



***TROUT CREEK
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

***Regular Meeting &
FY 2027 Budget Public Hearing***

***Thursday
August 27, 2026
6:00 p.m.***

***Location:
Kayak Club,
100 Kayak Way,
St. Augustine, FL 32092***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Trout Creek Community Development District

c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
321-263-0132

Board of Supervisors
Trout Creek Community Development District

Dear Board Members,

The Regular Meeting and Budget Public Hearing of the Board of Supervisors of the Trout Creek Community Development District is scheduled for **Thursday, August 27 2026, at 6:00 p.m.** at the **Kayak Club, 100 Kayak Way, St. Augustine, FL 32092**

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (904) 386-0186 or Howard@cddmanagers.com. We look forward to seeing you at the meeting.

Sincerely,

Howard McGaffney

Howard McGaffney
District Manager

Cc: Attorney
Engineer
District Records

Trout Creek Community Development District

Meeting Date: Thursday, August 27, 2026

Time: 6:00 PM

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

Revised Agenda

- I. Roll Call
- II. Pledge of Allegiance
- III. Audience Comments – *(limited to 3 minutes per individual for agenda items)*

Residents, please note that if you are unable to attend the meeting you may send your questions to the District Manager, Howard McGaffney at howard@cddmanagers.com, up until the day before the meeting.

(Live streaming & previously recorded meetings can be found here - <https://www.youtube.com/@TroutCreekCDD>)

IV. Presentation of Public Notice(s)

[Exhibit 1](#)
[Pg. 7](#)

V. Public Hearings

- A. FY 2027 Budget Public Hearing
 - 1. Open the Public Hearing
 - 2. Presentation of Updated FY 2027 Approved Proposed Budget
 - 3. Presentation of FY 2027 Budget Analysis
 - 4. Open the Public Comments
 - 5. Close the Public Hearing
 - 6. Consideration & Adoption of **Resolution 2026-19**, Adopting FY 2027 Budget
- B. FY 2027 Assessment Public Hearing
 - 1. Open the Public Hearing
 - 2. Open the Public Comments
 - 3. Close the Public Hearing
 - 4. Consideration & Adoption of **Resolution 2026-20**, Levying Assessments
 - 5. **Consideration of Amended 2018 Assessment Methodology Report & Adoption of Resolution 2026-21**

[Exhibit 2](#)
[Pgs. 9-21](#)
[Exhibit 3](#)
[Pgs. 23-24](#)

[Exhibit 4](#)
[Pgs. 26-28](#)

[Exhibit 5](#)
[Pgs. 30-32](#)
[Exhibit 6](#)
[Pgs. 34-46](#)

VI. Staff Reports

A. District Counsel

B. District Engineer

1. Update on Crosswalk at Calcutta
2. Update on Outfall Structure Repair Project

C. Landscape Maintenance Service Reports

1. Prestige Landscape
2. Ruppert Landscape

[Exhibit 7](#)

[Pgs. 48-62](#)

[Exhibit 8](#)

[Pg. 64](#)

D. Pond Aquatics Service Reports

[Exhibit 9](#)

[Pgs. 66-161](#)

E. General/Assistant Manager

[Exhibit 10](#)

[Pg. 163](#)

1. July Café Square Category Sales Report

[Exhibit 11](#)

[Pg. 165](#)

2. July TCCDD Square Category Sales Report

[Exhibit 12](#)

[Pg. 167](#)

3. July Maintenance Report

[Exhibit 13](#)

[Pgs. 169-184](#)

4. July Lifestyle Summary Report

[Exhibit 14](#)

[Pgs. 186-187](#)

5. July Lifestyle P&L Report

[Exhibit 15](#)

[Pgs. 189-190](#)

F. District Manager

VII. Business Items

A. Consideration & Adoption of **Resolution 2026-22, Approving FY 2026-2027 Meeting Schedule**

[Exhibit 16](#)

[Pgs. 192-193](#)

B. Consideration of District Events, Staff Appreciation, & 10% Staff Discount for Purchases – NTE \$2,000.00

C. Consideration of Easement Agreement – SASH Properties – *Under Separate Cover*

[Exhibit 17](#)

D. Establishment of Audit Committee

VIII. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held on July 7, 2026

[Exhibit 18](#)

[Pgs. 196-199](#)

B. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on July 23, 2026

[Exhibit 19](#)

[Pgs. 201-207](#)

C. Consideration for Acceptance – The July 2026 Unaudited Financial Statements

[Exhibit 20](#)

[Pgs. 209-232](#)

IX. Discussion Topics

X. Supervisors' Requests

- XI. Audience Comments – *(limited to 3 minutes per individual for non-agenda items)***
- XII. Next Workshop: Wednesday, September 9th at 10:00 a.m.**
- XIII. Next Regular Meeting: Thursday, September 24th at 6:00 p.m.**
- XIV. Adjournment**

EXHIBIT 1

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGETS; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("**Board**") for the Trout Creek Community Development District ("**District**") will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE:	August 27, 2026
TIME:	6:00 p.m.
LOCATION:	Kayak Club 100 Kayak Way St. Augustine, FL 32092

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2027; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

UNIT TYPE	UNIT COUNT	EQUALIZED ERU	STRATIFIED ERU	PROPOSED O&M
TOWNHOME	779	1.00	0.50	\$1,782.41
SINGLE FAMILY 40'	634	1.00	0.80	\$1,831.27
SINGLE FAMILY 50'	730	1.00	1.00	\$1,863.85
SINGLE FAMILY 60'	401	1.00	1.20	\$1,896.42
SINGLE FAMILY 70'	242	1.00	1.40	\$1,929.00
SINGLE FAMILY 80'	69	1.00	1.60	\$1,961.57
TOTAL	2855			

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which St. Johns County ("**County**") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2027.

For Fiscal Year 2027, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property, which may result in loss of title, or for direct-billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

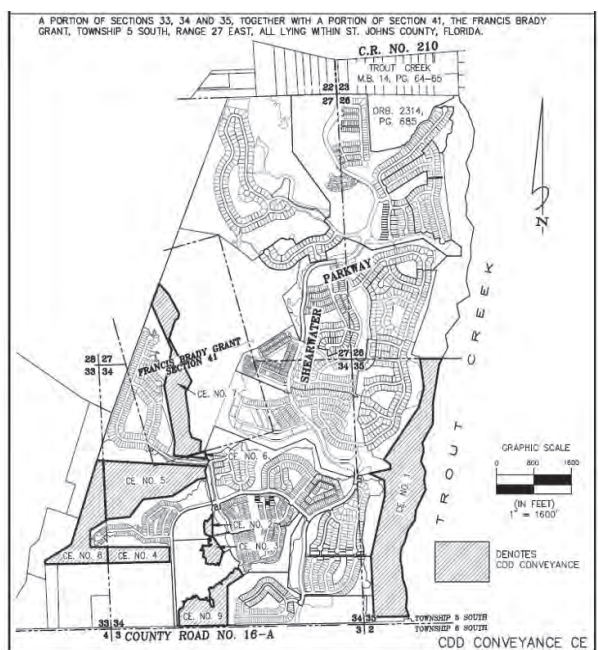
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at FCS Management Group/Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, FL 32746 ("**District Manager's Office**"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or Board members participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. 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), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting 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 such appeal is to be based.

Trout Creek Community
Development District
District Manager

MAP OF DISTRICT



NOTE TO DISTRICT MANAGER: PUBLISH FOR TWO CONSECUTIVE WEEKS WITH THE FIRST PUBLICATION AT LEAST 20 DAYS PRIOR TO THE PUBLIC HEARING.

EXHIBIT 2

**TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

ACCOUNT CLASSIFICATION	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 YTD ACTUALS 10/1/25-6/30/26	FY 2027 PROPOSED	VARIANCE FY26 TO FY27	PERCENT VARIANCE
REVENUES						
SPECIAL ASSESSMENTS						
ON TAX ROLL	3,146,303	3,809,678	3,821,543	4,294,868	485,190	12.7%
OFF TAX ROLL	492,539	8,631	8,636	-	(8,631)	-100.0%
INTEREST EARNINGS	22,354	25,000	28,707	35,000	10,000	40.0%
HOA CAPITAL TRANSFER	86,800	110,000	117,250	65,000	(45,000)	-40.9%
ACTIVITY FEES	24,747	20,000	18,438	20,000	-	0.0%
CAFÉ REVENUE	31,189	35,000	26,407	37,000	2,000	5.7%
FACILITIES RENTALS	40,150	40,000	39,120	50,000	10,000	25.0%
HOA WATER UTILITY COST SHARE	107,121	45,000	25,884	45,000	-	0.0%
INSURANCE PROCEEDS	39,085	-	2,000	-	-	0.0%
MISCELLANEOUS REVENUE	4,667	-	59,610	-	-	0.0%
COMMUNITY GARDEN RENTALS (NEW)	-	-	-	800	800	100.0%
COMMERCIAL PARCEL CONTRIBUTION	-	-	-	-	-	0.0%
SPECIAL EVENTS – FOOD TRUCKS	33,768	40,000	6,478	28,000	(12,000)	-30.0%
TOTAL REVENUES	4,028,723	4,133,309	4,154,072	4,575,668	442,359	10.7%
EXPENDITURES						
ADMINISTRATIVE						
BOARD OF SUPERVISORS FEES	21,600	24,000	16,600	24,000	-	0.0%
ACCOUNTING SERVICES	22,262	22,362	19,318	24,000	1,638	7.3%
ADMINISTRATIVE SERVICES	5,512	5,512	7,297	12,000	6,488	117.7%
ARBITRAGE REBATE CALCULATION	900	1,800	-	1,800	-	0.0%
ASSESSMENT ROLL	5,966	5,966	9,395	-	(5,966)	-100.0%
AUDITING SERVICES	4,100	4,100	-	4,100	-	0.0%
DISCLOSURE REPORT	8,000	8,000	10,333	10,000	2,000	25.0%
DISTRICT ENGINEER	37,278	40,000	28,463	50,000	10,000	25.0%
DISTRICT MANAGEMENT	22,122	22,122	33,218	60,000	37,878	171.2%
DUES, LICENSES & FEES	397	175	546	500	325	185.7%
FINANCIAL & REVENUE COLLECTIONS	5,682	5,682	2,368	-	(5,682)	-100.0%
LEGAL ADVERTISING	4,755	3,500	1,402	2,500	(1,000)	-28.6%
MISCELLANEOUS FEES	11,528	1,200	1,370	2,000	800	66.7%
TRUSTEE FEES	17,543	15,000	12,700	15,000	-	0.0%
WEBSITE HOSTING, MAINTENANCE & BACKUP	3,700	3,700	5,475	7,500	3,800	102.7%
DISTRICT COUNSEL	113,811	150,000	160,735	175,000	25,000	16.7%
LITIGATION / MEDIATION	8,833	-	30,078	60,000	60,000	100.0%
TOTAL ADMINISTRATIVE	293,989	313,119	339,296	448,400	135,281	43.2%
INSURANCE						
PUBLIC OFFICIALS LIABILITY INSURANCE	3,338	3,600	2,089	5,000	1,400	38.9%
GENERAL LIABILITY & PROPERTY INSURANCE	98,537	112,928	94,765	120,000	7,072	6.3%
TOTAL INSURANCE	101,875	116,528	96,855	125,000	8,472	7.3%
UTILITIES						

**TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

ACCOUNT CLASSIFICATION	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 YTD ACTUALS 10/1/25-6/30/26	FY 2027 PROPOSED	VARIANCE FY26 TO FY27	PERCENT VARIANCE
GARBAGE - RECREATION FACILITY	12,197	15,000	10,880	15,000	-	0.0%
UTILITY - ELECTRIC - RECREATION FACILITIES	58,287	56,000	47,215	68,000	12,000	21.4%
UTILITY - ELECTRIC - STREET LIGHTS	62,143	62,000	62,737	90,000	28,000	45.2%
UTILITY - ELECTRIC - SERVICES METERS	11,820	12,000	9,260	12,000	-	0.0%
UTILITY - GAS SERVICES	1,425	17,000	1,708	10,000	(7,000)	-41.2%
WATER UTILITY - RECLAIMED	370,143	445,000	228,871	455,000	10,000	2.2%
WATER UTILITY SERVICES - RECREATION FACILITIES	19,324	18,375	11,202	20,000	1,625	8.8%
TOTAL UTILITIES	535,339	625,375	371,873	670,000	44,625	7.1%
FIELD OPERATIONS						
STORMWATER CONTROL					-	
AQUATIC MAINTENANCE	48,194	55,000	38,159	57,000	2,000	3.6%
FOUNTAIN R&M (NEW)	-	-	-	3,500	3,500	100.0%
STORMWATER SYSTEM R&M	3,200	3,500	-	3,500	-	0.0%
PHYSICAL ENVIRONMENT						
BACKFLOW MAINTENANCE & REPAIRS (NEW)	-	-	-	5,000	5,000	100.0%
COMMON AREA PINESTRAW, MULCH	144,987	140,000	157,027	200,000	60,000	42.9%
COMMUNITY MAINTENANCE & REPAIR (NEW)	-	-	-	12,000	12,000	100.0%
DAMAGE & VANDALISM (NEW)	-	-	-	5,000	5,000	100.0%
ENTRYWAY AND MONUMENTS R&M	-	2,500	445	2,500	-	0.0%
HOLIDAY DECORATIONS	13,227	7,500	3,402	7,500	-	0.0%
IRRIGATION REPAIRS	76,638	35,000	28,658	40,000	5,000	14.3%
LANDSCAPE & IRRIGATION MAINTENANCE	928,104	1,070,000	738,910	1,070,000	-	0.0%
LANDSCAPE REPLACEMENT PLANTS, SHRUBS, TREES	152,829	70,000	93,609	70,000	-	0.0%
MISCELLANEOUS EXPENSE	37,972	20,000	39,413	-	(20,000)	-100.0%
TREE PRUNING AND REMOVAL (NEW)	-	-	-	13,000	13,000	100.0%
UTILITY VEHICLES MAINTENANCE & REPAIR (NEW)	-	-	-	3,000	3,000	100.0%
WILDLIFE MANAGEMENT SERVICES	1,326	1,500	531	1,500	-	0.0%
ROAD & STREET FACILITIES						
AMENITY LIGHTING REPAIRS (PARKING LOT & DECORATIVE)	2,849	5,000	-	5,000	-	0.0%
ROAD REPAIRS (NEW)	-	-	-	8,000	8,000	100.0%
SIDEWALK/CONCRETE REPAIRS (NEW)	-	-	-	5,000	5,000	100.0%
SIGNAGE REPAIRS (NEW)	-	-	-	5,500	5,500	100.0%
TOTAL FIELD OPERATIONS	1,409,326	1,410,000	1,100,154	1,517,000	107,000	7.6%
AMENITY OPERATIONS					-	
AMENITY JANITORIAL SERVICES CONTRACT & WINDOW CLEANING	24,651	25,000	7,700	-	(25,000)	-100.0%
AMENITY MAINTENANCE & REPAIR	101,088	75,000	82,210	55,000	(20,000)	-26.7%
AMENITY MANAGEMENT CONTRACT	22,148	23,244	17,433	28,000	4,756	20.5%
AMENITY STAFFING CONTRACT-EMPLOYEE	816,575	905,000	585,736	964,000	59,000	6.5%
CAFÉ MATERIALS	25,021	25,000	14,239	25,000	-	0.0%
CLUBHOUSE FACILITY JANITORIAL SUPPLIES	-	12,000	17,716	12,000	-	0.0%
COMMUNITY GARDENS MAINTENANCE & SUPPLIES	586	500	312	500	-	0.0%
DOG WASTE STATION SUPPLIES	713	750	183	1,500	750	100.0%

**TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

ACCOUNT CLASSIFICATION	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 YTD ACTUALS 10/1/25-6/30/26	FY 2027 PROPOSED	VARIANCE FY26 TO FY27	PERCENT VARIANCE
FITNESS EQUIPMENT LEASE	37,547	37,560	29,413	37,600	40	0.1%
FITNESS EQUIPMENT MAINTENANCE / REPAIRS	1,355	4,000	3,466	4,000	-	0.0%
HVAC MAINTENANCE & REPAIR (NEW)	-	-	-	8,000	8,000	100.0%
LICENSES, FEES & PERMITS	18,138	16,000	8,504	12,000	(4,000)	-25.0%
LIFEGURDS CONTRACT	188,723	185,733	97,038	207,643	21,910	11.8%
MISCELLANEOUS CONTINGENCY	50,702	50,000	49,499	60,000	10,000	20.0%
OFFICE SUPPLIES	-	10,800	1,648	6,000	(4,800)	-44.4%
OPERATING SUPPLIES	45,632	7,200	12,643	14,400	7,200	100.0%
PEST CONTROL & TERMITE BOND	3,710	3,000	3,554	6,000	3,000	100.0%
POOL CHEMICALS & PERMITS	57,705	59,000	59,022	61,000	2,000	3.4%
POOL MAINTENANCE CONTRACT	48,035	35,000	33,343	40,000	5,000	14.3%
POOL EQUIPMENT MAINTENANCE & REPAIRS (NEW)	-	-	-	8,000	8,000	100.0%
PRINTER LEASE & SUPPLIES (NEW)	-	-	-	14,000	14,000	100.0%
SHUTTLE SERVICES	22,200	15,100	12,275	9,375	(5,725)	-37.9%
SPECIAL EVENTS	108,874	75,000	71,072	83,250	8,250	11.0%
TELEPHONE INTERNET CABLE	19,084	15,000	10,677	16,500	1,500	10.0%
TENNIS COURT MAINTENANCE & SUPPLIES	-	5,000	2,729	5,000	-	0.0%
TRAINING & EDUCATION	6,743	5,400	1,891	7,000	1,600	29.6%
UNIFORMS	5,150	2,000	987	3,500	1,500	75.0%
TOTAL AMENITY OPERATIONS	1,604,380	1,592,287	1,123,289	1,689,268	96,981	6.1%
SECURITY OPERATIONS						
ACCESS CONTROL MAINTENANCE & REPAIR	24,443	10,000	4,155	6,000	(4,000)	-40.0%
FIRE ALARM, INSPECTIONS, MAINTENANCE & REPAIR	-	-	-	1,000	1,000	100.0%
OFF-DUTY DEPUTY / SECURITY	68,461	62,000	45,187	104,000	42,000	67.7%
SECURITY SYSTEM MONITORING & MAINTENANCE	5,164	4,000	14,459	15,000	11,000	275.0%
TOTAL SECURITY OPERATIONS	98,068	76,000	63,801	126,000	50,000	65.8%
TOTAL EXPENDITURES	4,042,977	4,133,309	3,095,268	4,575,668	442,359	10.7%
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(14,254)	-	1,058,804	-	-	0.0%
FUND BALANCE, BEGINNING	237,585	221,039	223,331	223,331	2,292	1.0%
Transfers In	-	-	-	-	-	0.0%
FUND BALANCE, ENDING	223,331	221,039	1,282,135	223,331	2,292	1.0%

**TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
BUDGET NARRATIVE**

EXPENDITURES	
ADMINISTRATIVE	
LEGISLATIVE	
BOARD OF SUPERVISORS FEES	Florida Statute, Chapter 190.006(8), each member of the board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting, not to exceed \$4,800 per year per member. The District anticipates 12 meetings and 11 workshops and 1 budget workshop.
FINANCIAL & ADMINISTRATIVE	
ACCOUNTING SERVICES	The District has contracted with Vesta District Services through 09/30/2028 who provides: accounts payable, accounts receivable, accounting and financial management services for the District.
ADMINISTRATIVE SERVICES	The District has contracted with Vesta District Services through 09/30/2028 who provides: administrative services for the District. Services on behalf of or for the District include but are not limited to: public records retention, response to public records requests, administrative filings, communications coordination, agenda preparation, providing support to the District Manager. Need contract terms, expiration, costs
ARBITRAGE REBATE CALCULATION	Community Development Districts (CDDs) in Florida, established under Chapter 190, Florida Statutes, who issue tax-exempt municipal bonds to finance infrastructure, are subject to federal arbitrage rules under Internal Revenue Code (IRC) Section 148 and related Treasury Regulations (Treas. Reg. § 1.148). The arbitrage rebate requirement prevents issuers from profiting excessively from investing bond proceeds at yields higher than the bond's yield, preserving the bonds' tax-exempt status. The District has contracted with " " to perform the periodic Arbitrage Rebate Calculation.
AUDITING SERVICES	Under Florida Statutes § 190.007(1) (part of Chapter 190, the Uniform Community Development District Act of 1980), every Community Development District (CDD) is required to conduct an annual independent audit of its financial records. The audited financial statements must be submitted to the Auditor General of the State of Florida within 9 months after the end of the fiscal year, in accordance with Chapter 218. Copies of the audit must be filed with the Florida Department of Economic Opportunity. The District has engaged " " as independent Auditing firm. Need contract terms, expiration, costs
DISCLOSURE REPORT	Under SEC Rule 15c2-12 (the continuing disclosure rule), The Dissemination Agent is the entity contractually appointed (usually in the Continuing Disclosure Agreement or Dissemination Agent Agreement) to handle the filing and dissemination of required information. File the CDD's Annual and/or Quarterly Financial Information and Audited Financial Statements with EMMA (MSRB's system). The District has contracted with Vesta Property Services through 09/30/2028.
DISTRICT ENGINEER	The District has contracted with Mike Yuro and Associates for District Engineering Services. The District is required to have a District Engineer according to FL Statute.
DISTRICT MANAGEMENT	The District has contracted with FCS Management Group through 09/30/2028. District is required to have a District Manager according to FL Statute.
DUES, LICENSES & FEES	The Annual Special District State Fee (also referred to as the accountability fee or filing fee) is a mandatory annual payment required under Florida Statutes § 189.018 for all independent special districts, including Community Development Districts (CDDs) established under Chapter 190. This fee funds the administration of the Special District Accountability Program within the Florida Department of Commerce (formerly the Department of Economic Opportunity). The program maintains the official statewide list of special districts, the Special District Database, and supports oversight, reporting, and public access to district information.
FINANCIAL & REVENUE COLLECTIONS	The District has contracted with Vesta District Services for assessment billing and collection, assessment roll certification, direct billing, true-up analysis, property owner inquiries related to assessments and financial matters, estoppels, bond related matters
LEGAL ADVERTISING	Local IQ: The costs associated with noticing meetings in accordance with FL Statute, to meet public notice requirements.
MISCELLANEOUS FEES	
PUBLIC OFFICIALS LIABILITY INSURANCE	Public Officials E&O Insurance-FIA/Egis
TRUSTEE FEES	" "is the Trustee-Ongoing fees for routine services required in the Bond Indenture, including: monitoring compliance, receiving/distributing assessments, paying bondholders, preparing reports, and managing investments, bond redemptions and prepayments.
WEBSITE HOSTING, MAINTENANCE & BACKUP	The District has contracted with Vglobal Tech for ongoing website ADA requirements, maintenance, hosting. Video recording and live streaming services provided by Lutt Media=\$350 per meeting. Vglobal - 175/mo+ Lutts Media - 500/mo streaming + 400 other Maintenance
LEGAL COUNSEL	
DISTRICT COUNSEL	The District has contracted with Kilinski Van Wyk, PLLC as District Counsel for the District. The District is required to have a District Counsel according to FL Statute.
LITIGATION / MEDIATION	Costs associated with pending or ongoing legal disputes and litigation
FIELD OPERATIONS	
LAW ENFORCEMENT	
OFF-DUTY DEPUTY / SECURITY	Costs associated with after hours security patrol or off duty officers. Tri-County \$33 for the first 40 hrs a week, \$29.75 any hours after
ELECTRIC UTILITY SERVICES	
UTILITY - RECREATION FACILITIES	
UTILITY - STREET LIGHTS	
UTILITY - SERVICES METERS	
GAS UTILITY SERVICES	
UTILITY SERVICES	
GARBAGE / SOLID WASTE CONTROL SERVICES	
GARBAGE - RECREATION FACILITY	The District has a refuse/waste removal contract with FCC: 1 x per week - \$369 x 2 + \$320 environmental fee + \$61 local franchise & admin x 12 months plus inflation
WATER - SEWER COMBINATION SERVICES	
WATER UTILITY - RECLAIMED	
WATER UTILITY SERVICES - RECREATION FACILITIES	
STORMWATER CONTROL	
AQUATIC MAINTENANCE	The District has contracted with Charles Aquatics to provide monthly maintenance services for its stormwater ponds: Need contract terms, expiration, costs: Need to research new amendments, and potential new ponds being acquired: Charles Aquatic (43ponds) - \$3,853/mo + bi-monthly Charles Aquatic (43 ponds) - \$3,853/mo + bi-monthly Wall Cleaning (\$400/mo) +carp (2 ponds need stock) & fish barriers (1 more) +
STORMWATER SYSTEM R&M	Costs associated with Repairs to the stormwater ponds
FOUNTAIN R&M (NEW)	Costs associated with fountain repairs and replacement
OTHER PHYSICAL ENVIRONMENT	
BACKFLOW MAINTENANCE & REPAIRS (NEW)	Costs associated with the annual inspection, repairs of the Districts backflow preventers

**TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET**

BUDGET NARRATIVE

COMMON AREA PINESTRAW MULCH	Costs associated with (1) application of pine bark mulch annually at entrances, beds, amenity center and other areas in the community.
COMMUNITY MAINTENANCE & REPAIR (NEW)	Costs associated with repairs and replacement of District property throughout the community, other than at the amenity center.
DAMAGE & VANDALISM (NEW)	Costs associated with repairs and replacement related to Damage and Vandalism
ENTRYWAY AND MONUMENTS R&M	Costs associated with repairs and maintenance to entryway monuments and walls
GENERAL LIABILITY & PROPERTY INSURANCE	General Liability and Property Coverage Insurance-FIA/Egis
HOLIDAY DECORATIONS	Costs associated with annual holiday decorations-annual allowance
IRRIGATION REPAIRS	Costs associated with irrigation repairs and replacement-annual allowance
LANDSCAPE & IRRIGATION MAINTENANCE	The District contracts with Prestige and Rupert Landscape for monthly lawn care, landscape maintenance, chemical/fertilization program and lawn pest control services: Need contract terms, expiration, costs
LANDSCAPE REPLACEMENT PLANTS, SHRUBS, TREES	Costs associated with replacing plant material, trees, shrubs
TREE PRUNING AND REMOVAL (NEW)	Costs associated with annual tree pruning
MISCELLANEOUS EXPENSE	Miscellaneous repairs related to Other Physical Environment, that is not otherwise budgeted in individual expenses
ROAD & STREET FACILITIES	
AMENITY LIGHTING REPAIRS (PARKING LOT & DECORATIVE)	Costs associated with annual repairs and replacement of Amenity/Decorative lighting-annual allowance
ROAD REPAIRS (NEW)	Costs associated with road repairs, cold patch-annual allowance
SIDEWALK/CONCRETE REPAIRS (NEW)	Costs associated with sidewalk and concrete repairs and replacement-annual allowance
SIGNAGE REPAIRS (NEW)	Costs associated with repairs and replacement of amenity and community signs-annual allowance
PARKS & RECREATION	
ACCESS CONTROL MAINTENANCE & REPAIR	The District has an annual contract with " " to provide services for access control. There is additional funds in this expense line, for repairs and replacement costs.
AMENITY JANITORIAL SERVICES CONTRACT & WINDOW CLEANING	The District has an annual contract with " " to provide janitorial/cleaning/window cleaning services: Need contract terms, expiration, costs
AMENITY MAINTENANCE & REPAIR	Costs associated with repairs and maintenance of the amenity center, buildings, parks and facilities
AMENITY MANAGEMENT CONTRACT	The District has an annual contract with First Service Residential to provide Amenity and Field Staffing Services. This is the Annual Management Contract. \$1910/mo + 200 for phones = \$2,110/mo + avg 200/mo Gas Mileage. GM to confirm 2027 pricing. Review contract terms
CAFÉ MATERIALS	
CLUBHOUSE FACILITY JANITORIAL SUPPLIES	Costs associated with janitorial and cleaning supplies, restroom supplies
COMMUNITY GARDENS MAINTENANCE & SUPPLIES	Need information for this including rates and specific details
DOG WASTE STATION SUPPLIES	Costs associated with the ongoing upkeep and maintenance of numerous dog waste stations throughout District owned common areas, parks, dog parks
FIRE ALARM, INSPECTIONS, MAINTENANCE & REPAIR	The District has a contract with Wayne Automatic & Atlantic Sec - \$1,000/yr., additional budget allowance for repairs and replacement costs
EMPLOYEE - AMENITY STAFFING CONTRACT	The District has an annual contract with First Service Residential to provide Amenity and Field Staffing, including, General Manager, Assistant General Manager, Resident Relations, Lifestyle Services, Field Maintenance Services
FITNESS EQUIPMENT LEASE	Need contract terms, expiration, costs: Lease = \$3,128.97/mo
FITNESS EQUIPMENT MAINTENANCE / REPAIRS	The District has a monthly preventative maintenance contract with " " (\$249/mo) + any additional repairs. Additional costs associated with the ongoing upkeep and maintenance of the District's fitness center/gym equipment, repairs and replacement.
HVAC MAINTENANCE & REPAIR (NEW)	The District has an annual maintenance program with " ": Need contract terms, expiration, costs
LICENSES, FEES & PERMITS	This is the cost for the annual Florida Department of Health Pool Permits, music licenses and other subscriptions: ASCAP - \$866/yr, Music SESAC- \$405/yr, Wellbeats - \$3,600/yr, Square debit Fees avg 400/mo, other misc 5,000(adobe, constant contact, sonos, microsoft, etc)
LIFEGUARDS CONTRACT	The District has contracted with Vesta Property Services to provide seasonal lifeguards. This is an annual contract, with updated pricing provided annually, and mutually agreed upon by amendments.
OFFICE SUPPLIES	Costs associated with Amenity office supplies
OPERATING SUPPLIES	Costs associated with Field Maintenance supplies
PEST CONTROL & TERMITE BOND	Contracted Pest Control Services. The District has contracted with " " Pest Control to perform (is this annual, quarterly, monthly services?) pest control services at the Amenity Center. Contract expires " " Need contract terms, expiration and costs.
POOL CHEMICALS	The District has an annual contract for pool chemical delivery services with " ": Need contract terms, expiration, costs
POOL MAINTENANCE CONTRACT	The District has a weekly/annual pool maintenance contract with C BUSS Enterprises: \$2,885/mo (2 days/wk) + additional cleanup (\$500 every other month)
POOL EQUIPMENT MAINTENANCE & REPAIRS (NEW)	Costs associated with repairs and replacement of amenity pool equipment, pumps, motors, electronics, supplies
PRINTER LEASE & SUPPLIES (NEW)	Konica/Minolta-\$2,600/yr + plus ink and repairs
SECURITY SYSTEM MONITORING & MAINTENANCE	The District has contracted with " " who provides amenity security monitoring and video surveillance. Need contract terms, expiration and costs: \$598.99/mo maint
TELEVISION, PHONE INTERNET & TECH SUPPORT	Colden Co - \$939/qtr, Att- \$402/mo, + estimated service calls
TENNIS COURT MAINTENANCE & SUPPLIES	Need definition for this item
TRAINING & EDUCATION	Costs associated with the annual training and development of Amenity and Field staff
UNIFORMS	Costs associated with providing uniforms for Amenity and Field Staff with Shearwater Logo
UTILITY VEHICLES MAINTENANCE & REPAIR (NEW)	Costs associated with the repairs and maintenance of the District owned utility vehicle, gator, golf cart.
WILDLIFE MANAGEMENT SERVICES	Costs associated with mitigation of nuisance wildlife
SPECIAL EVENTS	
SHUTTLE SERVICES	Costs associated with providing shuttle services for residents when parking is limited: Shuttle for 7 major seasonal events x \$2,750 + inflation
SPECIAL EVENTS	Costs associated with providing the District with Special Events throughout the year
CONTINGENCY	
MISCELLANEOUS CONTINGENCY	Miscellaneous contingency for any costs not individually budgeted

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
CAPITAL RESERVE FUND (CRF)

ACCOUNT CLASSIFICATION	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 YTD ACTUALS 10/1/25-6/30/26	FY 2027 PROPOSED	VARIANCE FY26 TO FY27	PERCENT VARIANCE
REVENUES						
SPECIAL ASSESSMENTS						
ON TAX ROLL	252,627	425,000	425,000	530,000	105,000	24.7%
OFF TAX ROLL	40,699	-		-	-	0.0%
INTEREST EARNINGS	22,076	40,000	16,617	35,000	(5,000)	-12.5%
FUND BALANCE FORWARD				226,371	226,371	100.0%
TOTAL REVENUES	315,402	465,000	441,617	791,371	326,371	70.2%
EXPENDITURES						
CAPITAL OUTLAY	306,866	465,000	345,158	791,371	326,371	70.2%
FUND BALANCE CONTRIBUTION	-	-		-	-	100.0%
TOTAL EXPENDITURES	306,866	465,000	345,158	791,371	326,371	70.2%
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	8,536	-	96,460	-	-	0.0%
FUND BALANCE, BEGINNING	682,873	682,873	691,409	691,409	8,536	1.3%
TRANSFERS OUT	-	-	520,271	-	-	0.0%
FUND BALANCE FORWARD				(226,371)	(226,371)	
FUND BALANCE, ENDING	691,409	682,873	1,308,140	691,409	8,536	1.3%

**TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
CAPITAL RESERVE FUND (CRF)**

Reserve Component Inventory-Updated 03-25-2026 (RM)	Five Yr Forecast				
	FY 2027 PROPOSED	FY 2028	FY 2029	FY 2030	FY 2031
Ponds, Outfalls, Inspections and Capital Repairs	10,671				
Security System, Access System, Amenity Area	25,000				
Lights, Holiday Lights and Trees (Permanent Lights)	26,677				
Amenity Upgrades Project (Construct Mgr, Architect, Engineer)	100,000				
Pool Finish, Pebble, Lazy River	275,275				
Pool Finish, Pebble, Lap Pool	242,948				
Swings	5,000				
Bike Racks (10) at Bus Stops	1,800				
Benches & Trash Cans at 8 Ponds	4,000				
Parking Additions	100,000				
Golf Carts, Phased		13,531			
Ponds, Erosion Control, Partial		13,889			15,310
Walls, Siding, Fiber Cement, Paint Finishes, Kayak Club (Incl. Party Pavillion)		31,327			
Furnishings, The Outpost, Phased			9,109		
Walls, Masonry, Stone, Inspections and Partial Repairs, Fitness Center			9,109		
Walls, Masonry, Stone, Inspections and Partial Repairs, Kayak Club (Incl. Party Pavillion and Pool Perimeter Wall)			14,234		
Walls, Masonry, Stone, Inspections and Partial Repairs, Entry Pavillion			14,347		
Paint Finishes, Interior, Fitness Center			14,917		
Sport Courts, Clay, Scarify, Replenish and Laser Grade			35,071		
Site Furniture, Bronze Monuments, Maintenance				11,763	
Asphalt Pavement, Patch Repairs, Shearwater Parkway, Phase 1 (Incl. Kayak Club Parking Area) (2024 is Planned)				16,762	
Furniture, Cushions				23,525	
Phone and Data Systems, Amenity Area				47,050	
Concrete Sidewalks, Non-Residential, Partial				64,929	
Signage, Renovation, Neighborhood Entrances, (Incl. Bridge, Dog Park and Pergola Post Monuments)					21,871
Exercise Equipment, Strength, Phased					29,769
Mechanical Equipment, Phased (lazy river pump 2025)					46,173
Floor Coverings, Luxury Vinyl Plank, Kayak Club					47,509
Anticipated Expenditures, By Year	791,371	58,747	96,787	164,029	160,633
Approved Capital Reserve Study	580,518	85,186	59,781	202,915	82,868
More (Less) than Reserve Study	210,853	(26,439)	37,006	(38,886)	77,765

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
ASSESSMENT ALLOCATION

TOTAL EQUALIZED O&M BUDGET	\$3,908,368
COUNT COLLECTION COSTS (2%)	\$83,157
EARLY PAYMENT DISCOUNT (4%)	\$166,314
TOTAL EQUALIZED ASSESSMENT	\$4,157,838

TOTAL STRATIFIED O&M BUDGET	\$386,500
COUNT COLLECTION COSTS (2%)	\$8,223
EARLY PAYMENT DISCOUNT (4%)	\$16,447
TOTAL STRATIFIED ASSESSMENT	\$411,170

TOTAL CAPITAL RESERVE FUND BUDGET	\$530,000.00
COUNT COLLECTION COSTS (2%)	\$11,276.60
EARLY PAYMENT DISCOUNT (4%)	\$22,553.19
TOTAL CAPITAL RESERVE FUND ASSESSMENT	\$563,829.79

ASSESSMENT AREA & LOT SIZE	UNITS ASSESSED				
	O&M	SERIES 2025 DEBT SERVICE	SERIES 2018 DEBT SERVICE	SERIES 2020 DEBT SERVICE	SERIES 2022 DEBT SERVICE
<u>SERIES 2025 ASSMT AREA</u>					
TOWNHOMES	243	241			
SINGLE FAMILY 40'	288	281			
SINGLE FAMILY 50'	410	394			
SINGLE FAMILY 60'	231	226			
SINGLE FAMILY 70'	185	163			
SINGLE FAMILY 80'	69	65			
<u>SERIES 2018 ASSMT AREA</u>					
TOWNHOMES	243		243		
SINGLE FAMILY 40'	222		221		
SINGLE FAMILY 40' - Phase 3J	73		73		
SINGLE FAMILY 50'	153		152		
SINGLE FAMILY 60'	170		170		
SINGLE FAMILY 70'	57		56		
<u>SERIES 2020 ASSMT AREA</u>					
TOWNHOMES	235			235	
SINGLE FAMILY 40'	51			51	
<u>SERIES 2022 ASSMT AREA</u>					
TOWNHOMES	58				58
SINGLE FAMILY 50'	167				167
CDD TOTAL	2,855	1370	915	286	225

ALLOCATION OF O&M EQUALIZED COSTS				
EAU FACTOR	TOTAL EAU'S	% TOTAL EAU'S	TOTAL EQUALIZED BUDGETED	EQUALIZED PER LOT
1.00	243.00	8.51%	\$353,889.56	\$1,456.34
1.00	288.00	10.09%	\$419,424.67	\$1,456.34
1.00	410.00	14.36%	\$597,097.62	\$1,456.34
1.00	231.00	8.09%	\$336,413.54	\$1,456.34
1.00	185.00	6.48%	\$269,422.10	\$1,456.34
1.00	69.00	2.42%	\$100,487.16	\$1,456.34
1.00	243.00	8.51%	\$353,889.56	\$1,456.34
1.00	222.00	7.78%	\$323,306.52	\$1,456.34
1.00	73.00	2.56%	\$106,312.50	\$1,456.34
1.00	153.00	5.36%	\$222,819.36	\$1,456.34
1.00	170.00	5.95%	\$247,577.06	\$1,456.34
1.00	57.00	2.00%	\$83,011.13	\$1,456.34
1.00	235.00	8.23%	\$342,238.88	\$1,456.34
1.00	51.00	1.79%	\$74,273.12	\$1,456.34
1.00	58.00	2.03%	\$84,467.47	\$1,456.34
1.00	167.00	5.85%	\$243,208.05	\$1,456.34
2,855.00 100% \$4,157,838.30				

ALLOCATION OF O&M STRATIFIED COSTS				
EAU FACTOR	TOTAL EAU'S	% TOTAL EAU'S	TOTAL STRATIFIED BUDGETED	STRATIFIED PER LOT
0.50	121.50	4.75%	\$19,536.66	\$80.40
0.80	230.40	9.01%	\$37,047.29	\$128.64
1.00	410.00	16.03%	\$65,926.16	\$160.80
1.20	277.20	10.84%	\$44,572.52	\$192.95
1.40	259.00	10.13%	\$41,646.04	\$225.11
1.60	110.40	4.32%	\$17,751.82	\$257.27
0.50	121.50	4.75%	\$19,536.66	\$80.40
0.80	177.60	6.95%	\$28,557.28	\$128.64
0.80	58.40	2.28%	\$9,390.46	\$128.64
1.00	153.00	5.98%	\$24,601.71	\$160.80
1.20	204.00	7.98%	\$32,802.29	\$192.95
1.40	79.80	3.12%	\$12,831.48	\$225.11
0.50	117.50	4.60%	\$18,893.47	\$80.40
0.80	40.80	1.60%	\$6,560.46	\$128.64
0.50	29.00	1.13%	\$4,663.07	\$80.40
1.00	167.00	6.53%	\$26,852.85	\$160.80
2,557.10 100% \$411,170.21				

ALLOCATION OF CAPITAL RESERVE FUND (CRF)				
EAU FACTOR	TOTAL EAU'S	% TOTAL EAU'S	TOTAL CRF BUDGETED	CRF PER LOT
1.00	243.00	8.51%	\$47,989.72	\$197.49
1.00	288.00	10.09%	\$56,876.70	\$197.49
1.00	410.00	14.36%	\$80,970.30	\$197.49
1.00	231.00	8.09%	\$45,619.85	\$197.49
1.00	185.00	6.48%	\$36,535.38	\$197.49
1.00	69.00	2.42%	\$13,626.71	\$197.49
1.00	243.00	8.51%	\$47,989.72	\$197.49
1.00	222.00	7.78%	\$43,842.46	\$197.49
1.00	73.00	2.56%	\$14,416.66	\$197.49
1.00	153.00	5.36%	\$30,215.75	\$197.49
1.00	170.00	5.95%	\$33,573.05	\$197.49
1.00	57.00	2.00%	\$11,256.85	\$197.49
1.00	235.00	8.23%	\$46,409.81	\$197.49
1.00	51.00	1.79%	\$10,071.92	\$197.49
1.00	58.00	2.03%	\$11,454.34	\$197.49
1.00	167.00	5.85%	\$32,980.59	\$197.49
2,855.00 100% \$563,829.79				

ASSESSMENT AREA & LOT SIZE	TOTAL O&M & CRF PER LOT	SERIES 2025 DEBT SERVICE	SERIES 2018 DEBT SERVICE	SERIES 2020 DEBT SERVICE	SERIES 2022 DEBT SERVICE	FY 2027 TOTAL ASSESSMENT PER UNIT
<u>SERIES 2025 ASSMT AREA</u>						
TOWNHOMES	\$1,734.22	\$754.48				\$2,488.70
SINGLE FAMILY 40'	\$1,782.46	\$840.26				\$2,622.72
SINGLE FAMILY 50'	\$1,814.62	\$926.05				\$2,740.67
SINGLE FAMILY 60'	\$1,846.78	\$1,011.83				\$2,858.61
SINGLE FAMILY 70'	\$1,878.94	\$1,097.62				\$2,976.56
SINGLE FAMILY 80'	\$1,911.10	\$1,183.40				\$3,094.50
<u>SERIES 2018 ASSMT AREA</u>						
TOWNHOMES	\$1,734.22		\$812.28			\$2,546.50
SINGLE FAMILY 40'	\$1,782.46		\$904.64			\$2,687.10
SINGLE FAMILY 40' - Phase 3J	\$1,782.46		\$904.64			\$2,687.10
SINGLE FAMILY 50'	\$1,814.62		\$997.00			\$2,811.61
SINGLE FAMILY 60'	\$1,846.78		\$1,089.35			\$2,936.13
SINGLE FAMILY 70'	\$1,878.94		\$1,181.71			\$3,060.65
<u>SERIES 2020 ASSMT AREA</u>						
TOWNHOMES	\$1,734.22			\$879.50		\$2,613.72
SINGLE FAMILY 40'	\$1,782.46			\$979.50		\$2,761.96
<u>SERIES 2022 ASSMT AREA</u>						
TOWNHOMES	\$1,734.22				\$879.50	\$2,613.72
SINGLE FAMILY 50'	\$1,814.62				\$1,079.50	\$2,894.12

FY 2026 ASSESSMENT PER UNIT	\$ VARIANCE	% VARIANCE
\$2,321.70	\$167.00	7.2%
\$2,446.75	\$175.97	7.2%
\$2,558.72	\$181.95	7.1%
\$2,670.67	\$187.93	7.0%
\$2,782.64	\$193.92	7.0%
\$2,894.60	\$199.90	6.9%
\$2,446.72	\$99.78	4.1%
\$2,585.99	\$101.11	3.9%
\$120.53	\$2,566.57	2129.3%
\$2,712.17	\$99.45	3.7%
\$2,838.34	\$97.79	3.4%
\$2,964.52	\$96.13	3.2%
\$2,446.72	\$167.00	6.8%
\$2,585.99	\$175.97	6.8%
\$2,446.72	\$167.00	6.8%
\$2,712.17	\$181.95	6.7%

**TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
DEBT SERVICE REQUIREMENTS**

	SERIES 2018 DEBT SERVICE	SERIES 2020 DEBT SERVICE	SERIES 2022 DEBT SERVICE	SERIES 2025 DEBT SERVICE	TOTAL DEBT SERVICE
REVENUE					
SPECIAL ASSESSMENTS (MADS)	814,281	239,100	210,638	1,191,274	2,455,293
TOTAL REVENUE	814,281	239,100	210,638	1,191,274	2,455,293
EXPENDITURES					
INTEREST EXPENSE					
5/1/2027	288,803	73,475	78,208	329,906	770,393
11/1/2027	282,803	72,013	76,902	318,368	750,085
PRINCIPAL RETIREMENT					
5/1/2027	240,000	90,000	55,000	543,000	928,000
TOTAL EXPENDITURES	811,606	235,488	210,110	1,191,274	2,448,478
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	2,675	3,613	528	-	6,815

