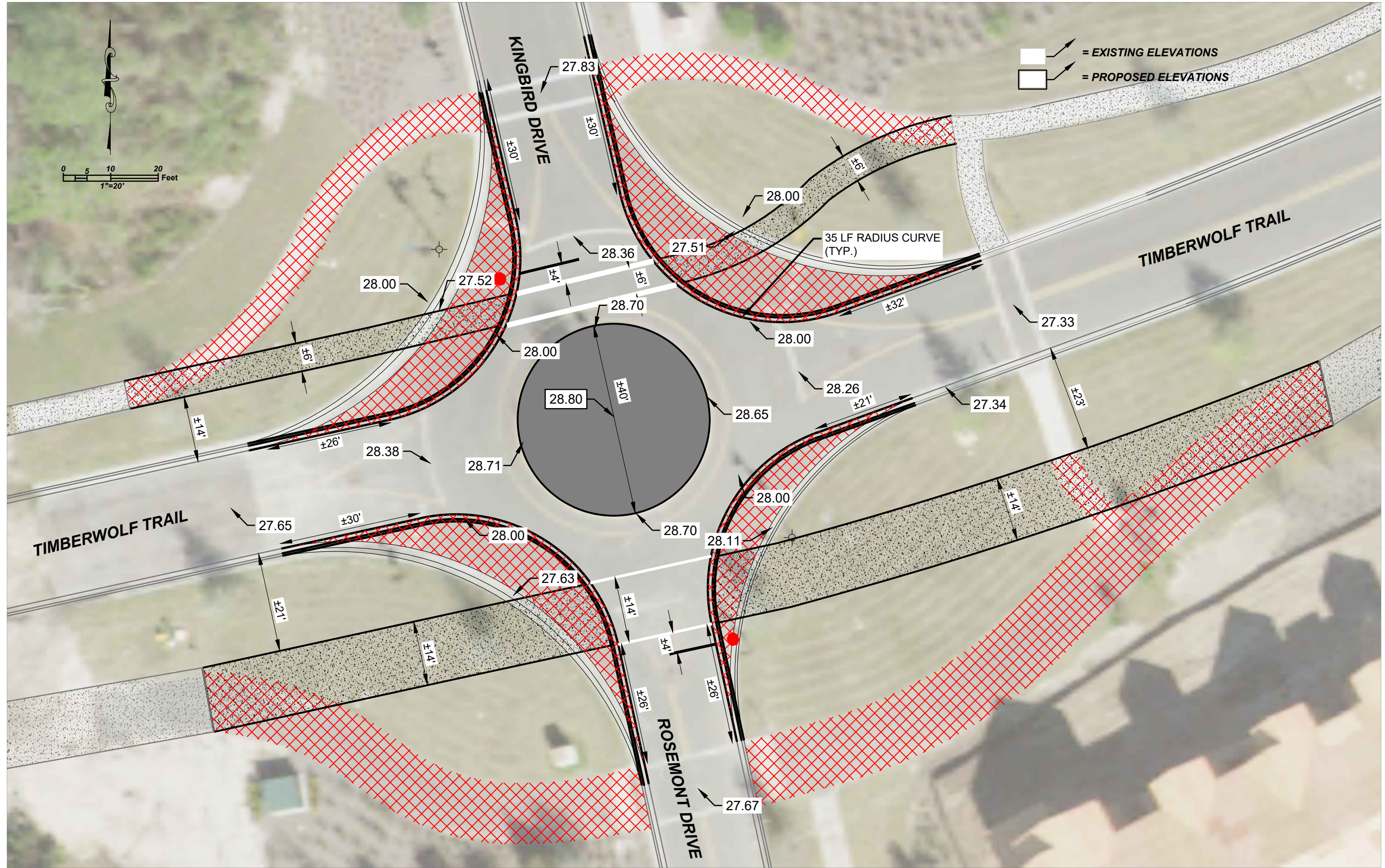
PROJECT LAYOUT

SHEET NO.
3



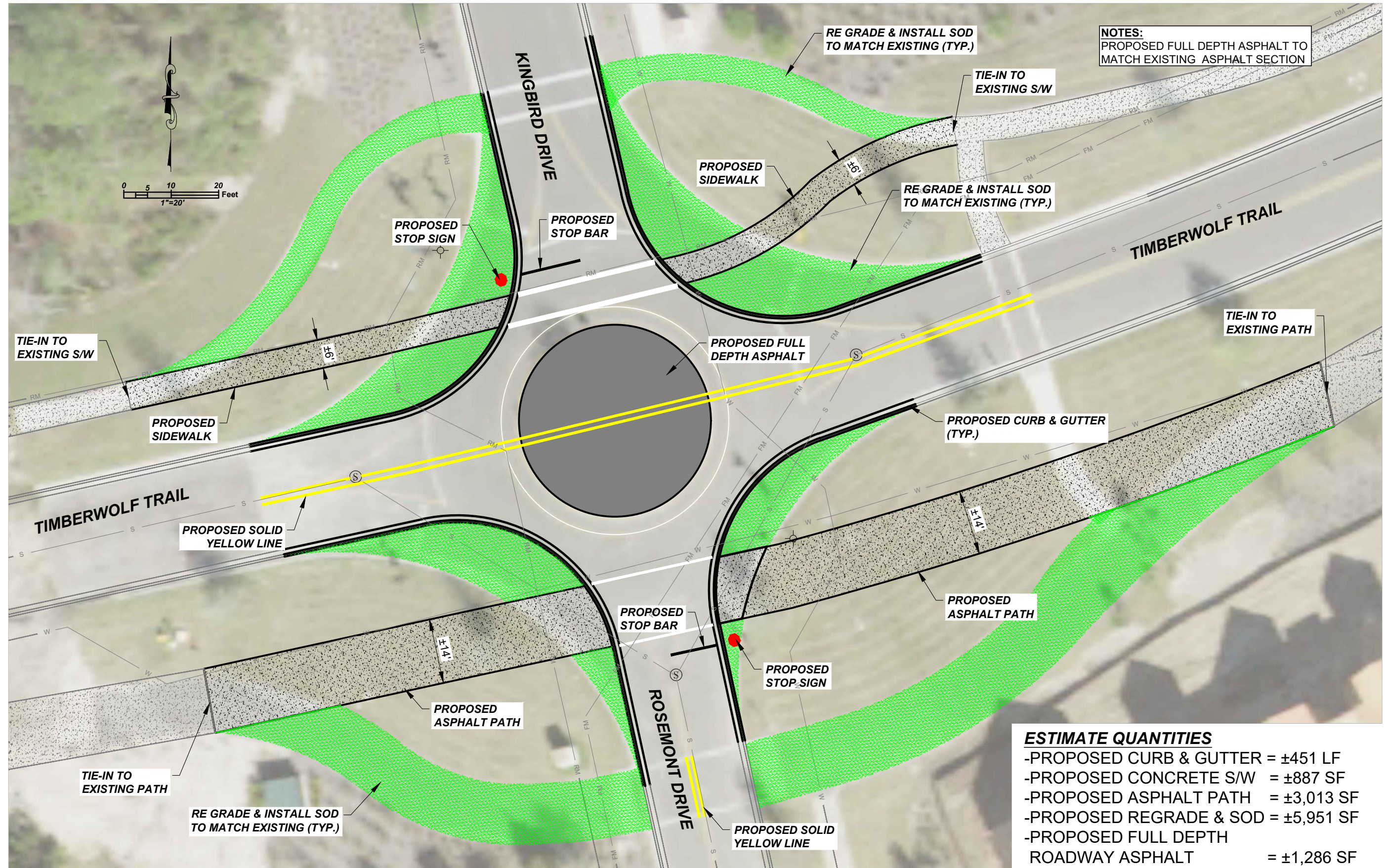
NO.	DATE	REVISIONS	PROJECT NO.	Y24 - 1410	 Yuro & Associates, LLC	145 Hilden Road, Unit 108 Ponte Vedra, FL 32081 (904) 342-5199	MICHAEL J. YURO, P.E.	INTERSECTION IMPROVEMENTS	SHEET NO.
			DRAWN BY:	YD			FLORIDA P.E. LICENSE NO. 65247	PREPARED FOR:	
			CHECKED BY:	MJY			REGISTERED PROFESSIONAL	TROUT CREEK CDD	
			DATE:	10/21/25		CERTIFICATE OF AUTHORIZATION NO. 28658		DEMO PLAN	4

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

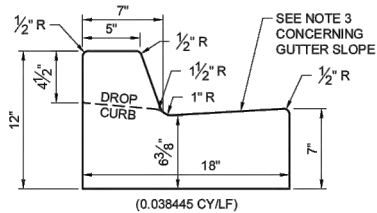


NO.	DATE	REVISIONS	PROJECT NO.		145 Hilden Road, Unit 108 Ponte Vedra, FL 32081 (904) 342-5199	MICHAEL J. YURO, P.E. FLORIDA P.E. LICENSE NO. 65247	INTERSECTION IMPROVEMENTS <i>PREPARED FOR:</i> TROUT CREEK CDD	SHEET NO.		
			DRAWN BY:						YD	5
			CHECKED BY:						MJY	
			DATE:						10/21/25	
			CERTIFICATE OF AUTHORIZATION NO. 28658		GEOMETRY & GRADING PLAN					

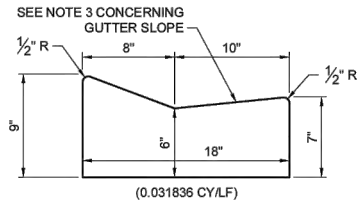
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



NO.	DATE	REVISIONS	PROJECT NO.	Y24 - 1410	 Yuro & Associates, LLC	145 Hilden Road, Unit 108 Ponte Vedra, FL 32081 (904) 342-5199	MICHAEL J. YURO, P.E.	INTERSECTION IMPROVEMENTS	SHEET NO.
			DRAWN BY:	YD			FLORIDA P.E. LICENSE NO. 65247	PREPARED FOR:	
			CHECKED BY:	MJY			REGISTERED PROFESSIONAL	TROUT CREEK CDD	
			DATE:	10/21/25		CERTIFICATE OF AUTHORIZATION NO. 28658		SITE PLAN	6



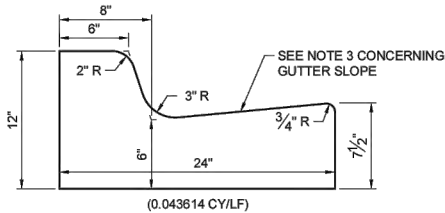
SPECIFIC USE: LOCAL ROAD AND MINOR COLLECTOR ROADWAY CLASSES
18" CURB & GUTTER



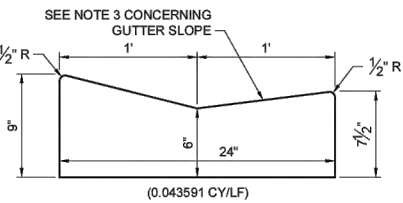
SPECIFIC USE: LOCAL ROAD AND MINOR COLLECTOR ROADWAY CLASSES
18" LOW PROFILE CURB & GUTTER

GENERAL NOTES:

1. MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. CONCRETE SHALL BE CLASS I CONCRETE WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
3. WHEN USED ON THE HIGH SIDE OF SUPER ELEVATED ROADWAY SECTIONS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. WHERE THIS CONDITION IS ENCOUNTERED, THE FRONT FACE VERTICAL DIMENSION SHALL REMAIN AS SHOWN FOR NORMAL SECTIONS SHOWN HEREON.



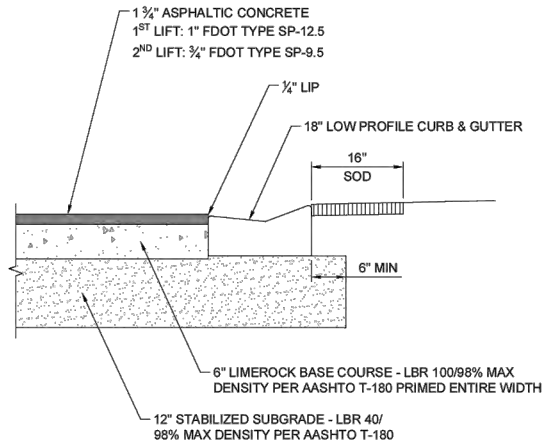
SPECIFIC USE: MAJOR COLLECTOR ROADWAY CLASSES
FDOT STANDARD TYPE 'F' CURB & GUTTER



SPECIFIC USE: MAJOR COLLECTOR ROADWAY CLASSES
24" LOW PROFILE CURB & GUTTER

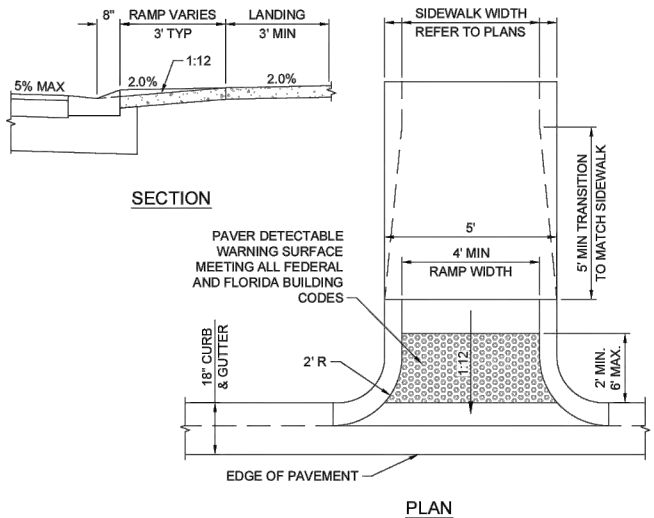
CURB & GUTTER TYPICAL CONSTRUCTION DETAILS

1/2" = 1'-0"



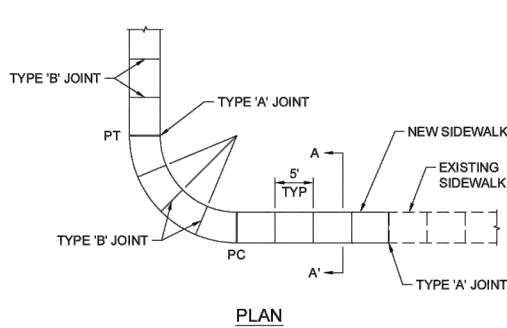
TYPICAL PAVEMENT SECTION - LOCAL ROAD

3/4" = 1'-0"

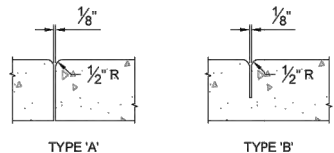


CURB RAMP

3/8" = 1'-0"



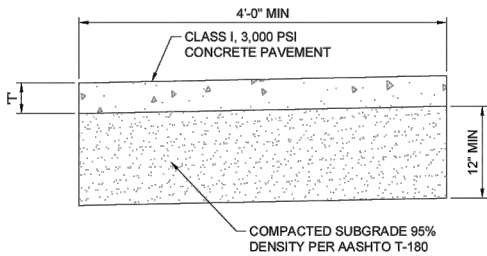
PLAN



SIDEWALK JOINTS

SIDEWALK CONSTRUCTION DETAILS

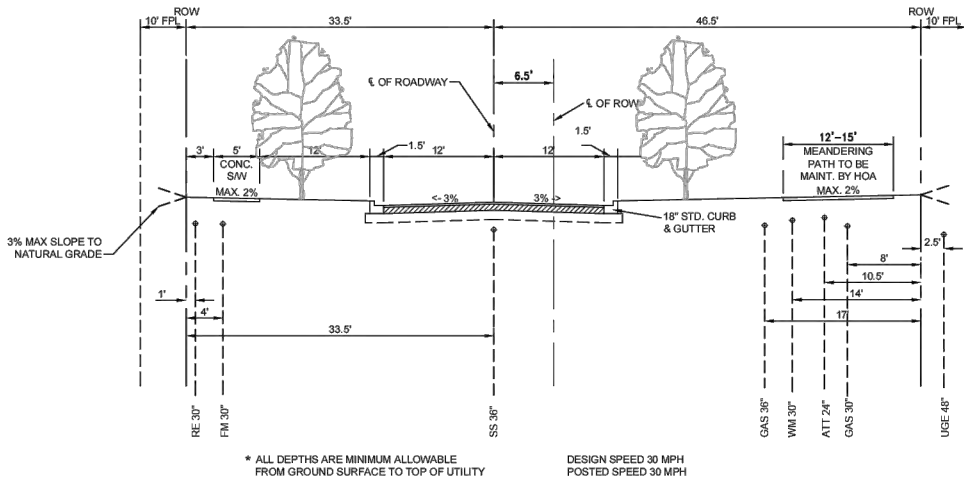
NTS



SECTION A-A'

SIDEWALK THICKNESS	
LOCATION	"T"
RESIDENTIAL AREAS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

SIDEWALK JOINTS	
LOCATION	TYPE
PC AND PT OF CURVE	'A'
5'-0" CENTER TO CENTER ON SIDEWALK	'B'



* ALL DEPTHS ARE MINIMUM ALLOWABLE FROM GROUND SURFACE TO TOP OF UTILITY

DESIGN SPEED 30 MPH
POSTED SPEED 30 MPH

NOTES

- SIDEWALK AND MULTI-USE PATH MAY MEANDER OUTSIDE OF ROW. CONTRACTOR SHALL USE GEOMETRY ON SHEETS XX TO LOCATE
- GOLF CARTS ARE PERMITTED ON SECTIONS OF MULTI-USE PATH THAT ARE 15' WIDE
- CONTRACTOR SHALL PROVIDE A 18" SOD STRIP AT BACK OF CURB

80' ROW-SHEARWATER PARKWAY TYPICAL SECTION

MINIMUM CRITERIA

- UTILITY INSTALLATION PER JEA STANDARDS
- 5' CLEAR FROM TREE TO CABLE, TV, PHONE, ELECT ETC.
- 24" BETWEEN SHRUB AND ANY UTILITY - HORIZONTAL OR VERTICAL
- NO TREES WILL BE PLANTED NEAR STORM DRAINS UNTIL INSPECTORS HAVE CLEARED THE SYSTEM AND SIGNED OFF ON THEM.
- LANDSCAPE IN INTERSECTION SHALL MEET SIGHT DISTANCE REQUIREMENTS IN FDOT GREENBOOK.
- STREET LIGHTING SHALL BE INSTALLED WITHIN TREE CORRIDOR.
- TREE PLANTING SHALL COMPLY WITH ST. JOHNS COUNTY LINE OF SIGHT AND JEA REQUIREMENTS. CONSTRUCTION PLANS SHALL REFLECT COMPLIANCE.
- LANDSCAPING AND TREE TRIMMING SHALL BE RESPONSIBILITY OF A PRIVATE PARTY.
- STREET LIGHTS TO BE MAINTAINED BY A PRIVATE PARTY.
- HOA SHALL MAINTAIN AND REPAIR DAMAGED SIDEWALKS WITHIN ROW.

PAVEMENT SECTION

- 12" STABILIZED SUBGRADE SHALL HAVE A MIN. LBR 40/98% MAX DENSITY PER AASHTO T-180
- 6" MINIMUM COMPACTED LIMEROCK OR CRUSHED CONCRETE BASE MIN. LBR 100/98% MAX DENSITY PER AASHTO T-180 PRIMED ENTIRE WIDTH
- 1/2" 12.5 SP AND 1" 9.5 SP (FINAL ASPHALT COURSE)
- STRUCTURAL NUMBER 3.5

NO.	DATE	REVISIONS

PROJECT NO.	Y24 - 1410
DRAWN BY:	YD
CHECKED BY:	MJY
DATE:	10/21/25



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

CERTIFICATE OF AUTHORIZATION NO. 28658

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

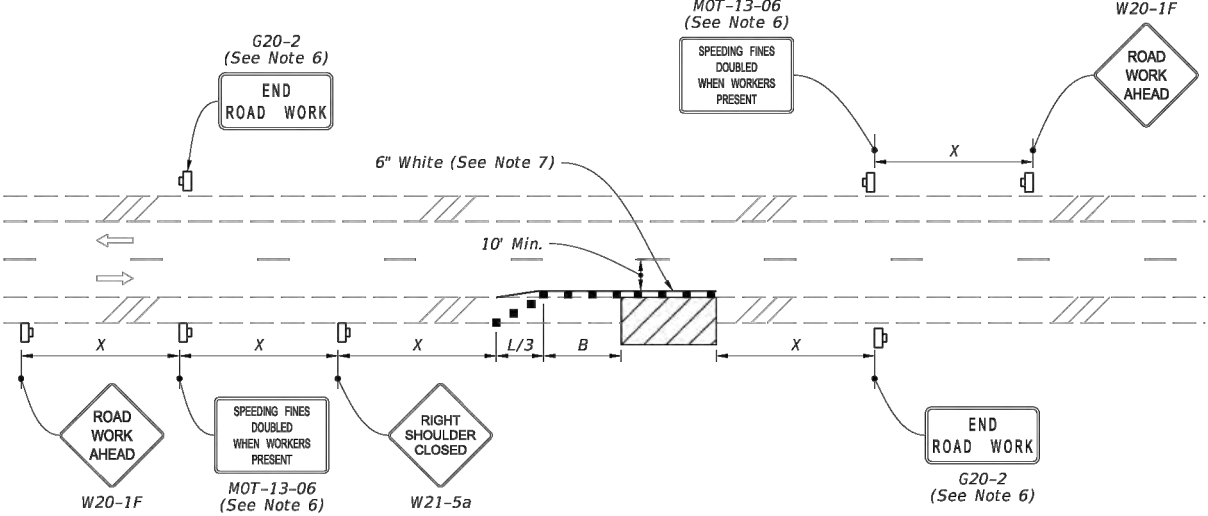
INTERSECTION IMPROVEMENTS
PREPARED FOR:
TROUT CREEK CDD
CONSTRUCTION DETAILS

SHEET
NO.

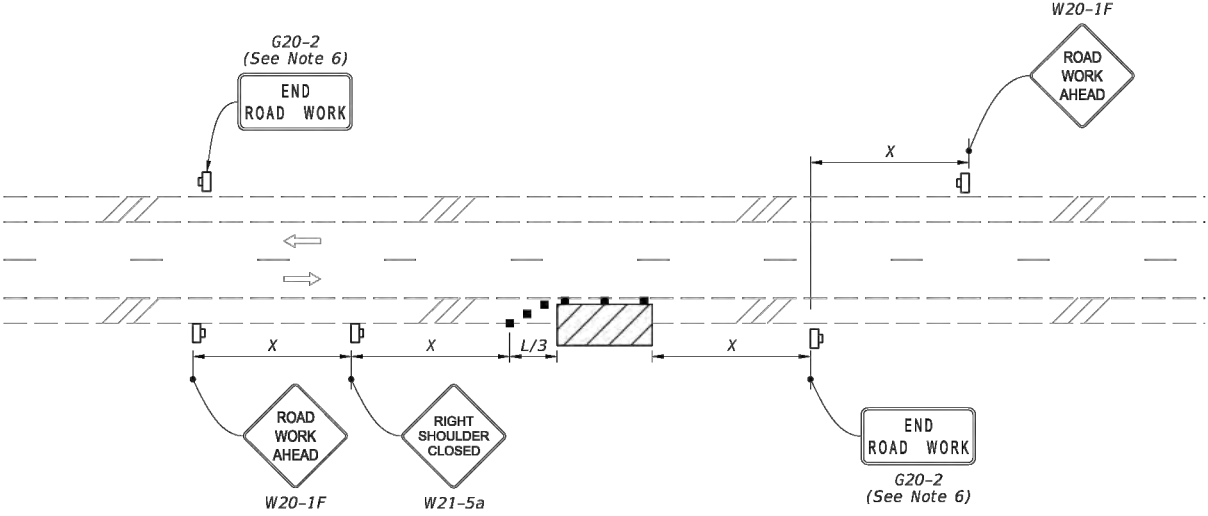
7

- NOTE:**
1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
 2. L = Taper Length
 X = Work Zone Sign Spacing
 B = Buffer Length
See Index 102-600 for " L ", " X ", " B ", and channelizing device spacing values.
 3. Where work activities are between 2' and 15' from the edge of traveled way, the Engineer may omit signs and channelizing devices for work operations 60 minutes or less.
 4. When four or more work vehicles enter the through traffic lanes in a one hour period (excluding establishing and terminating the work area), use a flagger or lane closure to accommodate work vehicle ingress and egress.
 5. For work less than 2' from the traveled way and work zone speed is greater than 45 MPH, use a lane closure.
 6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" Signs (G20-2) along with the associated work zone sign spacing distances may be omitted when the work operation is in place for 24 hours or less.
 7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.
 8. Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median.
 9. When there is no paved shoulder, the "Worker" sign (W21-1) may be used instead of the "Shoulder Closed" sign (W21-5a).