NET DEBT SERVICE	\$ 2,455,292.50
COLLECTION COST & EARLY PMT. DISCOUNT	\$ 156,720.80
GROSS DEBT SERVICE ASSESSMENTS	\$ 2,612,013.30

**TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
SERIES 2018 AMORTIZATION SCHEDULE**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
						10,855,000
11/1/2025		5.000%	294,553	294,553	294,553	10,855,000
5/1/2026	230,000	5.000%	294,553	524,553		10,625,000
11/1/2026		5.000%	288,803	288,803	813,356	10,625,000
5/1/2027	240,000	5.000%	288,803	528,803		10,385,000
11/1/2027		5.000%	282,803	282,803	811,606	10,385,000
5/1/2028	255,000	5.000%	282,803	537,803		10,130,000
11/1/2028		5.375%	276,428	276,428	814,231	10,130,000
5/1/2029	265,000	5.375%	276,428	541,428		9,865,000
11/1/2029		5.375%	269,306	269,306	810,734	9,865,000
5/1/2030	280,000	5.375%	269,306	549,306		9,585,000
11/1/2030		5.375%	261,781	261,781	811,088	9,585,000
5/1/2031	295,000	5.375%	261,781	556,781		9,290,000
11/1/2031		5.375%	253,853	253,853	810,634	9,290,000
5/1/2032	315,000	5.375%	253,853	568,853		8,975,000
11/1/2032		5.375%	245,388	245,388	814,241	8,975,000
5/1/2033	330,000	5.375%	245,388	575,388		8,645,000
11/1/2033		5.375%	236,519	236,519	811,906	8,645,000
5/1/2034	350,000	5.375%	236,519	586,519		8,295,000
11/1/2034		5.375%	227,113	227,113	813,631	8,295,000
5/1/2035	370,000	5.375%	227,113	597,113		7,925,000
11/1/2035		5.375%	217,169	217,169	814,281	7,925,000
5/1/2036	390,000	5.375%	217,169	607,169		7,535,000
11/1/2036		5.375%	206,688	206,688	813,856	7,535,000
5/1/2037	410,000	5.375%	206,688	616,688		7,125,000
11/1/2037		5.375%	195,669	195,669	812,356	7,125,000
5/1/2038	430,000	5.375%	195,669	625,669		6,695,000
11/1/2038		5.500%	184,113	184,113	809,781	6,695,000
5/1/2039	455,000	5.500%	184,113	639,113		6,240,000
11/1/2039		5.500%	171,600	171,600	810,713	6,240,000
5/1/2040	480,000	5.500%	171,600	651,600		5,760,000
11/1/2040		5.500%	158,400	158,400	810,000	5,760,000
5/1/2041	510,000	5.500%	158,400	668,400		5,250,000
11/1/2041		5.500%	144,375	144,375	812,775	5,250,000
5/1/2042	535,000	5.500%	144,375	679,375		4,715,000
11/1/2042		5.500%	129,663	129,663	809,038	4,715,000
5/1/2043	570,000	5.500%	129,663	699,663		4,145,000
11/1/2043		5.500%	113,988	113,988	813,650	4,145,000
5/1/2044	600,000	5.500%	113,988	713,988		3,545,000
11/1/2044		5.500%	97,488	97,488	811,475	3,545,000
5/1/2045	635,000	5.500%	97,488	732,488		2,910,000
11/1/2045		5.500%	80,025	80,025	812,513	2,910,000
5/1/2046	670,000	5.500%	80,025	750,025		2,240,000
11/1/2046		5.500%	61,600	61,600	811,625	2,240,000
5/1/2047	705,000	5.500%	61,600	766,600		1,535,000
11/1/2047		5.500%	42,213	42,213	808,813	1,535,000
5/1/2048	745,000	5.500%	42,213	787,213		790,000
11/1/2048		5.500%	21,725	21,725	808,938	790,000
5/1/2049	790,000	5.500%	21,725	811,725	811,725	-
Total	\$ 10,855,000		\$ 8,922,519	\$ 19,777,519	\$ 19,777,519	

Max Annual DS: 814,281

Footnote:
Data herein for the CDD's budgetary process purposes only.

**TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
SERIES 2020 AMORTIZATION SCHEDULE**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
						3,835,000
5/1/2026	90,000	3.250%	74,938	164,938		3,745,000
11/1/2026		3.250%	73,475	73,475	238,413	3,745,000
5/1/2027	90,000	3.250%	73,475	163,475		3,655,000
11/1/2027		3.250%	72,013	72,013	235,488	3,655,000
5/1/2028	95,000	3.250%	72,013	167,013		3,560,000
11/1/2028		3.250%	70,469	70,469	237,481	3,560,000
5/1/2029	95,000	3.250%	70,469	165,469		3,465,000
11/1/2029		3.250%	68,925	68,925	234,394	3,465,000
5/1/2030	100,000	3.250%	68,925	168,925		3,365,000
11/1/2030		4.000%	67,300	67,300	236,225	3,365,000
5/1/2031	105,000	4.000%	67,300	172,300		3,260,000
11/1/2031		4.000%	65,200	65,200	237,500	3,260,000
5/1/2032	110,000	4.000%	65,200	175,200		3,150,000
11/1/2032		4.000%	63,000	63,000	238,200	3,150,000
5/1/2033	115,000	4.000%	63,000	178,000		3,035,000
11/1/2033		4.000%	60,700	60,700	238,700	3,035,000
5/1/2034	120,000	4.000%	60,700	180,700		2,915,000
11/1/2034		4.000%	58,300	58,300	239,000	2,915,000
5/1/2035	125,000	4.000%	58,300	183,300		2,790,000
11/1/2035		4.000%	55,800	55,800	239,100	2,790,000
5/1/2036	125,000	4.000%	55,800	180,800		2,665,000
11/1/2036		4.000%	53,300	53,300	234,100	2,665,000
5/1/2037	130,000	4.000%	53,300	183,300		2,535,000
11/1/2037		4.000%	50,700	50,700	234,000	2,535,000
5/1/2038	140,000	4.000%	50,700	190,700		2,395,000
11/1/2038		4.000%	47,900	47,900	238,600	2,395,000
5/1/2039	145,000	4.000%	47,900	192,900		2,250,000
11/1/2039		4.000%	45,000	45,000	237,900	2,250,000
5/1/2040	150,000	4.000%	45,000	195,000		2,100,000
11/1/2040		4.000%	42,000	42,000	237,000	2,100,000
5/1/2041	155,000	4.000%	42,000	197,000		1,945,000
11/1/2041		4.000%	38,900	38,900	235,900	1,945,000
5/1/2042	160,000	4.000%	38,900	198,900		1,785,000
11/1/2042		4.000%	35,700	35,700	234,600	1,785,000
5/1/2043	170,000	4.000%	35,700	205,700		1,615,000
11/1/2043		4.000%	32,300	32,300	238,000	1,615,000
5/1/2044	175,000	4.000%	32,300	207,300		1,440,000
11/1/2044		4.000%	28,800	28,800	236,100	1,440,000
5/1/2045	180,000	4.000%	28,800	208,800		1,260,000
11/1/2045		4.000%	25,200	25,200	234,000	1,260,000
5/1/2046	190,000	4.000%	25,200	215,200		1,070,000
11/1/2046		4.000%	21,400	21,400	236,600	1,070,000
5/1/2047	195,000	4.000%	21,400	216,400		875,000
11/1/2047		4.000%	17,500	17,500	233,900	875,000
5/1/2048	205,000	4.000%	17,500	222,500		670,000
11/1/2048		4.000%	13,400	13,400	235,900	670,000
5/1/2049	215,000	4.000%	13,400	228,400		455,000
11/1/2049		4.000%	9,100	9,100	237,500	455,000
5/1/2050	225,000	4.000%	9,100	234,100		230,000
11/1/2050		4.000%	4,600	4,600	238,700	230,000
5/1/2051	230,000	4.000%	4,600	234,600	234,600	-
Total	\$ 3,835,000		\$ 2,316,900	\$ 6,151,900	\$ 6,151,900	

Max Annual DS: 239,100

Footnote:

Data herein for the CDD's budgetary process purposes only.

**TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
SERIES 2022 AMORTIZATION SCHEDULE**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
						2,945,000
5/1/2026	50,000	4.750%	79,396	129,396		2,895,000
11/1/2026		4.750%	78,208	78,208	207,604	2,895,000
5/1/2027	55,000	4.750%	78,208	133,208		2,840,000
11/1/2027		5.100%	76,902	76,902	210,110	2,840,000
5/1/2028	55,000	5.100%	76,902	131,902		2,785,000
11/1/2028		5.100%	75,499	75,499	207,401	2,785,000
5/1/2029	60,000	5.100%	75,499	135,499		2,725,000
11/1/2029		5.100%	73,969	73,969	209,469	2,725,000
5/1/2030	60,000	5.100%	73,969	133,969		2,665,000
11/1/2030		5.100%	72,439	72,439	206,409	2,665,000
5/1/2031	65,000	5.100%	72,439	137,439		2,600,000
11/1/2031		5.100%	70,782	70,782	208,221	2,600,000
5/1/2032	70,000	5.100%	70,782	140,782		2,530,000
11/1/2032		5.375%	68,997	68,997	209,779	2,530,000
5/1/2033	70,000	5.375%	68,997	138,997		2,460,000
11/1/2033		5.375%	67,116	67,116	206,113	2,460,000
5/1/2034	75,000	5.375%	67,116	142,116		2,385,000
11/1/2034		5.375%	65,100	65,100	207,216	2,385,000
5/1/2035	80,000	5.375%	65,100	145,100		2,305,000
11/1/2035		5.375%	62,950	62,950	208,050	2,305,000
5/1/2036	85,000	5.375%	62,950	147,950		2,220,000
11/1/2036		5.375%	60,666	60,666	208,616	2,220,000
5/1/2037	90,000	5.375%	60,666	150,666		2,130,000
11/1/2037		5.375%	58,247	58,247	208,913	2,130,000
5/1/2038	95,000	5.375%	58,247	153,247		2,035,000
11/1/2038		5.375%	55,694	55,694	208,941	2,035,000
5/1/2039	100,000	5.375%	55,694	155,694		1,935,000
11/1/2039		5.375%	53,006	53,006	208,700	1,935,000
5/1/2040	105,000	5.375%	53,006	158,006		1,830,000
11/1/2040		5.375%	50,184	50,184	208,191	1,830,000
5/1/2041	110,000	5.375%	50,184	160,184		1,720,000
11/1/2041		5.375%	47,228	47,228	207,413	1,720,000
5/1/2042	115,000	5.375%	47,228	162,228		1,605,000
11/1/2042		5.500%	44,138	44,138	206,366	1,605,000
5/1/2043	125,000	5.500%	44,138	169,138		1,480,000
11/1/2043		5.500%	40,700	40,700	209,838	1,480,000
5/1/2044	130,000	5.500%	40,700	170,700		1,350,000
11/1/2044		5.500%	37,125	37,125	207,825	1,350,000
5/1/2045	140,000	5.500%	37,125	177,125		1,210,000
11/1/2045		5.500%	33,275	33,275	210,400	1,210,000
5/1/2046	145,000	5.500%	33,275	178,275		1,065,000
11/1/2046		5.500%	29,288	29,288	207,563	1,065,000
5/1/2047	155,000	5.500%	29,288	184,288		910,000
11/1/2047		5.500%	25,025	25,025	209,313	910,000
5/1/2048	165,000	5.500%	25,025	190,025		745,000
11/1/2048		5.500%	20,488	20,488	210,513	745,000
5/1/2049	170,000	5.500%	20,488	190,488		575,000
11/1/2049		5.500%	15,813	15,813	206,300	575,000
5/1/2050	180,000	5.500%	15,813	195,813		395,000
11/1/2050		5.500%	10,863	10,863	206,675	395,000
5/1/2051	190,000	5.500%	10,863	200,863		205,000
11/1/2051		5.500%	5,638	5,638	206,500	205,000
5/1/2052	205,000	5.500%	5,638	210,638	210,638	-
Total	\$ 2,945,000		\$ 2,678,071	\$ 5,623,071	\$ 5,623,071	

Max Annual DS: 210,638

Footnote:

Data herein for the CDD's budgetary process purposes only.

**TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 APPROVED PROPOSED BUDGET
SERIES 2025 AMORTIZATION SCHEDULE**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bonds Outstanding
						16,045,000
5/1/2026	520,000	4.250%	340,956	860,956		15,525,000
11/1/2026		4.250%	329,906	329,906	1,190,863	15,525,000
5/1/2027	543,000	4.250%	329,906	872,906		14,982,000
11/1/2027		4.250%	318,368	318,368	1,191,274	14,982,000
5/1/2028	566,000	4.250%	318,368	884,368		14,416,000
11/1/2028		4.250%	306,340	306,340	1,190,708	14,416,000
5/1/2029	591,000	4.250%	306,340	897,340		13,825,000
11/1/2029		4.250%	293,781	293,781	1,191,121	13,825,000
5/1/2030	616,000	4.250%	293,781	909,781		13,209,000
11/1/2030		4.250%	280,691	280,691	1,190,473	13,209,000
5/1/2031	643,000	4.250%	280,691	923,691		12,566,000
11/1/2031		4.250%	267,028	267,028	1,190,719	12,566,000
5/1/2032	671,000	4.250%	267,028	938,028		11,895,000
11/1/2032		4.250%	252,769	252,769	1,190,796	11,895,000
5/1/2033	700,000	4.250%	252,769	952,769		11,195,000
11/1/2033		4.250%	237,894	237,894	1,190,663	11,195,000
5/1/2034	731,000	4.250%	237,894	968,894		10,464,000
11/1/2034		4.250%	222,360	222,360	1,191,254	10,464,000
5/1/2035	762,000	4.250%	222,360	984,360		9,702,000
11/1/2035		4.250%	206,168	206,168	1,190,528	9,702,000
5/1/2036	795,000	4.250%	206,168	1,001,168		8,907,000
11/1/2036		4.250%	189,274	189,274	1,190,441	8,907,000
5/1/2037	830,000	4.250%	189,274	1,019,274		8,077,000
11/1/2037		4.250%	171,636	171,636	1,190,910	8,077,000
5/1/2038	866,000	4.250%	171,636	1,037,636		7,211,000
11/1/2038		4.250%	153,234	153,234	1,190,870	7,211,000
5/1/2039	904,000	4.250%	153,234	1,057,234		6,307,000
11/1/2039		4.250%	134,024	134,024	1,191,258	6,307,000
5/1/2040	943,000	4.250%	134,024	1,077,024		5,364,000
11/1/2040		4.250%	113,985	113,985	1,191,009	5,364,000
5/1/2041	984,000	4.250%	113,985	1,097,985		4,380,000
11/1/2041		4.250%	93,075	93,075	1,191,060	4,380,000
5/1/2042	1,026,000	4.250%	93,075	1,119,075		3,354,000
11/1/2042		4.250%	71,273	71,273	1,190,348	3,354,000
5/1/2043	1,071,000	4.250%	71,273	1,142,273		2,283,000
11/1/2043		4.250%	48,514	48,514	1,190,786	2,283,000
5/1/2044	1,117,000	4.250%	48,514	1,165,514		1,166,000
11/1/2044		4.250%	24,778	24,778	1,190,291	1,166,000
5/1/2045	1,166,000	4.250%	24,778	1,190,778	1,190,778	-
Total	\$ 16,045,000		\$ 7,771,146	\$ 23,816,146	\$ 23,816,146	

Max Annual DS: 1,191,274

Footnote:

Data herein for the CDD's budgetary process purposes only.

EXHIBIT 3

Trout Creek Community Development District

FY 2026–2027 Approved Proposed Budget Analysis

Trout Creek Community Development District’s approved proposed budget for FY 2026–2027 balances at \$4,575,668 in total General Fund Operations & Maintenance (O&M), representing a \$442,359 (+10.7%) increase over the FY 2026 adopted budget.

Key Budget Overview

Fund / Category	FY 2026 Adopted	FY 2027 Proposed	Variance (\$)	Variance (%)
General Fund Revenues	\$4,133,309	\$4,575,668	+\$442,359	+10.7%
Administrative	\$313,119	\$448,400	+\$135,281	+43.2%
Insurance	\$116,528	\$125,000	+\$8,472	+7.3%
Utilities	\$625,375	\$670,000	+\$44,625	+7.1%
Field Operations	\$1,410,000	\$1,517,000	+\$107,000	+7.6%
Amenity Operations	\$1,592,287	\$1,689,268	+\$96,981	+6.1%
Security Operations	\$76,000	\$126,000	+\$50,000	+65.8%
Capital Reserve Assessment	\$425,000	\$530,000	+\$105,000	+24.7%

Resident Assessment Impact

- **Series 2025 Assessment Area:** Annual assessments increase across all product types by \$167.00 to \$199.90 (+6.9% to +7.2%).
 - Townhomes: Increases from \$2,311.70 to \$2,478.70 (+\$167.00 / +7.2%)
 - Single Family 40': Increases from \$2,446.75 to \$2,622.72 (+\$175.97 / +7.2%)
 - Single Family 50': Increases from \$2,558.72 to \$2,740.67 (+\$181.95 / +7.1%)
 - Single Family 60': Increases from \$2,678.67 to \$2,858.61 (+\$187.98 / +7.0%)
 - Single Family 70': Increases from \$2,782.64 to \$2,976.56 (+\$193.92 / +7.0%)
 - Single Family 80': Increases from \$2,894.68 to \$3,094.58 (+\$199.90 / +6.9%)
- **Series 2018 Assessment Area:** Annual assessments increase across all product types by \$96.13 to \$101.11 (+3.2% to +4.1%).

- Townhomes: Increases from \$2,446.72 to \$2,546.58 (+\$99.75 / +4.1%)
- Single Family 40' & 40' Ph 3B: Increases from \$2,585.99 to \$2,687.10 (+\$101.11 / +3.9%)
- Single Family 50': Increases from \$2,712.17 to \$2,811.61 (+\$99.45 / +3.7%)
- Single Family 60': Increases from \$2,838.34 to \$2,936.13 (+\$97.79 / +3.4%)
- Single Family 70': Increases from \$2,964.52 to \$3,060.65 (+\$96.13 / +3.2%)
- **Series 2020 Assessment Area:** Annual assessments increase uniformly across both lot types by +6.8%.
 - Townhomes: Increases from \$2,446.72 to \$2,613.72 (+\$167.00 / +6.8%)
 - Single Family 40': Increases from \$2,585.99 to \$2,761.96 (+\$175.97 / +6.8%)
- **Series 2022 Assessment Area:** Annual assessments increase across both lot types by +6.7% to +6.8%.
 - Townhomes: Increases from \$2,446.72 to \$2,613.72 (+\$167.00 / +6.8%)
 - Single Family 50': Increases from \$2,712.17 to \$2,894.12 (+\$181.95 / +6.7%)

Key Budget Drivers & Operational Highlights

- **Revenue Shifts:** On-tax roll assessments expand by \$485,190 (+12.7%) to \$4,294,868, making up 93.9% of General Fund revenue while off-tax roll revenue drops to \$0 (-100%).
- **Administrative & Security Costs:** Administrative expenses expand by \$135,281 (+43.2%) due to new litigation/mediation allocations (\$60,000) and increases in District Management (+\$37,878) and Legal Counsel (+\$25,000). Security operations rise +65.8% (+\$50,000) to expand off-duty deputy patrols (\$104,000).
- **Field & Amenity Enhancements:** Field maintenance grows +7.6% (+\$107,000) due to pinestraw/mulch increases (+\$60,000) and new repair allocations. Amenity operations increase +6.1% (+\$96,981), driven by staffing contracts (\$964,000) and lifeguard services (\$207,643).
- **Capital Reserve Fund (CRF):** Proposed capital outlays total \$791,371 for FY 2027, centered on Lazy River pebble refinishing (\$275,275), Lap Pool pebble refinishing (\$242,948), amenity upgrades (\$100,000), and parking additions (\$100,000).

EXHIBIT 4

RESOLUTION 2026-19

THE ANNUAL APPROPRIATION RESOLUTION OF THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the June 15, 2026, submitted to the Board of Supervisors (“**Board**”) of the Trout Creek Community Development District (“**District**”) proposed budgets (“**Proposed Budgets**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2027**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

WHEREAS, the Board held the duly noticed public hearing on the Proposed Budgets on August 27, 2026.

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

SECTION 1. BUDGET

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

- b. The Proposed Budgets, attached hereto as **Exhibit A**, as amended by the Board, are hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budgets**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budgets may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budgets, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budgets for the Trout Creek Community Development District for the Fiscal Year Ending September 30, 2027.”
- d. The Adopted Budgets shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of **\$7,822,332** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$4,575,668</u>
TOTAL CAPITAL RESERVE FUND	<u>\$791,371</u>
DEBT SERVICE FUND - SERIES 2018	<u>\$814,281</u> _____
DEBT SERVICE FUND – SERIES 2020	<u>\$239,100</u>
DEBT SERVICE FUND – SERIES 2022	<u>\$210,638</u>
DEBT SERVICE FUND – SERIES 2025	<u>\$1,191,274</u> _____
TOTAL ALL FUNDS	<u>\$7,822,332</u>

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

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

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

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

PASSED AND ADOPTED THIS 27TH DAY OF AUGUST, 2026.

ATTEST:

**TROUT CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: Chairman

Exhibit A: Adopted Budgets for Fiscal Year 2027

EXHIBIT 5

RESOLUTION 2026-20

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

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

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Trout Creek Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

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

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

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

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operations and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The collection of previously levied debt service assessments, as set forth in Exhibits A and B, is also hereby authorized and confirmed for Fiscal Year 2027. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operations and maintenance assessments, unless and until adjusted by a subsequent resolution of the Board adopted in accordance with applicable law.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates to the County property roll, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

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

PASSED AND ADOPTED THIS 27TH DAY OF AUGUST 2026.

ATTEST:

**TROUT CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2027
Exhibit B: Assessment Roll

EXHIBIT 6

RESOLUTION 2026-21

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT REALLOCATING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018, IN ORDER TO IMPOSE SUCH ASSESSMENTS ON NEWLY PLATTED AND BENEFITTED PROPERTY; APPROVING A SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT; MAKING CERTAIN FINDINGS; CONFIRMING THE LIEN OF THE REALLOCATED ASSESSMENTS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; AUTHORIZING UPDATES TO THE ASSESSMENT ROLL AND THE RECORDING OF A NOTICE; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND 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*, established effective October 28, 2014, pursuant to St. Johns County Ordinance No. 2014-44, and situated entirely within St. Johns County, Florida; and

WHEREAS, the District has previously determined to undertake, install, establish, construct, or acquire certain public infrastructure improvements (the "**Capital Improvement Plan**" or "**CIP**"), a portion of which is more particularly described in that certain *Supplemental Engineer's Report Series 2018 Bond*, dated June 11, 2018, prepared by the District Engineer (the "**Supplemental Engineer's Report**" and the project therein described, the "**Series 2018 Project**"), and the District has evidenced its intent to defray the cost of such improvements through the levy and collection of special assessments against property within the District benefitted thereby; and

WHEREAS, on December 17, 2014, the District, after due notice and public hearing, adopted Resolution 2015-30, which equalized, approved, confirmed, and levied special assessments on property benefitting from the improvements authorized by the District, and approved that certain *Master Special Assessment Allocation Report*, dated December 17, 2014 (the "**Master Report**"); and

WHEREAS, on June 28, 2018, the District entered into a Bond Purchase Agreement whereby it agreed to sell its \$12,100,000 Trout Creek Community Development District (St. Johns County, Florida) Capital Improvement Revenue Bonds, Series 2018 (the "**Series 2018 Bonds**"), to finance a portion of the Series 2018 Project, the repayment of which is secured by special assessments levied against benefitted property within the District (the "**Series 2018 Assessments**"); and

WHEREAS, on July 5, 2018, the District adopted Resolution 2018-08, which, among other things, set forth the terms of the Series 2018 Bonds, confirmed the maximum assessment lien securing the Series 2018 Bonds, levied and allocated the Series 2018 Assessments, and approved that certain *Final Supplemental Special Assessment Allocation Report, Capital*

Improvement Revenue Bonds, Series 2018, dated June 28, 2018 (the “**Supplemental Assessment Report**”, and together with the Master Report, the “**Assessment Methodology**”); and

WHEREAS, Section 4(b) of Resolution 2018-08 provides that “[t]he lien of the special assessments securing the Series 2018 Bonds includes all developable acreage within the District (as the District's boundaries may be adjusted pursuant to law), and as such land is ultimately defined and set forth in site plans or other designations of developable acreage,” and further provides that “[t]o the extent that land is added to the District, the District may, by supplemental resolution at a regularly noticed meeting and without the need for public hearing, determine such land to be benefitted by the Series 2018 Project and reallocate the special assessments securing the Series 2018 Bonds in order to impose special assessments on the newly added and benefitted property”; and

WHEREAS, the Supplemental Assessment Report likewise provides that, “[i]n the event that developable lands that derive benefit from the CIP are added to the District boundaries, whether by boundary amendment or increase in density, Series 2018 Assessments will be allocated to such lands, pursuant to the methodology described herein”; and

WHEREAS, the Series 2018 Bonds and the Series 2018 Assessments were originally sized based on the expectation that the Series 2018 Assessments would be fully absorbed by the seven hundred ninety-four (794) planned Platted Units shown on Table 5 of the Supplemental Assessment Report, and the Series 2018 Assessments are levied on Unplatted Parcels on an equal assessment per-acre basis until such parcels are platted; and

WHEREAS, since the issuance of the Series 2018 Bonds, the number and mix of planned and platted units have changed from those reflected in the original allocation of the Series 2018 Assessments, including the platting of seventy-three (73) additional Single Family 40’ lots within Phase 3J of the District, commonly referred to as the “Dream Finders” lots and more particularly described as the lots within the plat of Shearwater Phase 3J recorded in Plat Book 131, Pages 80-86 of the Official Records of St. Johns County, Florida (the “**Phase 3J Lots**”); and

WHEREAS, as a result of the foregoing, the Series 2018 Assessments are allocated among the eight hundred forty-two (842) Platted Units reflected in the District’s Fiscal Year 2025-2026 assessment roll and, upon inclusion of the Phase 3J Lots, are proposed to be allocated among nine hundred fifteen (915) Platted Units for Fiscal Year 2026-2027, and a reallocation of the Series 2018 Assessments among such Platted Units is appropriate to maintain a fair and reasonable allocation of the Series 2018 Assessments consistent with the Assessment Methodology; and

WHEREAS, the District’s methodology consultant, Vesta District Services, has prepared that certain *Supplemental Special Assessment Allocation Report*, dated August 27, 2026 (the “**Amended 2018 Allocation Report**”), which reallocates the Series 2018 Assessments among the benefitted Platted Units, including the Phase 3J Lots, consistent with the Assessment Methodology, a copy of which is attached hereto as **Exhibit A**; and

WHEREAS, based on the determinations of the District’s methodology consultant set forth in the Amended 2018 Allocation Report, the Phase 3J Lots will receive a special benefit from the Series 2018 Project commensurate with the Series 2018 Assessments reallocated thereto; and

WHEREAS, the District finds that the reallocation of the Series 2018 Assessments described herein is necessary and appropriate to ensure the Series 2018 Assessments are fairly and reasonably allocated as set forth in the Assessment Methodology, and that such reallocation may be accomplished, pursuant to Section 4(b) of Resolution 2018-08, by supplemental resolution adopted at a regularly noticed meeting and without the need for public hearing.

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

1. **RECITALS.** The recitals stated above are true and correct, are incorporated herein by reference, and are adopted by the Board of Supervisors (the “**Board**”) as findings of the District.
2. **AUTHORITY.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170 and 190, *Florida Statutes*, Resolution 2015-30, and Resolution 2018-08, including Section 4(b) thereof.
3. **APPROVAL OF AMENDED 2018 ALLOCATION REPORT.** The Amended 2018 Allocation Report, attached hereto as **Exhibit A**, is hereby approved, adopted, and confirmed, and the District ratifies its use in connection with the reallocation of the Series 2018 Assessments. The Board finds that the reallocation of the Series 2018 Assessments set forth in the Amended 2018 Allocation Report is fair and reasonable, reflects the special benefit conferred on the benefitted Platted Units by the Series 2018 Project, and is undertaken consistent with the reallocation authority set forth in Resolution 2018-08.
4. **REALLOCATION OF DEBT; FINDINGS.** Based on the determinations of the District’s methodology consultant set forth in the Amended 2018 Allocation Report, the Board hereby finds and determines that the Phase 3J Lots are specially benefitted by the Series 2018 Project in an amount commensurate with the Series 2018 Assessments reallocated thereto. The Board hereby reallocates the Series 2018 Assessments among the benefitted Platted Units, including the Phase 3J Lots, in accordance with the Assessment Methodology and the Amended 2018 Allocation Report, in order to impose Series 2018 Assessments on the newly platted and benefitted property and to adjust the allocation of the Series 2018 Assessments among the other benefitted Platted Units accordingly; provided, that the Series 2018 Assessments reallocated to any previously assessed Platted Unit shall not exceed the Series 2018 Assessments previously allocated to such Platted Unit. This action is taken pursuant to Section 4(b) of Resolution 2018-08 at a regularly noticed meeting and without the need for public hearing. The District Manager is authorized and directed to update the District’s assessment roll to reflect the reallocation of the Series 2018 Assessments described herein.
5. **CONFIRMATION OF LIEN.** Upon the reallocation of the Series 2018 Assessments as provided herein, the special assessment or assessments against each respective parcel, including the Phase 3J Lots, shall be and shall remain a legal, valid, and binding first lien on such parcels until paid, and such lien shall be coequal with the lien of all state, county,

district, municipal, or other governmental taxes and superior in dignity to all other liens, titles, and claims.

6. **SUPPLEMENT TO IMPROVEMENT LIEN BOOK; ASSESSMENT NOTICE.** The lien of the Series 2018 Assessments encumbers all developable acreage within the District, including the Phase 3J Lots, as provided in Resolution 2018-08, and such lien is evidenced of record by that certain *Notice of Series 2018 Special Assessments Securing the Series 2018 Bonds* recorded in the Official Records of St. Johns County, Florida, at Official Records Book 4585, Page 560 (the “**Series 2018 Assessment Notice**”). Immediately following the adoption of this Resolution, the special assessments as reallocated herein shall be recorded by the Secretary of the Board in the District's Improvement Lien Book, and the District's Secretary is further directed to record a supplemental notice to the Series 2018 Assessment Notice, in the Official Records of St. Johns County, Florida evidencing the reallocation of the Series 2018 Assessments described herein and the imposition of Series 2018 Assessments on the Phase 3J Lots. The District Manager and District Counsel are authorized to prepare, execute, and record any instruments necessary to evidence and perfect the lien of the Series 2018 Assessments as reallocated herein.
7. **FUTURE REALLOCATION.** To the extent additional lands within the District are platted, re-platted, or otherwise subdivided into Platted Units, or developable lands are added to the District by boundary amendment or increase in density, the District Manager shall prepare or cause to be prepared an updated assessment allocation report consistent with the Assessment Methodology, and the Board may adopt a further supplemental resolution to reallocate the Series 2018 Assessments accordingly, in each case pursuant to Section 4(b) of Resolution 2018-08.
8. **ASSESSMENT RESOLUTIONS REMAIN IN EFFECT.** This Resolution is intended to supplement Resolution 2015-30 and Resolution 2018-08, and all other resolutions relating to the District's levy of special assessments on lands within the boundaries of the District benefitting from the Capital Improvement Plan, each of which remains in full force and effect except to the extent expressly provided herein.
9. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.
10. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining provisions of this Resolution, or any part thereof.
11. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED THIS 27th DAY OF AUGUST, 2026.

ATTEST:

TROUT CREEK COMMUNITY
DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

By: _____
Its: Chairperson / Vice-Chairperson,
Board of Supervisors

Exhibit A: Amended 2018 Allocation Report, dated August 27, 2026

Exhibit A

Amended 2018 Allocation Report

**TROUT CREEK
COMMUNITY DEVELOPMENT DISTRICT
SUPPLEMENTAL SPECIAL ASSESSMENT
ALLOCATION REPORT**

Capital Improvement Revenue Bonds, Series 2018

*Reallocation of Series 2018 Assessments
(Inclusion of Shearwater Phase 3J – "Dream Finders" Lots)*

Prepared by:
Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746

August 27, 2026

I. INTRODUCTION

This Supplemental Special Assessment Allocation Report (this "Supplemental Report") is prepared for the Trout Creek Community Development District (the "District"), a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes. It supplements, and should be read together with, the District's Master Special Assessment Allocation Report dated December 17, 2014 (the "Master Report") and the Final Supplemental Special Assessment Allocation Report, Capital Improvement Revenue Bonds, Series 2018, dated June 28, 2018 (the "Series 2018 Report," and together with the Master Report, the "Assessment Methodology").

The purpose of this Supplemental Report is to reallocate the special assessments securing the District's \$12,100,000 Capital Improvement Revenue Bonds, Series 2018 (the "Series 2018 Bonds," and the assessments securing them, the "Series 2018 Assessments") among the Platted Units currently on the District's direct bill, including seventy-three (73) newly platted Single Family 40' lots within Shearwater Phase 3J (the "Phase 3J Lots"), consistent with the Assessment Methodology. Except as supplemented and reallocated herein, the Assessment Methodology remains in full force and effect.

II. DEFINED TERMS

Capitalized terms used but not defined in this Supplemental Report have the meanings given in the Series 2018 Report and the Master Report. As used herein:

"Assessment Methodology" – collectively, the Master Report and the Series 2018 Report.

"EAU" – or "Equivalent Assessment Unit," the allocation factor used in the Master Report that reflects a quantitative measure of the amount of special benefit conferred by the District's CIP on a particular land use, relative to other land uses.

"Phase 3J Lots" – the seventy-three (73) Single Family 40' lots within the plat of Shearwater Phase 3J recorded in Plat Book 131, Pages 80–86, of the Official Records of St. Johns County, Florida.

"Platted Units" – residential lots configured into their intended end-use and subject to a recorded plat.

"Series 2018 Report" – the Final Supplemental Special Assessment Allocation Report, Capital Improvement Revenue Bonds, Series 2018, dated June 28, 2018.

III. BACKGROUND

On July 5, 2018, the District adopted Resolution 2018-08, which set forth the terms of the Series 2018 Bonds, confirmed the maximum assessment lien securing the Series 2018 Bonds, levied and allocated the Series 2018 Assessments, and approved the Series 2018 Report. The Series 2018 Bonds were issued in the aggregate principal amount of \$12,100,000, with a final maturity of May 1, 2049 and maximum annual debt service of \$819,509, and the Series 2018 Assessments were levied in the corresponding principal amount. (Series 2018 Report, Tables 3–4.)

The Series 2018 Bonds and Series 2018 Assessments were originally sized based on the expectation that the Series 2018 Assessments would be fully absorbed by the seven hundred ninety-four (794) planned Platted Units shown on Table 5 of the Series 2018 Report, with assessments levied on Unplatted Parcels on an equal-per-acre basis until platting.

Section 4(b) of Resolution 2018-08 provides that the lien of the Series 2018 Assessments includes all developable acreage within the District, and that the District may, by supplemental resolution adopted at a regularly noticed meeting and without the need for a public hearing, determine added or newly platted land to be benefitted and reallocate the Series 2018 Assessments accordingly. The Series 2018 Report likewise contemplates reallocation: once the Series 2018 Assessments "are fully absorbed by platted units, any remaining platted units and/or lands may be subject to future debt assessments, or the Assessments may be reallocated." This Supplemental Report is prepared pursuant to that authority.

IV. CHANGE IN THE DEVELOPMENT PLAN

Since issuance of the Series 2018 Bonds, the number and product mix of Platted Units bearing the Series 2018 Assessments has changed from the 794-unit plan reflected in Table 5 of the Series 2018 Report, while the Series 2018 debt service assessed per unit has remained unchanged since issuance. The District's Fiscal Year 2026 adopted assessment roll reflects eight hundred forty-two (842) Platted Units, and, upon inclusion of the 73 Phase 3J Lots, nine hundred fifteen (915) Platted Units are proposed for Fiscal Year 2027. Table 1 summarizes the unit count by product type from issuance through the proposed Fiscal Year 2027 allocation.

Table 1. Series 2018 Platted Unit Count by Product Type (Issuance – FY2027)

Product	Issuance	FY20 Adopted	FY21 Adopted	FY22 Adopted	FY23 Adopted	FY24 Adopted	FY25 Adopted	FY26 Adopted	FY27 Proposed
Townhome	101	117	117	456	190	190	243	243	243
Single Family 40'	87	318	318	352	271	271	222	221	294

Product	Issuance	FY20 Adopted	FY21 Adopted	FY22 Adopted	FY23 Adopted	FY24 Adopted	FY25 Adopted	FY26 Adopted	FY27 Proposed
Single Family 50'	282	152	152	152	152	154	152	152	152
Single Family 60'	268	143	143	72	170	170	170	170	170
Single Family 70'	0	98	98	0	57	57	57	56	56
Single Family 80'	56	0	0	0	0	0	0	0	0
Total	794	828	828	1,032	840	842	844	842	915

Source: Vesta District Services reallocation analysis (Apr. 13, 2026). The 842-unit FY2026 count matches the FY2026 adopted assessment roll; the FY2027 Proposed column incorporates the 73 Phase 3J Lots (Single Family 40').

V. SPECIAL BENEFIT AND APPORTIONMENT FINDINGS

A community development district may levy special assessments under Chapters 170, 190, and 197, *Florida Statutes*, only where the assessed parcels receive a special benefit from the improvements financed, and it must apportion those assessments so that they are fairly and reasonably distributed relative to the special benefit conferred, such that the assessment levied on a parcel does not exceed the special benefit that parcel receives. The Master Report found that the District's CIP confers special benefit on the land uses within the District and allocated CIP costs and Maximum Assessments among product types using EAU factors keyed to lot frontage (a 50' lot as the 1.00 standard).

The Series 2018 Report applied that methodology to the Series 2018 Bonds. As the methodology consultant has noted, the Series 2018 Assessments were not imposed at the raw EAU-derived Maximum Assessment levels; rather, per-unit Series 2018 Assessments were set at target annual installment levels, reduced from the EAU/maximum levels through recognized in-kind infrastructure contributions credited to certain product types. The Series 2018 Report expressly found that, as so allocated, the Series 2018 Assessments "fall within the cost/benefit thresholds, as well as the Maximum Assessment levels, established by the Master Report."

Because the benefit relationships among product types were originally fixed by these per-unit target rates rather than by the unadjusted EAU factors, the reallocation set forth herein uses each product type's existing per-unit Series 2018 debt service rate as the allocation factor. This approach preserves the relative levels of benefit and burden established at issuance and confirmed in the Series 2018 Report, and it keeps every product type's per-unit assessment at or below the levels previously found to reflect special benefit and to fall within the applicable

Maximum Assessment. The reallocation neither increases any per-unit assessment above its issuance level nor imposes an assessment on any parcel exceeding the special benefit it receives.

The Phase 3J Lots are Single Family 40' Platted Units, a product type expressly contemplated by the Assessment Methodology and assigned an EAU factor of 0.80 in the Master Report. These lots are within the District, are served by and derive special benefit from the Series 2018 Project on the same basis as other Single Family 40' units and accordingly are properly included among the Platted Units bearing the Series 2018 Assessments. Based on the foregoing, and on the analysis of the District's methodology consultant, the Phase 3J Lots receive a special benefit from the Series 2018 Project commensurate with the Series 2018 Assessments reallocated to them.

VI. REALLOCATION OF THE SERIES 2018 ASSESSMENTS

Table 2 restates the original allocation of the Series 2018 Assessments among the 794 planned Platted Units, at the target per-unit annual installment levels established at issuance. Table 3 sets forth the reallocation of the Series 2018 Assessments among the 915 currently proposed Platted Units, using each product type's per-unit debt service rate as the allocation factor.

Table 2. Original Series 2018 Assessment Allocation (at Issuance)

Product	Units	Per-Unit Annual Installment	Product Total Annual Installment
Townhome	101	\$880	\$88,830
Single Family 40'	87	\$980	\$85,217
Single Family 50'	282	\$1,080	\$304,419
Single Family 60'	268	\$1,180	\$316,106
Single Family 70'	0	\$1,280	\$0
Single Family 80'	56	\$1,380	\$77,252
Total	794	—	\$871,823

Source: Series 2018 Report, Table 5 (per-unit target annual installments) and Table 4 (total annual installment of \$871,823). Single Family 60' combines the Phase 2 (127) and Phase 3 (141) units shown separately in Table 5; Single Family 70' was not assigned Series 2018 Assessments at issuance.

Table 3. Reallocated Series 2018 Assessment Allocation (Proposed FY2027 – 915 Units)

Product	Units	Issuance Gross DS / Unit	Alloc. Factor	Total Allocation	Alloc. %	Reallocated Gross Assessments	Reallocated Gross DS / Unit	Change in DS / Unit
Townhome	243	\$879.50	0.81	197.98	22.79%	\$197,384	\$812.28	-\$67.22
Single Family 40'	221	\$979.50	0.91	200.53	23.08%	\$199,925	\$904.64	-\$74.86
Single Family 40' – Ph. 3J	73	\$0.00	0.91	66.24	7.62%	\$66,039	\$904.64	+\$904.64
Single Family 50'	152	\$1,079.50	1.00	152.00	17.49%	\$151,543	\$997.00	-\$82.50
Single Family 60'	170	\$1,179.50	1.09	185.75	21.38%	\$185,190	\$1,089.35	-\$90.15
Single Family 70'	56	\$1,279.50	1.19	66.38	7.64%	\$66,176	\$1,181.71	-\$97.79
Total	915			868.87	100.00 %	\$866,257		

Source: Vesta District Services reallocation analysis (Apr. 13, 2026). Allocation Factor = each product's per-unit issuance debt service rate ÷ the Single Family 50' rate (\$1,079.50 = 1.00). Total Allocation = Units × Allocation Factor. Reallocated Gross Assessments = (Total Allocation ÷ 868.87) × \$866,257. Change in DS / Unit = Reallocated Gross DS/Unit less Issuance Gross DS/Unit.

The \$866,257 aggregate gross annual assessment is derived from net annual debt service of \$814,281 per the current amortization schedule, grossed up by 6% (\$51,975) for estimated St. Johns County collection costs and early-payment discounts, consistent with the 6.0% aggregate rate reflected in the Series 2018 Report. This amount is sufficient to satisfy debt service on the Series 2018 Bonds.

As shown in Table 3, the reallocation spreads the Series 2018 debt service across all 915 current Platted Units, including the Phase 3J Lots. The per-unit reallocated assessment for each previously assessed product type decreases relative to its issuance level (by \$67.22 to \$97.79 per unit), and no per-unit assessment increases. The Phase 3J Lots are brought onto the assessment roll at the Single Family 40' rate of \$904.64 per unit. The reallocation therefore maintains a fair and reasonable allocation of the Series 2018 Assessments consistent with the Assessment Methodology.

VII. ASSIGNMENT, LIEN, AND CONTINUING EFFECT

The Series 2018 Assessments, as reallocated herein, continue to encumber all developable acreage within the District as provided in Resolution 2018-08, and remain a first lien on the assessed parcels coequal with state, county, district, and municipal taxes and superior in dignity to all other liens, until paid. Series 2018 Assessments will continue to be assigned to Platted Units on a first-platted, first-assessed basis, and levied on any remaining Unplatted Parcels on an equal-per-acre basis, in accordance with the Assessment Methodology. Upon adoption of the Reallocation Resolution, the District's assessment roll will be updated to reflect the reallocation set forth in this Supplemental Report, and the reallocation will be recorded in the District's Improvement Lien Book.

To the extent additional lands within the District are platted, re-platted, or otherwise subdivided into Platted Units, or developable lands are added to the District, the Series 2018 Assessments may be further reallocated by supplemental resolution and an updated allocation report consistent with the Assessment Methodology.

VIII. ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff, District Counsel, and/or the Developer. The allocation methodology described herein is based on information provided by those professionals and on the District's prior Assessment Methodology. Vesta District Services makes no representations regarding said information beyond restatement of the factual information necessary for compilation of this Supplemental Report. Vesta District Services does not represent the District as a Municipal Advisor or Securities Broker and does not provide the District with financial advisory services or investment advice.

Prepared by:

A handwritten signature in black ink, appearing to read "Logan Muether", is written over a horizontal line.

Logan Muether

Vesta District Services

EXHIBIT 7

PRESTIGE LANDSCAPES --- OF NORTH FLORIDA, INC.

August 2026 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

August, 2026

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

The maintenance team continues to execute the weekly landscape maintenance program throughout Phase 1, with routine mowing, edging, trimming, and detailing of amenity and common areas to maintain a clean, manicured, and "show-ready" appearance. August's hot temperatures, high humidity, and frequent afternoon rainfall have resulted in accelerated turf growth and increased seasonal weed activity, requiring additional attention to landscape maintenance practices.