- SYMBOLS:**
-  Work Area
 -  Channelizing Device (See Index 102-600)
 -  Work Zone Sign
 -  Lane Identification and Direction of Traffic



TWO-LANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY
WITH WORK ZONE SPEED OF 45 MPH OR LESS



TWO-LANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

LAST
REVISION
11/01/21

REVISION

DESCRIPTION:



FY 2025-26
STANDARD PLANS

TWO-LANE AND MULTILANE, WORK ON SHOULDER

INDEX
102-602

SHEET
1 of 2

NO.	DATE	REVISIONS

PROJECT NO.	Y24 - 1410
DRAWN BY:	YD
CHECKED BY:	MJY
DATE:	10/21/25



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

CERTIFICATE OF AUTHORIZATION NO. 28658

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

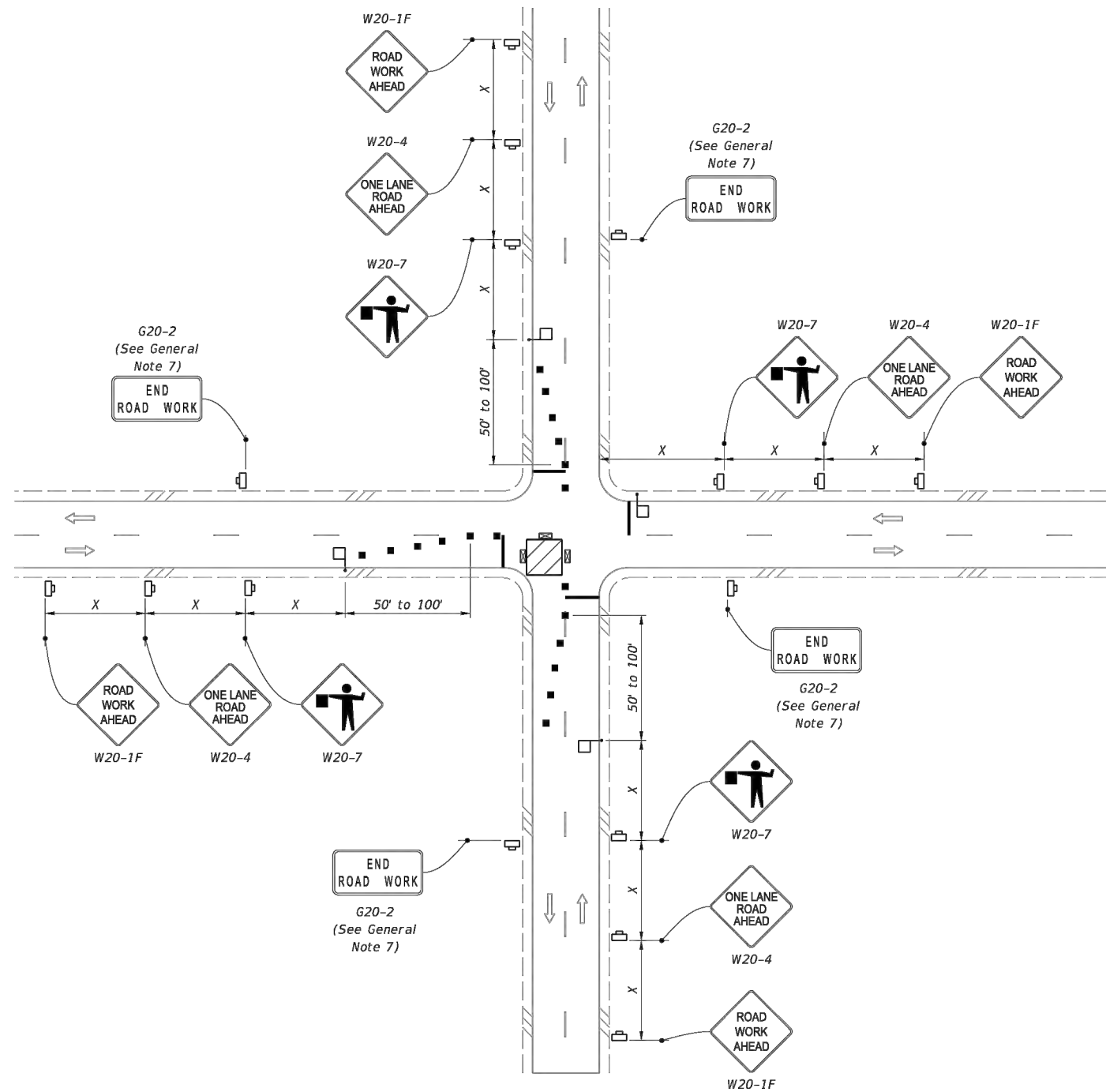
INTERSECTION IMPROVEMENTS
PREPARED FOR:
TROUT CREEK CDD
MOT SHEETS

SHEET
NO.
8

9/10/2024 10:48:07 AM

SYMBOLS:

-  Work Area
-  Channelizing Device (See Index 102-600)
-  Work Zone Sign
-  Type III Barricade
-  Stop Bar
-  Flagger
-  Lane Identification and Direction of Traffic

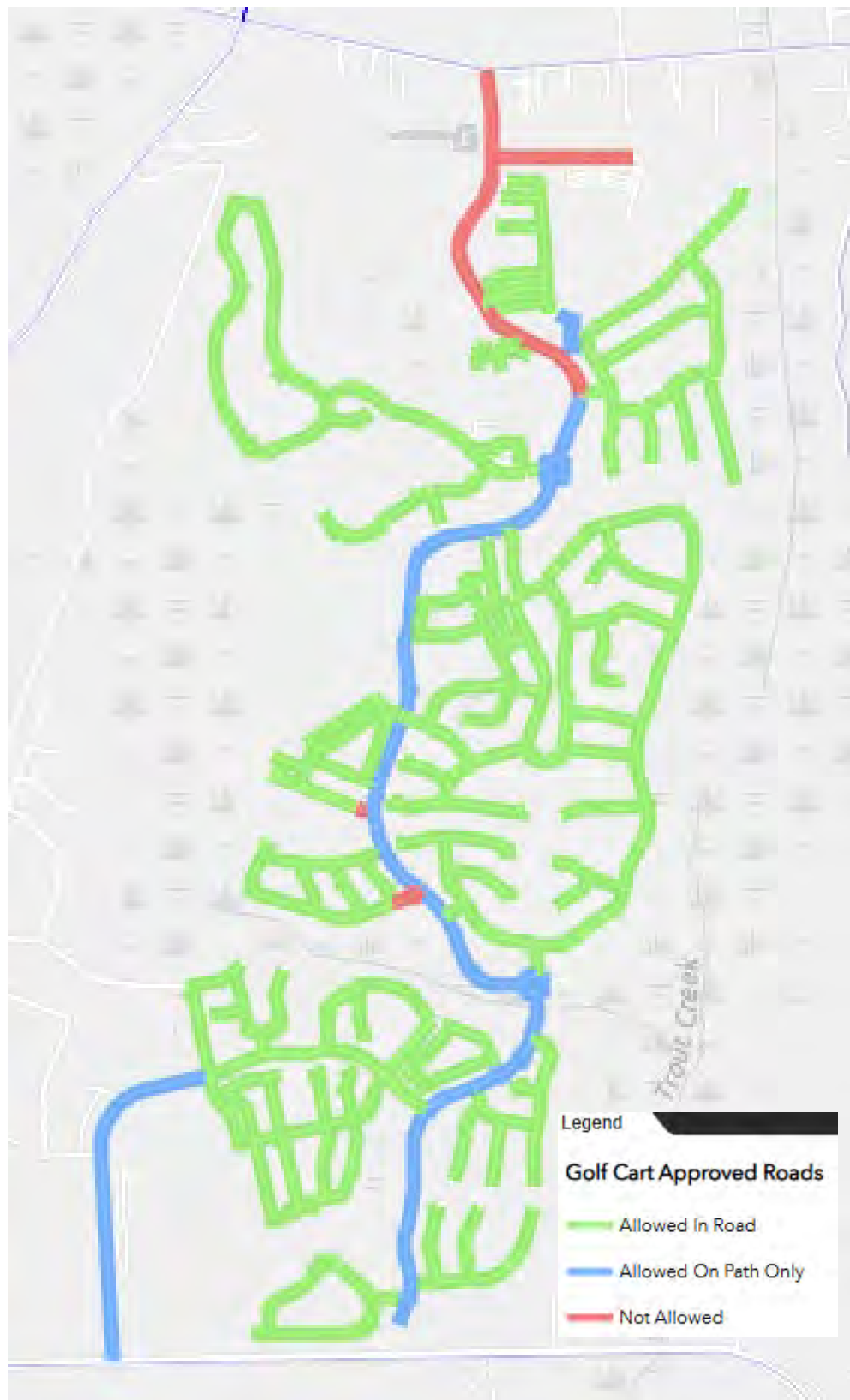


WORK IN INTERSECTION OF TWO-LANE ROADWAY

LAST REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	TWO-LANE, TWO-WAY, INTERSECTION WORK	INDEX 102-604	SHEET 2 of 2
11/01/22						

NO.	DATE	REVISIONS	PROJECT NO.	Y24 - 1410	Yuro & Associates, LLC	145 Hilden Road, Unit 108 Ponte Vedra, FL 32081 (904) 342-5199	MICHAEL J. YURO, P.E. FLORIDA P.E. LICENSE NO. 65247 REGISTERED PROFESSIONAL	INTERSECTION IMPROVEMENTS PREPARED FOR: TROUT CREEK CDD MOT SHEETS	SHEET NO.
			DRAWN BY:	YD					
			CHECKED BY:	MJY					
			DATE:	10/21/25		CERTIFICATE OF AUTHORIZATION NO. 28658			9

Shearwater Golf Cart



Tab 3



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

September 2025 Maintenance Report

Trout Creek CDD Phase 1

Trout Creek CDD Phase 3

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



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

September, 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.

We engaged our detail crew this month to perform selective pruning within all plant bed areas along Shearwater Parkway in ph1. This project has been needed for years and we wanted to tackle it first hand with no charge to the community. Our team performed an extremely aggressive, precise project that consisted a 2 week pre planning operation to navigate logistically through SWPKY, identify each section on plant/tree material and what was to be done. This plan resulted in Live Oaks having all moss/dead wood removed, and canopies raised. The Oaks were internally climbed and hand pruned to achieve this. Now in Oct.2025 the Oaks are already flushing new growth and looking much better overall. Beyond the Oak trimming our team cut back overgrown Southern Wax Myrtles along SWPKY that were chocking out Southern Azlea's and Patio Ligustrums. The biggest find was the Patio Ligustrums on top of the wall in the center island where the Shearwater sign is inline with the waterfalls. At the end of it all, SWPKY from cr210 to the roundabout at the Amenity has been completely reformed and brough new life to material that was talked about needing replacement. We are looking forward to the 2026 season where we will see remarkable results throughout ph1 due to this project.

Irrigation

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

Agronomics

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

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

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



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

September, 2025

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

Re: Landscape Maintenance Service Report

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

Weekly Maintenance

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

Irrigation

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

Agronomics

Fert/chem has completed all turf fertilization, post weed applications within ph3. Our team manually waters the turf zones after fertilization was applied. Please see attached reports.

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

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



W. O. # _____

Name Martha Ct. Common Area

Address _____

Date 9/8/2025 pg 1 of 1

Irrigation Inspection Report

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

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

Program

Run Days

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

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

ADJUSTMENTS	Yes						
PARTIL CLOGS							
STRAIGHTENED	Yes						

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

Comments : System is properly functioning with no major issues.



W. O. # _____

Name Timberwolf Clock ph3-A

Address SWP Turf

Date 9/8/2025 pg 1 of 4

Irrigation Inspection Report

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

Water Source Reclaim

Clock Type Hunter ACC2

Rain/Freeze Switch Yes

Program

Run Days

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

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

ADJUSTMENTS	X						
PARTIL CLOGS	X						
STRAIGHTENED	X						

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

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



W. O. # _____

Name Timberwolf Clock ph3-A

Address Timberwolf Turf

Date 9/8/2025 pg 2 of 4

Irrigation Inspection Report

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

A

B

C

Water Source Reclaim

Clock Type Hunter ACC2

Rain/Freeze Switch Yes

Program

Run Days

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

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

ADJUSTMENTS	X						
PARTIL CLOGS	X						
STRAIGHTENED	X						

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

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



Irrigation Inspection Report

W. O. # _____

Name Timberwolf Clock ph3-A

Address SWP Shrubs/Trees

Date 9/9/2025 pg 3 of 4

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

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

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

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

ADJUSTMENTS	X						
PARTIAL CLOGS	X						
STRAIGHTENED							

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

Comments : _____



W. O. # _____

Name _____ Timberwolf Clock ph3-A

Address _____ Timberwolf Shrubs/Trees

Date _____ 9/9/2025 pg_4_ of_4_

Irrigation Inspection Report

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

A
B
C
D

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

Program

Run Days

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

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

ADJUSTMENTS	X						
PARTIL CLOGS	X						
STRAIGHTENED							

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

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



W. O. # _____

Name Shearwater Parkway Clock ph3B-A

Address SWP_Cal Turf

Date 9/10/2025 pg 1 of 4

Irrigation Inspection Report

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

A
B
C

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

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

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

ADJUSTMENTS	X						
PARTIL CLOGS	X						
STRAIGHTENED	X						

BROKEN PIPE							
BROKEN HEADS							
BROKEN NOZZLES							
SEVERLY CLOGGED NOZ- ZLE							
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 running good, no major issues as of now



Irrigation Inspection Report

W. O. # _____

Name Shearwater Parkway Clock ph3B-A

Address Shrubs_Trees

Date 9/10/2025 pg 2 of 4

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

A

B

C

Water Source Reclaim

Clock Type Hunter ACC2

Rain/Freeze Switch Yes

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

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

ADJUSTMENTS	X						
PARTIL CLOGS							
STRAIGHTENED							

BROKEN PIPE							
BROKEN HEADS							
BROKEN NOZZLES							
SEVERLY CLOGGED NOZZLE							
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 running good, no major issues as of now



W. O. # _____

Name Shearwater Parkway Clock ph3B-AAddress Seaforth TurfDate 9/10/2025 pg 3 of 4**Irrigation Inspection Report**

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

A

B

C

Water Source ReclaimClock Type Hunter ACC2Rain/Freeze Switch Yes

Program

Run Days

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

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

ADJUSTMENTS	X						
PARTIL CLOGS	X						
STRAIGHTENED	X						

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

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



W. O. # _____

Name Shearwater Parkway Clock ph3B-AAddress Cart Path**Irrigation Inspection Report**Date 9/10/2025 pg 4 of 4

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

Program

Run Days

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

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

ADJUSTMENTS	X						
PARTIL CLOGS	X						
STRAIGHTENED							

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

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



Prestige Landscapes of North Florida, Inc.

Shearwater Phase 3 CCC

Date: 10/2/25

Total Gallons Used: 130

-Products Applied-

20-20-20 @ 12 lbs per 100 gal

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

Safari Insect @ 8 oz per 100 gal

Pageant Fungicide @ 12 oz per 100 gal

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



Prestige Landscapes of North Florida, Inc.

Shearwater Phase 3 CDD

Date: 8/12/25-8/15/25

Total Gallons Used: 36

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

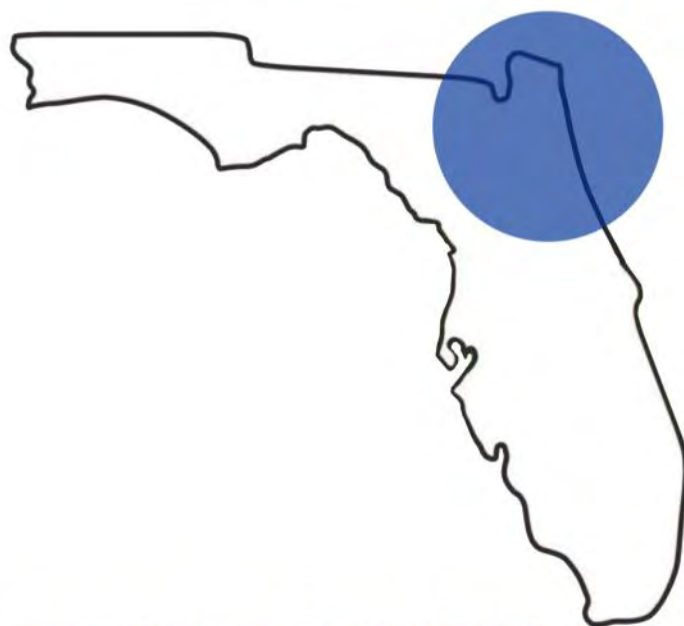
-Products Applied-

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.



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

September 2025

Fungus/Pest/Fertilizer:

- Herbicide applied to landscape beds
- Weeds hand pulled in landscape beds and plant material
- Granular Fertilizer applied
- Turf has been treated for weeds (we are not seeing desired results, we have a soil test being done to help understand why it is not effective as it should be.)
-

Maintenance:

- Weekly mowing service throughout phase 2
- Weekly trail maintenance (mowing)
- Bushes at the outpost have been trimmed, and weeds sprayed
- 4 podocarpus bushes have been transplanted to aid with a washout that was happening at the outpost.
- Playground mulch was proposed and approved for the out post
- This week sod is to be installed to the left of out post near bathrooms as well as the jea station on Windley and mailbox kiosk next to 237 windley
- Trimming of hedges SW parkway and around Sadler court.
- Ornamental grass cut backs have started (the falls dr and windy dr.) (windswept and SWparkway)

Upcoming month:

- continued trimming of privacy hedges in PH2
- weed control in the landscape beds
- Raising of oak trees, throughout community.
- Cutting of roses in middle medians. (once they stop blooming)
- Side trimming and clearing of walking trails .

Irrigation:

- All irrigation has proper run times and coverage
- We have new sod throughout shearwater, until the new grass is firmly rooted there will be multiple zones running more than normal .
- Hunter battery operated controllers (nodes) were added to the cuthrough connecting PH1 with Ph2 (237 windley)
- We are seeing a lot of struggling turf through phase two, we feel this is because there is no water pressure at night when the system is set to run. We are manually running zones when we can to try to combat this but just wanted to report what we are seeing. Hoping the recent fertilizer is going to help.
- We are having soil samples pulled to try see what is needed to improve turf color.
- New irrigation clock installed at the outpost

- Hunter pro – c pictures below of install



Shearwater troutcreek cdd September 2025 irrigation

Kayak outpost shearwater

Hunter pro c

Watering everyday

Start time 10:00pm

Program a

10 zones

1 30 ✓

2 30 ✓

3 30 ✓

4 45 ✓

5 45 ✓

6 30 ✓

7 30 ✓

8 30 ✓

9 45 ✓

10 45 ✓

All zones working . New Hunter pro c clock installed

Shearwater jea clock

Program 6 start time : 7:00pm

Program 7 start time :7:00pm

Hunter acc2

Watering days : everyday but Saturday

Program 6 ccd ta 1-40

1 15 sprays on hell strip at Jea clock

2 15 sprays around jea clock (broken riser)

Shearwater troutcreek cdd September 2025 irrigation

3 15 sprays at timberline
4 15 sprays&bubs on hell strip by tennis court sign
5 15 sprays on hell strip following
6 15 sprays on flowers by Luna and shearwater
7 10
8 10
9 15 sprays on hell strip on exit side
10 15 sprays on hell strip on exit side back towards clock
11 15 sprays & bubs following
12 15 sprays following
13 15 sprays following on hell strip
14 30 issues
15 10 sprays across from clock hedges
16 30 rotors across from clock to the left
17 10 sprays on islands inside timberland (back island)
18 15 other entrance of timberland (jumps)
19 15 sprays in field behind timberland ap
20 15 sprays by Luna pull in (goes up and down)

21 15 sprays on plant material by Luna pull in
22 30 rotors & mp
23 30 rotors back field of apartments
24 30 rotors back field
25 10 sprays back field on plant material
26 10 sprays on back field plant material
27 15 sprays at agate
28 10
29 30
30 20 rotors by pond behind clock
31 20 rotors by pond
32 20
33 30 issues
34 10
35 10
36 15
37 30 rotors beside clock
38 30 rotors behind clock around pod
39 15 sprays off ladson
40 30 rotors around pond at end of ladson

CCD ruppert program 7 (41-86)

Shearwater troutcreek cdd September 2025 irrigation

41 30 rotors around clock following (broken rotor)
42 1hr issues dnr
43 15 issues dnr
44 30 rotors between homes
45 15 sprays on hell strip
46 30 rotors between homes
47 30 rotors
48 10 sprays on flowers at windswept
49 30 rotors in front of the hammocks
50 15 sprays across from clock on hell strip
51 15 sprays on hell strip following
52 15 sprays on hell strip following
53 30 rotors across from clock to the right
54 15 sprays by community garden sign
55 15 sprays following on hell strip by miles of trails
56 15 sprays on hell strip across from 55
57 30
58 30 rotors by pond
59 10 sprays on plant material
60 15 sprays on hell strip in front of the falls (x1 pop broke)(in plant material on entrance side)
61 15 sprays on hell strip by pond past the falls
62 10 sprays on plant material right after the falls
63 30 rotors (plant material blocking rotor and killing shrubs)

64 15 sprays hell strip across from 63
65 15 sprays across from shearwater sign towards back by pond
66 30 rotors on back side of pond
67 15 sprays on hell strip by kayak launch sign
68 10 sprays & risers back side of pond on plant material
69 15 hell strip sprays by kayak outpost circle
70 30 rotors by pond and on kayak outpost flowers in big circle
71 15 sprays on hell strip after kayak outpost sign
72 30 rotors zone on inside by kayak outpost sign
86 30 rotors
165 30

Shearwater troutcreek cdd September 2025 irrigation

Sheer water falls drive

- 1 sprays on entrance side hell strip after round-about
- 2 sprays flowers at begging of falls drive
- 3 sprays& bub on hell strip across from falls drive .
- 4
- 5 sprays on hell strip leaving falls drive on right.
- 6 sprays on hell strip on left side entering falls drive
- 7 sprays&bub same side hell strip
- 8 sprays on entire side by houses
- 9 rotors on entrance side turf
- 10 rotors on same side
- 11 sprays on same side (x1 nozzle)
- 12 sprays on hell strip by windley dr (break low pressure)
- 13 rotors &bub right side of pond . (1x flex cut)
- 14 rotors on right side of pond .
- 15 sprays on hell strip right side of pond about middle
- 16 rotors between ponds
- 17 sprays&mp around park .(x4 nozzles)
- 18 rotors at park
- 19 sprays hell strip left of park
- 20 rotors in middle of pond exit side
- 21 sprays on exit side of pond half way
- 22 sprays on exit side of pond hell strip
- 23 dnr needs decoder
- 24 sprays leaving pond exit side .
- 25 sprays around bench leaving pond side .
- 26 rotors leaving pond side
- 27 rotors at end of falls drive
- 28 rotors outside of falls to right
- 29 sprays in plant material behind front pond
- 30 sprays by dalton circle
- 31 rotors behind front pond on main road backed up to houses .
- 32 rotors at far end of pond on main road

Shearwater troutcreek cdd September 2025 irrigation

- 33 risers in first hedge line at end of pond off main road
- 34 sprays next to it
- 35 rotors on main road across from dog park
- 36 sprays in front of dog park & inside
- 37 sprays inside dog park
- 38 rotors on entrance side across dog park
- 39 sprays in hedges heading towards Luke dr
- 40 rotors at beginning of Luke dr
- 41
- 42 rotors heading back towards clock across from pond
- 43 sprays across from pond on main road backed
- 44 sprays on hell strip headed towards dog park
- 45 sprays on hell strip across dog park
- 46 sprays on hell strips headed toward Luke Dr on main road
- 47 sprays on hell strip headed towards Luke dr
- 48 sprays on hell strip headed towards Luke drive
- 49 sprays on hell strip headed towards Luke drive
- 50 sprays on main road by clock at end of falls drive
- 51 rotors on main road by clock across from falls
- 52 sprays hell strip by lazy river sign
- 53 sprays on hell strip past lazy river sign
- 54 rotors on right side by lazy river sign
- 55 sprays in front of dog park hell strip
- 56 sprays on hell strip leading to dog park parking
- 57 sprays outside dog park parking lot hell strip
- 58 risers & flowers sprays. At Luna drive
- 59 rotors right before Luna drive
- 60 valve down
- 61 sprays beginning of luke drive
- 62 rotors on left side of Luke half way down
- 63 sprays on hell strip by rotors
- 64 risers& sprays half way down on luke by bushes
- 65 rotors on left side of Luke almost to the end
- 66 hell strip almost to end on Luke
- 67 rotors at end of Luke by pond
- 68 rotors on entrance side of Luke coming in
- 69 rotors entrance of Luke
- 70 rotors
- 71 rotors (new solenoid)

Shearwater troutcreek cdd September 2025 irrigation

Small jea lift station

Hunter xc hybrid

Program 1 : 3:00am

Everyday but Saturday

1 20

2 10

3 20

4 30

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

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

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

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

RECITALS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[Signature Page Follows]

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

**TROUT CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

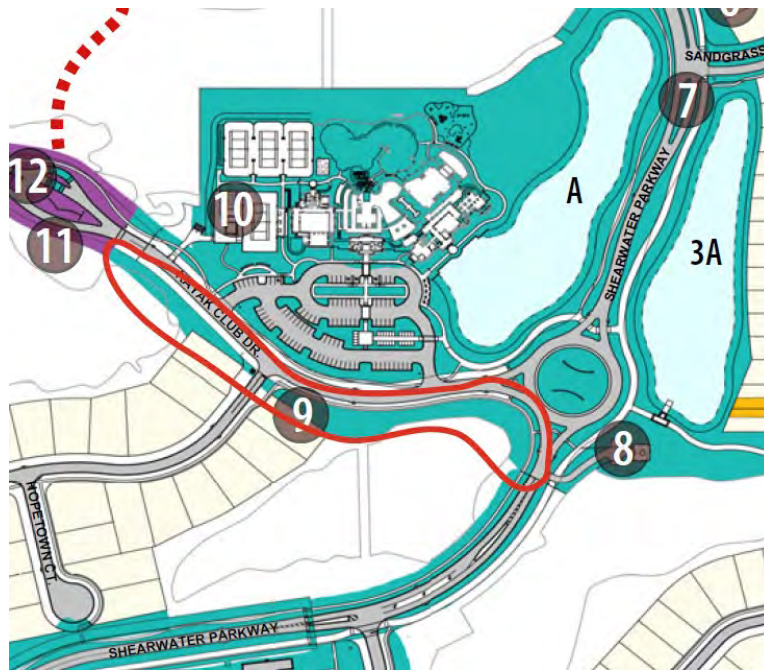
RUPPERT LANDSCAPE, LLC

By: _____

Its: _____

Exhibit A: Service Area Map

Exhibit A
Service Area Map



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

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

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

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

RECITALS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[Signature Page Follows]

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

**TROUT CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

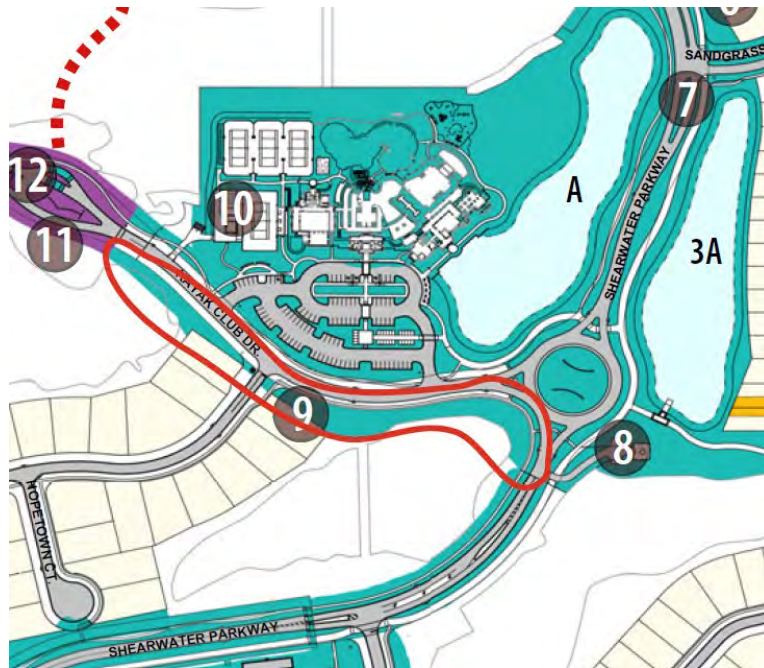
**PRESTIGE LANDSCAPES OF NORTH
FLORIDA, INC.**

By:

Its:

Exhibit A: Service Area Map

Exhibit A
Service Area Map



PRESTIGE LANDSCAPES OF NORTH FLORIDA, INC.