Crews are proactively monitoring and managing invasive grasses and other nuisance weeds while closely observing turf and ornamental plant health. Maintenance practices are adjusted as needed to address heat stress, excess moisture, and storm-related impacts, helping to promote healthy growth, preserve landscape quality, and maintain the overall appearance of the community throughout the peak summer growing season

Irrigation

During the August 2026 system inspection, all irrigation rotor and spray heads were systematically evaluated, adjusted, and replaced where necessary to improve coverage efficiency and ensure proper water distribution throughout the landscape.

The irrigation team continues to perform diagnostics and repairs within the two-wire irrigation system with the goal of restoring full functionality to all Phase 1 common areas. This process is detailed and time-intensive, requiring comprehensive troubleshooting across the entire network to accurately identify communication failures and system interruptions.

At this time, no major mainline breaks have been identified within Phase 1. The primary issues encountered have been degraded or faulty wire splices, malfunctioning solenoids, and decoder failures. These components are critical to system communication and zone activation, and each repair requires precise troubleshooting, isolation, and testing to ensure long-term reliability. Repairs are being completed methodically to restore consistent irrigation coverage. As sections of the system are brought back online, performance is being closely monitored and adjusted as needed to ensure optimal operation.

Agronomics

All fert/chem applications have been completed ytd.

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

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

August, 2026

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

The maintenance team continues to execute the weekly landscape maintenance program throughout Phase 3, with routine mowing, edging, trimming, and detailing of common areas to maintain a clean, well-presented, and “show-ready” appearance. August's combination of warm temperatures, high humidity, and seasonal rainfall has accelerated turf growth and triggered a flush of summer weeds throughout the landscape.

To address these conditions, crews are actively monitoring landscaped and turf areas for emerging weed populations and implementing targeted control measures, including manual removal and spot treatments where appropriate. The team is also monitoring turf and ornamental plant health for signs of heat stress, excess moisture, and pest activity, while adjusting maintenance practices as needed to preserve overall landscape quality and appearance throughout the summer season.

Irrigation

The irrigation team completed the monthly system inspection, including nozzle cleaning and adjustments to spray and rotor heads as needed to maintain proper coverage and distribution throughout Phase 3. August's continued heat, humidity, and seasonal rainfall have provided supplemental moisture across the property, allowing the team to closely monitor system performance while minimizing unnecessary water usage.

The irrigation system remains on a reduced schedule, with turf areas receiving one irrigation cycle per week and landscape beds receiving one cycle per week in accordance with current weather conditions and applicable water management guidelines. In addition, the team completed several valve repairs within Phase 3G to address issues associated with ongoing construction activity and ensure reliable system operation. Irrigation schedules and system performance will continue to be monitored and adjusted as needed to support plant health, maintain landscape quality, and promote water conservation.

Agronomics

All fert/chem applications have been completed ytd.

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 Amenity Center

Address _____

Irrigation Inspection Report

Date 08/10/2026 pg 1 of 1

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

Water Source Reclaim/Potable

Clock Type Hunter ACC2

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 Shearwater Parkway PH1

Address _____

Date 8/10/2026 pg 1 of 1

Irrigation Inspection Report

START TIME(S)	6pm	A
START TIME(S)		B
START TIME(S)		C

Water Source Reclaim
 Clock Type Hunter ACC2
 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 - 25						
TYPE (S,R,B,D)	S, R						
RUN TIME	18hr						
PROGRAM	A						

ADJUSTMENTS	Yes						
PARTIL CLOGS							
STRAIGHTENED	Yes						

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

Comments : System is properly functioning with no major issues.



W. O. # _____

Name Martha Ct. Common Area

Address _____

Date 8/08/2026 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						
PARTIAL CLOGS							
STRAIGHTENED	Yes						

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 : System is properly functioning with no major issues.



W. O. # _____

Name Timberwolf Clock ph3-A

Address SWP Turf

Irrigation Inspection Report

Date 8/08/2026 pg 1 of 4

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

A

B

C

Water Source Reclaim

Clock Type Hunter ACC2

Rain/Freeze Switch Yes

Program

Run Days

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

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

ADJUSTMENTS	X						
PARTIL CLOGS	X						
STRAIGHTENED	X						

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

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



Irrigation Inspection Report

W. O. # _____

Name Timberwolf Clock ph3-A

Address Timberwolf Turf

Date 8/09/2026 pg 2 of 4

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

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



Irrigation Inspection Report

W. O. # _____

Name Timberwolf Clock ph3-A

Address SWP Shrubs/Trees

Date 8/09/2026 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						
PARTIL CLOGS	X						
STRAIGHTENED							

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

Comments : _____



Irrigation Inspection Report

W. O. # _____

Name Timberwolf Clock ph3-A

Address Timberwolf Shrubs/Trees

Date 8/11/2026 pg 4 of 4

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"							
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 SWP_Cal TurfDate 8/11/2026 pg 1 of 4**Irrigation Inspection Report**

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

ADJUSTMENTS	X						
PARTIL CLOGS	X						
STRAIGHTENED	X						

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

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



Irrigation Inspection Report

W. O. # _____

Name Shearwater Parkway Clock ph3B-A

Address Shrubs_Trees

Date 8/11/2026 pg 2 of 4

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

A
B
C

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

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

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

ADJUSTMENTS	x						
PARTIL CLOGS							
STRAIGHTENED							

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

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



W. O. # _____

Name Shearwater Parkway Clock ph3B-A

Address Seaforth Turf

Date 8/11/2026 pg 3 of 4

Irrigation Inspection Report

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

A
B
C

Water Source Reclaim

Clock Type Hunter ACC2

Rain/Freeze Switch Yes

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

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

ADJUSTMENTS	X						
PARTIL CLOGS	X						
STRAIGHTENED	X						

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

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

W. O. # _____

Name Shearwater Parkway Clock ph3B-A

Address _____ Cart Path _____

Date 8/11/2026 pg 4 of 4

Irrigation Inspection Report

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

Program

Run Days

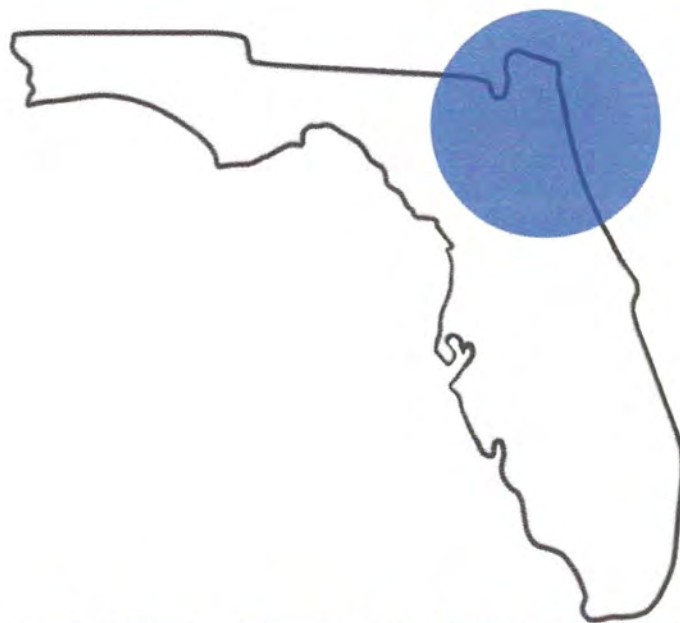
A	S	M	T	W	TH	F	S
B	S	M	T	W	TH	F	S
C	S	M	T	W	TH	F	S
D	S	M	T	W	TH	F	S

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"							
CHENGES 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.

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

EXHIBIT 8



RUPPERT
L A N D S C A P E

Trout Creek CDD: Monthly Report

August 2026

Fungus/Pest/Fertilizer: Herbicides and pre-emergent have been applied to all tree rings and landscape beds throughout Trout Creek CDD. We are hand pulling weeds inside plant material and ornamental grasses. Granular fertilizer has been applied to all areas throughout phase 2.

Maintenance: Weekly maintenance on all turf areas throughout phase 2. We are spraying daily to try and stay on top of the weeds. Jasmine in the medians has been trimmed off curbs and shaped. We are going to start trimming the viburnum next week and should have all hedges trimmed and shaped by the end of the month. Tree suckers are removed weekly on oaks and crapes.

Irrigation: The irrigation system is working as it should. We are fixing any issues that arise quickly, so we don't have turf and plant loss.

EXHIBIT 9



LPWT Treatment Service

LPWT Treatment Service

Site	Entry Pond
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Select:

Products Used 1

--

Active Ingredient

EPA #	
Unit of Measure	
Acreage Treated	

Amount Used	
Rate	
Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species	

P/A/S Coverage Percent	
------------------------	--

--

Aquatic Vegetation Identified	Torpedo Grass

Extent of Aquatic Vegetation	Sparse

Images



Customer Comments	pond was in great shape upon inspection

LPWT Site Info

Water Level	Below Normal Pool
Aesthetic Appearance	Select:
Erosion/Sedimentation	Select:
Level of Trash Removed	Select:
Emergency Spillway	Select:
Fountain Services (Multiple)	Select:
General Comments	
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Select:
Fish/Wildlife	Select:
Primary Spillway	Select:
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

7/14/26 8:55 AM
30.039989, -81.5675637



LPWT Treatment Service

LPWT Treatment Service

Site	Amenity Pond
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Select:

--	--

Products Used 1

--

Active Ingredient

EPA #	
Unit of Measure	
Acreage Treated	

Amount Used	
Rate	
Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species	

P/A/S Coverage Percent	
------------------------	--

--

Aquatic Vegetation Identified	Shoreline/Terrestrial Weeds

Extent of Aquatic Vegetation	Sparse

--	--

Images



Galaxy Tab A9
July 14, 2026

Customer Comments	pond was in great shape upon inspection

LPWT Site Info

Water Level	Below Normal Pool
Aesthetic Appearance	Select:
Erosion/Sedimentation	Select:
Level of Trash Removed	Select:
Emergency Spillway	Select:
Fountain Services (Multiple)	Select:
General Comments	
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Select:
Fish/Wildlife	Select:
Primary Spillway	Select:
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

7/14/26 10:04 AM
30.0383157, -81.5721648



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 1a
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Select:

--	--

Products Used 1

Active Ingredient			
EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Torpedo Grass		
Extent of Aquatic Vegetation	Sparse		

Images



Customer Comments	pond was in great shape upon inspection

LPWT Site Info

Water Level	Below Normal Pool
Aesthetic Appearance	Select:
Erosion/Sedimentation	Select:
Level of Trash Removed	Select:
Emergency Spillway	Select:
Fountain Services (Multiple)	Select:
General Comments	
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Select:
Fish/Wildlife	Select:
Primary Spillway	Select:
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

7/14/26 8:56 AM
30.039989, -81.5675637



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 1b	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Trailered Boat

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Pennywort	Aquatic Vegetation Identified 2	Torpedo Grass
Extent of Aquatic Vegetation	Moderate		

Images



Customer Comments	treated pond for emergent and floating weeds

LPWT Site Info

Water Level	Below Normal Pool	Water Level Comments	Select:
Aesthetic Appearance	Select:	Water Appearance	Select:
Erosion/Sedimentation	Select:	Fish/Wildlife	Select:
Level of Trash Removed	Select:	Primary Spillway	Select:
Emergency Spillway	Select:	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments		Additional Services	Select:
Treatment Comments	You should see the results from the herbicide application in a few days.		

7/14/26 8:57 AM
30.039989, -81.5675637



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 2a	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Gator/ATV

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Torpedo Grass		
Extent of Aquatic Vegetation	Moderate		

Images



Customer Comments	

LPWT Site Info

Water Level	Full Pool	Water Level Comments	Select:
Aesthetic Appearance	Good	Water Appearance	Clear
Erosion/Sedimentation	Select:	Fish/Wildlife	Select:
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	Select:	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments		Additional Services	Select:
Treatment Comments	You should see the results from the herbicide application in a few days.		

7/15/26 11:40 AM
30.0423992, -81.5627353



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 2b
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Trailerred Boat

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Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Shoreline/Terrestrial Weeds		
Extent of Aquatic Vegetation	Moderate		

Images



Customer Comments	treated pond for emergent and floating weeds

LPWT Site Info

Water Level	Below Normal Pool	Water Level Comments	Select:
Aesthetic Appearance	Select:	Water Appearance	Select:
Erosion/Sedimentation	Select:	Fish/Wildlife	Select:
Level of Trash Removed	Select:	Primary Spillway	Select:
Emergency Spillway	Select:	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments		Additional Services	Select:
Treatment Comments	You should see the results from the herbicide application in a few days.		

7/14/26 9:42 AM
30.0386923, -81.5652342



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 3a
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Select:

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Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	N/A		
Extent of Aquatic Vegetation	Select:		

Images



Customer Comments	pond was in great shape upon inspection. Last visits treatment for emergent and floating weeds was extremely effective

LPWT Site Info

Water Level	Full Pool
Aesthetic Appearance	Select:
Erosion/Sedimentation	Select:
Level of Trash Removed	Select:
Emergency Spillway	Select:
Fountain Services (Multiple)	Select:
General Comments	
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Select:
Fish/Wildlife	Select:
Primary Spillway	Select:
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

7/14/26 9:09 AM
30.0398652, -81.56741



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 4
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Select:

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Products Used 1

Active Ingredient			
EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Shoreline/Terrestrial Weeds		
Extent of Aquatic Vegetation	Sparse		

Images



Customer Comments	pond was in great shape upon inspection

LPWT Site Info

Water Level	Full Pool
Aesthetic Appearance	Select:
Erosion/Sedimentation	Select:
Level of Trash Removed	Select:
Emergency Spillway	Select:
Fountain Services (Multiple)	Select:
General Comments	
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Select:
Fish/Wildlife	Select:
Primary Spillway	Select:
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

7/14/26 10:59 AM
30.0324103, -81.5701899



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 5A
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Gator/ATV

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Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Torpedo Grass		
Extent of Aquatic Vegetation	Moderate		

Images



Customer Comments	

LPWT Site Info

Water Level	Full Pool	Water Level Comments	Select:
Aesthetic Appearance	Good	Water Appearance	Clear
Erosion/Sedimentation	Select:	Fish/Wildlife	Select:
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	Select:	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments		Additional Services	Select:
Treatment Comments	You should see the results from the herbicide application in a few days.		

7/15/26 10:14 AM
30.0391178, -81.5742903



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 5b
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Select:

Products Used 1

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Active Ingredient

EPA #	
Unit of Measure	
Acreage Treated	

Amount Used	
Rate	
Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species	

P/A/S Coverage Percent	
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Aquatic Vegetation Identified	Shoreline/Terrestrial Weeds

Extent of Aquatic Vegetation	Sparse

Images



Customer Comments	pond was in great shape upon inspection

LPWT Site Info

Water Level	Below Normal Pool
Aesthetic Appearance	Select:
Erosion/Sedimentation	Select:
Level of Trash Removed	Select:
Emergency Spillway	Select:
Fountain Services (Multiple)	Select:
General Comments	
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Select:
Fish/Wildlife	Select:
Primary Spillway	Select:
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

7/14/26 10:13 AM
30.0398792, -81.5764287



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 5c
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Select:

Products Used 1

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Active Ingredient

EPA #	
Unit of Measure	
Acreage Treated	

Amount Used	
Rate	
Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species	

P/A/S Coverage Percent	
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Aquatic Vegetation Identified	Torpedo Grass

Extent of Aquatic Vegetation	Sparse

Images



Customer Comments	pond was in great shape upon inspection

LPWT Site Info

Water Level	Full Pool
Aesthetic Appearance	Select:
Erosion/Sedimentation	Select:
Level of Trash Removed	Select:
Emergency Spillway	Select:
Fountain Services (Multiple)	Select:
General Comments	
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Select:
Fish/Wildlife	Select:
Primary Spillway	Select:
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

7/14/26 10:03 AM
30.0383157, -81.5721648



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 6
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Select:

Products Used 1

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Active Ingredient

EPA #	
Unit of Measure	
Acreage Treated	

Amount Used	
Rate	
Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species	

P/A/S Coverage Percent	
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Aquatic Vegetation Identified	Torpedo Grass

Extent of Aquatic Vegetation	Sparse

Images



Customer Comments	pond was in great shape upon inspection

LPWT Site Info

Water Level	Below Normal Pool	Water Level Comments	Select:
Aesthetic Appearance	Select:	Water Appearance	Select:
Erosion/Sedimentation	Select:	Fish/Wildlife	Select:
Level of Trash Removed	Select:	Primary Spillway	Select:
Emergency Spillway	Select:	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments		Additional Services	Select:
Treatment Comments	Select:		

7/14/26 10:03 AM
30.0383157, -81.5721648



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 7a
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Select:

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Products Used 1

Active Ingredient			
EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Shoreline/Terrestrial Weeds		
Extent of Aquatic Vegetation	Sparse		

Images



Customer Comments	pond was in great shape upon inspection

LPWT Site Info

Water Level	Below Normal Pool
Aesthetic Appearance	Select:
Erosion/Sedimentation	Select:
Level of Trash Removed	Select:
Emergency Spillway	Select:
Fountain Services (Multiple)	Select:
General Comments	
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Select:
Fish/Wildlife	Select:
Primary Spillway	Select:
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

7/14/26 10:29 AM
30.0344059, -81.5693641



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 7b
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Trailered Boat

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Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Shoreline/Terrestrial Weeds	Aquatic Vegetation Identified 2	Pennywort
Aquatic Vegetation Identified 3	Slender Spikerush		
Extent of Aquatic Vegetation	Heavy		

Images



Customer Comments	treated pond for heavy emergent weeds

LPWT Site Info

Water Level	Full Pool	Water Level Comments	Select:
Aesthetic Appearance	Select:	Water Appearance	Select:
Erosion/Sedimentation	Select:	Fish/Wildlife	Select:
Level of Trash Removed	Select:	Primary Spillway	Select:
Emergency Spillway	Select:	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments		Additional Services	Select:
Treatment Comments	You should see the results from the herbicide application in a few days.		

7/14/26 10:56 AM
30.0324103, -81.5701899



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 7c
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Trailered Boat

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Products Used 1

Active Ingredient			
EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Torpedo Grass		
Extent of Aquatic Vegetation	Moderate		

Images



Customer Comments	treated pond for emergent weeds

LPWT Site Info

Water Level	Above Normal Pool	Water Level Comments	Select:
Aesthetic Appearance	Select:	Water Appearance	Select:
Erosion/Sedimentation	Select:	Fish/Wildlife	Select:
Level of Trash Removed	Select:	Primary Spillway	Select:
Emergency Spillway	Select:	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments		Additional Services	Select:
Treatment Comments	You should see the results from the herbicide application in a few days.		

7/15/26 10:00 AM
30.033027, -81.5678011



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 8a
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Select:

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Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	N/A		
Extent of Aquatic Vegetation	Select:		

Images



Customer Comments	pond was in great shape upon inspection. no issues with algae or emergent or shoreline weeds

LPWT Site Info

Water Level	Full Pool
Aesthetic Appearance	Select:
Erosion/Sedimentation	Select:
Level of Trash Removed	Select:
Emergency Spillway	Select:
Fountain Services (Multiple)	Select:
General Comments	
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Select:
Fish/Wildlife	Select:
Primary Spillway	Select:
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

7/15/26 12:12 PM
30.0319484, -81.5638272



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 9a
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Trailer Boat

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Products Used 1

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Active Ingredient

EPA #	
Unit of Measure	
Acreage Treated	

Amount Used	
Rate	
Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species	

P/A/S Coverage Percent	
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Aquatic Vegetation Identified	Torpedo Grass

Aquatic Vegetation Identified 2	Pennywort
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Extent of Aquatic Vegetation	Moderate
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Images



Customer Comments	treated pond for emergent and floating weeds

LPWT Site Info

Water Level	Above Normal Pool	Water Level Comments	Select:
Aesthetic Appearance	Select:	Water Appearance	Select:
Erosion/Sedimentation	Select:	Fish/Wildlife	Select:
Level of Trash Removed	Select:	Primary Spillway	Select:
Emergency Spillway	Select:	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments		Additional Services	Select:
Treatment Comments	You should see the results from the herbicide application in a few days.		

7/15/26 12:40 PM
30.0318966, -81.564315



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 9b
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Select:

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Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Torpedo Grass		
Extent of Aquatic Vegetation	Spotty		

Images



Images



Images



Customer Comments	pond was in great shape upon inspection. launch/easement was extremely wet and holding at least half an inch of water from yesterday's storm.

LPWT Site Info

Water Level	Full Pool
Aesthetic Appearance	Select:
Erosion/Sedimentation	Select:
Level of Trash Removed	Select:
Emergency Spillway	Select:
Fountain Services (Multiple)	Select:
General Comments	
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Select:
Fish/Wildlife	Select:
Primary Spillway	Select:
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

7/15/26 12:00 PM
30.0251386, -81.5662771



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 9c	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Trailer Boat

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Pennywort	Aquatic Vegetation Identified 2	Slender Spikerush
Aquatic Vegetation Identified 3	Torpedo Grass	Aquatic Vegetation Identified 4	Pickrelweed
Aquatic Vegetation Identified 5	Shoreline/Terrestrial Weeds	Aquatic Vegetation Identified 6	Filamentous Algae
Extent of Aquatic Vegetation	Heavy		

Images



Customer Comments	treated pond for emergent, floating, and underwater weeds. as well as for algae

LPWT Site Info

Water Level	Below Normal Pool
Aesthetic Appearance	Select:
Erosion/Sedimentation	Select:
Level of Trash Removed	Select:
Emergency Spillway	Select:
Fountain Services (Multiple)	Select:
General Comments	
Treatment Comments	You should see results from the herbicide and algaecide applications in a few days.

Water Level Comments	Select:
Water Appearance	Select:
Fish/Wildlife	Select:
Primary Spillway	Select:
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

7/15/26 1:56 PM
30.028839, -81.5660704



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 10a	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Trailered Boat

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Torpedo Grass		
Extent of Aquatic Vegetation	Heavy		

Images



Customer Comments	treated pond for emergent weeds

LPWT Site Info

Water Level	Above Normal Pool	Water Level Comments	Select:
Aesthetic Appearance	Select:	Water Appearance	Select:
Erosion/Sedimentation	Select:	Fish/Wildlife	Select:
Level of Trash Removed	Select:	Primary Spillway	Select:
Emergency Spillway	Select:	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments		Additional Services	Select:
Treatment Comments	You should see the results from the herbicide application in a few days.		