Landscape/Irrigation Invoice

Job Name: Amenity Landscape Repairs
Property Name: Trout Creek CDD ph1
Client: Belynda Tharpe
Address: 100 Kayak Way
City/State/Zip: St. Augustine, FL 32092
Phone:

Proposal # 10jx1080.105
Date: May 25, 2025

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

Description

Prestige Landscapes repaired irrigation/landscape at **Trout Creek CDD Amenity**. This invoice is for **Amenity Repairs along building front and bulk head**. Repairs were needed do to damage caused by termite project.

Materials & Services	Quantity	Unit Price	Total
Crape Myrtle "Scarlet" 15gal.	2 \$	192.30 \$	384.60
Indian Hawthorne 3 gal.	70 \$	42.21 \$	2,954.90
Agapanthus 1 gal.	60 \$	23.91 \$	1,434.77
Arboricola 3 gal.	35 \$	40.38 \$	1,413.25
Walters Viburnum 3 gal.	10 \$	42.67 \$	426.71
Podocarpus 15 gal.	1 \$	229.07 \$	229.07
Pine Straw	100 \$	8.56 \$	856.00
Irrigation Repairs	2 \$	1,819.00 \$	3,638.00
Labor Prep	150 \$	45.00 \$	6,750.00
TOTAL PRICE		\$	18,087.31

ACCEPTANCE OF TERMS

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

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

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

Client:

Prepared by:

Prestige Landscapes of North Florida, Inc.

Date:

Date: May 25, 2025

Tab 4



6869 Phillips Pkwy. Dr. South Jacksonville Fl. 32256

Phone: 904-997-0044

Service Report

Date: October 7, 8, 2025

Biologists: Jim Charles
Justin Powers, Rich Powers

Client: Trout Creek CDD

Waterways: 43 ponds

Note: First report for October.

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



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



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



Pond 2b: Pond was in fair condition. Treated for torpedo grass and pennywort.



Pond 2a: This pond was in fair condition. The water level is normal. Scheduled for perimeter treatment this week.

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 normal.



Pond 7a: Pond was in good condition. The water level is normal. Perimeter treatment last month for torpedo grass had good results.



Pond 7b: Pond was in good condition. The water level is normal. Pond is virtually free of algae.



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



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



Pond 9a: Pond was in fair to good condition. The water level is normal. Treatment scheduled for this week.



Pond 9b: Pond was in fair condition. The water level is normal. Scheduled for perimeter treatment this week.



Pond 9c: Pond was in much improved condition. The water level was normal. Treatment last month for algae and submersive weeds had good results.



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



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



Pond 10d: Pond was in good condition this month. The water level is normal. Algae treatment last month was effective.



Pond 11a: Pond was in improved condition. The water level is good. Algae treatments have pond looking better..



Pond 11b: Pond was in fair condition. The water level is good. Treated pond for torpedo grass and pennywort.



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



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



Pond 14: Pond was in good condition. The water level is good. Perimeter treatment last month for torpedo grass had good results.



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. Scheduled for treatment this week.



Pond 21B: Pond is in fair condition. The water level is low. Treated pond for algae and perimeter weeds. Treated perimeter for torpedo grass.



Pond 22A: Pond was in fair to good condition. Treated perimeter for torpedo grass and minor algae.



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



Pond 23A: Pond is in fair condition. The water level is good.



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



Pond 24a: Pond was in fair condition. Pond level is good. Treated perimeter for torpedo grass, pennywort and minor cattails



Pond 24b: Pond was in good condition. The water level is good. Perimeter treatment last month had very good results.



Pond 24c: Pond still under construction.



Pond 28A: Pond was in fair to good condition. The water level is good. Treated for cattails.



Pond 28B: Pond was in fair to good condition. Water level is normal. Treated for cattails



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



Pond 29A: Pond was in fair condition. Water level is normal. Scheduled for treatment this week.



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



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



Pond 34: Pond was in fair condition. The water level is good. Treated for chara, a macrophytic algae.



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



Pond 36: Pond was in fair condition. Water level is good. Treated for cattails and torpedo grass.



Jim Charles



6869 Phillips Pkwy. Dr. South Jacksonville Fl. 32256

Phone: 904-997-0044

Service Report

Date: October 14, 2025

Technician: Justin/ Rich Powers

Client: Shearwater Pillars

Conditions: Overcast, 80 F.

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

Before Cleaning:





After Cleaning:



Tab 5

Trout Creek CDD
GM/AGM Operations Report for October 29, 2025

Mischief:

- Explicit Video: Men's Fitness Lodge Bathroom with minor resident

Administration:

- Assisted Lifestyle with Labor Day weekend events
- Attended meeting with District Engineer Mike Yuro regarding agenda items for Board
- Attended meeting with Senior Ladies Group regarding scheduling
- Prepared Year in Review, attended staff meetings to finalize
- Worked with IPS regarding Slide Tower touch up work
- Property drive with Ruppert Landscape
- Property drive with Prestige Landscape
- Boardwalk inspection with staff
- Attended the CDD Workshop Meeting
- Monthly meeting with Chairman Clint Wright
- Monthly meeting with Assistant Supervisor Ronnie Murphy
- Monthly meeting with Assistant Supervisor Vincent Sajkowski
- Monthly meeting with Vice Chairperson Heather Loffredo
- Conducted weekly staff meeting (every Thursday)
- Maintenance inspection with maintenance supervisor (bi-weekly)
- Attended the monthly FSR lifestyle collaboration call
- Attended FSR Manager training meeting at corporate
- Worked with vendor Southern Breeze on multiple projects
- Assisted Northern Helm with website development and survey
- Attended FSR training classes
- Assisted Lifestyle with Shearwater Current website Town Hall
- Worked with Hi-Tech Systems to install flood lights and alarms for security system
- Conducted appreciation lunch for staff members who won Raving Fans pins for positive resident feedback
- Attended RecNet collaboration/ awards meeting

Kayak Hub:

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

Lifestyle:

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

Maintenance/Vandalism/Mischief Issues:

- Maintenance September 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

Sep 1, 2025–Sep 30, 2025



Category Sales Report

CAFE

Category	Items Sold	Gross Sales
Uncategorized	30	\$31.50
CANDY	163	\$174.25
CHIPS	77	\$154.00
DRINKS	203	\$357.00
EXTRAS	7	\$5.10
HOT DRINKS	11	\$11.00
KIDS MEAL	17	\$116.50
PIZZA	35	\$237.50
SANDWICHES	18	\$132.00
SINGLE ITEMS	18	\$83.00
TREATS	196	\$769.00
WRAPS/BURGERS	25	\$178.00
Total	800	\$2,248.85

Sep 1, 2025–Sep 30, 2025



Category Sales Report

TCCDD

Category	Items Sold	Gross Sales
Uncategorized	21	\$3,063.00
FOBS	7	\$210.00
TCCDD Reservations	74	\$6,364.00
Total	102	\$9,637.00

Sep 7, 2025



Category Sales Report

CAFE

Category	Items Sold	Gross Sales
Uncategorized	2	\$1.00
CANDY	9	\$12.75
CHIPS	12	\$24.00
DRINKS	20	\$35.00
EXTRAS	1	\$0.60
KIDS MEAL	1	\$6.50
PIZZA	3	\$15.00
SINGLE ITEMS	2	\$8.00
TREATS	10	\$40.00
WRAPS/BURGERS	2	\$18.00
Total	62	\$160.85

Sep 14, 2025



Category Sales Report

CAFE

Category	Items Sold	Gross Sales
CANDY	2	\$2.00
CHIPS	7	\$14.00
DRINKS	13	\$20.50
EXTRAS	1	\$0.60
PIZZA	1	\$17.00
SINGLE ITEMS	3	\$13.00
TREATS	12	\$48.00
WRAPS/BURGERS	2	\$18.00
Total	41	\$133.10

Sep 21, 2025



Category Sales Report

CAFE

Category	Items Sold	Gross Sales
Uncategorized	9	\$8.75
CANDY	44	\$29.00
CHIPS	9	\$18.00
DRINKS	15	\$26.00
KIDS MEAL	3	\$20.50
PIZZA	4	\$32.50
SANDWICHES	6	\$43.50
SINGLE ITEMS	4	\$19.00
TREATS	34	\$136.00
WRAPS/BURGERS	1	\$6.00
Total	129	\$339.25

Sep 28, 2025



Category Sales Report

CAFE

Category	Items Sold	Gross Sales
Uncategorized	4	\$2.00
CANDY	9	\$12.75
CHIPS	4	\$8.00
DRINKS	14	\$25.50
EXTRAS	1	\$1.50
PIZZA	2	\$10.00
SINGLE ITEMS	5	\$24.00
TREATS	13	\$52.00
WRAPS/BURGERS	3	\$22.00
Total	55	\$157.75

September, 2025

Lifestyle Profit & Loss



JOE GERENA
Lifestyle Director - Trout Creek CDD
100 Kayak Way| St. Augustine, FL | 32092
Direct: 904.342.3739

DEMETRIC ARNOLD
Lifestyle Coordinator - Trout Creek CDD
100 Kayak Way| St. Augustine, FL | 32092

EVENT REVENUE/ COST

Coffee And Convo/ Curiosity U	Revenue	Cost
Publix		\$32.69
Sams Club		\$177.69
Software		\$100.00
Total	\$0.00	\$310.38

Salsa Night	Revenue	Cost
Total	\$0.00	\$250.00

Bingo/Trivia	Revenue	Cost
Total	\$0.00	\$13.98

Events Summary	Actual
Total income	\$0.00
Total expense	\$1,523.41
Total Profit	-\$1,523.41

Watch Party 9/7	Revenue	Cost
Publix		\$77.91
Sams Club		\$51.45
Total	\$0.00	\$129.36

Paint Nights	Revenue	Cost
Artistic Ways		\$195.00
Total	\$0.00	\$195.00

General Supplies	Revenue	Cost
Amazon		\$29.69
Website Flyers		\$595.00
Total	\$0.00	\$624.69

VENDOR REVENUE - 10% OF ALL SALES

Vendor	Payment Method	Income
904 Tennis	Check	\$1,061.00
Ma'at Johnson	Square	\$92.00
Fast Swim	Check	\$87.50
Peacock Fitness	Square	\$487.00
Planet Pizza	Square	\$98.00
Aqua Fitness	Square	\$69.30
Sunset Slush	Square	\$256.80
Total		\$2,151.60

Shearwater Lifestyle Summary Report – September 2025

August 30th to Sept 1st – Labor Day Carnival themed Weekend Celebration/ Vendor Village/ Jimmy Buffett Day

- ✓ August 30th was our Labor Day Carnival and Vendor Village. We had game booths in addition to the vendor booths with an emphasis on food/snacks fitting the theme. We had Funnel Cakes, Stilt Walker, Henna tattoos, a mechanical bull, rock wall, and lawn games. Weather threatened the entire weekend, so attendance was not as high as anticipated. We used all 150 canvases from the art project we rolled over from the Back-to-School party. In total we had about 1300 attendees, ran 4 shuttles, and over 50 booths. We had a new resident DJ by the pool, and I received well over 20 compliments. Sunday the 31st was Jimmy Buffett Day. Only a few people came dressed but everyone enjoyed the Lei's, décor, and music from DJ Roy. We played a few poolside games. Monday, we included outdoor lawn games, played a few pool games, and had Mark DJ by the pool as well. Joe Gerena served as shuttle dispatch, and we reduced the number of total shuttles to 4 for the entire weekend. We should be able to reduce some of the shuttles for the next year based on this experiment and reduction.

September 7th – NFL Watch Party.

- ✓ Small gathering. Provided chips, sandwiches, and beverages. About 12 to 15 people were in attendance throughout the game.

September 10th – Coffee and Conversations – The Post Law Firm

- ✓ Great presentation. Attendance of about 48 people throughout the event. Sponsors had quite a few good leads and are interested in participating again in the future.

September 13th - Real Estate Home Buyer workshop – United Real Estate Gallery

- ✓ 2 resident realtors sponsored and hosted the event. Light breakfast was provided. They brought in 3 additional speakers who presented basic info. 10 attendees throughout but the sponsors were very happy with the turnout and response.

September 13th – Macrame Class – Hosted by Ram Rod Creations

- ✓ 7 registered participants. Residents who attend are loving it. This should continue to grow as the word spreads.

September 16th – Paint and Sip - Hosted by Artistic Ways

- ✓ 25 attendees – Awesome designs and I have received great feedback from residents. Increasing to 2x per month and she is now converted to a 10% vendor. She is even providing actual artwork for us to display in the kayak club to promote upcoming classes

September 12th + 16th – Trivia and Bingo nights.

- Low attendance. Only 22 registered for Bingo and 2 for trivia. Actual attendance was 16 and 4 respectively. Taking off the schedule until demand picks up. It will likely be postponed until December 2025.

September 21st – First Coast Vendor Village

- 50+ vendor booths. Threat of rain kept attendance to a minimum. Approximately 450 people attended throughout the day. Our Ace Volleyball vendor provided a booth and generated great leads. Overall, this was one of the lowest attended vendor villages.

September 23rd – Café Takeover – The Bakery Cartel

- They kept it light, so sales were lower than normal for them, but they came prepared. They have a very faithful following, and they always do well with pre-orders. They will be returning at least once a month until January/February 2026. We will increase their attendance at that time. They have personal matters that they are taking care of to focus more on this business in the near future.

September 23rd – Game Zone Group

- Hosted by Lifestyle Coordinator Demetric, he's been working on building participation. We only had about 6 people, but many people expressed interest prior to this event. I think this is a low-cost event that will eventually grow in attendance as our online presence builds and word of mouth spreads.

September 24th – Line Dancing with VIP Care

- 13 attendees. Residents who are very active with the senior ladies group enjoy attending this event. There is one more series before VIP care changes to a different activity.

September 25th – Goddard School Story Time

- 12 attendees. Hosted in the Kayak Club. This had an increase in attendance vs the prior couple of events. I was able to leverage this and confirm their upcoming sponsorship again.

September 30th – Salsa Dancing Class w/ open dance

- 3 attendees to the class. No more for the open dance. This was the last event of this type we will host for the foreseeable future. Not worth the financial investment for DJ services. Dance classes will be offered in the fitness studio as a resident paid activity going forward.

Additional Activities

- Bookmobile at the Outpost Every Monday – Continues to do well. Curiosity U every Tuesday, attendance about 12 per event this month. OneBlood Donation truck on site 9/9 with 8 donations made.

(1)



Repaired Screens At Outpost

Created: Sat, 10/4/2025

Before

(2)



Repaired Screen At Outpost

Created: Sat, 10/4/2025

After

(3)



Painted Doors At Outpost

Created: Sat, 10/4/2025

Before

(4)



Painted Doors At Outpost

Created: Sat, 10/4/2025

After

(5)



Replaced Ballast At Kayak Club Storage

Created: Sat, 10/4/2025

Before

(6)



Replaced Ballast At Kayak Club Storage

Created: Sat, 10/4/2025

After

(7)



Repaired Lock At Fitness Lodge

Created: Sat, 10/4/2025

Before

(8)



Repaired Lock At Fitness Lodge

Created: Sat, 10/4/2025

After

(9)



Replaced Bubbler At Dog Park Fountain

Created: Sat, 10/4/2025

Before

(10)



Replaced Bubbler At Dog Park Fountain

Created: Sat, 10/4/2025

After

(11)



Installed Pavers At Dog Park Entrance

Created: Sat, 10/4/2025

Before

(12)



Installed Pavers At Dog Park Entrance

Created: Sat, 10/4/2025

After

(13)



Removed Hazardous Tree From Boardwalk

Created: Sat, 10/4/2025

Before

(14)

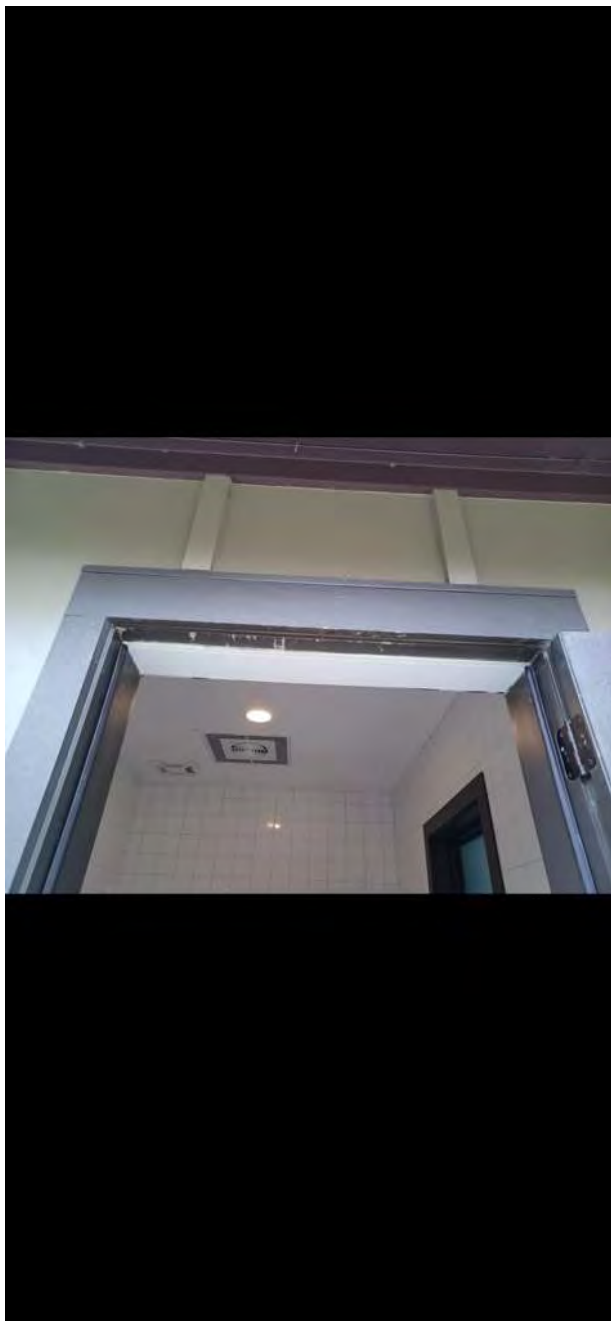


Removed Hazardous Tree From Boardwalk

Created: Sat, 10/4/2025

After

(15)

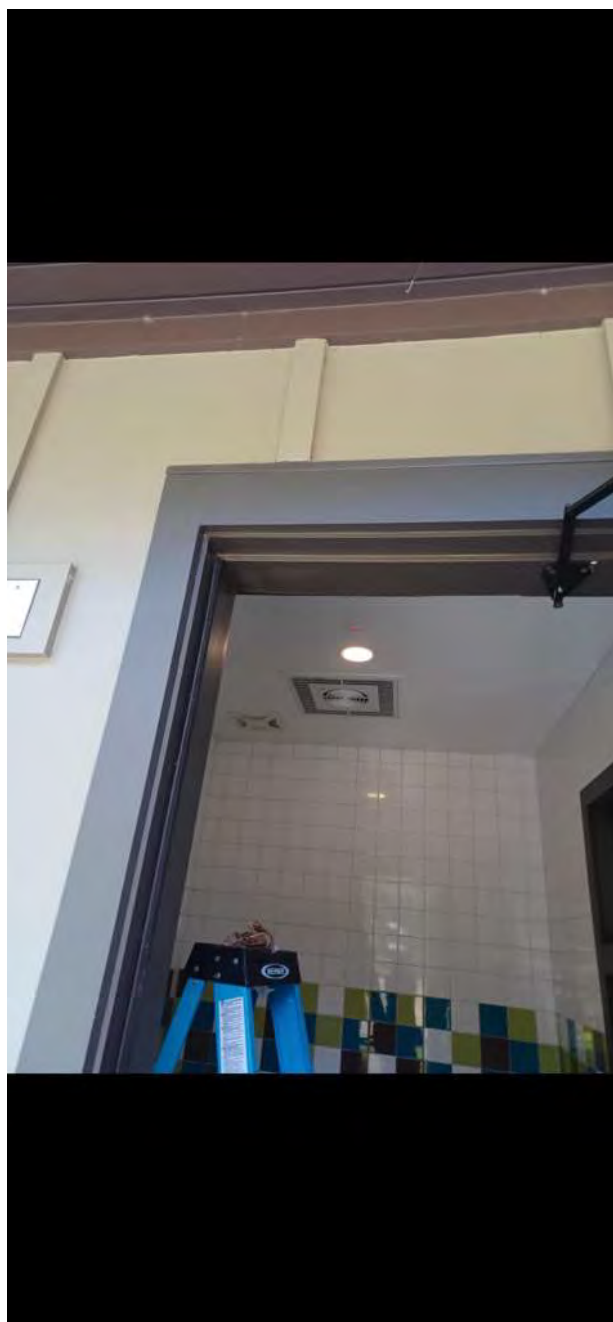


Repaired Broken Door Closer At Outpost

Created: Sat, 10/4/2025

Before

(16)



Repaired Broken Door Closer At Outpost

Created: Sat, 10/4/2025

After

(17)



Refurbished Lighting Throughout Amenities

Created: Sat, 10/4/2025

Before

(18)



Refurbished Lighting Throughout Amenities

Created: Sat, 10/4/2025

After

(19)



Replaced Broken Light Fixture At Bridge Phase 3

Created: Sat, 10/4/2025

Before

(20)



Replaced Broken Light Fixture At Bridge Phase 3

Created: Sat, 10/4/2025

After

(21)



Removed Hazardous Tree From 565 Windley Dr

Created: Sat, 10/4/2025

Completed by Johnnie verdell



South Creek Asphalt Path

Currently Golf Carts are NOT Allowed

- There is a total of 7 entry points to path (map attached).
 - Shearwater Parkway (Main Entrance) **Red X**
Red Dots
 - Amalia
 - Victory
 - Rushing
 - Neighbor
 - Dollar
 - Seaforth
- One entry (Rushing Dr.) currently has fencing (**Black Lines**) pictured below and a bollard (**Yellow Dot**) at the path entrance.

OPTION 1: Wood Fence

24 4x4 post - \$288

24 2x6 lumber - \$192

12 bags of concrete - \$60

2 Gallons of paint - \$96

24 hours of labor - \$624

TOTAL - \$1260

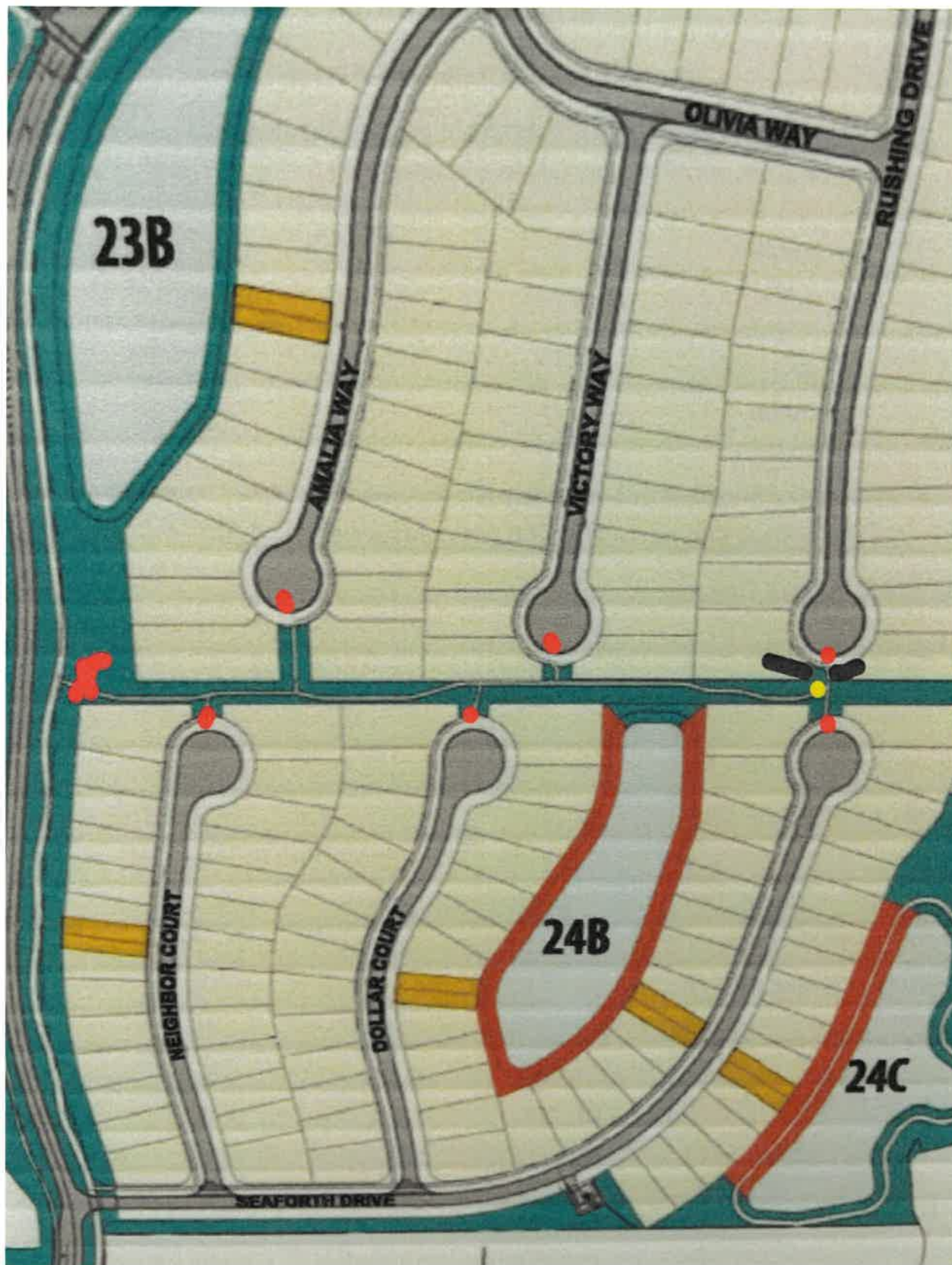
OPTION 2: Bollards

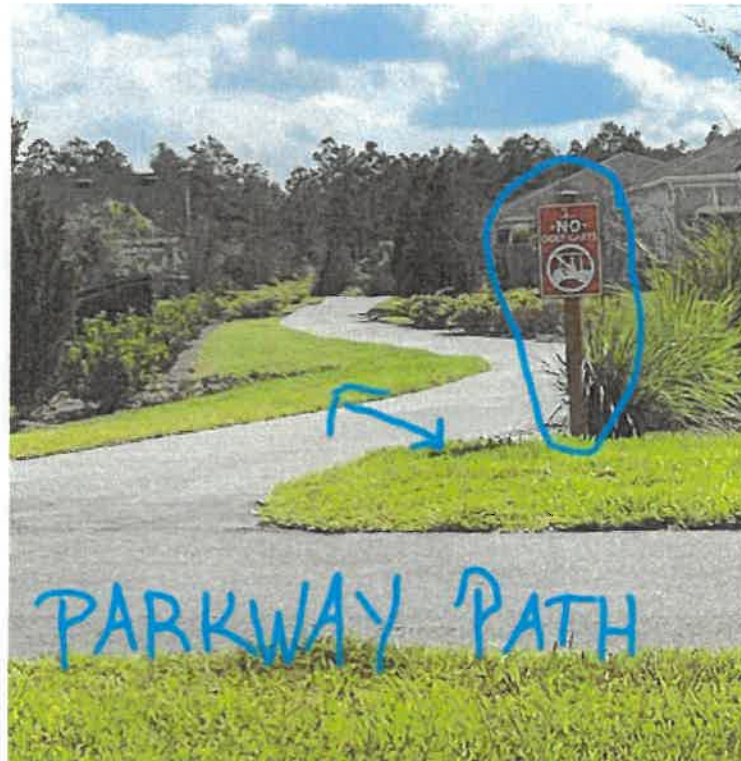
24 Bollard posts - \$2400

12 bags of concrete - \$60

24 hours of labor - \$624

TOTAL - \$3084





The South Creek path is 8.5 ft in width.

Parkway path is 10 ft in width



Sidewalks are 5 ft in width







Tab 6

Trout Creek YTD Revenues & Expenditures Thru 8/31/2025

SUMMARY

	<u>Annual Budget</u>	<u>YTD Budget Thru 08/31/25</u>	<u>YTD Actual Thru 08/31/25</u>	<u>Better/(Worse) Variance</u>
Total Revenues - O & M	3,894,262	3,883,098	3,949,817	66,719
Total Revenues - Capital Reserve	<u>307,326</u>	<u>306,159</u>	<u>313,915</u>	<u>7,756</u>
Total General Fund Revenues	4,201,588	4,189,257	4,263,732	74,475
Total Expenditures O & M	3,894,262	3,566,139	3,609,367	(43,228)
Total Expenditures - Capital Reserve	<u>307,326</u>	<u>307,326</u>	<u>277,488</u>	<u>29,838</u>
Total General Fund Expenditures	4,201,588	3,873,465	3,886,855	(13,390)
Total O & M Excess of Revenues Over(Under) Expenditures	0	316,959	340,450	23,491
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>(1,167)</u>	<u>36,427</u>	<u>37,594</u>
Total Excess of Revenues Over(Under) Expenditures	0	315,792	376,877	61,085

Explanations of Variances

O & M Expenses - (Over)/Under by (43,228)

Landscaping - Budgeted for pond mowing which is not happening, annual increases expected have not happened yet, Phase 1 Bid lower than budgeted	125,077
Reclaimed Water - Less watering than anticipated due to water restrictions and many sprinklers in Phase 1 not working	115,959
Amenity Staff - Not fully staffed from beginning of year, some positions took time to be replaced , some annual raises given in March	53,725
Tennis Program not happening as planned and some more repairs	22,133
Holiday Decorations - less spending than anticipated	12,461
Licenses, Fees & Permits - Fees for Debit/Credit Card Income through Square not budgeted for	(2,999)
Distict Engineer -Parking Study	(7,778)
Shuttle - more events than budgeted	(7,200)
Café Materials - buying more quantity of food options (offset by more income)	(8,363)
Access Control & Security Monitoring M&R - Hi-Tech - software upgrade & Door Controller Installation	(17,795)
Other District Financial & Accting - Advertising & Mass Mailing & Trustee Fees related to Bond Refunding	(14,425)
Operating Supplies -more supplies needed than budgeted (this line includes Janitorial and office supplies)	(19,454)
Misc Exp -French Drain on Appian Way (\$4,771), Tree Removal (\$12,820)	(18,039)
Law Enforcement Security - more security than anticipated	(22,707)
Special Events - more activities, not charging residents for most activities	(29,848)
Contingency - Patching Shearwater(\$17,650), Tenting Fumigation for termites (\$23,512)	(4,868)
Irrigation Repair -Hunter Clock and Conversion in Phase 1 , and other sprinkler repairs in Phase 1 on Shearwater Parkway	(40,086)
Landscape Replacement Plants, etc - Hurricane Milton Cleanup , Sod Replacement, Plant replacement on Shearwater Pkwy and Ph 3	(104,989)
Other	(74,032)
Total of O&M Variance Explantions	(43,228)

Trout Creek YTD Revenues & Expenditures Thru 8/31/2025

Chart of Accounts Classification	Annual Budget	YTD Budget Thru 08/31/25	YTD Actual Thru 08/31/25	Better/(Worse) Variance	Variance Explanation
O&M					
Revenues					
Interest Earnings					
Interest Earnings	0	0	21,696	21,696	Interest not budgeted for
Special Assessments					
Off Roll	492,539	492,539	492,539	0	
Tax Roll	3,097,753	3,097,753	3,146,303	48,550	
Contributions & Donations from Private Sources					
HOA Capital Transfer	125,000	125,000	86,800	(38,200)	Did not receive funds for 2nd Qtr 2025
Other Misc. Revenues					
Activity Fees	30,000	27,500	23,536	(3,964)	
Cafe Revenue	24,970	22,889	28,678	5,789	More food options being offered
Facilities Rentals	35,000	32,084	35,082	2,998	
HOA Reimbursement	45,000	45,000	70,490	25,490	More reimbursement from HOA than estimated (\$50K from prior year)
Insurance Proceeds	0	0	7,600	7,600	Irrigation Timer Damage & Auto Damage Claims
Misc Revenue	0	0	4,667	4,667	Parents reimburse for firepit damage
Special Events Revenue	20,000	18,333	32,426	14,093	Large Sponsorship Revenue
Tennis Center Revenue Share Agreement	24,000	22,000	0	(22,000)	This is not happening as planned
Total Revenues	3,894,262	3,883,098	3,949,817	66,719	
Expenditures					
District Expenses:					
Board of Supervisor Fees	14,000	12,833	19,600	(6,767)	Only budgeted for 2 workshops in total for the year, currently having one per month
District Management	61,404	56,785	56,904	(119)	
Other District Financial & Accting	38,725	37,466	51,891	(14,425)	Advertising & Mass Mailing & Trustee Fees related to Bond Refunding
Counsel	65,000	59,583	83,218	(23,635)	New Legal Counsel , more issues going on
Litigation/Mediation	0	0	1,803	(1,803)	Litigation/Mediation
Engineer	30,000	27,500	35,278	(7,778)	Parking Study (\$4,950), Good Hope Ct oversight (\$1,665), Crosswalk (\$1,190)
Law Enforcement - Security	35,000	32,084	54,791	(22,707)	More Security hours than anticipated
Total District Expenses:	244,129	226,251	303,485	(77,234)	
Staffing Related Expenses:					
Employee - Amenity Staff	860,400	788,700	734,975	53,725	Not fully staffed up from beginning, some staff have left and it took time to be replaced, raises not approved until March, not all staff receiving insurance
Amenity Management Service Contracts	21,648	19,844	20,294	(450)	
Total Staffing Related Expenses	882,048	808,544	755,269	53,275	
Utilities:					
Electric Utility - Recreation Facilities	70,000	64,166	52,858	11,308	Lower than anticipated usage
Electric Utility - Street Lights	60,000	55,000	55,658	(658)	
Electric Utility Services	11,000	10,083	10,769	(686)	
Gas Utility Services	2,000	1,834	1,314	520	
Water-Sewer Utility - Reclaimed	485,000	425,830	309,871	115,959	Less watering than anticipated due to water restrictions and many sprinklers in Phase 1 not working
Water-Sewer - Recreation Facilities	18,375	15,840	17,318	(1,478)	
Garbage/Solid Waste Control Services	8,500	7,791	12,988	(5,197)	New fuel/environmental recovery fee not budgeted for (240/mo), required 2 times per week for a couple of months due to residents putting their garbage, that has been stopped
Total Utilities	654,875	580,544	460,776	119,768	
Landscaping & Irrigation:					
Landscape & Irrigation Maintenance	1,070,000	976,983	851,906	125,077	Pond mowing not approved (33,000), Ph 1 bid lower than anticipated (94,000), yr 2 increases not happen yet

Trout Creek YTD Revenues & Expenditures Thru 8/31/2025

Chart of Accounts Classification	Annual Budget	YTD Budget Thru 08/31/25	YTD Actual Thru 08/31/25	Better/(Worse) Variance	Variance Explanation
Landscape Replacement Plants, Shrubs, Tr	40,000	40,000	144,989	(104,989)	Hurricane Milton Cleanup (\$5,500), Sod Replacement (\$37,900), Replace plants on Shearwater Pkwy (\$40,126) and in Phase 3 (\$35,070)
Common Area Pinestraw Mulch	125,000	121,560	137,623	(16,063)	More has been purchased because areas in Phase 3 needed to be done
Irrigation Repair	35,000	32,083	72,169	(40,086)	Hunter Clock and Conversion in Phase 1 (\$28,500) plus additional sprinkler issues in Phase 1 (\$20,000)
Miscellaneous Expense	20,000	18,333	36,372	(18,039)	French Drain on Appian Way (\$4,771), Tree Removal (\$12,820)
Total Landscaping & Irrigation	1,290,000	1,188,959	1,243,059	(54,100)	
Amenity Related Expenses:					
Amenity Janitorial Services	20,000	18,334	23,051	(4,717)	Needed extra services from Janitor Service while porter was being replaced
Amenity Maintenance & Repairs	65,000	59,583	69,332	(9,749)	More repairs than anticipated
Amenity Operating Supplies	25,000	22,917	42,371	(19,454)	More purchases than anticipated (Janitorial and Office Supplies also in this number - split out next year)
Pool Chemicals & Service Contract	103,400	99,533	101,768	(2,235)	
Lifeguard/Pool Monitors	175,000	148,936	160,863	(11,927)	Timing of Budget
Fitness Equipment Lease & M&R	40,298	36,940	35,773	1,167	
Tennis Court Programs & Maint & Supplies	31,500	28,875	6,742	22,133	Tennis program is not happening as planned (\$20,000)
Access Control & Security Monitoring M&R	11,000	10,082	27,877	(17,795)	Fob Income received(\$3,200), more fobs needed than anticipated
Licenses, Fees & Permits	11,462	10,507	13,506	(2,999)	Fees for Debit/Credit Card Income through Square not budgeted for
Pest Control/Termite Bond & Wildlife Mgmt	5,500	5,041	4,638	403	
Telephone, Internet, Cable	12,000	11,000	14,738	(3,738)	Firewall (\$1,025), extra service calls due to lightning strike
Other	4,000	3,667	5,240	(1,573)	
Total Amenity Related Expenses	504,160	455,415	505,899	(50,484)	
Lifestyle Expenses:					
Shuttle Service	15,000	15,000	22,200	(7,200)	Did not budget enough shuttles for events and busy summer weekends (July 4th 3-day weekend was \$7,200)
Special Events	66,550	64,550	94,398	(29,848)	Providing more events (offset by sponsorship and other misc income)
Cafe Materials	15,000	13,750	22,113	(8,363)	More food purchases , since providing more food options
Total Lifestyle Expenses:	96,550	93,300	138,711	(45,411)	
Other Shearwater Expenses:					
Aquatic Maintenance	49,000	44,916	44,341	575	
Stormwater Assessments	4,000	3,667	3,200	467	0
Road & Street Facilities	5,000	4,584	2,849	1,735	Replace LED in Street Lights
Entry & Walls Maintenance & Repair	4,500	4,125	0	4,125	No maintenance required thus far
General Liability & Property Insurance	95,000	95,000	98,537	(3,537)	Insurance increased higher than budget anticipated
Holiday Decorations	15,000	15,000	2,539	12,461	Lower than anticipated holiday supplies, will be stocking up before year end
Total Other Shearwater Expenses	172,500	167,292	151,466	15,826	
Misc./Contingency Expenses:					
Capital Improvements/Contingency	50,000	45,834	50,702	(4,868)	Painting of Fitness Center (\$4,305) Reserve Study (\$8,300), Hardware & subscription for Fitness Equip (\$2,938),Patching of Shearwater Pkwy(\$17,650), Signs(\$4,445), Tenting Fumigation for termites(\$23,512),Other misc items (\$7,200)
Total Misc./Contingency Expenses	50,000	45,834	50,702	(4,868)	
Total Expenditures	3,894,262	3,566,139	3,609,367	(43,228)	
Total Excess of Revenues (Over/(Under) Expen-	0	316,959	340,450	23,491	
Total Other Financing Sources(Uses)					
Interfund Transfer			(11)	(11)	
Total Other Financing Sources(Uses)	0	0	(11)	(11)	
Fund Balance, Beginning of Period	0	0	337,308	337,308	

Trout Creek YTD Revenues & Expenditures Thru 8/31/2025

Chart of Accounts Classification	Annual Budget	YTD Budget Thru 08/31/25	YTD Actual Thru 08/31/25	Better/(Worse) Variance	Variance Explanation
Total Fund Balance, End of Period	0	316,959	677,747	360,788	
Capital Reserve					
	Annual Budget	YTD Budget Thru 08/31/25	YTD Actual Thru 08/31/25	Better/(Worse) Variance	
Revenues					
Interest Earnings					
Interest Earnings	14,000	12,833	20,589	7,756	More interest than anticipated
Special Assessments					
Off Roll	40,699	40,699	40,699	0	
Tax Roll	252,627	252,627	252,627	0	
Total Revenues	307,326	306,159	313,915	7,756	
Expenditures					
Contingency					
Capital Outlay	307,326	307,326	277,488	29,838	Fitness Strength Equip Balance - \$9,581
Total Contingency	307,326	307,326	277,488	29,838	Pool & Tennis Furniture - \$171,484
Total Expenditures	307,326	307,326	277,488	29,838	Replacement Fabric for Canopy - \$5,960
Total Excess of Revenues Over(Under) Expenditures	0	(1,167)	36,427	37,594	Water & Tower Slide Repairs & Paint - \$29,983
Total Other Financing Sources(Uses)					Hi-Tech- access security system - \$15,776
Interfund Transfer (Revenue)					Hi-Tech door controller security updates - \$14,020
Interfund Transfer(Expense)	0	0	0	0	Asphalt patching on Shearwater Pkwy -\$17,650
Total Other Financing Sources(Uses)	0	0	0	0	French Drain on pond 11b - \$9,715
Fund Balance, Beginning of Period	0	0	682,873	682,873	Other Misc Items - \$3,320
Total Fund Balance, End of Period	0	(1,167)	719,300	720,467	

2024/2025 Capital Expenditures

O & M - Capital Improvements - Contingency

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

Capital Reserve - Capital Improvements

Pool & Tennis Furniture	177,443
Fitness Equipment - Strength (2nd half)	9,581
Water & Tower Slide	29,983
Sound System	14,020
Hi -Tech Access Security System	15,776
Asphalt Patching on Shearwater Pkwy	17,650
French Drain on pond 11b	9,715
Kitchen Equipment	3,320
Other	<u>0</u>
Total	277,488

Bond Refi Capital Impvts (\$500k Total)	
Good Hope Ct	35,906
Playground - Tot Lot	23,496
Total	59,402

Original Reserve Study - 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	\$ 20,589	\$ 277,488	\$ 719,300	\$ (463,690)	2024/2025

*Based on YTD, not Y/E

As of 8/31/25 \$ 498,164 \$ 719,300 \$ (463,690)

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	177,444	2025	over several years
Fabric for Shade Cover on Canopy	5,960	2025	2024
Water & Slide Repair & Paint	29,983	2025	2030
Hi-Tech- access security system	15,296	2025	2031
Asphalt patching on Shearwater Pk	17,650	2025	never
French Drain - Pond 11b	9,715	2025	2030
Other Misc	17,754		
Total	498,164		

RESERVE EXPENDITURES

Trout Creek
Community Development District

	Plan	YTD Actual	Projected	Projected Actual	Variance			
Reserve Component Inventory	2024-2025	8/31/25	9/30/25	2024-2025				
-----	-----	-----	-----	-----	-----			
<u>Property Site Elements</u>								
Asphalt Pavement, Patch Repairs, Neighborhoods, Phase 1	9,000			0	(9,000)	to be spent in a later year		
Asphalt Pavement, Patch Repairs, Shearwater Parkway, Phase 1 (Incl. Kayak Club)	17,650	17,650	0	17,650	0	Is being moved from O&M		
Pipes, Subsurface Utilities, Drain Repair, Phase 3 -Good Hope Ct	70,000	35,906	37,810	73,716	3,716	against \$500K		
Playground Equipment, Tot Lot (Incl. Kayak Club Exterior Wooden Furniture) (2024 is Planned)	50,000	23,496	23,497	46,993	(3,007)	against \$500K		
Signage, Replacement, Street and Traffic (2024 is Planned)	13,400	0	0	0	(13,400)	not spent yet		
Sport Courts, Tennis, Furniture (2024 is Planned)	28,600	28,484	0	28,484	(116)			
Pond 11B Bank (planned for 2024/2025)	0	9,715	0	9,715	9,715	will be moved from O&M		
<u>Fitness Center Elements</u>				0	0			
Exercise Equipment, Strength, Phased	9,581	9,581	0	9,581	0			
<u>Kayak Club Elements</u>				0	0			
Kitchen, Equipment, Amenity Café Updates (2024 and 2027 is Planned), Phased	14,000	3,320	0	3,320	(10,680)	all not spent		
Security System, Access System, Amenity Area (2024 is Planned)	15,300	15,776	0	15,776	476			
<u>Pool Elements</u>				0	0			
Furniture (Incl. Shade Structures, Canvas) (2024 is Planned)	143,000	148,960	0	148,960	5,960	spent more than planned		
Furniture, Outdoor Pool Games (2024 is Planned)	16,400	0	6,450	6,450	(9,950)	against \$500K		
Sound System, Pool (2024 is Planned)	16,500	14,020	0	14,020	(2,480)	spent less than planned		
Water Slide, Fiberglass, Refinishing (2024 is Planned)	30,000	29,983	0	29,983	(17)			
TOTAL	433,431	336,891	67,757	404,648	(28,783)			

Trout Creek YTD Revenues & Expenditures Thru 8/31/2025

Chart of Accounts Classification	Annual Budget	YTD Budget Thru 08/31/25	YTD Actual Thru 08/31/25	Better/(Worse) Variance
Lifestyle Revenues:				
Activity Fees	30,000	27,500	23,536	(3,964)
Facilities Rentals	35,000	32,084	35,082	2,998
Special Events Revenue	20,000	18,333	32,426	14,093
Total Lifestyle Revenues	85,000	77,917	91,044	13,127
Lifestyle Expenses:				
Shuttle Service	15,000	15,000	22,200	(7,200)
Special Events	66,550	64,550	94,398	(29,848)
Total Lifestyle Expenses	81,550	79,550	116,598	(37,048)
Net Lifestyle Revenue/(Expense)	3,450	(1,633)	(25,554)	(23,921)
Café Revenue vs Expense				
Cafe Revenue	24,970	22,889	28,678	5,789
Cafe Materials	15,000	13,750	22,113	(8,363)
Net Café Revenue/(Expense)	9,970	9,139	6,565	(2,574)

Tab 7

INVESTMENT RATES AS OF 10/22/2025

Bank Name	Investment Type	Balance Requirement	Term	Rates
FLCLASS*	Intergovernmental Investment Pool	\$1	N/A	4.22%
Regions	Money Market	\$10,000	N/A	3.00%
Regions	Money Market	\$50,000	N/A	3.25%
Regions	Money Market	\$100,000	N/A	3.50%
Regions	Certificate of Deposit	\$5,000	4 months	4.00%
Regions	Certificate of Deposit	\$5,000	8 months	3.75%
Regions	Certificate of Deposit	\$5,000	13 months	3.25%
Regions	Certificate of Deposit	\$5,001	19 months	3.00%
TD Bank	Money Market	\$10,000	N/A	1.00%
TD Bank	Money Market	\$50,000	N/A	1.15%
TD Bank	Money Market	\$100,000	N/A	1.40%
TD Bank	Money Market	\$250,000	N/A	1.85%
TD Bank	Certificate of Deposit	\$10,000	6 months	3.25%
TD Bank	Certificate of Deposit	\$10,000	9 months	3.10%
TD Bank	Certificate of Deposit	\$10,000	12 months	2.85%
TD Bank	Certificate of Deposit	\$10,000	18 months	2.60%
TD Bank	Certificate of Deposit	\$10,000	24 months	2.60%
Valley	Money Market	\$1	N/A	3.75%

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

Tab 8

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT REGARDING THE AWARD OF A CONSTRUCTION SERVICES CONTRACT FOR POOL RESURFACING; 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* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and,

WHEREAS, the District has competitively solicited proposals for the resurfacing of family pool, lap pool, and lazy river (the “**Services**”); and

WHEREAS, the District’s Board of Supervisors (the “**Board**”) previously elected in the best interests of the District to competitively solicit proposals for the Services in accordance with Chapter 255 of the Florida Statutes and the District’s Rules of Procedure using a request for proposal format (the “**RFP**”) to allow the District to make an award to the most responsive and responsible contractor based upon the evaluation criteria contained in the RFP; and

WHEREAS, the District has received and opened proposals from two (2) contractors interested in providing the Services; and

WHEREAS, after review and consideration of the proposals received by the District, the Board determined to award ___ points to **Oak Wells Aquatics, Inc.** and ___ points to **C BUSS ENTERPRISES, INC.** based upon the evaluation criteria found in the RFP; and

WHEREAS, the Board hereby determines its intent to award the contract for Services to Oak Wells Aquatics, Inc. / C BUSS ENTERPRISES, INC. (circle one) (“**Awardee**”) as the most responsive, responsible proposer in accordance with the terms of the RFP.

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

SECTION 1. All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. The response of Awardee is the response which is the most responsive and responsible and which best serves the interests of the District.

SECTION 3. It is the intent of the District's Board to award Awardee a contract for the Services in accordance with the terms and conditions of the RFP.

SECTION 4. Notice of this award shall be given to all proposers in accordance with the District's Rules of Procedure and the Project Manual. The District's Chairperson and Vice Chairperson, members of the Board and staff of the District are hereby authorized to take such further actions as are necessary to ensure the expeditious execution of a contract for the Services.

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

PASSED AND ADOPTED this 29th day of October 2025.

ATTEST:

**TROUT CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson/Vice Chairperson

Tab 9

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT MAKING CERTAIN FINDINGS; WAIVING A PORTION OF RULE 1.3(1), RULES OF PROCEDURE; PROVIDING FOR REASONABLE NOTICE OF BOARD MEETINGS; 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 created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

WHEREAS, the District’s Board of Supervisors (“Board”) holds public meetings, hearings, and workshops (together, “meetings”) for the purpose of conducting District business; and

WHEREAS, Section 189.015, *Florida Statutes*, requires that the District file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities, and publish said notice in accordance with statutory requirements, and such regularly scheduled meetings are required to be listed on the District’s website by Section 189.069(2)(a), *Florida Statutes*; and

WHEREAS, Section 286.011(1), *Florida Statutes*, requires the District to provide reasonable notice of all meetings of its Board; and

WHEREAS, the District previously adopted Rule 1.3(1) of its Rules of Procedure providing, among other things, that “Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days, but no more than thirty (30) days public notice shall be given of any public meeting, hearing or workshop of the Board,” and that “Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located”; and

WHEREAS, the Board finds that providing the published notice required by Section 189.015, *Florida Statutes*, together with posting meeting dates, times, and locations on the District’s website, constitutes reasonable notice for purposes of Section 286.011(1), *Florida Statutes*; and

WHEREAS, the Board accordingly finds that it is in the District’s best interests to waive the requirement of Rule 1.3(1) that published notice of meetings may not be published more than thirty (30) days before the meeting, and to set forth alternative minimum standards for reasonable notice of Board meetings.