7/15/26 10:21 AM
30.030554, -81.5667793



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 10c
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Trailered Boat

Products Used 1

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Active Ingredient

EPA #	
Unit of Measure	
Acreage Treated	

Amount Used	
Rate	
Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species	

P/A/S Coverage Percent	
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Aquatic Vegetation Identified	Torpedo Grass

Aquatic Vegetation Identified 2	Shoreline/Terrestrial Weeds
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Extent of Aquatic Vegetation	Moderate
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Images



Customer Comments	treated pond for emergent and shoreline weeds

LPWT Site Info

Water Level	Full Pool	Water Level Comments	Select:
Aesthetic Appearance	Select:	Water Appearance	Select:
Erosion/Sedimentation	Select:	Fish/Wildlife	Select:
Level of Trash Removed	Select:	Primary Spillway	Select:
Emergency Spillway	Select:	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments		Additional Services	Select:
Treatment Comments	You should see the results from the herbicide application in a few days.		

7/14/26 11:09 AM
30.0302388, -81.5714822



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 10d
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Trailered Boat

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Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Pickerelweed	Aquatic Vegetation Identified 2	Pennywort
Aquatic Vegetation Identified 3	Shoreline/Terrestrial Weeds		
Extent of Aquatic Vegetation	Moderate		

Images



Customer Comments	treated pond for heavy emergent weeds

LPWT Site Info

Water Level	Full Pool	Water Level Comments	Select:
Aesthetic Appearance	Select:	Water Appearance	Select:
Erosion/Sedimentation	Select:	Fish/Wildlife	Select:
Level of Trash Removed	Select:	Primary Spillway	Select:
Emergency Spillway	Select:	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments		Additional Services	Select:
Treatment Comments	You should see the results from the herbicide application in a few days.		

7/14/26 1:35 PM
30.0294342, -81.5695803



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 11a	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Trailer Boat

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Torpedo Grass	Aquatic Vegetation Identified 2	Slender Spikerush
Aquatic Vegetation Identified 3	Filamentous Algae	Aquatic Vegetation Identified 4	Shoreline/Terrestrial Weeds
Extent of Aquatic Vegetation	Moderate		

Images



Customer Comments	treated pond for emergent and underwater weeds as well as for algae

LPWT Site Info

Water Level	Full Pool
Aesthetic Appearance	Select:
Erosion/Sedimentation	Select:
Level of Trash Removed	Select:
Emergency Spillway	Select:
Fountain Services (Multiple)	Select:
General Comments	
Treatment Comments	You should see results from the herbicide and algaecide applications in a few days.

Water Level Comments	Select:
Water Appearance	Select:
Fish/Wildlife	Select:
Primary Spillway	Select:
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

7/14/26 12:31 PM
30.0265898, -81.5703151



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 11b	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Trailered Boat

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Pickerelweed	Aquatic Vegetation Identified 2	Pennywort
Aquatic Vegetation Identified 3	Torpedo Grass	Aquatic Vegetation Identified 4	Shoreline/Terrestrial Weeds
Extent of Aquatic Vegetation	Heavy		

Images



Customer Comments	treated pond for heavy emergent weeds

LPWT Site Info

Water Level	Full Pool	Water Level Comments	Select:
Aesthetic Appearance	Select:	Water Appearance	Select:
Erosion/Sedimentation	Select:	Fish/Wildlife	Select:
Level of Trash Removed	Select:	Primary Spillway	Select:
Emergency Spillway	Select:	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments		Additional Services	Select:
Treatment Comments	You should see the results from the herbicide application in a few days.		

7/15/26 11:48 AM
30.0251738, -81.5676515



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 11c
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Backpack

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Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Select All That Apply:		
Extent of Aquatic Vegetation	Select:		

Images



Customer Comments	

LPWT Site Info

Water Level	Full Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Select:
Level of Trash Removed	Select:
Emergency Spillway	Select:
Fountain Services (Multiple)	Select:
General Comments	
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Clear
Fish/Wildlife	Select:
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

7/15/26 9:57 AM
30.0219344, -81.5670773



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 12a
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Trailered Boat

Products Used 1

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Active Ingredient

EPA #	
Unit of Measure	
Acreage Treated	

Amount Used	
Rate	
Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species	

P/A/S Coverage Percent	
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Aquatic Vegetation Identified	Torpedo Grass

Aquatic Vegetation Identified 2	Pennywort
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Extent of Aquatic Vegetation	Moderate

Images



Customer Comments	treated pond for emergent and floating weeds

LPWT Site Info

Water Level	Above Normal Pool
Aesthetic Appearance	Select:
Erosion/Sedimentation	Select:
Level of Trash Removed	Select:
Emergency Spillway	Select:
Fountain Services (Multiple)	Select:
General Comments	
Treatment Comments	You should see the results from the herbicide application in a few days.

Water Level Comments	Select:
Water Appearance	Select:
Fish/Wildlife	Select:
Primary Spillway	Select:
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

7/15/26 11:12 AM
30.0271515, -81.5661193



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 14
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Trailered Boat

--

Products Used 1

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Active Ingredient

EPA #	
Unit of Measure	
Acreage Treated	

Amount Used	
Rate	
Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species	

P/A/S Coverage Percent	
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Aquatic Vegetation Identified	Shoreline/Terrestrial Weeds

Aquatic Vegetation Identified 2	Pennywort
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Extent of Aquatic Vegetation	Moderate
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Images



Customer Comments	treated pond for emergent and shoreline weeds

LPWT Site Info

Water Level	Below Normal Pool	Water Level Comments	Select:
Aesthetic Appearance	Select:	Water Appearance	Select:
Erosion/Sedimentation	Select:	Fish/Wildlife	Select:
Level of Trash Removed	Select:	Primary Spillway	Select:
Emergency Spillway	Select:	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments		Additional Services	Select:
Treatment Comments	You should see the results from the herbicide application in a few days.		

7/14/26 12:06 PM
30.0271142, -81.5752073



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 14b	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Trailerred Boat

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Pennywort	Aquatic Vegetation Identified 2	Shoreline/Terrestrial Weeds
Aquatic Vegetation Identified 3	Filamentous Algae		
Extent of Aquatic Vegetation	Moderate		

Images



Customer Comments	treated pond for emergent weeds

LPWT Site Info

Water Level	Below Normal Pool	Water Level Comments	Select:
Aesthetic Appearance	Select:	Water Appearance	Select:
Erosion/Sedimentation	Select:	Fish/Wildlife	Select:
Level of Trash Removed	Select:	Primary Spillway	Select:
Emergency Spillway	Select:	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments		Additional Services	Select:
Treatment Comments	You should see the results from the herbicide application in a few days.		

7/14/26 11:30 AM
30.0272026, -81.5747951



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 20	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Gator/ATV

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Torpedo Grass		
Extent of Aquatic Vegetation	Spotty		

Images



Customer Comments	

LPWT Site Info

Water Level	Full Pool	Water Level Comments	Select:
Aesthetic Appearance	Good	Water Appearance	Clear
Erosion/Sedimentation	Select:	Fish/Wildlife	Select:
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	Select:	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments		Additional Services	Select:
Treatment Comments	You should see the results from the herbicide application in a few days.		

7/15/26 9:46 AM
30.0226666, -81.5670915



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 21a
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Backpack

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Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Select All That Apply:		
Extent of Aquatic Vegetation	Select:		

Images



Customer Comments	

LPWT Site Info

Water Level	Full Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Select:
Level of Trash Removed	Select:
Emergency Spillway	Select:
Fountain Services (Multiple)	Select:
General Comments	
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Clear
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

7/14/26 10:39 AM
30.0235317, -81.5718852



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 21b	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Backpack

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Select All That Apply:		
Extent of Aquatic Vegetation	Select:		

Images



Customer Comments	

LPWT Site Info

Water Level	Full Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Select:
Level of Trash Removed	Select:
Emergency Spillway	Select:
Fountain Services (Multiple)	Select:
General Comments	
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Clear
Fish/Wildlife	Select:
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

7/14/26 1:14 PM
30.0202337, -81.5742261



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 22a
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Trailered Boat

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Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Torpedo Grass		
Extent of Aquatic Vegetation	Moderate		

Images



Customer Comments	

LPWT Site Info

Water Level	Full Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Select:
Level of Trash Removed	Select:
Emergency Spillway	Select:
Fountain Services (Multiple)	Select:
General Comments	
Treatment Comments	You should see the results from the herbicide application in a few days.

Water Level Comments	Select:
Water Appearance	Clear
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

7/14/26 10:42 AM
30.0247282, -81.5804346



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 22b	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Backpack

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Select All That Apply:		
Extent of Aquatic Vegetation	Select:		

Images



Customer Comments	

LPWT Site Info

Water Level	Full Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Select:
Level of Trash Removed	Select:
Emergency Spillway	Select:
Fountain Services (Multiple)	Select:
General Comments	
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Clear
Fish/Wildlife	Select:
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

7/14/26 10:43 AM
30.0247282, -81.5804346



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 23a
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Airboat

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Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Pennywort		
Extent of Aquatic Vegetation	Spotty		

Images



Customer Comments	

LPWT Site Info

Water Level	Full Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Select:
Level of Trash Removed	Select:
Emergency Spillway	Select:
Fountain Services (Multiple)	Select:
General Comments	
Treatment Comments	You should see the results from the herbicide application in a few days.

Water Level Comments	Select:
Water Appearance	Clear
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

7/15/26 9:47 AM
30.0226666, -81.5670915



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 23b
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Airboat

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Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Pennywort		
Extent of Aquatic Vegetation	Spotty		

Images



Customer Comments	

LPWT Site Info

Water Level	Full Pool	Water Level Comments	Select:
Aesthetic Appearance	Good	Water Appearance	Clear
Erosion/Sedimentation	Present: No recent changes	Fish/Wildlife	Select:
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	Select:	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments		Additional Services	Select:
Treatment Comments	You should see the results from the herbicide application in a few days.		

7/14/26 1:12 PM
30.0203674, -81.5757877



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 24a
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Trailered Boat

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Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Torpedo Grass	Aquatic Vegetation Identified 2	Naiad
Extent of Aquatic Vegetation	Select:		

Images



Customer Comments	

LPWT Site Info

Water Level	Full Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Select:
Level of Trash Removed	Select:
Emergency Spillway	Select:
Fountain Services (Multiple)	Select:
General Comments	
Treatment Comments	You should see the results from the herbicide application in a few days.

Water Level Comments	Select:
Water Appearance	Clear
Fish/Wildlife	Select:
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

7/14/26 10:25 AM
30.0197902, -81.569859



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 24b
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Airboat

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Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Torpedo Grass		
Extent of Aquatic Vegetation	Moderate		

Images



Customer Comments	

LPWT Site Info

Water Level	Full Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Select:
Level of Trash Removed	Select:
Emergency Spillway	Select:
Fountain Services (Multiple)	Select:
General Comments	
Treatment Comments	You should see the results from the herbicide application in a few days.

Water Level Comments	Select:
Water Appearance	Clear
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

7/14/26 9:37 AM
30.0174609, -81.568195



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 24c
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Airboat

--	--

Products Used 1

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Active Ingredient

EPA #	
Unit of Measure	
Acreage Treated	

Amount Used	
Rate	
Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species	

P/A/S Coverage Percent	
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Aquatic Vegetation Identified	Cattails

Aquatic Vegetation Identified 2	Torpedo Grass
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Extent of Aquatic Vegetation	Spotty

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Images



Customer Comments	

LPWT Site Info

Water Level	Full Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Select:
Level of Trash Removed	Select:
Emergency Spillway	Select:
Fountain Services (Multiple)	Select:
General Comments	
Treatment Comments	You should see the results from the herbicide application in a few days.

Water Level Comments	Select:
Water Appearance	Clear
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

7/14/26 9:57 AM
30.017347, -81.5674129



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 28a
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Airboat

--	--

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Cattails	Aquatic Vegetation Identified 2	Pennywort
Aquatic Vegetation Identified 3	Naiad		
Extent of Aquatic Vegetation	Spotty		

Images



Customer Comments	

LPWT Site Info

Water Level	Full Pool	Water Level Comments	Select:
Aesthetic Appearance	Good	Water Appearance	Clear
Erosion/Sedimentation	Select:	Fish/Wildlife	Normal
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	Select:	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments		Additional Services	Select:
Treatment Comments	You should see the results from the herbicide application in a few days.		

7/14/26 11:13 AM
30.0273383, -81.5812101



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 28b
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Backpack

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Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Cattails		
Extent of Aquatic Vegetation	Sparse		

Images



Customer Comments	

LPWT Site Info

Water Level	Full Pool	Water Level Comments	Select:
Aesthetic Appearance	Good	Water Appearance	Clear
Erosion/Sedimentation	Select:	Fish/Wildlife	Select:
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	Select:	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments		Additional Services	Select:
Treatment Comments	You should see the results from the herbicide application in a few days.		

7/15/26 11:06 AM
30.024881, -81.5805192



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 29a
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Airboat

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Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Spotty		

Images



Customer Comments	

LPWT Site Info

Water Level	Full Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	Select:
Fountain Services (Multiple)	Select:
General Comments	
Treatment Comments	You should see results from the algaecide application in a couple of days.

Water Level Comments	Select:
Water Appearance	Clear
Fish/Wildlife	Select:
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

7/14/26 12:11 PM
30.0215101, -81.5764246



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 29b
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Backpack

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Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Select All That Apply:		
Extent of Aquatic Vegetation	Select:		

Images



Customer Comments	

LPWT Site Info

Water Level	Full Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Select:
Level of Trash Removed	Select:
Emergency Spillway	Select:
Fountain Services (Multiple)	Select:
General Comments	
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Clear
Fish/Wildlife	Select:
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

7/14/26 12:10 PM
30.0215101, -81.5764246



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 31
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Airboat

Products Used 1

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Active Ingredient

EPA #	
Unit of Measure	
Acreage Treated	

Amount Used	
Rate	
Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species	

P/A/S Coverage Percent	
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Aquatic Vegetation Identified	Naiad

Aquatic Vegetation Identified 2	Pennywort
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Extent of Aquatic Vegetation	Moderate

Images



Customer Comments	

LPWT Site Info

Water Level	Full Pool	Water Level Comments	Select:
Aesthetic Appearance	Good	Water Appearance	Clear
Erosion/Sedimentation	Select:	Fish/Wildlife	Normal
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	Select:	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments		Additional Services	Select:
Treatment Comments	You should see the results from the herbicide application in a few days.		

7/14/26 9:13 AM
30.016415, -81.5722347



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 33
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Airboat

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Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Spotty		

Images



Customer Comments	

LPWT Site Info

Water Level	Full Pool	Water Level Comments	Select:
Aesthetic Appearance	Good	Water Appearance	Clear
Erosion/Sedimentation	Select:	Fish/Wildlife	Select:
Level of Trash Removed	Select:	Primary Spillway	Select:
Emergency Spillway	Select:	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments		Additional Services	Select:
Treatment Comments	You should see results from the algaecide application in a couple of days.		

7/14/26 1:59 PM
30.0207567, -81.5743187



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 34
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Backpack

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Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Select All That Apply:		
Extent of Aquatic Vegetation	Select:		

Images



Customer Comments	

LPWT Site Info

Water Level	Full Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Select:
Level of Trash Removed	Select:
Emergency Spillway	Select:
Fountain Services (Multiple)	Select:
General Comments	
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Clear
Fish/Wildlife	Select:
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

7/14/26 1:08 PM
30.0203674, -81.5757877



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 35	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (mg/l)		Method of Application	Airboat

Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Moderate		

Images



Customer Comments	

LPWT Site Info

Water Level	Full Pool	Water Level Comments	Select:
Aesthetic Appearance	Good	Water Appearance	Clear
Erosion/Sedimentation	Select:	Fish/Wildlife	Select:
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	Select:	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments		Additional Services	Select:
Treatment Comments	You should see results from the algaecide application in a couple of days.		

7/14/26 1:37 PM
30.0202028, -81.5740518



LPWT Treatment Service

LPWT Treatment Service

Site	Pond 36
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Airboat

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Products Used 1

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Moderate		

Images



Customer Comments	

LPWT Site Info

Water Level	Full Pool	Water Level Comments	Select:
Aesthetic Appearance	Good	Water Appearance	Clear
Erosion/Sedimentation	Select:	Fish/Wildlife	Select:
Level of Trash Removed	Select:	Primary Spillway	No Blockages
Emergency Spillway	Select:	Fountain Services (Single)	Select:
Fountain Services (Multiple)	Select:	Fountain Comments	
General Comments		Additional Services	Select:
Treatment Comments	You should see results from the algaecide application in a couple of days.		

7/14/26 1:07 PM
30.0203674, -81.5757877

EXHIBIT 10

Trout Creek CDD
GM/AGM Operations Report for August 27, 2026

Mischief/ Vandalism:

- Foosball table handles/ bars bent, and end caps removed and destroyed
- Pavers at Windley Dr ripped up again and disposed

Administration:

- Worked with Colden Company to clean up network and organize all wires in Riser Room (photos attached after report)
- Collaborated with TCA on the use of their parking lot for lifestyle event shuttle pick-up/drop-off
- Cross trained Café Attendant for Resident Services Coordinator duties and vice versa with RSC on Café duties
- Assisted Lifestyle with Freedom Fest, working it and setting up
- Conducted yearly review for 1 associate who were due
- Conducted several 30, 60, 90 day reviews for those who were due on staff
- Assisted Lifestyle with Curiosity U events
- Continued to work with vendors, DM and DC on towing policy and enforcement
- Assisted Lifestyle with Friday Fun Movie event
- Attended potential litigation meeting with lawyers
- Worked with masonry vendors for brick work at Pergola to gather updated proposals
- Scheduled and worked with concrete vendor on potential tripping hazards throughout community
- Attended meeting with Vesta AP for additional training on new invoice platform used by DM
- Conducted meeting with Lifestyle vendors and LD to organize upcoming events for the rest of the year

Reoccurring Meetings/Events:

- Continued Manager On Call (MOC) schedule throughout the month
- Property drive with Ruppert Landscape
- Property drive with Prestige Landscape
- Attended the CDD Workshop/ CDD Meeting
- Monthly meeting with Supervisor Ronnie Murphy
- Monthly meeting with Supervisor Vincent Sajkowski
- Monthly meeting with Vice Chairperson Heather Loffredo
- RecNet monthly board meeting
- AGM attend monthly Jacksonville Engagement Committee meeting with FSR
- Completed the monthly property metrics report for FSR
- Attended monthly managers meeting with FSR Regional Director
- Attended FirstService Residential University classes/ training
- Weekly website meeting with Northern Helm
- Weekly staff meetings (every Thursday)
- Maintenance inspection with maintenance supervisor (bi-weekly)
- Leadership meetings (every Thursday)
- Attended the monthly FSR Lifestyle collaboration call

Kayak Hub:

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

Lifestyle:

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

Maintenance/ Vandalism/ Mischief Issues:

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

EXHIBIT 11

Jul 1, 2026–Jul 31, 2026

Category Sales Report

CAFE



Category	Items Sold	Gross Sales
Uncategorized	119	\$237.75
CANDY	262	\$355.50
CHIPS	181	\$362.00
DRINKS	654	\$1,143.50
EXTRAS	5	\$6.50
HOT DRINKS	22	\$26.00
KIDS MEAL	38	\$304.00
PIZZA	85	\$748.00
SANDWICHES	61	\$416.00
SINGLE ITEMS	25	\$110.00
TREATS	623	\$2,712.00
WRAPS/BURGERS	77	\$641.50
Total	2,152	\$7,062.75

EXHIBIT 12

Jul 1, 2026–Jul 31, 2026

Category Sales Report

TCCDD



Category	Items Sold	Gross Sales
Uncategorized	18	\$6,063.07
FOBS	40	\$1,200.00
TCCDD Reservations	138	\$12,018.00
Total	196	\$19,281.07

EXHIBIT 13

(1)

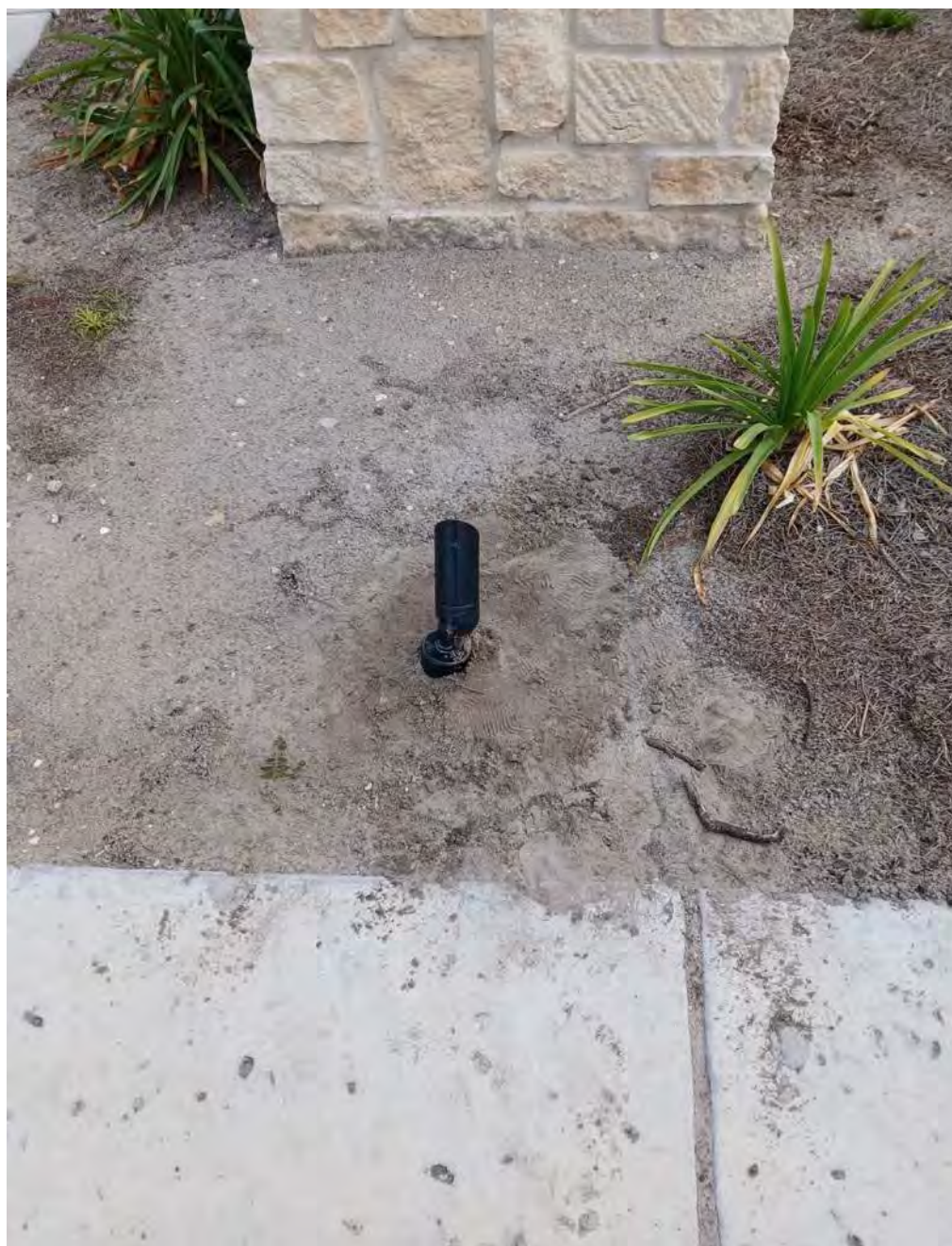


Lighting

Created: Fri, 8/7/2026

Replaced broken light at brookside monument (before)