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

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

SECTION 2. FINDINGS. The Board hereby finds providing the published notice required by Section 189.015, *Florida Statutes*, together with posting meeting dates, times, and locations on the District's website, constitutes reasonable notice for purposes of Section 286.011(1), *Florida Statutes*.

SECTION 3. WAIVER. The Board hereby waives the provision of Rule 1.3(1) of the District's Rules of Procedure that the required published notice of meetings may not be published more than thirty (30) days before the meeting. Publication of the quarterly, semiannual, or annual meeting notice as required by Section 189.015, *Florida Statutes*, is deemed to satisfy the requirement for published notice in Rule 1.3(1) of the District's Rules of Procedure for those meetings included in the quarterly, semiannual, or annual notice. This Resolution does not supersede any requirements of the Florida Statutes as to additional published notice required for any meeting or hearing of the District.

SECTION 4. REASONABLE NOTICE.

- A. **Regular meetings.** The District Manager is directed to (a) file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities, and publish said notice in accordance with statutory requirements; (b) post the date, time, and location of all regular meetings on the District's website at least seven (7) days prior to each meeting; and (c) take any other actions as are reasonable under the circumstances to provide notice of meetings.
- B. **Special meetings.** For any special meeting, emergency meeting, or other meeting not included in the quarterly, semiannual, or annual notice, the District Manager is directed to (a) publish an additional notice at least seven (7) days before said meeting in the manner specified in Rule 1.3(1), and (b) post the date, time, and location on the District's website at least seven (7) days prior to each meeting, and (c) take any other actions as are reasonable under the circumstances to provide notice of meetings.
- C. **Statutorily required notice.** Where the Florida Statutes require published notice of certain meetings or hearings, including but not limited to budget hearings, assessment hearings, rulemaking hearings, and others, the District Manager is directed to strictly comply with such requirements.

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 29th day of October 2025.

ATTEST:

**TROUT CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

**Workshop Dates (10:00 a.m. at Conference Room, Kayak Club – Committee
Meetings to follow as needed):**

November 5, 2025

December 3, 2025

January 6, 2026

February 10, 2026

March 10, 2026

April 7, 2026

May 12, 2026

June 9, 2026

July 7, 2026

August 11, 2026

September 8, 2026

Tab 10



Sunshine State Solutions of North FL

Jessica Knutelsky
100 Kayak Wy
St. Augustine, FL 32092

✉ jessica.knutelsky@fsresidential.com

ESTIMATE
ESTIMATE DATE

#87
Sep 15, 2025

CONTACT US

5823 Pine Ave
FL

☎ (904) 401-5517
✉ rdm.fl.904@gmail.com

ESTIMATE

Pergola Per Plans

Services	qty	unit price	amount
Wooden Pergola	1.0	\$44,016.00	\$44,016.00
This proposal included labor, material and equipment to provide the following scopes of work per Ervin, Lovett & Miller INC. Dated 11/21/14.			
-provide and construct one 25ft x 32ft wood pergola. All hardware and materials will be per plans.			
An alternate bid will be provided at a later date for just the cedar roof.			
We will confine our work to as small an area as possible, however, we cannot be responsible for damages to grass, irrigation, landscaping, concrete, septic systems, etc. However, we will do our best to avoid any such damages.			

Services subtotal: \$44,016.00

Total **\$44,016.00**

Cedar Roof

Services	qty	unit price	amount
Cedar Roof Option	1.0	\$49,650.00	\$49,650.00
The main pergola framing will be the same, however, this option will have stacked, cedar planks acting as a roof system. Similar to other pergolas on the development.			
This option will be in addition to the pergola per plans pricing.			

Services subtotal: \$49,650.00

Total **\$49,650.00**

Deposit **\$12,412.50**

Rough Sawn Roof

Services	qty	unit price	amount
Rough Sawn Roof	1.0	\$32,771.00	\$32,771.00
The framing for the pergola will remain the same. This will be stacked roof material so it resembles other pergolas in the development. Instead of Cedar, this will be a rough cut pine material.			
This option will be in addition to the pergola per plans pricing.			

Services subtotal: \$32,771.00

Total

\$32,771.00

*Rough Sawn
Roof*

We thank you for your trust in us!

These pictures are examples of the rough sawn underlay. This is all the finished view from underneath. It's 3/4" to 1" thick which is much thicker and stronger than typical plywood used for roofing and is a cheaper alternative to the cedar tongue and groove.







FABRIC STRUCTURE DESIGNER AND MANUFACTURER





QUOTE

SAFEST UNDER THE SUN

PROJECT: Shearwater
Triangular Shade Sails
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
July 25, 2025

QUOTE EXPIRES 10/23/2025

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Chris Smith	Triangular Shade Sails	100% Due at Time of Order	Time of Order

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1.00	Double Triangular Shade Sails, 2 Sails, 4 Posts	\$ 22,400.00	\$ 22,400.00
	Overall Sail Dims: 42" x 22"; Post Heights: 8' - 11'		
1.00	Engineering	\$ 980.00	\$ 980.00
4.00	Rebar & Anchor Bolt Assemblies	\$ 575.00	\$ 2,300.00
1.00	Freight - Shipping to Shearwater Clubhouse, 100 Kayak Way, St. Augustine, FL 32092	\$ 6,000.00	\$ 6,000.00
	HDPE Fabric - TBD		
	Installation NOT Included. Installation by Others.		
	Est installation - \$ 21,500.00		
For permitting	yes ☒ No ☐		
Engineering	yes ☒ No ☐		
Footing cages	yes ☒ No ☐		
	Quote is valid for 90 days		

To accept this proposal, please Sign, Date, and Remit Payment to:

Custom Canopies Inc.
11815 Burke Street,
Santa Fe Springs, CA 90670

SUBTOTAL	\$ 31,680.00
SALES TAX	0.00%
TOTAL	\$ 31,680.00

\$ 53,180.00

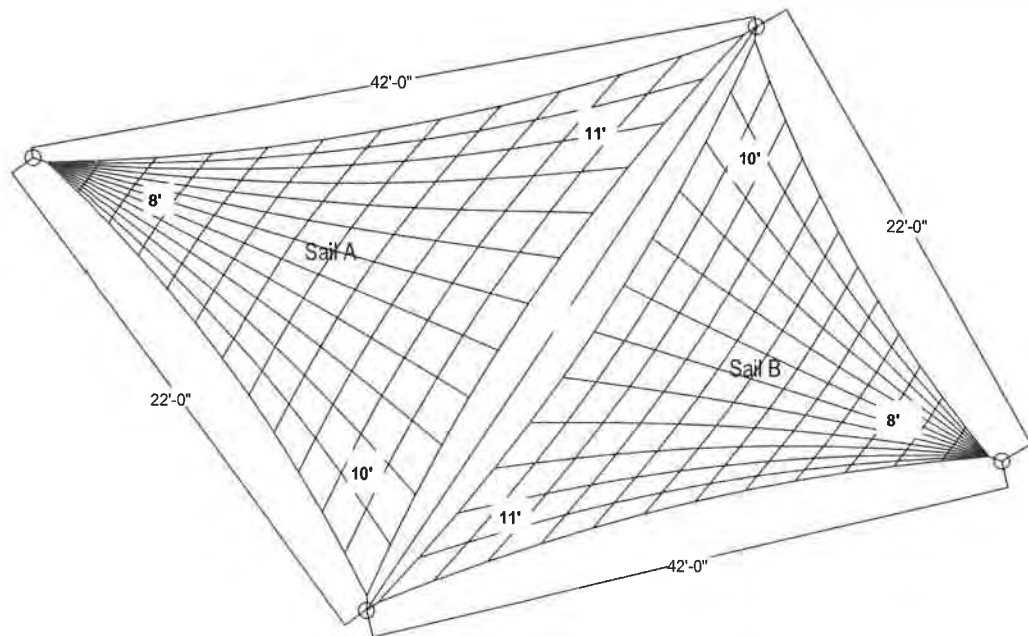
Print name : _____

Sign : _____

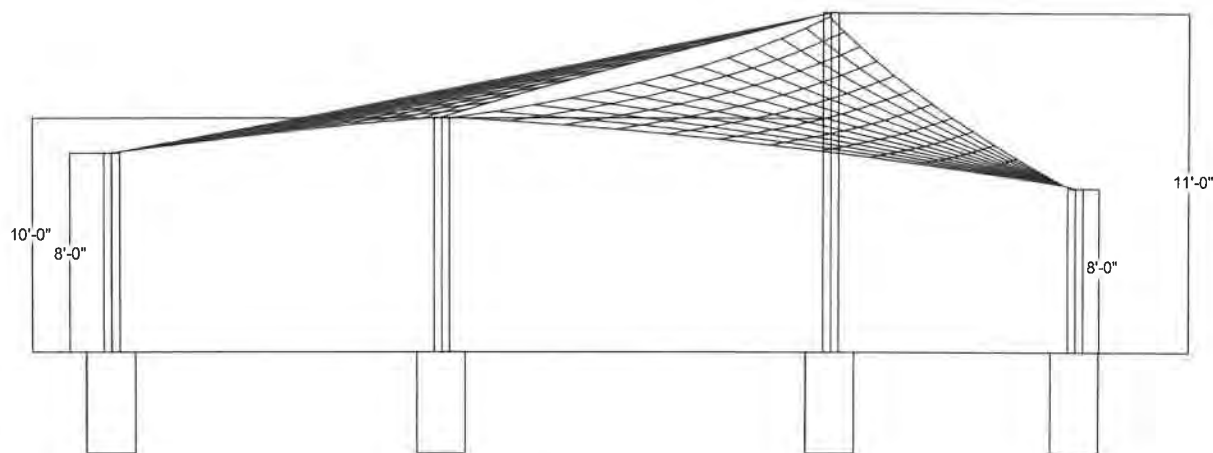
Date : _____

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

THANK YOU



PLAN VIEW



FRONT VIEW

STEEL

Structural steel shall conform to ASTM

A-36

Machine bolts shall conform to ASTM

A-307

Pipe columns shall conform to ASTM A-53

Grade B

WELDING

Welding shall be done by AWS D1.1

Structural certified welders.

REINFORCEMENT

Rebar shall conform to ASTM A 615

Grade 60

Clearance from soil shall be a minimum of 3"

SOIL CAPACITY

Allowable bearing pressure 1000psf

Allowable lateral bearing pressure 100psf

FOOTINGS

Square footing can be substituted for round with a min. width equal to diameter measurement.

Concrete F'c = 2500 psi (Min.)

Course aggregate - $\frac{3}{4}$ " (Max.)

Slump 4.0" +/- 1"

W/C ratio = .45 (Max.)

FABRIC

HDPE Stentered to reduce shrinkage.

Nominal fabric mass 9.38 to

10.32 oz. sq. yard.

CLEARANCE FROM OTHER STRUCTURES

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

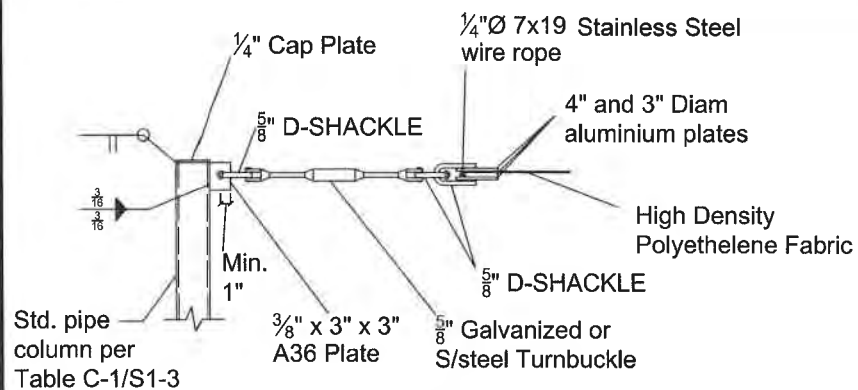
General Notes

No.	Revision/Issue	Date
-----	----------------	------

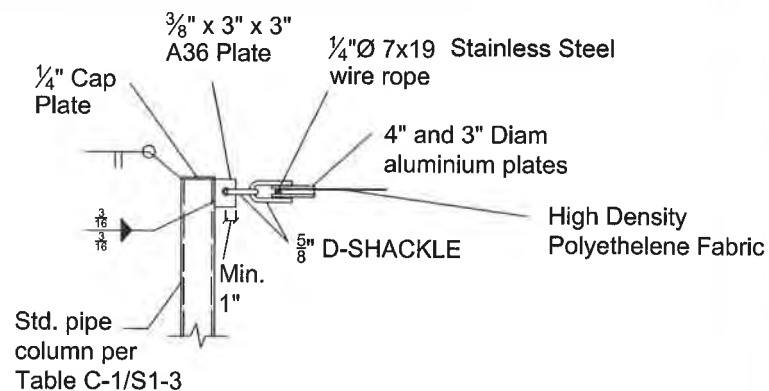
Print Name and Address

Project Name and Address

Project	Sheet
Date	S1-1
Scale	NTS

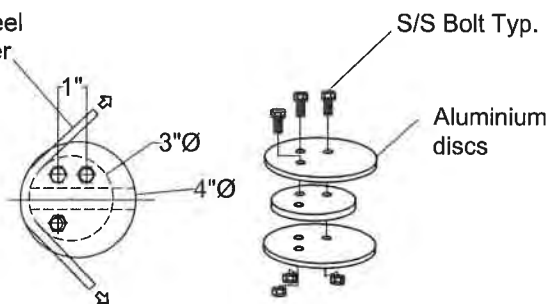


Detail A With turnbuckle



Detail A No turnbuckle

1/4"Ø 7x19 Stainless Steel rope typical at perimeter
Federal Specification RR-W-410D, meeting the dimensional and strength requirements of MIL-W-83420D



Detail B
Cable and fabric clamp detail

NOT FOR CONSTRUCTION

General Notes

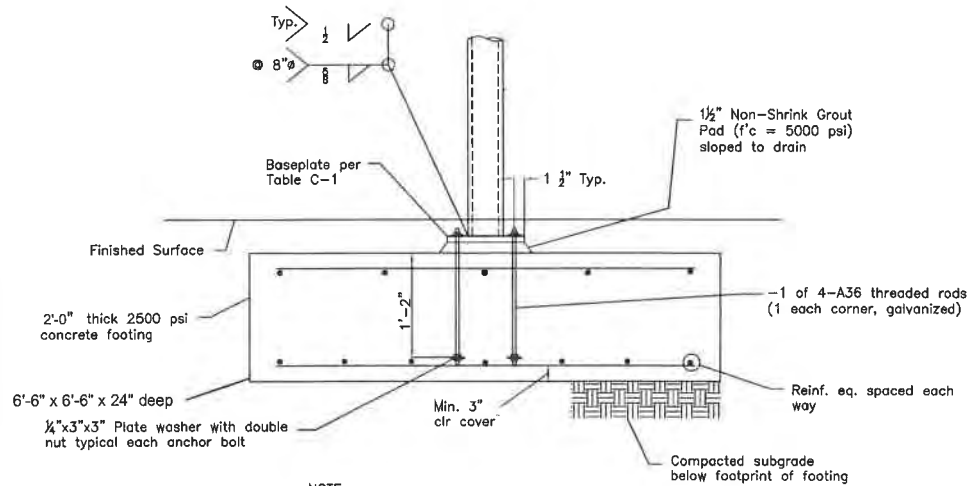
No.	Revision/Issue	Date

Print Name and Address

Project Name and Address

Project	Sheet
Date	S1-2
Scale	NTS

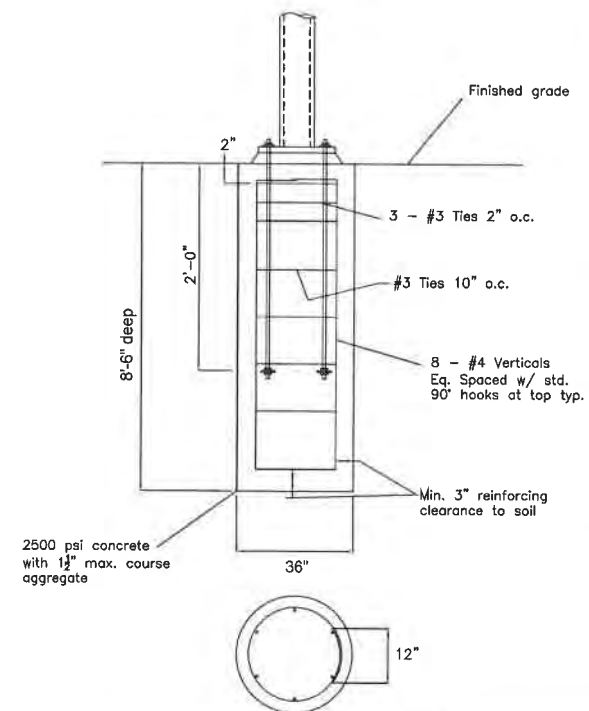
NOT FOR CONSTRUCTION



NOTE

- Baseplate bolt hole $\varnothing$ shall not exceed anchor bolt $\varnothing$ + $\frac{1}{8}$ "
- Provide std. hardened washer for each anchor bolt $\varnothing$ baseplate
- Column baseplate and anchor bolts to be encased in 2500 concrete w/ 3" cover

Detail D - Spread Footing Option



Detail D - Deep Foundation Option

General Notes

No.	Revision/Issue	Date

Print Name and Address

Project Name and Address

Project	Sheet
Date	S1-3
Scale	NTS



FABRIC STRUCTURE DESIGNER AND MANUFACTURER





QUOTE

SAFEST UNDER THE SUN

PROJECT: Shearwater
Cantilevered Flat Sail
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
July 25, 2025

QUOTE EXPIRES 10/23/2025

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Chris Smith	Cantilevered Flat Sail	100% Due at Time of Order	Time of Order

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1.00	18' x 15' Cantilevered Flat Sail, 1 Sail, 2 Posts, 2 Cant. Arms	\$ 13,200.00	\$ 13,200.00
	Eave Height at lowest point is 8', Rising up to 10' at highest point		
1.00	Engineering	\$ 980.00	\$ 980.00
2.00	Rebar & Anchor Bolt Assemblies	\$ 575.00	\$ 1,150.00
1.00	Freight - Shipping to Shearwater Clubhouse, 100 Kayak Way, St. Augustine, FL 32092	\$ 6,000.00	\$ 6,000.00
	HDPE Fabric - TBD		
	Installation NOT Included. Installation by Others.		
	EST. Installation \$16,800.00		
For permitting	yes ☒ No ☐		
Engineering	yes ☒ No ☐		
Footing cages	yes ☒ No ☐		
	Quote is valid for 90 days		

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

SUBTOTAL	\$ 21,330.00
SALES TAX	0.00%
TOTAL	\$ 21,330.00

Print name : _____

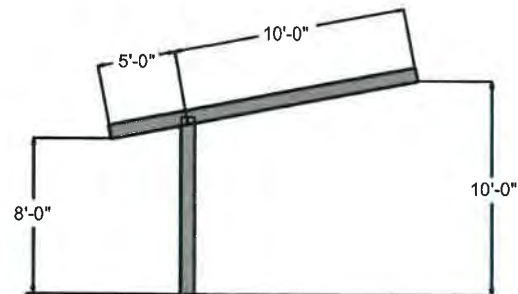
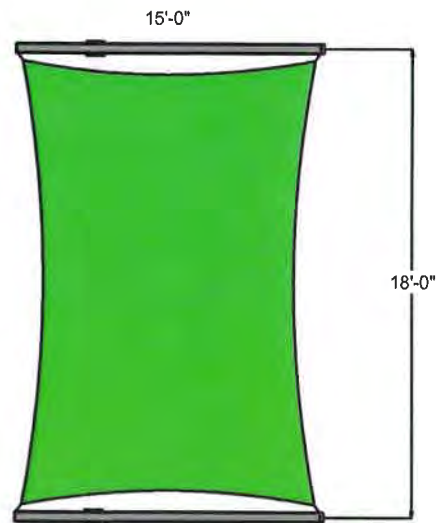
Sign : _____

Date : _____

\$38,130.00

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

THANK YOU



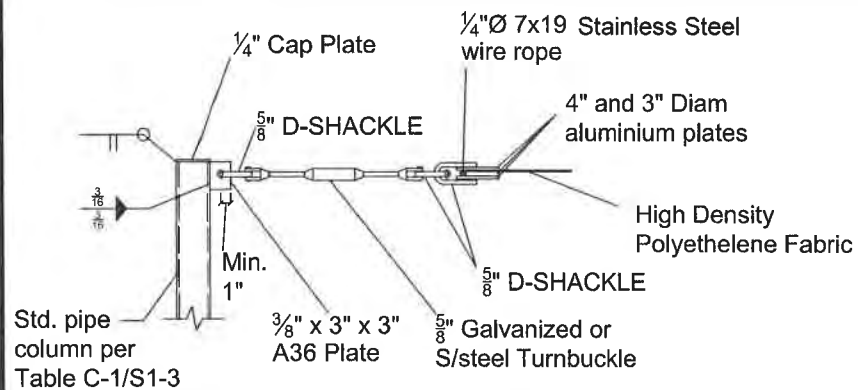
General Notes

No.	Revision/Issue	Date

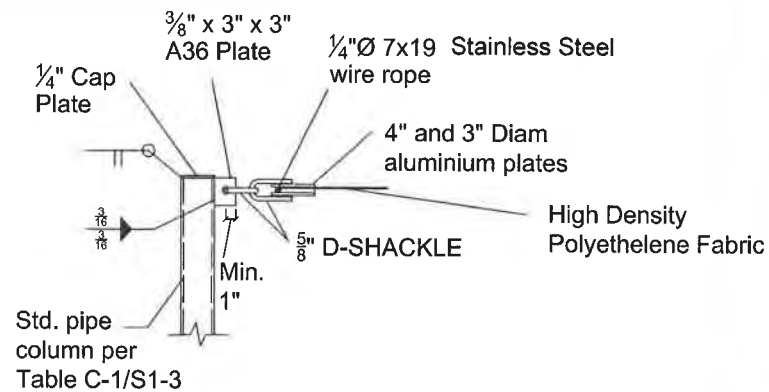
Site Name and Address

Project Name and Address

Project	Name
Site	
Date	

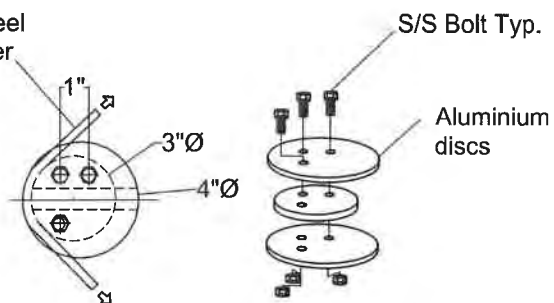


Detail A With turnbuckle



Detail A No turnbuckle

1/4"Ø 7x19 Stainless Steel rope typical at perimeter
Federal Specification RR-W-410D, meeting the dimensional and strength requirements of MIL-W-83420D



Detail B
Cable and fabric clamp detail

NOT FOR CONSTRUCTION

General Notes

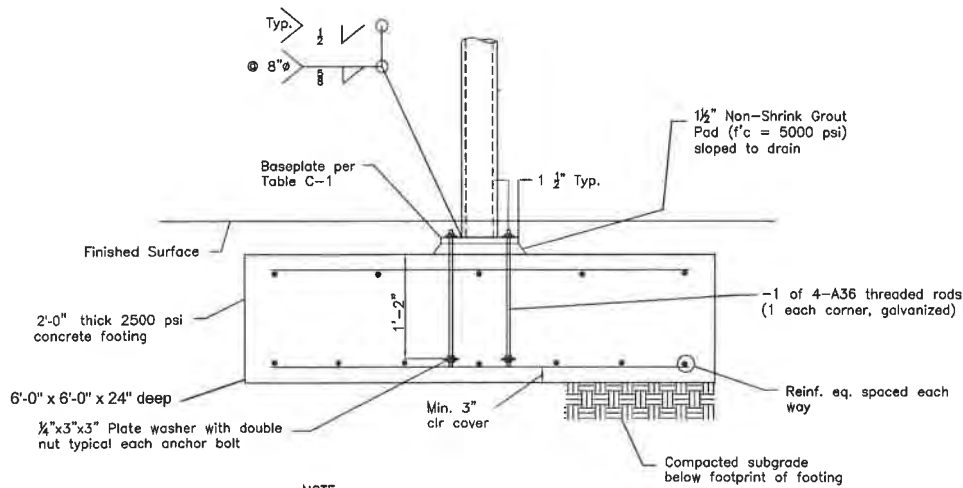
No.	Revision/Issue	Date

Form Name and Address

Project Name and Address

Project	Sheet
Date	S1-2
Scale	NTS

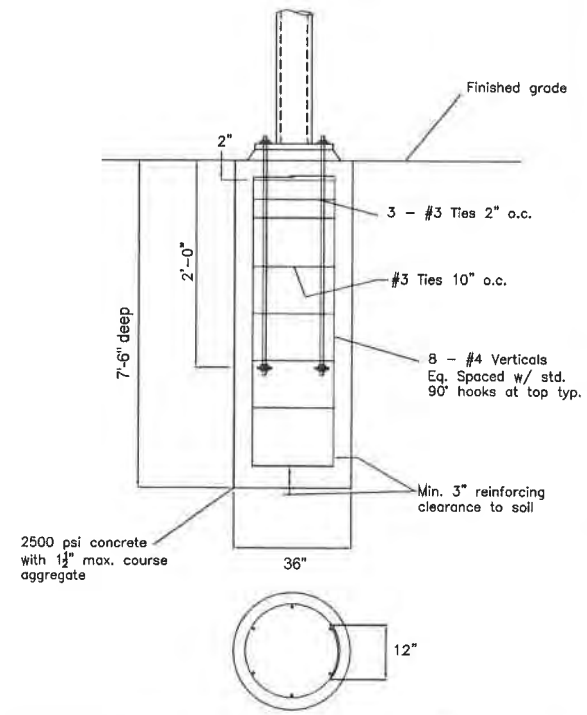
NOT FOR CONSTRUCTION



NOTE

- Baseplate bolt hole ϕ shall not exceed anchor bolt $\phi + 1/8"$
- Provide std. hardened washer for each anchor bolt ϕ baseplate
- Column baseplate and anchor bolts to be encased in 2500 concrete w/ 3" cover

Detail D - Spread Footing Option



Detail D - Deep Foundation Option

General Notes

No.	Revision/Issue	Date

Print Name and Address

Project Name and Address

Project	Sheet
Date	S1-3
Scale	NTS

100% Recycled Plastic Lumber Furniture & Game Options

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944

Proudly Made in the USA - Commercial Warranty 5 years



Hanging Swing

Overall Dims: 66"W x 25"H x 23"D

Seat Dims: 59"W x 6"H x 19"D, Weight: 81 lbs.