(2)



Lighting

Created: Fri, 8/7/2026

Replaced broken light at brookside monument (after)

(3)

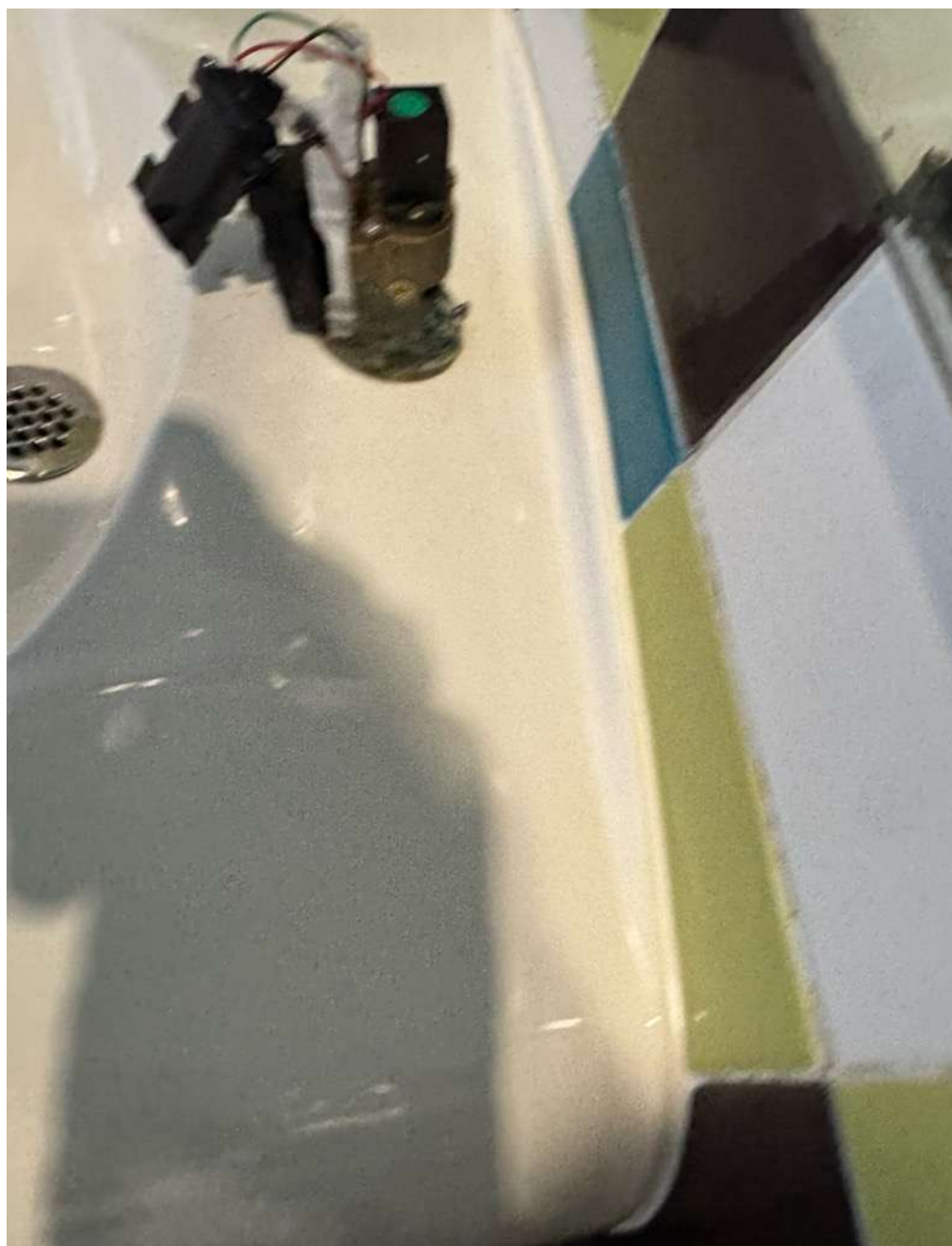


Plumbing

Created: Fri, 8/7/2026

Repaired broken sink in family bathroom at fun pool (before)

(4)



Plumbing

Created: Fri, 8/7/2026

Repaired broken sink In family bathroom at fun pool(after)

(5)



Power washing

Created: Fri, 8/7/2026

Soft washed stone monument at entrance of the trails (before)

(6)



Power Washing

Created: Fri, 8/7/2026

Soft washed stone monument at entrance of the trails(after)

(7)



Play Equipment

Created: Fri, 8/7/2026

Replaced broken spring rocker at falls park (before)

(8)



Play Equipment

Created: Fri, 8/7/2026

Replaced broken spring rocker at falls park (after)

(9)



Pool Equipment

Created: Fri, 8/7/2026

Replaced VFD at west accelerator of lazy river (before)

(10)



Pool Equipment

Created: Fri, 8/7/2026

Replaced VFD at west accelerator of lazy river (after)

(11)



Golf Cart

Created: Fri, 8/7/2026

Replaced tires on golf cart (before)

(12)



Golf Cart

Created: Fri, 8/7/2026

Replaced tires on golf cart(after)

(13)



Road Work

Created: Fri, 8/7/2026

Repaired pothole at shearwater parkway (before)

(14)



Road Work

Created: Fri, 8/7/2026

Repaired pothole at shearwater parkway(after)

(15)



Monument

Created: Fri, 8/7/2026

Repaired sign at outpost monument (before)

(16)



Monument

Created: Fri, 8/7/2026

Repaired broken sign at out post monument (after)
Completed by Johnnie verdell

EXHIBIT 14

Trout Creek CDD Lifestyle July 2026 Summary Report

Major Community Events

- **Friday Funday Movies - Every Friday at 1pm in the Kayak Clubroom**

Trout Creek CDD families enjoyed a family-friendly movie with a different movie-themed snack and beverage each week. Feature presentations included: Moana, Night at the Museum, Zootopia, Goat and Marvel's Avengers. Each week ran between **40 - 50 attendees**.

- **Freedom Tye Dye Day - Wednesday, July 1**

Residents gathered 3 - 5pm poolside to create a patriotic tye dye shirt in honor of America's 250th birthday. Pre-ordered shirts cost \$5 and day of shirt purchase was \$10. Residents were also given the option to bring their own t-shirt to tye dye. The District partnered with Bleu Bear Designs for this event. This event had **25 attendees**.

- **FreedomFest - Saturday, July 4**

America's 250th birthday was celebrated at this festive event located at the Kayak pools and Event Lawn from 11am - 2pm. The day was filled with patriotic activities including American trivia, apple pie eating contests, patriotic games & prizes, red, white & blue treats, music, food trucks, photo booths and a stilt walker. Over **400+ attended** this event.

- **Food Truck Friday - Friday, July 10 & 24**

A variety of cuisine options from participating food vendors were offered on the Event Lawn from 5 - 8pm.

- **Summer Sensations - Saturday, July 18**

Residents relaxed by the Kayak pools while enjoying their favorite summer tunes offered by DJ Nandi and the Kayak Cafe offered incredible specials from 11am - 2pm.

Social & Community Engagement

- **Coffee & Conversation - Thursday, July 9**

Residents enjoyed a complimentary breakfast from 9 - 11am in the Kayak Clubroom sponsored by Veg ER for Pets. The Little Pancake Truck delivered delicious breakfast options to the **40** attendees.

Recurring & Educational Programs

- **Curiosity University** sessions were held on **7/14 & 7/21**. Tuesday, 7/7 was cancelled due to lack of attendance and 7/28 was cancelled due to a summer camp in the Kayak Clubroom.

- **SJCO Book Mobile - Mondays**

Weekly visits from the Book Mobile from 10am - 2pm on the Event Lawn.

- **OneBlood Mobile - Tuesday, July 14**

The Blood Mobile was located in the Kayak Club parking lot from 10am - 3pm. **Five** residents donated blood this month which will impact the lives of 15 patients.

- **Summer Camps - June & July**

Trout Creek CDD offered the students of Shearwater a variety of exciting camp options this summer. Camp leaders have reported great participation and success during the 2026 Summer Camp season. The District offered the following camps to the community: Robotics & Coding, 904 Tennis, Curious Minds - STEM, Dance, Art Lab and Peacock Fitness.

Cafe Takeover & Vendor Activity

Cafe Takeovers

- Derita Italian Deli - 7/7 - Lunchtime Takeover
- KK's Sweet Boutique - 7/21
- Complicated Dough - 7/23

Food Trucks - **13** served the community throughout the month of July.

EXHIBIT 15

July, 2026

Lifestyle Profit & Loss



Monthly Summary Detail	Estimated	Actual
Total monthly income	\$0.00	\$5,533.23
Total monthly expense	\$0.00	\$3,333.45
Total monthly profit	\$0.00	\$2,199.78

EVENT REVENUE/ COST

Freedomfest	Revenue	Cost
Amazon/tablecloths		\$26.99
Walmart/prizes		\$31.88
Instant Photocube		\$350.00
Stilt Walker		\$350.00
4th Table Cloths/Amazon		\$26.99
Lawn Game supplies/Walmart		\$307.74
Pool Games/Amazon		\$87.93
Walmart/Apple Pies(2)		\$62.48
DJ John		\$400.00
Total	\$0.00	\$1,644.01

Summer Sensation	Revenue	Cost
DJ Nandi		\$375.00
Total	\$0.00	\$375.00

Coffee and Convo	Revenue	Cost
Sponsor -Veg	\$250.00	
Sam's-Supplies		\$128.50
Little Pancake Lady		\$200.00
Total		\$328.50

Events Summary	Actual
Total income	\$250.00

Freedomfest	Revenue	Cost
Bomb pops-Walmart		\$49.25
Prizes/Dollar Tree		\$50.26
Event Kit Supplies/misc/Walmart		\$92.60
Glitter face paint/Amazon		\$59.88
Balloon Arches(4)		\$450.00
Activity supplies/Amazon		\$9.98
Amazon -4th treats		\$56.17
Dollar Tree/supplies		\$13.25
Total	\$0.00	\$781.39

Fun Friday Movies	Revenue	Cost
Sams/treats		\$20.46
Walmart/Snacks		\$113.60
Amazon/Snacks		\$70.49
Total	\$0.00	\$204.55

Miscellaneous	Revenue	Cost
Amazon-(44.34/41.96)		\$86.30
Total	\$0.00	\$0.00

Total expense	\$3,333.45
Total Expense /Profit	-\$3,083.45

VENDOR REVENUE - 10% OF ALL SALES

Vendor	Payment Method	Income
Dance camp(Maat)	Square	\$599.65
Aqua Zumba(Meagan)	Square	\$67.20
Surf's Up Shaved Ice	Square	\$15.08
Frankie's Franks(June/July)	Square	\$119.86
Sunset Slush x3	Square	\$475.35
Robotics camp	Square	\$752.50
Sarap Stop	Square	\$88.56
Faith & Fern(Meagan)	Square	\$2,646.00
Derita Italian Deli	Square	\$12.50
Complicated Dough	Square	\$32.00
Little Pancakes	Square	\$63.83
Belly Dance	Check	\$33.00
904 Tennis	Check	\$267.70
Vendor Village	Check	\$360.00
Total		\$5,533.23

EXHIBIT 16

RESOLUTION 2026-22

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026/2027

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

WHEREAS, the District is statutorily required to prepare an annual meeting schedule of its regular meetings which designates the date, time, and location of the District’s meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2026-2027 annual meeting schedule as attached in **Exhibit A**.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A.”

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with St. Johns County and St. Augustine, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 27th day of August, 2026.

ATTEST:

**TROUT CREEK COMMUNITY
DEVELOPMENT DISTRICT**

SECRETARY/ASST. SECRETARY

CHAIRMAN/VICE CHAIRMAN

EXHIBIT “A”

BOARD OF SUPERVIORS’ MEETING DATES TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026/2027

Workshops:

October 14th, 2026 at 10:00 a.m. (Townhall Event with the District Manager)
January 13th, 2027 at 10:00 a.m.
February 10th, 2027 at 10:00 a.m.
March 10th, 2027 at 10:00 a.m.
April 14th, 2027 at 10:00 a.m. (Budget Workshop)
May 12th, 2027 at 10:00 a.m.
June 9th, 2027 at 10:00 a.m.
August 11th, 2027 at 10:00 a.m.
September 8th, 2027 at 10:00 a.m.

Regular Meetings:

October 29th, 2026 at 5:30 p.m.
November 18th, 2026 at 5:30 p.m. (Oath of Office)
December 9th, 2026 at 5:30 p.m.
January 28th, 2027 at 5:30 p.m.
February 25th, 2027 at 5:30 p.m.
March 25th, 2027, at 5:30 p.m.
April 22nd, 2027 at 5:30 p.m.
May 27th, 2027 at 5:30 p.m. (Approve Budget)
June 24th, 2027 at 5:30 p.m.
July 22nd, 2027 at 5:30 p.m.
August 26th, 2027 at 5:30 p.m. (Adopt Budget)
September 23rd, 2027 at 5:30 p.m.

Except as otherwise indicated above, all regular board meetings will convene the 4th Thursday of the month at 5:30 p.m. at the Kayak Club located at 100 Kayak Way, St. Augustine, FL 32092. All workshop meetings will convene the 2nd Wednesday of the month at 10:00 a.m. at the Kayak Club located at 100 Kayak Way, St. Augustine, FL 32092.

EXHIBIT 17

EXHIBIT 18

1 **MINUTES OF MEETING**

2 **TROUT CREEK**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Workshop of the Board of Supervisors of the Trout Creek Community Development District
5 was held on Tuesday, July 7, 2026 at 10:00 a.m., at the Kayak Club, 100 Kayak Way, St. Augustine, FL
6 32092.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. McGaffney called the meeting to order and conducted roll call.

9 Present were:

10 Heather Loffredo	Board Supervisor, Vice Chairman
11 Jim Breslin	Board Supervisor, Assistant Secretary
12 Ronnie Murphy	Board Supervisor, Assistant Secretary
13 Vincent Sajkowski	Board Supervisor, Assistant Secretary

14 Also, present were:

15 Howard McGaffney	District Manager, Vesta District Services
16 Mitchell Zwang (<i>via phone</i>)	District Counsel, Kilinski Van Wyk PLLC
17 Belynda Tharpe	General Manager, FirstService Residential
18 Jessica Knutelsky	Assistant General Manager, FirstService Residential

19
20 *The following is a summary of the discussions had at the July 7, 2026 Trout Creek CDD Board of*
21 *Supervisors Workshop. Audio for this meeting is available upon public records request by emailing*
22 PublicRecords@vestapropertyservices.com.

23 **SECOND ORDER OF BUSINESS – Security Session***

24 ***In accordance with sections 119.071(3)(a) and 286.0113(1), Florida Statutes, a portion of the meeting**
25 **may be closed to the public, as it relates to details of the District’s security system plan. The closed**
26 **session may occur at any time during the meeting and is expected to last approximately thirty (30)**
27 **minutes but may end earlier or extend longer.**

28 A. Public Comment

29 A resident noted issues regarding access control, checking of identification by current security and
30 ensuring patrons were residents.

31 A resident noted issues regarding unauthorized electric and other motorized recreational types of
32 vehicles, such as scooters and e-bikes and the safety concerns around them.

33 B. Closed Session – Discussion of Security Plan

34 *Mr. McGaffney announced the security session at approximately 10:06 a.m.*

35 C. Reconvene Open Session Workshop

36 *The workshop reconvened at approximately 10:50 a.m.*
37
38

39 **THIRD ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for**
40 **agenda items)**

Residents, please note that if you are unable to attend the meeting you may send your questions to the District Manager, Howard McGaffney at howard@cddmanagers.com, up until the day before the meeting.

A resident commented on the Sporting Jax proposal regarding the groups plans to build a sporting complex with no plans for a pool.

A resident expressed her opinions regarding the building of another pool and the swim team proposals, which she was for said project but not for allowing swim teams to use the current pool.

A resident noted that she was against allowing outside swim teams to utilize the current pool as it took away the option from residents.

A resident asked about the current contract with the Sharks swim team as well as the specifics. Ms. Tharpe provided clarification on the contract's specifics and noted that the proposals were for residents only.

A resident discussed the specifics of the proposals as presented regarding heating the pool in relation to proposed schedules.

A resident noted the possible additional wear and tear of the pool due to more chemicals needed to be used for year-round swimming.

A resident noted that he was in favor of having the option to swim year-round within the community so that residents did not have to leave the community to do so.

Another resident voiced her opinions in favor of adding a swim team and for year-round swimming.

Another resident noted that he was in favor of a possible swim team contract and noted the possible benefits.

A resident noted that she was not in favor of a swim team contract and noted the issues involved with it.

A resident provided his input on how the community was not fully built out and occupied and was against a swim team utilizing the pool.

A resident asked about a previous swim instructor and staff provided an updated that said instructor had quit coming to the community and why.

Mr. Palli discussed the outstanding issues between his business and the District. Mr. Zwang provided updates on the matter. Discussion ensued.

The meeting moved to the Fifth Order of Business – General Manager's Update, at this time.

FOURTH ORDER OF BUSINESS – Discussion Topics

A. Meeting the Candidates Night

Mr. McGaffney presented the discussion topic. Discussion ensued.

FIFTH ORDER OF BUSINESS – General Manager's Update

A. Exhibit 1: Swim Team Proposal Options

Ms. Tharpe provided a brief overview of the requested revisions. Discussion ensued.

1. Exhibit 1A: Sporting Jax

2. Exhibit 1B: Swim Rise Aquatics

The meeting moved back to the Fourth Order of Business – Discussion Topics, at this time

SIXTH ORDER OF BUSINESS – Supervisors’ Requests

Supervisor Breslin requested a security workshop in September for 2 hours.

Discussion ensued regarding Sunshine laws in relation to social media.

SEVENTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda *(limited to 3 minutes per individual)*

A resident asked for clarification regarding two members of social media group who were running in the upcoming elections.

A resident noted that he had also been advised to not use social media during his term on the Board as a Board member.

A resident expressed his concerns regarding the overcrowding of the pool already without swimming organizations included.

A resident noted that at that current time the pool was not crowded and that she was for looking into adding a swim team contract to the District.

Another resident noted that the lap pool was empty at the time of the workshop, and that the waterslide and lazy river were more frequented, especially by kids.

Ms. Knutelsky and Ms. Tharpe provided updates from the Amenity Management team.

A resident noted what other people said regarding the lack of people in the lap pool at that time, and why a second amenity center wasn’t necessary.

EIGHTH ORDER OF BUSINESS – Next Meeting Quorum Check: July 23 at 6:00 PM

NINTH ORDER OF BUSINESS – Next Workshop Reminder: August 12 at 10:00 a.m.

TENTH ORDER OF BUSINESS – Adjournment

Mr. McInnes asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Ms. Loffredo made a motion to adjourn the meeting.

On a MOTION by Ms. Loffredo, SECONDED by Mr. Breslin, WITH ALL IN FAVOR, the Board adjourned the meeting at 11:54 a.m. for the Trout Creek Community Development District.
--

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on August 27, 2026.

122

123

124

Signature

Signature

Printed Name

Printed Name

125 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

Title: ☐ **Chairman** ☐ **Vice Chairman**

EXHIBIT 19

1 **MINUTES OF MEETING**

2 **TROUT CREEK**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Trout Creek Community Development
5 District was held on Thursday, July 23, 2026 at 5:34 p.m., at the Kayak Club, 100 Kayak Way, St.
6 Augustine, FL 32092.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. McGaffney called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Clint Wright	Board Supervisor, Chairman
11	Heather Loffredo	Board Supervisor, Vice Chairman
12	Jim Breslin	Board Supervisor, Assistant Secretary
13	Ronnie Murphy	Board Supervisor, Assistant Secretary
14	Vincent Sajkowski	Board Supervisor, Assistant Secretary

15 Also, present were:

16	Howard McGaffney	District Manager, Vesta District Services
17	Jennifer Kilinski	District Counsel, Kilinski Van Wyk PLLC
18	Mitchell Zwang	Kilinski Van Wyk PLLC
19	Mike Yuro	District Engineer, Yuro & Associates, LLC
20	Belynda Tharpe	General Manager, FirstService Residential
21	Jessica Knutelsky	Assistant General Manager, FirstService Residential
22	Paige Greenlee (via phone)	Greenlee Law

23
24 *The following is a summary of the discussions and actions taken at the July 23, 2026 Trout Creek CDD*
25 *Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by*
26 *emailing PublicRecords@vestapropertyservices.com.*

27 **SECOND ORDER OF BUSINESS – Shade Session – Time Specific: 5:30PM***

28 ***In accordance with sections 119.071(3)(a), 286.0113(1), and 286.011(8) Florida Statutes, a portion of**
29 **the meeting may be closed to the public, as it relates to details of the District’s security system plan**
30 **and pending litigation. The closed session may occur at any time during the meeting and is expected**
31 **to last approximately thirty (30) minutes but may end earlier or extend longer.**

32 Mr. Zwang read the statutory notice regarding the closed session into the record before beginning
33 the shade session. The Board returned to the public session at approximately 6:19 p.m.. A certified
34 court reporter was present during the shade session, and the transcript will be made public upon
35 conclusion of the litigation.

36 **THIRD ORDER OF BUSINESS – Pledge of Allegiance**

37 Supervisor Wright led all present in reciting the Pledge of Allegiance.

38 **FOURTH ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for**
39 **agenda items)**

40 Ms. Loffredo provided comments on the record regarding complaints she had received about her
41 position on the Board.

Martin Ishimoka introduced himself to the residents as a candidate running for County Commissioner.

A resident commented on possible misinformation regarding the swim team proposals. Mr. McGaffney provided clarification on the current status of the proposals.

A resident had questions regarding the security guard on sumpter enforcing rules regarding motorized recreational vehicles, signage about non-solicitation, and residents unable to access their driveways due to street parking.

A resident noted a previous comment she had made regarding the Board looking to other avenues of revenue to offset expenses for the community and that her husband had presented his concerns regarding the lack of a buffer on S.R. 16A to the County Commissioner.