\$707.00



Bench with Arms.1

Overall Dims: 66"W x 35"H x 23"D

Seat Dims: 59"W x 6"H x 19"D, Weight: 83 lbs.

\$676.00



Bench with Arms.2

Overall Dims: 60"W x 33"H x 21"D

Seat Dims: 55"W x 17"H x 18"D, Weight: 90 lbs.

\$707.00

Seat Dims: 55



Game Table (Stores Balls, Pickleball Paddles, Cornhole Bags, Drinks, & More)

25"W x 36"H x 25"D, Weight: 45 lbs.

\$297.00



Giant Connect 4

53"W x 62"H x 30"D, Weight: 100 lbs.

\$1,257.00



Corn Hole Board Set (2 Boards)

24"W x 48"H x 12"D: Weight 44 lbs. each

\$589.00

\$2,525.00



Octagon Picnic Table
Depth: 98"
Width: 98"
Height: 38"
Weight: 580 lbs.
Seat Width: 42"
Seat Height: 19.5"
Seat Depth: 13.5"

\$1,275.00



30" x 72" Picnic Table with Bench Dining Height
Depth: 72"
Width: 78"
Height: 30"
Weight: 254 lbs.
Seat Width: 72"
Seat Height: 16.75"
Seat Depth: 15.5"

48" Square Picnic Table

Expanded Steel, Powdercoat Frame

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944

48" Square Picnic Table with Game Board: \$1,475.00 + freight + tax



Game Board Tabletop:

Game board insert is 14 ga. steel with black powder coat. After game decal is applied, the insert is sealed with a clear coat finish. The standard game decal is red/black checkerboard.

- * Square table creates intimate setting and fits into more compact areas.
- * Nontip, nontrip, walk-through design. Bends are tightly formed to prevent tipping when weight is on one side.
- * All welded corner frames are fabricated from 1-1/2" diameter steel pipe.
- * Nominal table height is 30-1/2" and nominal seat height is 18-1/16".
- * Top is supported and attached to corner frames by two 1-3/4" x 1-3/4" x 1/8" die formed steel angles.
- * Corner braces square up the corner frames and strengthen the table. The corner frames are connected by two cross braces constructed of 1-5/16" O.D. steel pipe.
- * Table top and seats are one-piece welded construction, fabricated from 3/4"-#9 expanded steel welded to 1/8" x 2" formed steel edge bands and reinforced by 1/8" steel bars and 1-1/4" x 1/8" angle.
- * Thermo-plastic coating heat fused to expanded steel top and seats for durability and is formulated with U.V. stabilizers for ultraviolet protection. It is impact resistant and does not support mold or mildew.



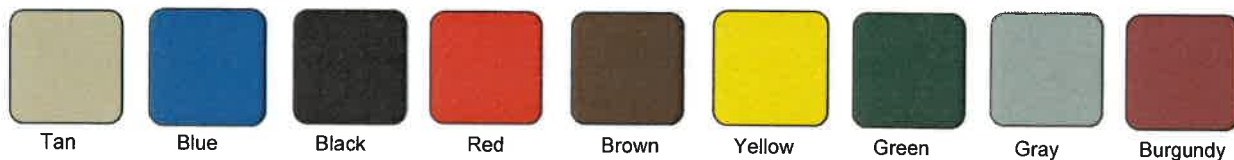
Square Table, Contour Seats with backrests & Game Board Table
 \$2,000.00

*Freight & tax not included.

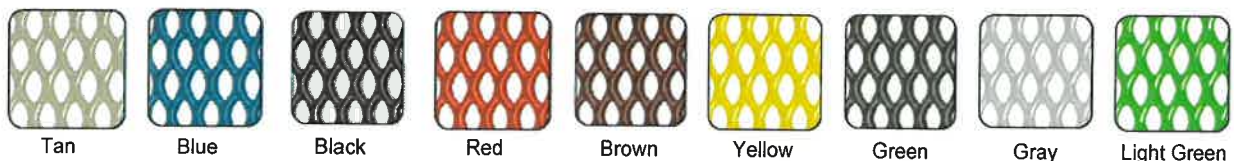


Round Table with Contour Seats & Game Board Table
 \$1,525.00

Powdercoat Finish



Expanded Steel



Channel Bench

Powder Coated Frame with Recycled Plastic Slats

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944

Proudly Made in the USA - Warranty 50 years - material decomposition; 5 Years - recycled plastic components; 5 Years - Bench Frame; 1 year - Powdercoat

4' Bench: \$495.00 + freight + tax
 6' Bench: \$734.00 + freight + tax



- * Extra heavy design to be stronger and more stable with a simple, clean design.
- * Sturdy, formed and welded steel frame construction.
- * Frames are either hot dip galvanized or powder coated.
- * 100% Recycled plastic seat and back planks with solid color and U.V. stabilizer for ultraviolet protection.
- * Precision drilled planks.
- * End frames are one-piece, welded construction with a back and seat bracket of 2-3/8" x 1-1/2" x 1/8" nominal sized, die-formed channel, and a 2.375" (2-3/8") O.D. post and foot to meet 2" nominal steel pipe specifications.
- * Bench leg is designed to be permanently embedded in concrete footings.
- * 4' bench has two frames; 6' bench has three frames.
- * All fasteners provided for assembly.

Recycled Plastic - Color Choices:



Powdercoat Finish - Color Choices:



Tab 11



Straight Pressure Washing and Mobile Detailing

Darrell Wierzba

Business Number 904 315
0539

816 Avery St, St. Augustine, FL
32084

straightpressure99@gmail.com

ESTIMATE

EST0026

DATE

09/12/2025

TOTAL

USD \$28,000.00

TO

Trout Creek

100 kayak way st.augustine,FL 32092

☎ 9048064832

Johnnie.verdell@fsresidential.com

DESCRIPTION	RATE	QTY	AMOUNT
We will be applying a Eco friendly biodegradable cleaning solution to the wood and letting it dwell for 20 minutes. The product that we apply to the wood will kill all organic growth including mold, algae, black mold and dirt. Then we will come back and rinse away all the dead organic matter using a low pressure water spray so the wood won't get damaged. A 25% deposit will have to be received in order to get the job on the schedule. To cover all equipment, chemicals,gas, thank you (Deposit \$7,000)	\$2.50	11,200 0	\$28,000.00

TOTAL

USD \$28,000.00



Putting On Pressure, INC.
904-501-0440
Pressure Washing and Soft Wash Roof Cleaning

ESTIMATE

EST-001825

Estimate Date: Sep 07, 2025
Expiry Date: Oct 05, 2025

FROM:

Putting On Pressure, Inc.
2817 Pine Acres Rd
St. Augustine, FL, 32086
Email: puttingonpressure@gmail.com
Phone: (904) 501-0440

TO:

Trout Creek Ccd
Attn: Johnny Verdel
3434 Colwell Avenue
Tampa, FL, 33614
Phone: (904) 806-4832

JOB LOCATION:

Shearwater Parkway
FL, 32092

JOB:

#	Services	Qty	Price	Discount	Tax (%)	Total
1	Wood Deck Restoration	11300.00	\$2.50	\$0.00	No Tax	\$28,250.00

We will apply a eco freindly biodegradable cleaner to the wood and let it sit for 30 minutes. We will wash the wood decking via pressure wash to remove organic matter, dirt, grime, algea, ect. The product that we are using will kill the algea in the fibers of the wood. This means that we dont need to use damaging pressures to restore the decking. The integrity of the wood will be protected by using a safe and highly effective cleaning method.

Subtotal \$28,250.00

Grand Total (\$) \$28,250.00

Deposit Due \$7,062.50

Payment Schedule

Deposit (25.00%) \$7,062.50

Tab 12

Shop now

Sponsored

Patio, Lawn & Garden › Outdoor Power Tools › Pressure Washers

SIMPSON Cleaning Trailer-Mounted 3200 PSI Gas Pressure Washer

3200 PSI Gas Power
2.5 HP Engine, Cold
Water Tank,
49-State

See more
Search or ask



\$4,499.00

See more. Select from 1 plan

See more

3 units

-4% \$13,009.80

\$4,336.60/unit

4 units **Lowest price**

-5% \$17,086.56

\$4,271.64/unit

Additional shipping fees may apply for items fulfilled directly by selling partners.

[Click to see full view](#)

5+

2 VIDEOS

Prefer to be invoiced for your order? Choose **Pay by Invoice** as your payment method at checkout.

Delivery & Support

Select to learn more



Ships from Amazon



Non-returnable.
Transportation of this item is subject to hazardous materials regulation



Customer Support



Buying multiple items? [Go to multi-select](#)

Style: 3200 PSI

3200 PSI	3800 PSI	4200 PSI	4200 PSI Electric Start	4200 PSI Vanguard
\$4,499.00	\$5,599.99	\$5,999.99	\$6,169.79 \$6,399.00	2 options from \$9,999.00

Brand SIMPSON
Power Source Gasoline
Color red and white
Item Weight 425 Pounds
Hose Length 50 Feet

\$4,499.00

FREE delivery **Friday, October 10** for Prime members

[Deliver to Trout - Saint Augustine 32092](#)

Only 5 left in stock - order soon.

Quantity: 1

Add to Cart

Need more than 3 units?

Request for Quote

Secure transaction

Ships from and sold by Amazon.

Return policy:
[Non-returnable. Transportation of this item is subject to hazardous materials regulation](#)

Support:

[Product support included](#)

Add a Protection Plan:

- ☐ 2 Year B2B Lawn and Garden Warranty Extension Protection Plan for **\$179.99**
- ☐ 3 Year B2B Lawn and Garden Warranty Extension Protection Plan for **\$227.99**
- ☐ Add a gift receipt for easy returns

Add to List

Other sellers on Amazon

Specification EPA
Met

Product 88"L x 46"W x 46"H

Dimensions

Tank Volume 100 Gallons

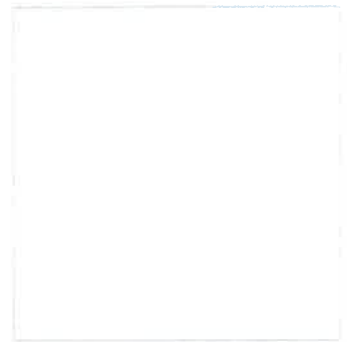
Maximum 2.8 Gallons Per Minute

Flow Rate

Global Trade 00879399001871

Identification
Number

[^ See less](#)



Sponsored

About this item

- **Commercial Performance:** Easy-to-start with its Honda GX200 commercial series engine and CAT Industrial triplex plunger 3200 PSI 2.8 GPM pump, this system is perfectly suited for contract cleaners, mobile detailers, municipalities, and resorts
- **Easy Job Site Setup:** Pull up to the work area, connect the spray gun, start the engine and begin cleaning; DOT certified as an over-the-road pressure washer system
- **Includes Quality Simpson Accessories:** Monster 3/8-inch x 50-foot high-pressure hose is kink- and abrasion-resistant; 5 Quick connect nozzle tips: 0°, 15°, 25°, 40° and Soap; 31-inch steel lance/wand; Professional spray gun with safety lock-out
- **Durable Construction:** The 7-foot long trailer includes a 4-foot by 4-foot platform for the pressure washer and water tank; 12-inch premium 6-ply tires deliver ease of maneuverability across rugged terrain; 2000 lb. single axle construction
- **Important Notes:** Engines are tested in factory and may contain minimum residual fuel/oil or fuel odor; Fuel tank capacity: 3.3 quarts (3.1 liters); Water tank size: 100 gallons

[> See more product details](#)

[Report an issue with this product or seller](#)



Sponsored

Purchase it with



+



Total price: **\$4,546.87**

[Add both to Cart](#)

One of these items ships sooner than the other.

[Show details](#)

This item: SIMPSON Cleaning Trailer-Mounted 3200 PSI Gas Pressure Washer, 2.8 GPM Gas...

\$4,499⁰⁰

Amazon Basics Retractable Air Hose Reel - Fits 3/8-Inch x 50-Foot Air Compressor Hoses, Hos...

\$47⁸⁷

Based on your recent views Sponsored

TAB 13



1128 Carmona Place, St. Augustine, FL 32092
Telephone: (904) 315-3933; (904) 315-3944

Quote: 2892

Date: 09/25/25

Quote Expires: 10/10/25

PROJECT:

Outpost Furniture

BILLING ADDRESS:

Trout Creek CDD
3434 Colwell Ave., #200, Tampa, FL 33614

SHIPPING ADDRESS:

Shearwater Clubhouse
100 Kayak Way, St. Augustine, FL 32092

PAYMENT TERMS: 100% PAYMENT DUE AT TIME OF ORDER

DESCRIPTION	STYLE	SIZE	FABRIC / FRAME	UNIT \$	QTY.	TOTAL \$
42" x 72" Bar Height, Rectangular Table, No Umbrella Hole, 2.5" x 2.5" Legs	Alum/Faux Teak	42"x72"	Cedar / Speckled Oak	\$1,421.00	3	\$4,263.00
				(\$177.00)	3	-\$531.00
Bar Stools with Arms	Alum/Faux Teak	Std.	Cedar / Speckled Oak	\$441.00	18	\$7,938.00
				(\$55.00)	18	-\$990.00

Freight Includes: Yes/No	Estimated Lead Time: 9 - 11 Weeks. Payment is Required at Time of Order. Lead Time begins once payment has been recieved. Southern Breeze will meet truck for delivery, offload, unwrap, and place all items on pool deck.	Product Total	\$10,680.00
Call Prior to Delivery: Yes		Freight	\$500.00
Lift Gate: Yes		Tax Exempt	\$0.00
Limited Access Delivery: No		TOTAL	\$11,180.00

TERMS & CONDITIONS: All sales are final and can not be cancelled, returned, or refunded. **A resale tax certificate or tax exemption certificate must be supplied at time of order.** If not received, sales tax will be applied. All orders are custom made to order & require 100% Payment Due at Time of Order. Checks should be made payable to Southern Breeze Outdoor Furnishings, LLC. All orders will be drop shipped to customer unless specified otherwise. **Additional freight and/or handling charges** may be applied, and not limited to, receipt services; residential, church, or school deliveries; lift gates; change in delivery address and/or rescheduling changes of delivery date, time, or location.

I agree to order specifications above, quantities, pricing, terms & conditions:

Southern Breeze Outdoor Furnishings, LLC

Purchaser's Signature / Printed Name Date

Chris Smith
Chris Smith - VP - Business Development

By signing below, I acknowledge that lead times and production do not begin until payment has been received.

Purchaser's Signature / Printed Name Date

TAB 14

Deep Seating with Cushions

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944

Proudly Made in the USA, Commercial Warranty - 10 Year Frame, 3 Year Powdercoat, 1 Year Cushions



OPTION 1 (Chair Shown Above)

(4) Single Club Chairs, (1) 18" x 36" Coffee Table = \$5,621.00
Shearwater Discount - \$5,340.00

OPTION 2 (Chair Shown Above & 2-Seat Loveseat)

(1) Loveseat, (2) Single Club Chairs, (1) 18" x 36" Coffee Table = \$5,621.00
Shearwater Discount - \$5,340.00



1128 Carmona Place, St. Augustine, FL 32092
Telephone: (904) 315-3933; (904) 315-3944

Quote: 2748

Date: 03/19/25

Quote Expires: Must be re-quoted prior to ordering

PROJECT:

Deep Seating Furniture

BILLING ADDRESS:

Trout Creek CDD
3434 Colwell Ave., #200, Tampa, FL 33614

SHIPPING ADDRESS:

Shearwater Clubhouse
100 Kayak Way, St. Augustine, FL 32092

PAYMENT TERMS: 50% DEPOSIT DUE AT TIME OF ORDER; 50% BALANCE DUE TWO WEEKS PRIOR TO SHIPPING

DESCRIPTION	STYLE	SIZE	FABRIC / FRAME	UNIT \$	QTY.	TOTAL \$
Club Chair with Arms, Deep Seating, All-Aluminum Frame, Seat & Back Cushions Included	Deep Seating Cushioned Chair	Std.	TBD / TBD	\$1,271.00	20	\$25,420.00
Discount				-\$64.00	20	-\$1,280.00
Loveseat with Arms, Deep Seating, All-Aluminum Frame, Seat & Back Cushions Included.	Deep Seating Cushioned Loveseat	Std.	TBD / TBD	\$2,543.00	5	\$12,715.00
Discount				-\$127.00	5	-\$635.00
18" x 36" Coffee Table, All-Aluminum, Press Break	Press Break	18"x36"	TBD	\$536.00	5	\$2,680.00
Discount				-\$26.00	5	-\$130.00
Please Note: All items will need to be requoted prior to ordering. We are expecting a minium 5% surcharge to take effect this month.						

Freight Includes: Yes/No	<i>Estimated Lead Time: 8 - 10 Weeks.</i> <i>Payment is Required at Time of Order.</i> <i>Lead Time begins once payment has been recieved.</i> Southern Breeze will meet truck for delivery, offload, unwrap, and place all items on pool deck.	Product Total	\$38,770.00
Call Prior to Delivery: Yes		Freight	\$1,080.00
Lift Gate: Yes		Tax Exempt	\$0.00
Limited Access Delivery: No		TOTAL	\$39,850.00

TERMS & CONDITIONS: All sales are final and can not be cancelled, returned, or refunded. **A resale tax certificate or tax exemption certificate must be supplied at time of order.** If not received, sales tax will be applied. All orders are custom made to order & require 50% Deposit Due at Time of Order & 50% Balance Due Prior to Shipping. Checks should be made payable to Southern Breeze Outdoor Furnishings, LLC. All orders will be drop shipped to customer unless specified otherwise. **Additional freight and/or handling charges** may be applied, and not limited to, receipt services; residential, church, or school deliveries; lift gates; change in delivery address and/or rescheduling changes of delivery date, time, or location.

I agree to order specifications above, quantities, pricing, terms & conditions:

Southern Breeze Outdoor Furnishings, LLC

Purchaser's Signature / Printed Name Date

Chris Smith
Chris Smith - VP - Business Development

By signing below, I acknowledge that lead times and production do not begin until payment has been received.

Purchaser's Signature / Printed Name Date



1128 Carmona Place, St. Augustine, FL 32092
Telephone: (904) 315-3933; (904) 315-3944

Quote: 2857
Date: 08/06/25
Quote Expires: 08/21/25

PROJECT:

Opt. 2 - Deep Seating Furniture

BILLING ADDRESS:

Trout Creek CDD
3434 Colwell Ave., #200, Tampa, FL 33614

SHIPPING ADDRESS:

Shearwater Clubhouse
100 Kayak Way, St. Augustine, FL 32092

PAYMENT TERMS: 100% DUE AT TIME OF ORDER

DESCRIPTION	STYLE	SIZE	FABRIC / FRAME	UNIT \$	QTY.	TOTAL \$
Deep Seating Chair	Deep Seating Cushion, 100% Recycled Plastic Frame	Std.	TBD / TBD	\$725.00	20	\$14,500.00
Discount				-\$36.25	20	-\$725.00
Deep Seating Loveseat	Deep Seating Cushion, 100% Recycled Plastic Frame	Std.	TBD / TBD	\$1,210.00	5	\$6,050.00
Discount				-\$60.50	5	-\$302.50
36" Round Coffee Table	Round Coffee Table, 100% Recycled Plastic	36"Round	TBD / TBD	\$515.00	5	\$2,575.00
Discount				-\$25.75	5	-\$128.75

Freight Includes: Yes/No	<i>Estimated Lead Time: 5 - 8 Weeks. Payment is Required at Time of Order. Lead Time begins once payment has been recieved. Southern Breeze will meet truck for delivery, offload, unwrap, and place all items on pool deck.</i>	Product Total	\$21,968.75
Call Prior to Delivery: Yes		Freight	\$1,200.00
Lift Gate: No		Tax Exempt	\$0.00
Limited Access Delivery: No		TOTAL	\$23,168.75

TERMS & CONDITIONS: All sales are final and can not be cancelled, returned, or refunded. A resale tax certificate or tax exemption certificate must be supplied at time of order. If not received, sales tax will be applied. All orders are custom made to order & require 100% Payment Due at Time of Order.. Checks should be made payable to Southern Breeze Outdoor Furnishings, LLC. All orders will be drop shipped to customer unless specified otherwise. Additional freight and/or handling charges may be applied, and not limited to, receipt services; residential, church, or school deliveries; lift gates; change in delivery address and/or rescheduling changes of delivery date, time, or location.

I agree to order specifications above, quantities, pricing, terms & conditions:

Southern Breeze Outdoor Furnishings, LLC

Purchaser's Signature / Printed Name

Date

Chris Smith

Chris Smith - VP - Business Development

By signing below, I acknowledge that lead times and production do not begin until payment has been received.

Purchaser's Signature / Printed Name

Date

100% Recycled Plastic Lumber Deep Seating with Cushions

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944

Proudly Made in the USA - Commercial Warranty 5 years



100% Recycled Plastic Lumber Deep Seating with Cushions

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944

Proudly Made in the USA - Commercial Warranty 5 years



Deep Seating Chair \$725.00

Width	30
Height	35
Depth	31
Seat W	26
Seat H	18
Seat D	25
Weight	61



Deep Seating Loveseat \$1,210.00

Width	53
Height	35
Depth	30
Seat W	50
Seat H	18
Seat D	25
Weight	92



Deep Seating Swivel Chair \$945.00

Width	30
Height	35
Depth	31
Seat W	26
Seat H	18
Seat D	25
Weight	93



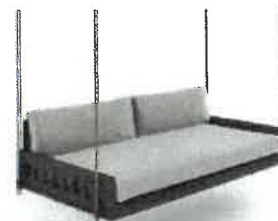
Deep Seating Sofa \$1,680.00

Width	77
Height	35
Depth	31
Seat W	75
Seat H	18
Seat D	25
Weight	122



Deep Seating Ottoman \$655.00

Width	27.75
Height	18
Depth	26
Weight	40



Hanging Daybed \$1,965.00

Width	76.5
Height	28.75
Depth	39.5
Seat W	73.5
Seat H	19
Seat D	33
Weight	148



100% Recycled Plastic Lumber

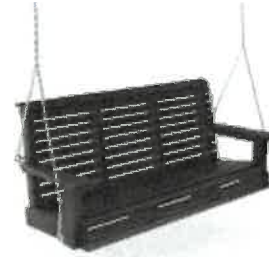
St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944

Proudly Made in the USA - Commercial Warranty 5 years



36" Round Coffee Table \$515.00

Width	36
Height	17
Depth	36
Weight	54



Traditional Porch Swing \$710.00

Width	66
Height	25
Depth	23
Seat W	59
Seat H	6
Seat D	19
Weight	81



25\"/>

Width	25
Height	18
Depth	19
Weight	22



Traditional Bench \$675.00

Width	66
Height	35
Depth	23
Seat W	59
Seat H	6
Seat D	19
Weight	83



Fan Back Tete-A-Tete

Width	28
Height	2
Depth	22
Weight	12



100% Recycled Plastic Lumber Deep Seating with Cushions

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944

Proudly Made in the USA - Commercial Warranty 5 years

48" Round Firepit Table \$2,705.00



Width	47.5
Height	38
Depth	47.5
Weight	153



100% Recycled Plastic Lumber Color Choices

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944

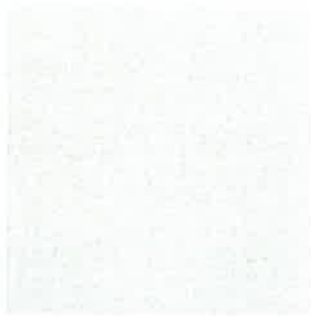


Deep Seating Fabric Color Choices

St. Augustine, Florida * www.southernbreezeof.com * (904) 315-3944



Charcoal



Skyline



Silver



Pumice



Ash



Persimmon



Cilantro



Indigo



TAB 15

10940 US Hwy 1 N
Ponte Vedra, FL 32081
(904) 429-7861
nextgencarts@gmail.com

Estimate

ESTIMATE#

1350

DATE

10/20/2025

PO#

CUSTOMER

Shearwater
100 Kayak Way
St Augustine Florida 32092-1202
(904) 342-3739

SERVICE LOCATION

Shearwater
100 Kayak Way
St Augustine Florida 32092-1202
(904) 342-3739

DESCRIPTION

4 Forward Golf Carts with Truck Beds attached

Estimate

Description

Qty

Rate

Total

2025 VERDI 4 Forward- With TRUCK BED-BLUE- Includes Shearwater LOGO

2025 VERDI 4 Forward

Specs:

150 AH Lithium battery- 65 mile range

400 AMP Controller

5KW AC Motor

Premium seats

Apple Car Play and Android Auto

1.00

11,999.00

11,999.00

On Screen Gauges and Back up Camera

360 degree Bluetooth Sound

LED Lights and USB Charging Ports

4 Wheel Hydraulic Disc brakes

3 point Seat Belts

Side Mirrors with Turn Indicators

2025 VERDI 4 Forward-With TRUCK BED-BLUE- Includes Shearwater LOGO

2025 VERDI 4 Forward

Specs:

150 AH Lithium battery- 65 mile range

400 AMP Controller

5KW AC Motor

Premium seats

Apple Car Play and Android Auto

On Screen Gauges and Back up Camera

360 degree Bluetooth Sound

LED Lights and USB Charging Ports

4 Wheel Hydraulic Disc brakes

3 point Seat Belts

Side Mirrors with Turn Indicators

FL-Saint Johns

15.50%

1,859.87

CUSTOMER MESSAGE

Thank you for choosing Nextgen Carts

Estimate Total

\$25,557.87

Jessica Knutelsky

From: NextGen Carts <nextgencarts@gmail.com>
Sent: Monday, October 20, 2025 3:28 PM
To: Jessica Knutelsky
Subject: Re: Nextgen Golf Carts - Shearwater
Attachments: 7fb95767-59bd-4b89-8950-bf4a01ca8797.jpg; f9e1eaa9-d801-4eb9-8506-eba2ce89a2c9.jpg

Jessica- I have attached two pictures of the Blue Verdi- The pictures are of a 6 seater but we would take the back seats off and add the truck bed.

The VERDI Features

Features:

- Apple CarPlay & Android Auto with FM radio
- Premium Bluetooth Sound System with Hands-Free Microphone
- 11" LED Touchscreen Display with On-Screen Gauges & Backup Camera + Full LED Lighting System
- Build-in USB Charging Ports, 4 Cupholders, & Rear Cooler Bucket
- 6" Lift Kit, Extended Roof, 14" Wheels, All-Terrain 23" Tires
- Side Mirrors with turn indicators & Full Lighting System: Headlights, Tail Lights, Turn Signals, Brake Lights, & Passing Lights
- Premium Upholstery, & High-Back Seats
- Unique Ignition System & Integrated Speedometer & Odometer
- 150Ah Lithium Battery.
- 5kW AC motor, 600 Amp controller

Safety:

- Corrosion-Resistant Frame
- Smart Auto-Hold Braking System
- OBD System - Automatic Fault Detection
- Low-Voltage Protection (LVP) System
- Built-in Safety Bar
- Three-Point Seat Belts
- 4-Wheel Hydraulic Disc Brakes
- Independent Front Suspension
- Heavy-Duty Leaf Springs

I will send you a formal estimate also.

Thank you,

Robin



10940 US HWY 1 North
Ponte Vedra, FL 32081
904-429-7861



GREEN COVE GOLF CARTS

PROTECT WHAT MATTERS. ENJOY THE RIDE.

Wednesday, October 15, 2025

Zachary Hannay

Green Cove Golf Carts LLC

625 Oak Street

Green Cove Springs, FL 32043

Phone: (904) 495-1089

Email: zack@greencovegolfcarts.com

Website: <https://greencovegolfcarts.com/>

Trout Creek Community Development District

2806 N. 5th Street, Suite 403

St. Augustine, FL 32084

Phone: (904)-436-6270

Email: Melissa Dobbins – mdobbins@rizzetta.com



RFP Proposal

MAKE: SIERRA LSV	MODEL: AX2
YEAR: 2026	COLOR: Customer Custom Selection - TBD

Sales Price: \$10,000.00

2 seater only

WARRANTY: This cart includes a 3-year limited manufacturer's warranty and an 8-year limited warranty on its lithium battery.

CUSTOMIZATION OPTIONS: Customer may custom pick seats and exterior color at no additional charge. Please note there is a 60-day lead time from completion of color and seat selection, with 50% deposit due at time of customization, and the remaining 50% due upon delivery. If immediate delivery is desired, customer may choose from in-stock inventory with no delays.

DELIVERY: Delivery is included within St. Johns County. Standard delivery time is 3 business days for in-stock inventory, and 60 days for custom builds.

TERMS & CONDITIONS: Quote valid for 30-days from date above. All customized orders are final once production begins.

GREEN COVE GOLF CARTS

PROTECT WHAT MATTERS. ENJOY THE RIDE.

Wednesday, October 15, 2025

Zachary Hannay

Green Cove Golf Carts LLC

625 Oak Street

Green Cove Springs, FL 32043

Phone: (904) 495-1089

Email: zack@greencovegolfcarts.com

Website: <https://greencovegolfcarts.com/>



Trout Creek Community Development District

2806 N. 5th Street, Suite 403

St. Augustine, FL 32084

Phone: (904)-436-6270

Email: Melissa Dobbins – mdobbins@rizzetta.com

RFP Proposal

MAKE: SIERRA LSV	MODEL: AX3
YEAR: 2025	COLOR: Customer Custom Selection - TBD

Sales Price: \$12,600.00	4 seats w/ utility bed
---------------------------------	------------------------

WARRANTY: This cart includes a 3-year limited manufacturer's warranty and an 8-year limited warranty on its lithium battery.

CUSTOMIZATION OPTIONS: Customer may custom pick seats and exterior color at no additional charge. Please note there is a 60-day lead time from completion of color and seat selection, with 50% deposit due at time of customization, and the remaining 50% due upon delivery. If immediate delivery is desired, customer may choose from in-stock inventory with no delays.

DELIVERY: Delivery is included within St. Johns County. Standard delivery time is 3 business days for in-stock inventory, and 60 days for custom builds.

TERMS & CONDITIONS: Quote valid for 30-days from date above. All customized orders are final once production begins.

GREEN COVE GOLF CARTS

PROTECT WHAT MATTERS. ENJOY THE RIDE.

Wednesday, October 15, 2025

Zachary Hannay

Green Cove Golf Carts LLC

625 Oak Street

Green Cove Springs, FL 32043

Phone: (904) 495-1089

Email: zack@greencovegolfcarts.com

Website: <https://greencovegolfcarts.com/>

Trout Creek Community Development District

2806 N. 5th Street, Suite 403

St. Augustine, FL 32084

Phone: (904)-436-6270

Email: Melissa Dobbins – mdobbins@rizzetta.com



RFP Proposal

MAKE: SIERRA LSV	MODEL: AX4
YEAR: 2026	COLOR: Customer Custom Selection - TBD

Sales Price: \$12,000.00
XL Cargo Trunk & Premium Hitch: \$275.00
Total: \$12,275.00 4 seats w/ utility bed

WARRANTY: This cart includes a 3-year limited manufacturer's warranty and an 8-year limited warranty on its lithium battery.

CUSTOMIZATION OPTIONS: Customer may custom pick seats and exterior color at no additional charge. Please note there is a 60-day lead time from completion of color and seat selection, with 50% deposit due at time of customization, and the remaining 50% due upon delivery. If immediate delivery is desired, customer may choose from in-stock inventory with no delays.

DELIVERY: Delivery is included within St. Johns County. Standard delivery time is 3 business days for in-stock inventory, and 60 days for custom builds.

TERMS & CONDITIONS: Quote valid for 30-days from date above. All customized orders are final once production begins.



GREEN COVE GOLF CARTS TROUT CREEK CDD RFP PROPOSAL

OCTOBER 15, 2025



Community Partnership & Fleet Solutions

LOCAL ROOTS. PROFESSIONAL STANDARDS.

As a Shearwater resident under the Trout Creek CDD, I understand what it takes to keep our community running smoothly. Green Cove Golf Carts provides safe, reliable, and affordable golf carts - backed by a manufacturer and lithium battery warranty.

As a 100% Disabled Combat Veteran, I bring the same attention to detail and dedication to excellence that defined my military service. Supporting us means keeping your investment local, faster response times and simplified maintenance support.

A VETERAN-OWNED MISSION.

Our Mission: To serve our community with safe, reliable, and professional-grade golf carts that enhance everyday operations.

OUR PROMISE.

Like my time in Special Warfare. You never leave anyone behind! Our carts come with a 3 year bumper to bumper warranty, 4 year frame warranty, 8 year battery warranty, that pays parts AND labor! We are here for you if any emergency should arise...even just down the road, or should I say...path!



Zachary Hammay



Vehicles (<https://www.motoelectricvehicles.com/vehicles/>) / MotoEV 4 Passenger Utility Street Legal Golf Cart



(<http://www.motoelectricvehicles.com/media/products/image:163063219317206.jpg>)



MotoEV 4 Passenger Utility Street Legal Golf Cart

SKU # ENB-4PFFU

\$ 12,795.00

The MotoEV Electro Neighborhood Buddy 4 Passenger Utility Street Legal Golf Car required standard features necessary to certify the unit as street leg-
[View Accessories](#) to drive on roads marked 35 MPH or less! You will love the

convenience of these 4 person golf carts.

[VIEW FULL DESCRIPTION](#)

Options

CALL OR CONTACT FOR MORE INFORMATION: 855-339-8333
(TEL:855-339-8333)

REQUEST MORE INFORMATION

First Name * First Name	Last Name * Last Name
Email * Email	Phone * Phone
Extension Extension	Delivery Zip Code * Delivery Zip Code
Message / Comments Message / Comments	

SUBMIT

Description	Technical Specs	Standard Features	Documents / Brochures
DESCRIPTION The MotoEV Electro Neighborhood Buddy 4 Passenger Utility Street Legal Golf Cart - One of the standout features of our electric vehicles is the built-in on-board chargers. These chargers not only keep our batteries ready to go, but they also have a microprocessor that prevents overcharging. Once the batteries are fully charged, the chargers turn themselves off, providing you with an operating cost of just pennies per mile. But it doesn't stop there. Our street legal golf carts offer even more benefits. They can be equipped with all the necessary equipment to be registered, licensed, and tagged for legal use on roads as a low speed vehicle. Whether you need a courtesy shuttle, security patrol vehicle, or a recreational vehicle for parks, our 4 seater street legal golf carts have you covered for roads with a designated speed limit of 35 mph or less. And, by opting for our electric vehicles, you'll be making a positive impact on the environment, leaving a much smaller footprint compared to traditional vehicles that rely on fossil fuels. Plus, MotoEV can ensure your vehicle meets the requirements for your low-speed environment. Inquire about this 4 passenger golf cart today!			

[View Accessories](#)

CUSTOMIZATION & ACCESSORIES



Electro Neighborhood Buddy 4 Passenger (Forward Facing) Utility Street Legal Golf Cart

Product Code: **ENB- 4PFFU**

Full Nationwide Warranty - Nationwide Delivery - Flexible Lease/Loan Programs



Electro Neighborhood Buddy 4 Passenger (Forward Facing) Utility Street Legal Golf Cart

Technical Specifications

Speed:	Up to 25 MPH
Range:	Up to 50 miles (full capacity)
Climb:	20% grade (full capacity)
Electric Motor:	5KW (6.7HP) AC MOTOR
Batteries:	QTY 8 CR-235
Controller:	Curtis 1236E
Min. Turning Radius:	14 ft
Maxload:	1,000 lbs.
Gross Vehicle Weight:	2,600 lbs.
Ground Clearance:	5.5"
Body:	Steel Framework + Fiberglass
Roof:	Fiberglass
Windshield:	AS1 DOT Approved

ALL of Our Vehicles Contain the Following Standard Features

- Head, Tail, and Brake Lights
- Side and Rear View Mirrors
- Windshield Wiper
- Parking Brake
- Charging Unit
- Turn Signals
- Horn
- Toughened Glass Windshield
- 3 Point Shoulder Harnesses
- 10 Inch Tires
- Curtis Controller
- Reverse Alarm
- Floor: Non-slip plastic
- Cup Holders
- 2 Armrests per row
- Dashboard
- Forward/Reverse Switch
- Headlight Indicators
- Ignition Key
- Voltmeter
- Emergency Cut-off Switch
- Rack & Pinion Steering
- Rear & Front Pneumatic Braking System
- Independent Suspension
- Rear Steel Plate Suspension
- Rear Wheel Drive
- Front/Rear Plate with Springs
- Mechanical Brakes on Rear Wheel



**FOR MORE
AVAILABLE
OPTIONS PLEASE
VISIT OUR
WEBSITE'S
ACCESSORIES PAGE**

Tab 16

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 Board of Supervisors of the Trout Creek Community Development District held an attorney-client shade session on September 17, 2025, at 5:30 p.m. to discuss matters relating to pending litigation. This session commenced prior to the regular meeting/public hearings held on September 17, 2025, at 6:00 p.m. located 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.
Jennifer Kilinski	District Counsel, Kilinski Van Wyk
Mike Yuro	District Engineer, 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 shade session meeting to order at 5:30 pm.

SECOND ORDER OF BUSINESS

Audience Comments (Only on
Shade Session Matter)

There were no audience members present.

THIRD ORDER OF BUSINESS

Attorney-Client Shade Session

Ms. Kilinski informed those in attendance the parameters of the shade session and its purpose. She noted the individuals included in the meeting and estimated the time (30 minutes) before the regular meeting would resume. It was noted that a transcript of the shade session will become public at the end of litigation should the Board decide to proceed.

FOURTH ORDER OF BUSINESS

**Conclusion of Shade
Session/Call to Order Regular
Meeting**

The attorney-client shade session concluded at 5:46 p.m. Mr. Wright called the regular meeting to order at 6:00 p.m.

FIFTH ORDER OF BUSINESS

Pledge of Allegiance

The pledge of allegiance was recited.

SIXTH ORDER OF BUSINESS

**General Audience Comments
(Non-Agenda Items Only)**

Audience comments were heard regarding an incident at the pool, basketball court request, lighting at the roundabout, plans for the county park, revisions requested to the minutes and a request for a fence around one of the two playgrounds.

County Commissioner Sarah Arnold joined the meeting and updated the board and audience that she had an emergency meeting scheduled for 3:30 p.m. the following day with representatives from the School District, Sheriff's Office, Public Works Department and members of the community to discuss ongoing concerns.

Public comments were continued regarding a child that had been struck by what was believed to be a construction vehicle, construction traffic at the roundabout, inquiries about when the back entry would be open, Rosemont and Timberwolf needing more law enforcement presence or crossing guards as there is no crosswalk. Commissioner Arnold also reviewed State legislation passed regarding hazardous walking conditions. Public comments and requests continued regarding having a main drop off and pick up area, speed limits, construction entrance and use of Shearwater Parkway instead, Sheriff's Office enforcement, construction debris on the multipurpose path, having a different entrance for kids to walk into the school, path at Tower Court, traffic calming devices, cost to maintain Timberwolf Road with traffic for park, County taking roads, making Shearwater Parkway and Timberwolf one way during school hours and golf cart parking.

SEVENTH ORDER OF BUSINESS**Staff Reports**

The Board moved to the District Engineer's Report on the agenda.

A. District Engineer**1.) Stormwater Outfall Repair Proposals**

Mr. Yuro reviewed three bids received for the stormwater and outfall repair and noted he was comfortable with the Tigris proposal.

2.) County Crosswalk Proposal

Mr. Yuro reviewed that he has reached out to six contractors in total and has the proposal from the last meeting in the amount of \$40,425.00. One contractor has declined to bid and he is waiting on proposals from the others.

3.) Discussion Regarding Use of Paths

Discussion ensued as to what would be required to make the community a designated golf cart community and if sidewalk widening would require County approval and permits. Mr. Yuro will investigate the requirements further with the County.

Mr. Yuro then noted that he will be confirming the punch list items are completed with the Goodhope project before any retainage is released. Mr. Yuro was also requested to attend the meeting with Commissioner Arnold tomorrow afternoon at 3:30 p.m.

The Board continued to the Landscape Maintenance Report on the agenda.

B. Landscape Maintenance Service Reports

The Board had no comments.

C. Pond Aquatics Service Reports

The Board had no comments.

D. General Manager Report**1.) Survey Update**

Ms. Tharpe noted that the survey is being reworked and will be resent by mail and will include a QR code as part of this.

Ms. Knutelsky provided a presentation of the First Service Residential Year In Review.

The Board moved back to the District Counsel Report.

E. District Counsel**1.) Consideration of Besch and Smith Enforcement Update**

Ms. Kilinski reviewed her recommendation of a 558 Construction Defect Notice being sent to Besch and Smith and Mr. Yuro providing a post construction review. It was also noted that her firm would work on the repair contract should Besch and Smith if they do not respond by the timeline provided.

2.) Requests from School District

Ms. Kilinski reviewed that a request had been received from the Deputy Sheriff who is a Youth Resource Officer at Timberlin Creek Elementary. The first part of the request was to have the District grant authorization to the Deputy grant trespass enforcement along a specific area of CDD property that is adjacent to the school in response to the recently

passed open carry legislation. The second part of the request would allow the use of a specific area of CDD property to provide an evacuation path from the school in the event of an emergency. Discussion ensued regarding impacts of the open carry law, if both schools in the district would have the same request, the entity that would be responsible for installation, maintenance and upkeep of the evacuation path and any liability for the district. The board would discuss the trespass authorization further at their next workshop but in discussion felt that the use of CDD property to have a safe evacuation path in the event of an emergency with no liability to the district could be approved subject to the District Engineer reviewing the plans of the evacuation route and subject to the school being responsible for the maintenance and upkeep of the path and ramp.

3.) Update Regarding School Traffic Concerns

Ms. Kilinski updated the board that Commissioner Arnold requested a brief review of why the roads should be transferred to the County for her emergency meeting tomorrow. The board had no objection to her providing this information.

4.) Update on Developer Negotiations

Ms. Kilinski reviewed the latest offer received from the developer. The board tabled further discussion until after the county holds their meeting tomorrow and the board can review at their next workshop.

5.) Memo Regarding Committees and Sunshine Law

Ms. Kilinski reviewed her firm's memorandum regarding committee and sunshine law noting that she will also be bringing amended rules for consideration to the next meeting that would allow annual notices rather than individual meetings; workshop or committee notices can be included if dates were established for the full fiscal year in advance.

Ms. Kilinski then updated the board that the county had obtained a proposal in the amount of \$37,000 for tree replacements within the easement by the school and is requesting the CDD perform the work which then they will then compensate the CDD. It was recommended that a second proposal be obtained and other options with the county be reviewed. District Counsel recommended the board wait for any feedback on the county taking the roads or updates on the wall from the developer and/or the county before taking any further action.

Ms. Kilinski provided an update on the lazy river walking activity noting that they checked with the Department of Agriculture and Consumer Services (DOACS) and there is no plan or permit that requires staffing and that the lazy river is excluded as a water feature under DOACS. Ms. Kilinski did note that her firm then went back to FIA with this information but at the time they thought from conversations that it was being staffed. She then stated that EGIS confirmed there would be coverage if the permit does not require staffing; and as it relates to how it operates today, it does not need to be staffed.

Mr. Yuro was also requested to contact Vallencourt to review the road issues and if they would handle any necessary repairs.

The Board then moved to the District Manager Report.

F. District Manager**1.) Variance Report Presented by Supervisor Murphy**

Ms. Dobbins updated the board that she had received the insurance renewal proposal today and had also received a comparison bid. Due to the timing of receiving these, she had not had the opportunity to review in detail and requested authorization to work with the Chairman to review and approve in advance of the renewal deadline.

EIGHTH ORDER OF BUSINESS**Consideration of St. Johns
County Polling Place Lease**

It was noted that this agreement would include the primary and general elections with those dates and times being outlined in the agreement.

NINTH ORDER OF BUSINESS**Consideration of Pergola
Proposals**

This item was tabled for further discussion at the October workshop and regular meeting. It was noted that a termite bond might be needed for this structure as well.

TENTH ORDER OF BUSINESS**Discussion Regarding
Resurfacing Pool(s)**

No changes were made to the RFP with proposals being requested to provide pricing for all three pools to include pricing on both quartz and pebble options and a lap pool heater.

ELEVENTH ORDER OF BUSINESS**Discussion Regarding Lap
Pool Heater Proposal**

This item would be discussed at the workshop.

TWELFTH ORDER OF BUSINESS**Discussion Regarding Fishing
Policy and Stocking of Ponds**

Discussion ensued regarding the overall cost to stock the ponds.

THIRTEENTH ORDER OF BUSINESS**Discussion of Falls Park
Recreation Enhancements**

The board reviewed Falls Park recreation enhancements including outdoor volleyball and 9 square. Discussion ensued regarding the location and material for the volleyball posts.

FOURTEENTH ORDER OF BUSINESS**Consideration of C Buss Pool
Maintenance Amendment**

The amendment included service for two days per week year-round at an expense of \$2,800.00 monthly and \$33,600.00 annually.

FIFTEENTH ORDER OF BUSINESS**Consideration of Resolution
2025-14, Designating Meetings
for Fiscal Year 2025-2026**

Discussion ensued regarding moving meeting dates to the fourth week of the month and time of meetings. It was discussed that the October meeting would be moved to the 29th of the month, the November and December dates would remain the third Wednesday due to the holidays and the remaining meetings would be adjusted to the fourth Thursday of each month.

SIXTEENTH ORDER OF BUSINESS**Audience Comments on
Agenda Items**

Audience Members had comments/questions regarding fishing, fence along Ryan Homes area, issue with the length of the meetings, pool heater committee and changes due to open carry law.

SEVENTEENTH ORDER OF BUSINESS**Proposed Board Motions****1.) Stormwater Outfall Repair Proposals**

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the Board approved the Tigris proposal for the outfall repair in the amount of \$41,025.00, if there is no response after District Counsel first attempting to send a 558 Construction Defect Notice to Besch and Smith for Trout Creek Community Development District.

2.) Fiscal Year 2025-2026 Insurance Renewal

On a motion by Mr. Breslin, seconded by Ms. Loffredo, with all in favor, the Board authorized the District Manager to work with the Chairman to finalize the fiscal year 2025-2026 insurance renewal, for Trout Creek Community Development District.

3.) Consideration of St. Johns County Polling Place Lease Agreement

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the Board approved the St. Johns County Polling Place Lease Agreement, for Trout Creek Community Development District.

4.) Consideration of Resolution 2025-15, Pool Resurfacing RFP

On a motion by Mr. Breslin, seconded by Ms. Loffredo, with all in favor, the Board adopted Resolution 2025-15 and authorized the Chairman to finalize the pool resurfacing RFP to also include pricing for the three pools separately with two surface options and heater, for Trout Creek Community Development District.

5.) Consideration of Fishing Policies and Stocking

On a motion by Mr. Breslin, seconded by Ms. Loffredo, with all in favor, the Board adopted fishing policies for eight designated ponds and proposal from Aquatic Management Plus LLC in the amount of \$13,084.75, for Trout Creek Community Development District.

6.) Consideration of Falls Park Recreation Enhancements

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board approved a not to exceed amount of \$1,000.00 to install volleyball with wooden post option, for Trout Creek Community Development District.

7.) Consideration of C Buss Pool Maintenance Amendment

On a motion by Mr. Wright, seconded by Mr. Breslin, with all in favor, the Board approved the C Buss Pool Maintenance Amendment in the amount of \$2,800.00 per month, for Trout Creek Community Development District.

8.) Consideration of Resolution 2025-14, Designating Meetings for Fiscal Year 2025-2026

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board adopted Resolution 2025-14 as amended, and setting the next workshop date for October 1st, for Trout Creek Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Consent Agenda

A.) Consideration of Minutes for the Board of Supervisors' Meeting held on August 20, 2025

B.) Consideration of Minutes for the Workshop held on September 9, 2025

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

D.) Ratification of Series 2025 Capital Project Fund Requisitions CR 01, 02 & 03

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on August 20, 2025 as amended, the minutes of the Workshop held on September 9, 2025 as amended, Ratification of the Operation and Maintenance Expenditures for August 2025 in the amount of \$409,516.70, Ratification of Series 2025 Capital Project Fund Requisitions CR 01, 02 & 03, for Trout Creek Community Development District.

NINETEENTH ORDER OF BUSINESS

Supervisor Requests

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board approved scheduling a shade session for 5:30 p.m. on October 29, 2025, for Trout Creek Community Development District.

TWENTITH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Wright, seconded by Ms. Loffredo, with all in favor, the Board adjourned the meeting at 9:46 p.m., for Trout Creek Community Development District.

349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382

Secretary /Assistant Secretary

Chairman / Vice Chairman

Tab 17

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 **October 1, 2025, at 10:00 a.m.** at The Kayak Club, 100 Kayak Way, St. Augustine, FL 32092.

Attended:

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

Also present were:

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

Members of the public present.

FIRST ORDER OF BUSINESS

CALL TO ORDER

Mr. Wright called the meeting to order at 10:04 a.m.

SECOND ORDER OF BUSINESS

**FURTHER REVIEW OF
RESERVE STUDY**

Mr. J.J. Barron, with Reserve Advisors, discussed the reserve study funding plans with the board.

Mr. Wright left meeting. Discussion continued among Ms. Loffredo, Mr. Sajkowski, and Mr. Murphy, with staff present.

THIRD ORDER OF BUSINESS

UNFINISHED BUSINESS

- Discussion to create first committee and select chairperson.

Motion to follow.

- October 29th Meetings:

- o 3:30 p.m. – Shade Session

- o 4:00 p.m. – CDD Meeting

- o 6:00 p.m. – Safety Meeting

- CDD Regular Meeting Dates (6:00 p.m. at Kayak Club):

November 19, 2025

December 17, 2025

January 22, 2026

February 26, 2026

March 26, 2026

April 23, 2026

May 28, 2026

June 25, 2026

July 23, 2026

August 27, 2026

September 24, 2026

- Workshop Dates (10:00 a.m. at Conference Room, Kayak Club – Committee

Meetings to follow as needed):

November 5, 2025

December 3, 2025

January 6, 2026

February 10, 2026

March 10, 2026

April 7, 2026

May 12, 2026

June 9, 2026

July 7, 2026

August 11, 2026

September 8, 2026

78

79 **FOURTH ORDER OF BUSINESS**80 **DISCUSSION ON MOTIONS
TO BE APPROVED**

- 81 • Motion to direct District Engineer, Mike Yuro, to conduct Golf Cart Study for all
82 phases (time is of the essence due to issues at Seaforth).
- 83 • Motion to approve Straight Pressure estimate.
- 84 • Motion to approve Simpson Pressure Cleaner Trailer.
- 85 • Unfinished Business: Discussion on Golf Cart estimates – Jessica to obtain
86 additional quotes.
- 87 • Motion to approve Southern Breeze Outpost Furniture Purchase.
- 88 • Motion to approve Southern Breeze \$23,000 estimate for Kayak Club furniture.
- 89 • Motion to direct Mike Yuro to initiate site plan and location of second amenity
90 center (approx. \$2,500).
- 91 • Motion to hire architect for Kayak Club kitchen remodel (approx. \$20,000).
- 92 • Direct staff to send survey update to residents (Board to review draft before
93 distribution).
- 94 • Direct Mr. Sajkowski to coordinate with legal counsel to send a letter to the
95 County, Developer, and Sarah Arnold regarding the replacement of vegetation at
96 Ryan Homes locations.

97

98 **FIFTH ORDER OF BUSINESS****ADJOURNMENT**

99

100 Audience comments were received. The meeting adjourned at 12:07 pm.

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

Secretary /Assistant Secretary

Chairman / Vice Chairman

Tab 18

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

MEMORANDUM

TO: Mike Yuro, **Yuro & Associates**
Clint Wright, **Chairperson**

FROM: Hanna Yi/Garrett Lee
Trout Creek Community Development District

DATE: August 21, 2025

RE: Series 2025 Construction Requisition(s) #CR 4-5

Enclosed is/are construction requisition(s) for the above referenced district. Please review the requisition(s) and, upon your approval, sign the designated area(s) and forward the requisition(s) to Clint Wright.

Clint, upon your review and approval, please sign the designated area(s) and forward the requisition(s) back to the District Office at the below e-mail address for final processing.

hyi@rizzetta.com

If you have any questions, please do not hesitate to call me at (813) 533-2950.

Custom Canopies, Inc.
Highwater Site Solutions, LLC

\$6,450.00
\$20,000.00

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT

FORM OF REQUISITION FOR SERIES 2025 PROJECT

The undersigned, an Authorized Officer of Trout Creek Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and The Bank of New York Mellon Trust Company, N.A., Jacksonville, Florida, as trustee (the "Trustee"), dated as of February 1, 2015 (the "Master Indenture"), as supplemented by the Fifth Supplemental Trust Indenture between the District and the Trustee, dated as of May 1, 2025 (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

August 21, 2025

(A) Requisition Number: **CR 04**

(B) Name of Payee: **Custom Canopies, Inc.
11815 Burke Street
Sante Fe Springs, CA 90670**

(C) Amount Payable: **\$6,450.00**

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments or state costs of issuance, if applicable): **Invoice(s) #08112025 for Tri-Sails Canopies**

(E) Fund or Account and subaccount, if any, from which disbursement to be made: **Series 2025 Acquisition and Construction Fund**

The undersigned hereby certifies that:

☐ obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2025 Acquisition and Construction Account referenced above, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Series 2025 Project and each represents a Cost of the Series 2025 Project, and has not previously been paid out of such Account;

OR

☐ this requisition is for costs of issuance payable from the Series 2025 Costs of Issuance Account that has not previously been paid out of such Account.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim

affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**TROUT CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Authorized Officer

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement from other than the Series 2025 Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2025 Project and is consistent with (a) the applicable acquisition or construction contract, (b) the plans and specifications for the portion of the Series 2025 Project with respect to which such disbursement is being made, and (c) the report of the Consulting Engineer attached as an exhibit to the Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

Consulting Engineer



INVOICE

SAFEST UNDER THE SUN

PROJECT: Shearwater
Triangular Shade Sails
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
August 11, 2025

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Chris Smith	Tri-Sails	100% Due at Time of Order	Time of Order

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1.00	Qty. (3) Triangular Shade Sail System between 5 Palm Trees	\$ 5,900.00	\$ 5,900.00
	Includes all connection hardware necessary to connect the		
	3 shade sails to the 5 palm trees.		
1.00	Freight	\$ 550.00	\$ 550.00
	HDPE Fabric - Alnet LIME		
	Fabric & Hardware Only; Attaching to existing structures		
	and palm trees.		
	Installation NOT Included. Installation by Others.		
For permitting	yes ☐ No ☒		
Engineering	yes ☐ No ☒		
Footing cages	yes ☐ No ☒		
	Quote is valid for 15 days		

Please Remit Payment to:
Custom Canopies Inc.
11815 Burke Street,
Santa Fe Springs, CA 90670

SUBTOTAL	\$ 6,450.00
SALES TAX	0.00%
TOTAL	\$ 6,450.00

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

THANK YOU FOR YOUR BUSINESS!

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT

FORM OF REQUISITION FOR SERIES 2025 PROJECT

The undersigned, an Authorized Officer of Trout Creek Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and The Bank of New York Mellon Trust Company, N.A., Jacksonville, Florida, as trustee (the "Trustee"), dated as of February 1, 2015 (the "Master Indenture"), as supplemented by the Fifth Supplemental Trust Indenture between the District and the Trustee, dated as of May 1, 2025 (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

August 21, 2025

(A) Requisition Number: **CR 05**

(B) Name of Payee: **Highwater Site Solutions, LLC
5354 County Road 209
Green Cove Springs, FL 32043**

(C) Amount Payable: **\$20,000.00**

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments or state costs of issuance, if applicable): **Invoice(s) #1091 for Progress Payment for Roadway Underdrain Services Project**

(E) Fund or Account and subaccount, if any, from which disbursement to be made: **Series 2025 Acquisition and Construction Fund**

The undersigned hereby certifies that:

☐ obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2025 Acquisition and Construction Account referenced above, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Series 2025 Project and each represents a Cost of the Series 2025 Project, and has not previously been paid out of such Account;

OR

☐ this requisition is for costs of issuance payable from the Series 2025 Costs of Issuance Account that has not previously been paid out of such Account.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim

affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**TROUT CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Authorized Officer

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement from other than the Series 2025 Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2025 Project and is consistent with (a) the applicable acquisition or construction contract, (b) the plans and specifications for the portion of the Series 2025 Project with respect to which such disbursement is being made, and (c) the report of the Consulting Engineer attached as an exhibit to the Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

Consulting Engineer

INVOICE

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

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



Bill to
Trout Creek CDD

Ship to
Trout Creek CDD

Invoice details
Invoice no.: 1091
Terms: Due on receipt
Invoice date: 08/14/2025
Due date: 08/14/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	Cost of Project: \$72,810.00 Deposit at contract acceptance: \$35,000.00 Payment Upon Completion: \$20,000.00 Retainage being held: \$17,810.00	1	\$20,000.00	\$20,000.00

Total \$20,000.00

Ways to pay



View and pay

Tab 19



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Trout Creek Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Trout Creek Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125682

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$10,397,139
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$1,120,143

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$1,000	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$1,000	Included
Flood	\$1,000 *	Included
Boiler & Machinery	\$1,000	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$74,866

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$100,000	\$1,000
Theft, Disappearance or Destruction	\$100,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$100,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$100,000	\$1,000

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$1,000,000 each claim/annual aggregate
Fraudulent Instruction: \$250,000



PREMIUM SUMMARY

Trout Creek Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125682

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$74,866
Crime	\$500
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$11,586
Public Officials and Employment Practices Liability	\$3,381
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$90,333

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Trout Creek Community Development District

(Name of Local Governmental Entity)

By: _____
Signature

Print Name

Witness By: _____
Signature

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

Trout Creek Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☒	Building and Content TIV	\$10,397,139	As per schedule attached
☒	Inland Marine	\$1,120,143	As per schedule attached
☐	Auto Physical Damage	Not Included	

Signature: _____ Date: _____

Name: _____

Title: _____

**Trout Creek Community Development District**

Policy No.: 100125682
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
1	CR 210 Blade Entry Sign		2016	10/01/2025	\$174,199		
	Shearwater Pkwy @ CR210 St. Augustine FL 32092		Non combustible	10/01/2026		\$174,199	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
2	Columns along Shearwater Parkway		2016	10/01/2025	\$105,575		
	Shearwater Pkwy @ CR210 St. Augustine FL 32092		Masonry non combustible	10/01/2026		\$105,575	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
3	Crossbuck Vinyl Fence		2016	10/01/2025	\$63,345		
	Shearwater Pkwy @ CR210 St. Augustine FL 32092		Non combustible	10/01/2026		\$63,345	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
4	Vinyl Fence Adjacent to Timberlin Creek Elementary		2016	10/01/2025	\$52,788		
	Pine Tree Lane St. Augustine FL 32092		Non combustible	10/01/2026		\$52,788	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
5	Main Entry wall and sign		2016	10/01/2025	\$316,725		
	Shearwater Pkwy & Pine Tree Ln. St. Augustine FL 32092		Masonry non combustible	10/01/2026		\$316,725	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
6	Columns across lake		2016	10/01/2025	\$131,969		
	Shearwater Pkwy & Pine Tree Ln. St. Augustine FL 32092		Masonry non combustible	10/01/2026		\$131,969	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
7	Cross street entry columns		2016	10/01/2025	\$26,394		
	Shearwater Pkwy St. Augustine FL 32092		Masonry non combustible	10/01/2026		\$26,394	

Sign: _____

Print Name: _____

Date: _____

**Trout Creek Community Development District**

Policy No.: 100125682
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term Date	Roof Covering	Covering Replaced
8	Roundabout stone walls		2016	10/01/2025	\$36,951		\$36,951	
	Shearwater Pkwy St. Augustine FL 32092		Masonry non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term Date	Roof Covering	Covering Replaced
9	Trailhead Trellis		2016	10/01/2025	\$58,066		\$58,066	
	Shearwater Pkwy St. Augustine FL 32092		Frame	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term Date	Roof Covering	Covering Replaced
10	Overlook Picnic Pavilion		2016	10/01/2025	\$47,509		\$47,509	
	Shearwater Pkwy St. Augustine FL 32092		Frame	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term Date	Roof Covering	Covering Replaced
11	Overlook Playground Equipment		2016	10/01/2025	\$42,230		\$42,230	
	Shearwater Pkwy St. Augustine FL 32092		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term Date	Roof Covering	Covering Replaced
12	Kayak Club Building		2016	10/01/2025	\$1,918,826		\$1,949,337	
	100 Kayak Way St. Augustine FL 32092		Joisted masonry	10/01/2026	\$30,511			
	Cross gable				Metal panel			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term Date	Roof Covering	Covering Replaced
13	Fitness Lodge Building		2016	10/01/2025	\$1,619,521		\$1,619,521	
	144 Kayak Way St. Augustine FL 32092		Joisted masonry	10/01/2026				
	Gable				Metal panel			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term Date	Roof Covering	Covering Replaced
14	Entry Pavilion Building		2016	10/01/2025	\$400,552		\$422,934	
	126 Kayak Way St. Augustine FL 32092		Joisted masonry	10/01/2026	\$22,382			
	Gable				Metal panel			

Sign: _____

Print Name: _____

Date: _____

**Trout Creek Community Development District**

Policy No.: 100125682
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
15	Slide Tower Building and Slide		2016	10/01/2025	\$292,971		
	126 Kayak Way St. Augustine FL 32092		Non combustible	10/01/2026		\$292,971	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
16	Maintenance Building		2016	10/01/2025	\$150,761		
	126 Kayak Way St. Augustine FL 32092		Joisted masonry	10/01/2026	\$19,426	\$170,187	
	Simple hip			Metal panel			
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
17	Pool,Pumps and Equipment		2016	10/01/2025	\$593,859		
	126 Kayak Way St. Augustine FL 32092		Below Ground Liquid Storage/Pool	10/01/2026		\$593,859	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
18	Playground Equipment w/Shade Structure - Free Range Tot Lot		2016	10/01/2025	\$110,854		
	126 Kayak Way St. Augustine FL 32092		Non combustible	10/01/2026		\$110,854	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
19	Fencing - Pool Area		2016	10/01/2025	\$21,115		
	126 Kayak Way St. Augustine FL 32092		Non combustible	10/01/2026		\$21,115	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
20	Tennis Court Lights		2016	10/01/2025	\$42,230		
	126 Kayak Way St. Augustine FL 32092		Electrical equipment	10/01/2026		\$42,230	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
21	Scenic Overlook Bridge built in Shearwater "Trout Creek Scenic Overlook" (1) boardwalk with a landing at the end and walk leading to it, it totals 315 LF of 8' wide boardwalk.		2016	10/01/2025	\$106,420		
	East Creek Trail St. Augustine FL 32092		Frame	10/01/2026		\$106,420	

Sign: _____

Print Name: _____

Date: _____

**Trout Creek Community Development District**

Policy No.: 100125682
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
22	Ph 2 Overlook Pavilion		2018	10/01/2025	\$91,850			
	Appian Avenue St. Augustine FL 32092		Frame	10/01/2026			\$91,850	
				Metal panel				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
23	Ph 2 Picnic Pavilion		2018	10/01/2025	\$39,063			
	Appian Avenue St. Augustine FL 32092		Frame	10/01/2026			\$39,063	
				Metal panel				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
24	Ph 2 Garden Planter Beds		2018	10/01/2025	\$46,453			
	Shearwater Pkwy St. Augustine FL 32092		Non combustible	10/01/2026			\$46,453	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
25	Boardwalk East Creek Trail		2018	10/01/2025	\$41,110			
	East Creek Trail St. Augustine FL 32092		Non combustible	10/01/2026			\$41,110	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
26	Bridge #9 – 1897’ x 6’ totaling 1897 LF		1138	10/01/2025	\$480,661			
	363 Windley Drive St. Augustine FL 32092		Frame	10/01/2026			\$480,661	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
27	Boardwalk Dog Park Area Trail		2018	10/01/2025	\$26,605			
	158 Dalton Circle St. Augustine FL 32092		Frame	10/01/2026			\$26,605	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
28	Bridge #5 – contains (2) independent 6’ wide boardwalks totaling 544 LF & Bridge #11 – 75’ x 6’ = 450 sf it is closest to the dog park.		2018	10/01/2025	\$156,842			
	133 Appian Avenue St. Augustine FL 32092		Frame	10/01/2026			\$156,842	

Sign: _____

Print Name: _____

Date: _____

**Trout Creek Community Development District**

Policy No.: 100125682
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
29	Dog Park Equipment		2018	10/01/2025	\$13,434		\$13,434	
	158 Dalton Circle St. Augustine FL 32092		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
30	Dog Park Shade Structures		2018	10/01/2025	\$13,619		\$13,619	
	158 Dalton Circle St. Augustine FL 32092		Property in the Open	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
31	Dog Park Fencing		2018	10/01/2025	\$19,273		\$19,273	
	158 Dalton Circle St. Augustine FL 32092		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
32	Outpost Building		2021	10/01/2025	\$625,426		\$682,331	
	2105 Shearwater Parkway St. St. Augustine FL 32092		Frame	10/01/2026	\$56,905			
	Gable				Metal panel			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
33	Playground Pavilion		2021	10/01/2025	\$35,896		\$35,896	
	2105 Shearwater Parkway St. St. Augustine FL 32092		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
34	Playground Pavilion		2021	10/01/2025	\$35,896		\$35,896	
	2105 Shearwater Parkway St. St. Augustine FL 32092		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
35	Playground Equipment		2021	10/01/2025	\$106,314		\$106,314	
	2105 Shearwater Parkway St. St. Augustine FL 32092		Non combustible	10/01/2026				

Sign: _____

Print Name: _____

Date: _____

**Trout Creek Community Development District**

Policy No.: 100125682
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
36	Big Cypress Bridge/fBoardwalks - "Big Cypress Trail" and it contains (4) independent boardwalk totaling 439 LF		2021	10/01/2025	\$148,311			
	2105 Shearwater Parkway St. St. Augustine FL 32092		Frame	10/01/2026			\$148,311	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
37	Lake Wall 2 Swing Sets		2021	10/01/2025	\$19,299			
	1196 Windley Drive St. Augustine FL 32092		Non combustible	10/01/2026			\$19,299	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
38	Grill Pavilion Building		2016	10/01/2025	\$205,555			
	100 Kayak Way St. Augustine FL 32092		Joisted masonry	10/01/2026	\$20,798		\$226,353	
	Gable				Metal panel			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
39	Pool Shade Structures		2016	10/01/2025	\$38,007			
	126 Kayak Way St. Augustine FL 32092		Property in the Open	10/01/2026			\$38,007	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
40	Wooden Arbors (2) - Dog Park		2018	10/01/2025	\$10,109			
	158 Dalton Circle St. Augustine FL 32092		Frame	10/01/2026			\$10,109	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
41	Seat Walls (2) - Dog Park		2018	10/01/2025	\$13,492			
	158 Dalton Circle St. Augustine FL 32092		Masonry non combustible	10/01/2026			\$13,492	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
42	Memorial Monument - Dog Park		2018	10/01/2025	\$3,695			
	158 Dalton Circle St. Augustine FL 32092		Masonry non combustible	10/01/2026			\$3,695	

Sign: _____

Print Name: _____

Date: _____

**Trout Creek Community Development District**

Policy No.: 100125682
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
43	Pavilion - Overlook Trail		2018	10/01/2025	\$58,066		\$58,066	
	Rivercliff Trail St. Augustine FL 32092		Frame	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
44	Playground - Overlook Trail		2018	10/01/2025	\$47,509		\$47,509	
	Rivercliff Trail St. Augustine FL 32092		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
45	Kayak Launch Dock w/ Overlook Pavilion		2021	10/01/2025	\$96,073		\$96,073	
	2105 Shearwater Pkwy St. Augustine FL 32092		Waterfront structures	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
46	Turtle Sculpture		2021	10/01/2025	\$10,359		\$10,359	
	2105 Shearwater Parkway St. St. Augustine FL 32092		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
47	Column on SE Corner		2022	10/01/2025	\$8,183		\$8,183	
	Shearwater Parkway and Rushing Drive St. Augustine FL 32092		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
48	Column on SW Corner		2022	10/01/2025	\$8,183		\$8,183	
	Shearwater Parkway and Olivia Way St. Augustine FL 32092		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
49	Column on SW Corner (West end)		2022	10/01/2025	\$8,183		\$8,183	
	TW Trail and Rosemont Dr. St. Augustine FL 32092		Non combustible	10/01/2026				

Sign: _____

Print Name: _____

Date: _____

**Trout Creek Community Development District**

Policy No.: 100125682
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
50	Column on NE Corner		2022	10/01/2025	\$8,183		\$8,183	
	TW Trail and Kingbird Dr. St. Augustine FL 32092		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
51	Column on NE Corner		2022	10/01/2025	\$8,183		\$8,183	
	Meridith Way and TW Trail St. Augustine FL 32092		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
52	Column on NE Corner		2022	10/01/2025	\$8,183		\$8,183	
	Foxfire Dr. and TW Trail St. Augustine FL 32092		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
53	Column on SW Corner (East end)		2022	10/01/2025	\$8,183		\$8,183	
	TW Trail and Rosemont Dr. St. Augustine FL 32092		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
54	Column on NE Corner		2022	10/01/2025	\$8,183		\$8,183	
	TW Trail and Alston Dr. St. Augustine FL 32092		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
55	Electric Meter		2022	10/01/2025	\$3,500		\$3,500	
	275 Shearwater Pkwy St. Augustine FL 32092		Electrical equipment	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
56	Electric Meter		2022	10/01/2025	\$3,500		\$3,500	
	639 Shearwater Pkwy St. Augustine FL 32092		Electrical equipment	10/01/2026				

Sign: _____

Print Name: _____

Date: _____

**Trout Creek Community Development District**

Policy No.: 100125682
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term Date	Covering	Replaced
57	Electric Meter		2022	10/01/2025	\$3,500		\$3,500	
	435 Shearwater Pkwy St. Augustine FL 32092		Electrical equipment	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term Date	Covering	Replaced
58	Electric Meter		2022	10/01/2025	\$3,500		\$3,500	
	871 Shearwater Pkwy St. Augustine FL 32092		Electrical equipment	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term Date	Covering	Replaced
59	Electric Meter		2022	10/01/2025	\$3,500		\$3,500	
	121 Kayak Club Way St. Augustine FL 32092		Electrical equipment	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term Date	Covering	Replaced
60	Electric Meter		2022	10/01/2025	\$3,500		\$3,500	
	256 Kayak Club Way St. Augustine FL 32092		Electrical equipment	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term Date	Covering	Replaced
61	Electric Meter		2022	10/01/2025	\$3,500		\$3,500	
	79 Falls Dr. St. Augustine FL 32092		Electrical equipment	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term Date	Covering	Replaced
62	Electric Meter		2022	10/01/2025	\$3,500		\$3,500	
	133 Appian Avenue St. Augustine FL 32092		Electrical equipment	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Const Type	Term Date	Covering	Replaced
63	Electric Meter		2022	10/01/2025	\$3,500		\$3,500	
	43 Ridgewind Dr. St. Augustine FL 32092		Electrical equipment	10/01/2026				

Sign: _____

Print Name: _____

Date: _____

**Trout Creek Community Development District**

Policy No.: 100125682
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced		
64	Electric Meter		2022	10/01/2025	\$3,500		\$3,500	
	1626 Shearwater Pkwy St. Augustine FL 32092		Electrical equipment	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced		
65	Electric Meter		2022	10/01/2025	\$3,500		\$3,500	
	158 Dalton Cir. St. Augustine FL 32092		Electrical equipment	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced		
66	Electric Meter		2022	10/01/2025	\$3,500		\$3,500	
	15 Shearwater Pkwy St. Augustine FL 32092		Electrical equipment	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced		
67	Electric Meter		2022	10/01/2025	\$3,500		\$3,500	
	Timberwolf Trail St. Augustine FL 32092		Electrical equipment	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced		
68	Electric Meter		2022	10/01/2025	\$3,500		\$3,500	
	38 Rosemont Drive St. Augustine FL 32092		Electrical equipment	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced		
69	Electric Meter		2022	10/01/2025	\$3,500		\$3,500	
	23 Calcutta Drive St. Augustine FL 32092		Electrical equipment	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address				Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced		
70	Lift Station at Outpost		2022	10/01/2025	\$7,918		\$7,918	
	2105 Shearwater Parkway, St. St. Augustine FL 32092		Pump / lift station	10/01/2026				

Sign: _____

Print Name: _____

Date: _____

**Trout Creek Community Development District**

Policy No.: 100125682
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
71	Lazy River Pool		2022	10/01/2025	\$891,686		\$891,686	
	126 Kayak Way Suite 260 St. Augustine FL 32092		Below ground liquid storage tank / pool	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
72	Lap Pool		2022	10/01/2025	\$490,713		\$490,713	
	126 Kayak Way Suite 260 St. Augustine FL 32092		Below ground liquid storage tank / pool	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
73	Column on SE Corner		2023	10/01/2025	\$8,125		\$8,125	
	Shearwater Pkwy & Seaforth Dr St. Augustine FL 32092		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
74	Column on NW corner		2023	10/01/2025	\$8,125		\$8,125	
	Shearwater Pkwy and Calcutta Dr St. Augustine FL 32092		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
75	Electric Meter		2023	10/01/2025	\$1,084		\$1,084	
	574 Timberwolf Trail St. Augustine FL 32092		Electrical equipment	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
76	Column on North Corner		2023	10/01/2025	\$8,125		\$8,125	
	Timberwolf Trail and Yellowstone Dr St. Augustine FL 32092		Non combustible	10/01/2026				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt	
77	Column on North Corner		2023	10/01/2025	\$8,125		\$8,125	
	Timberwolf Trail and Rangeline Dr St. Augustine FL 32092		Non combustible	10/01/2026				

Sign: _____

Print Name: _____

Date: _____



Trout Creek Community Development District

Policy No.: 100125682
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
78	8' Wood Fence - 300LF		2019	10/01/2025	\$9,475		\$9,475
	Sterling and Vallencourt St. Augustine FL 32084		Non combustible	10/01/2026			
			Total:	Building Value \$10,247,117	Contents Value \$150,022		Insured Value \$10,397,139

Sign: _____

Print Name: _____

Date: _____

**Trout Creek Community Development District**

Policy No.: 100125682
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
1			Other inland marine	10/01/2025	\$10,000	\$1,000
	Irrigation Timers			10/01/2026		
2			Mobile equipment	10/01/2025	\$5,000	\$1,000
	Utility Golf Cart			10/01/2026		
3			Other inland marine	10/01/2025	\$5,000	\$1,000
	Gas Grills			10/01/2026		
4			Other inland marine	10/01/2025	\$5,000	\$1,000
	Fire Pit - Kayak Club			10/01/2026		
6			Other inland marine	10/01/2025	\$98,000	\$1,000
	14 Street Lights (Phase 3: 6-TW Trail & 8-Shearwater Pkwy)			10/01/2026		
7			Other inland marine	10/01/2025	\$85,000	\$1,000
	Uplights (68 at \$1,250 each)			10/01/2026		
8			Other inland marine	10/01/2025	\$7,000	\$1,000
	Pool Chair Lift			10/01/2026		
9			Other inland marine	10/01/2025	\$7,000	\$1,000
	Pool Chair Lift			10/01/2026		
10			Other inland marine	10/01/2025	\$7,000	\$1,000
	Pool Chair Lift			10/01/2026		
11			Other inland marine	10/01/2025	\$215,000	\$1,000
	Street Signs (Max \$15,000 Per Item)			10/01/2026		
12			Other inland marine	10/01/2025	\$5,000	\$1,000
	Fire Pit - Outpost			10/01/2026		
13			Mobile equipment	10/01/2025	\$16,000	\$1,000
	John Deere Gator XUV560E and attachments			10/01/2026		
14			Other inland marine	10/01/2025	\$25,303	\$1,000
	Strength Equipment			10/01/2026		
15			Rented, borrowed, leased equipment	10/01/2025	\$181,840	\$1,000
	Leased Gym Equipment			10/01/2026		
16			Other inland marine	10/01/2025	\$28,000	\$1,000
	4 Street Lights (Outpost)			10/01/2026		
17			Other inland marine	10/01/2025	\$91,000	\$1,000
	13 Street Lights (Phase 2-Shearwater Pkwy)			10/01/2026		
18			Other inland marine	10/01/2025	\$91,000	\$1,000
	13 Street Lights (Amenity Center Parking Lot)			10/01/2026		
19			Other inland marine	10/01/2025	\$238,000	\$1,000
	34 Street Lights (Phase 1)			10/01/2026		

Total \$1,120,143

Sign: _____

Print Name: _____

Date: _____