A resident noted that the CDD rules stated that the pool could not be rented and that he was in objection of the swim team proposals.

Another resident expressed his objection to the swim team proposals and also noted the continued misuse of the mounds by bicycles and motorized recreational vehicles.

Sam Palli provided further comments regarding the ongoing SASH Properties discussion.

A resident thanked the Board for their commitment to the community.

A resident commented on rules and policies for campaigning within the district.

A resident expressed his objection to the swim team proposals.

Another resident expressed his objection to the swim team proposals.

A resident commented on Florida's cost saving requirements for CDDs and noted the need for cart path repairs and maintenance. Ms. Kilinski provided clarification on the Florida cost saving requirements.

A resident expressed his objection to non-residents utilizing the pools and the district's public reputation.

A resident expressed his concerns regarding the swim team proposals possibly limiting access to the pools for residents.

Another resident expressed her concerns regarding the swim team proposals.

A resident noted that while it was important for the district to find other streams of revenue, she did not believe that the swim team was the correct way to do it.

A resident commented on CDD revenues and the fund balance as well as Ruppert's proposal.

A resident commented on the Vice Chair's visit to Julington Creek Plantation CDD.

Supervisor Wright provided feedback on several of the residents' comments.

FIFTH ORDER OF BUSINESS – Staff Reports

On a MOTION by Mr. Breslin, SECONDED by Mr. Sajkowski, WITH ALL IN FAVOR, the Board agreed to move item VI. A. out of order, for the Trout Creek Community Development District.

A. District Counsel

Mr. Zwang provided updates on the following updates.

1. Update on SASH Properties Agreement

Mr. Palli provided further comments on the update. Discussion ensued. The Board chose to stand with their previous motion on the matter.

2. Campaign Policies

On a MOTION by Mr. Sajkowski, SECONDED by Mr. Breslin, WITH ALL IN FAVOR, the Board approved the proposed changes to the District signage policy as outlined by District Counsel, in substantial form to be ratified at the next meeting, for the Trout Creek Community Development District.

B. District Engineer

Mr. Yuro provided brief updates on the following items. Discussion ensued.

1. Update on Outfall Structure Repair

Scheduled for August 1st

2. Update on Crosswalk at Shearwater Pkwy. & Calcutta-County Change Request

This was submitted to the County, he received a call from the County reviewer, and a revision was requested. Mr. Yuro also noted that a golf cart policy would be needed and the Board agreed to continue with the original plan to widen the pedestrian path and add striping and signage to indicate as such.

3. Update on Outfall Pipe at Seaforth & Rushing

The Board agreed that if this was not turned over to the District that it would become a developer responsibility to fix it.

4. Update on Inspections for Transfer of Assets/Improvements from Developer

Supervisor Loffredo requested that a flashing cross walk sign be installed at the roundabout.

C. Landscape Maintenance Service Reports

1. Exhibit 1: Ruppert Landscape

2. Exhibit 2: Prestige Landscape

D. Exhibit 3: Pond Aquatics Service Reports

E. Exhibit 4: General/Assistant Manager

This item was not originally on the agenda.

Trout Creek Academy Parking Agreement

Ms. Tharpe provided a brief explanation of the agreement. Discussion ensued.

On a MOTION by Ms. Murphy, SECONDED by Ms. Loffredo, WITH ALL IN FAVOR, the Board approved the revision of the agenda to include the Trout Creek Academy Parking Agreement for consideration, for the Trout Creek Community Development District.

On a MOTION by Ms. Murphy, SECONDED by Ms. Loffredo, WITH ALL IN FAVOR, the Board approved the proposed parking agreement as outlined by the General manager, in substantial form, authorizing District Counsel to draft the agreement and the Chair/Vice Chair to execute the agreement to be ratified at the next meeting, for the Trout Creek Community Development District.

117 Ms. Knutelsky requested to close the café and pool decks early on August 29th in preparation
118 for an adult-only pool party.

- 119 1. Exhibit 5: June Café Square Category Sales Report
- 120 2. Exhibit 6: June TCCDD Square Category Sales Report
- 121 3. Exhibit 7: June Maintenance Report
- 122 4. Exhibit 8: June Lifestyle Summary Report
- 123 5. Exhibit 9: June Lifestyle P&L Report

124 F. District Manager

- 125 1. Exhibit 10: District Management, Accounting, & Administrative Transition Report

126 **SIXTH ORDER OF BUSINESS – Business Items**

127 A. Exhibit 11: Consideration of Updated Swim Team Proposal Options – Board Request Revisions
128 Summary

129 On a MOTION by Mr. Sajkowski, SECONDED by Mr. Breslin, WITH ALL IN FAVOR, the Board did
130 not approve either swim team proposals, for the Trout Creek Community Development District.

- 131 1. Exhibit 11A: Sporting Jax
 - 132 2. Exhibit 11B: Swim Rise Aquatics
- 133 B. Exhibit 12: Consideration of Hill Obstruction Plantings Proposal Options
- 134 Ms. Knutelsky presented the following proposals. Discussion ensued.

135 On a MOTION by Mr. Breslin, SECONDED by Ms. Loffredo, WITH ALL IN FAVOR, the Board
136 approved Supervisor Sajkowski to work with staff to approve landscape enhancements, at a not-to-exceed
137 of \$10,000.00 to be coded to capital projects, for the Trout Creek Community Development District.

- 138 1. Exhibit 12A: Ruppert Landscape
 - 139 2. Exhibit 12B: Prestige – *If Available*
- 140 C. Exhibit 13: Consideration of Ruppert Landscape Proposals
- 141 This item was not considered.
- 142 1. Exhibit 13A: Sod Removal on Dirt Humps - \$12,000.00
 - 143 2. Exhibit 13B: Sod Removal on Dirt Mounds - \$11,377.00

144 D. Exhibit 14: Consideration of Prestige Falls Park E-Bike Damage Proposal - \$16,431.51

145 This item was not considered.

146 E. Exhibit 15: Consideration & Adoption of **Resolution 2026-16**, Designating Officers

147 On a MOTION by Mr. Wright, SECONDED by Ms. Loffredo, WITH ALL IN FAVOR, the Board adopted
148 **Resolution 2026-16**, Designating Officers, approving the change to the Vesta officers with the slate of the
149 Board staying the same, for the Trout Creek Community Development District.

150 F. Exhibit 16: Consideration & Adoption of **Resolution 2026-17**, Designating Signatories

On a MOTION by Mr. Wright, SECONDED by Ms. Loffredo, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-17**, Designating Signatories, for the Trout Creek Community Development District.

G. Exhibit 17: Consideration & Adoption of **Resolution 2026-18**, Approving Landscape Maintenance Services RFP

1. Exhibit 17A: Landscape RFP Project Manual

On a MOTION by Ms. Loffredo, SECONDED by Ms. Murphy, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-18**, Approving Landscape Maintenance Services RFP, the instructions and evaluation criteria/scoring sheet, and authorizing District Staff to finalize the scope and specifications and to publish when complete, for the Trout Creek Community Development District.

SEVENTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 18: Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held on June 9, 2026

B. Exhibit 19: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on June 25, 2026

C. Exhibit 20: Consideration for Acceptance – The June 2026 Unaudited Financial Statements

On a MOTION by Ms. Murphy, SECONDED by Mr. Breslin, WITH ALL IN FAVOR, the Board approved the Consent agenda as presented, for the Trout Creek Community Development District.

EIGHTH ORDER OF BUSINESS – Discussion Topics

Mr. McGaffney provided a brief update on the status of the FY 2025 audit.

Supervisor Wright requested that staff address repairs and maintenance needed on pedestrian and multi-use paths.

NINTH ORDER OF BUSINESS – Supervisors' Requests

Supervisor Loffredo requested soccer nets for the falls park. Discussion ensued regarding e-bikes policies in the community. She also asked about solidifying dates and times for candidates nights. Discussion ensued.

Supervisor Sajkowski asked for pricing on crosswalk.

TENTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda (limited to 3 minutes per individual)

A resident asked for clarification on campaigning policies and to meet the candidate's nights timing and dates for allowing County Commissioners to attend. She also asked about a crosswalk at Calcutta and the transfer from the developer in relation to code violations.

A resident asked that a summary of each Board meeting be sent out to residents in consideration of those who only watch the streams of the meetings and also noted types of discussions had on Facebook regarding Board agenda items.

A resident noted concerns regarding parking and overcrowding at the new regional park at Timberwolf, as well as concerns regarding the lack of crosswalks.

A resident asked about reclaimed water reportedly set to be added to the community when the buildout was completed, restoration of the roadway, and when the resident survey was scheduled to be sent out to the community.

A resident discussed the need for e-bike rules, and communication and enforcement of said rules.

A resident requested clarification on the crosswalk decision and the landscape RFP.

A resident requested that the Board consider updating the sound system so that audience members could better hear them.

A resident expressed his concern regarding the Board hearing the residents' concerns and discussed campaigning within the community. Ms. Kilinski provided further clarification on the legal recommendation for the current campaign policies within the community.

A resident expressed concerns regarding the e-bike policies not being properly communicated to the community, poor audio quality, misinformation, and asked about committees.

A resident noted what dates 16A and Timberwolf Trail were set to closed.

A resident provided recommendations for better sound quality.

A resident asked about adding resident run committees to the District.

Supervisor Sajkowski requested proposals for a crosswalk at the dog park and asked about previous discussions on committees. Ms. Kilinski provided previous legal input regarding committees.

ELEVENTH ORDER OF BUSINESS – Next Workshop: Wednesday, August 12 at 10:00 AM

TWELFTH ORDER OF BUSINESS – Next Regular Meeting: Thursday, August 27 at 6:00 PM

THIRTEENTH ORDER OF BUSINESS – Adjournment

Mr. McGaffney asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Ms. Murphy made a motion to adjourn the meeting.

On a MOTION by Ms. Murphy, SECONDED by Mr. Wright, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:39 p.m. for the Trout Creek Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on August 27, 2026.

Signature

Printed Name

232 **Title:** ☐ **Secretary** ☐ **Assistant Secretary**

Signature

Printed Name

Title: ☐ **Chairman** ☐ **Vice Chairman**

EXHIBIT 20

*Trout Creek
Community Development District*

Financial Statements - Unaudited

July 31, 2026



Trout Creek CDD
Balance Sheet
July 31, 2026

	General Fund	Reserve Fund	Debt Service 2018	Debt Service 2020	Debt Service 2022	Debt Service 2025	A & C	Total
1 ASSETS								
2 Operating Account - South State	\$ 1,073,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,073,125
3 Reserve Account - South State	-	1,311,034	-	-	-	-	-	1,311,034
4 Kayak Account - South State	64,640	-	-	-	-	-	-	64,640
5 Investments:								
6 Revenue Trust Fund	-	-	536,971	138,893	147,013	345,604	-	1,168,480
7 Interest Fund	-	-	-	29	31	145	-	205
8 Prepayment Fund	-	-	-	41	-	-	-	41
9 Rebate Fund	-	-	-	-	-	-	-	-
10 Sinking Fund	-	-	-	35	-	-	-	35
11 Reserve Fund	-	-	407,141	240,594	210,638	-	-	858,373
12 Construction Fund	-	-	-	-	-	-	27,988	27,988
13 Cost of Issuance	-	-	-	-	-	-	6,042	6,042
14 Accounts Receivable	30,797	-	-	-	-	-	15,214	46,011
15 Assessments Receivable - On Roll	-	-	-	-	-	-	-	-
16 Due from Other Funds	-	-	11,703	3,463	3,118	17,068	-	35,351
17 Prepaid Items	65,848	-	-	-	-	-	-	65,848
18 Deposits	6,049	-	-	-	-	-	-	6,049
19 TOTAL ASSETS	1,240,459	1,311,034	955,814	383,055	360,799	362,817	49,245	4,663,222
20 LIABILITIES								
21 Accounts Payable	171,625	-	-	-	-	-	-	171,625
22 Accrued Expenses	110,225	-	-	-	-	-	-	110,225
23 Rental Deposits Payable	2,790	-	-	-	-	-	-	2,790
24 Sales Tax Payable	(779)	-	-	-	-	-	-	(779)
25 Due to Other Funds	35,351	-	-	-	-	-	-	35,351
26 Retainage Payable	-	-	-	-	-	-	15,214	15,214
27 Deferred Revenue	-	-	-	-	-	-	-	-
28 TOTAL LIABILITIES	319,212	-	-	-	-	-	15,214	334,426
29 Fund Balance:								
30 Nonspendable	71,897	-	-	-	-	-	-	71,897
31 Assigned	-	-	-	-	-	-	-	-
32 Committed	35,351	-	-	-	-	-	-	-
32 Restricted	-	-	955,814	383,055	360,799	362,817	34,031	4,256,899
33 Unassigned	813,999	1,311,034	-	-	-	-	-	-
34 TOTAL FUND BALANCE	921,247	1,311,034	955,814	383,055	360,799	362,817	34,031	4,328,796
35 TOTAL LIABILITIES & FUND BALANCE	\$ 1,240,459	\$ 1,311,034	\$ 955,814	\$ 383,055	\$ 360,799	\$ 362,817	\$ 49,245	\$ 4,663,222

Trout Creek CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through July 31, 2026

	FY2026 Adopted Budget	Year-to-Date Budget thru 07/31/26	FY2026 Actual Year-to-Date	Over (Under) YTD Budget 07/31/26	Budget to Actual Percentage
1 REVENUES					
2 Special Assessments - On Roll	\$ 3,809,678	\$ 3,809,297	\$ 3,839,981	\$ 30,684	100.80%
3 Special Assessments - Off Roll	8,631	8,622	8,636	14	100.06%
4 Interest	25,000	20,833	30,549	9,716	122.20%
5 HOA Capital Transfer	110,000	110,000	117,250	7,250	106.59%
6 Activity Fees	20,000	16,667	8,688	(7,979)	43.44%
7 Café Revenues	35,000	29,000	28,869	(131)	82.48%
8 Facilities Rentals	40,000	33,333	44,693	11,360	111.73%
9 HOA Reimbursement	45,000	45,000	40,884	(4,116)	90.85%
10 Insurance Proceeds	-	-	2,000	2,000	-
11 Misc. Revenues	-	-	52,531	52,531	-
12 Special Events Revenues	40,000	33,333	32,666	(667)	81.67%
13 TOTAL REVENUES	\$ 4,133,309	\$ 4,106,086	\$ 4,206,747	\$ 100,661	101.78%
14 EXPENDITURES					
15 Administrative:					
16 Supervisors Fees	24,000	20,000	19,600	(400)	81.67%
17 Accounting Services	22,362	18,635	21,318	2,683	95.33%
18 Administrative Services	5,512	4,593	8,297	3,703	150.52%
19 Arbitrage Rebate Calculation	1,800	1,500	-	(1,500)	0.00%
20 Assessment Roll	5,966	4,972	10,252	5,280	171.84%
21 Auditing Services	4,100	3,417	-	(3,417)	0.00%
22 Disclosure Report	8,000	8,000	10,333	2,333	129.17%
23 District Engineer	40,000	33,333	38,690	5,357	96.73%
24 District Management	22,122	18,435	38,218	19,783	172.76%
25 Dues, Licenses & Fees	175	175	546	371	312.23%
26 Financial & Revenue Collections	5,682	4,735	2,368	(2,368)	41.67%
27 Legal Advertising	3,500	2,917	1,791	(1,125)	51.18%
28 Miscellaneous Fees	1,200	1,000	1,501	501	125.05%
29 Public Officials Liability Insurance	3,600	3,600	2,089	(1,511)	58.04%
30 Trustee Fees	15,000	11,250	13,800	2,550	92.00%
31 Website Hosting, Maintenance & Backup	3,700	3,083	6,000	2,917	162.16%
32 District Counsel	150,000	125,000	187,737	62,737	125.16%
33 Litigation/Mediation	-	-	40,709	40,709	-
34 Total Administrative	316,719	264,645	403,248	138,603	127.32%
35 Field Operations:					
36 Law Enforcement:					
37 Security	62,000	51,667	100,008	48,341	161.30%
38 Total Law Enforcement	62,000	51,667	100,008	48,341	161.30%
39 Utilities:					
40 Electric - Recreation Facilities	56,000	46,667	52,626	5,959	93.97%
41 Electric - Streetlights	62,000	51,667	69,020	17,354	111.32%
42 Utility Services - Meters	12,000	10,000	9,896	(104)	82.46%
43 Gas Utility Services	17,000	14,167	1,802	(12,364)	10.60%
44 Garbage/Solid Waste	15,000	12,500	12,340	(160)	82.27%
45 Reclaimed Water	445,000	356,000	264,422	(91,578)	59.42%
46 Water-Sewer Recreational Facilities	18,375	15,313	11,518	(3,795)	62.68%
47 Total Utilities	625,375	506,313	421,624	(84,688)	67.42%

Trout Creek CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

For the period from October 1, 2025 through July 31, 2026

	FY2026 Adopted Budget	Year-to-Date Budget thru 07/31/26	FY2026 Actual Year-to-Date	Over (Under) YTD Budget 07/31/26	Budget to Actual Percentage
48 <i>Stormwater Control:</i>					
49 Aquatic Maintenance	55,000	45,833	42,259	(3,574)	76.83%
50 Stormwater System Maintenance	3,500	2,917	-	(2,917)	0.00%
51 Total Stormwater Control	<u>58,500</u>	<u>48,750</u>	<u>42,259</u>	<u>(6,491)</u>	<u>72.24%</u>
52 <i>Other Physical Environment:</i>					
53 Common Area Pine Straw Mulch	140,000	116,667	157,027	40,360	112.16%
54 Entry & Wall Maintenance & Repair	2,500	2,083	445	(1,638)	17.80%
55 General Liability & Property Insurance	112,928	112,928	94,765	(18,163)	83.92%
56 Holiday Decorations	7,500	6,500	5,621	(879)	74.94%
57 Irrigation Repair	35,000	29,167	29,302	135	83.72%
58 Landscape & Irrigation Maintenance	1,070,000	878,380	820,101	(58,279)	76.64%
59 Landscape Replacements	70,000	58,333	100,859	42,526	144.08%
60 Miscellaneous Expenses	20,000	16,667	45,314	28,647	226.57%
61 Total Other Physical Environment	<u>1,457,928</u>	<u>1,220,725</u>	<u>1,253,433</u>	<u>32,708</u>	<u>85.97%</u>
62 <i>Road & Street Facilities:</i>					
63 Amenity Lighting Repairs	5,000	4,167	-	(4,167)	0.00%
64 Total Road & Street Facilities	<u>5,000</u>	<u>4,167</u>	<u>-</u>	<u>(4,167)</u>	<u>0.00%</u>
65 <i>Parks & Recreation:</i>					
66 Access Control Maintenance & Repair	10,000	8,333	5,450	(2,883)	54.50%
67 Janitorial Service	25,000	20,833	7,700	(13,133)	30.80%
68 Amenity Maintenance & Repair	75,000	62,500	108,108	45,608	144.14%
69 Amenity Management Service Contracts	23,244	19,370	19,370	-	83.33%
70 Café Materials	25,000	21,500	19,448	(2,052)	77.79%
71 Janitorial Supplies	12,000	10,000	20,803	10,803	173.36%
72 Community Gardens Maintenance & Supplies	500	417	312	(105)	62.38%
73 Dog Waste Station Supplies	750	625	357	(268)	47.65%
74 Employee - Amenity Staff	905,000	754,167	650,944	(103,223)	71.93%
75 Fitness Equipment Lease	37,560	31,300	32,542	1,242	86.64%
76 Fitness Equipment Maintenance/Repairs	4,000	3,333	6,802	3,469	170.05%
77 Licenses, Fees & Permits	16,000	13,333	8,756	(4,577)	54.73%
78 Lifeguard/Pool Monitors	185,733	143,133	151,760	8,627	81.71%
79 Office Supplies	10,800	9,000	3,229	(5,771)	29.90%
80 Operating Supplies	7,200	6,000	11,797	5,797	163.84%
81 Pest Control/Termite Bond	3,000	2,500	3,808	1,308	126.93%
82 Pool Chemicals	59,000	59,000	59,022	22	100.04%
83 Pool Maintenance Contract	35,000	29,167	33,343	4,177	95.27%
84 Security System Monitoring & Maintenance	4,000	3,333	12,096	8,762	302.39%
85 Telephone, Internet, Cable	15,000	12,500	14,787	2,287	98.58%
86 Tennis Court Programs & Maint & Supplies	5,000	4,167	2,729	(1,438)	54.58%
87 Training & Education	5,400	4,500	1,891	(2,609)	35.02%
88 Uniforms	2,000	1,667	1,212	(455)	60.59%
90 Wildlife Management	1,500	1,250	1,020	(230)	68.00%
91 Total Parks & Recreation	<u>1,467,687</u>	<u>1,221,928</u>	<u>1,177,288</u>	<u>(44,640)</u>	<u>80.21%</u>
92 <i>Special Events:</i>					
93 Shuttle Service	15,100	13,100	12,275	(825)	81.29%
94 Special Events	75,000	67,500	76,920	9,420	102.56%

Trout Creek CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

For the period from October 1, 2025 through July 31, 2026

	FY2026 Adopted Budget	Year-to-Date Budget thru 07/31/26	FY2026 Actual Year-to-Date	Over (Under) YTD Budget 07/31/26	Budget to Actual Percentage
95 Total Special Events	90,100	80,600	89,195	8,595	99.00%
95 <i>Contingency:</i>					
96 Miscellaneous Contingency	50,000	41,667	49,499	7,832	99.00%
97 Total Contingency	50,000	41,667	49,499	7,832	99.00%
98 Total Field Operations	3,816,590	3,175,815	3,133,304	(42,511)	82.10%
99 Total Expenditures	\$ 4,133,309	\$ 3,440,460	\$ 3,536,552	\$ 96,092	85.56%
100 Excess of Revenue Over/(Under) Expenditures	-	665,626	670,194.84	4,569	
101 Other Funding Sources/(Uses)					
102 Transfers In	-	-	3,358,757	3,358,757	
103 Transfers Out	-	-	(3,358,757)	(3,358,757)	
104 Total Other Funding Sources/(Uses)	-	-	0	0	
105 Net Change in Fund Balance	-	665,626	670,195	4,569	
106 Fund Balance - Beginning			252,752	252,752	
107 Fund Balance - Ending	\$ -	\$ 665,626	922,947	\$ 257,321	

Trout Creek CDD
General Fund
Variances & Explanations
For the period from October 1, 2025 through July 31, 2026

Description	YTD Budget (100%)	MTD Budget (83%)	Actual Expense	% of YTD Budget	Explanation
Administrative Services:					
Accounting Services	22,362	18,635	21,318	95.33%	Change in management companies - monthly rate went from \$1,863.50 to \$2,000
Administrative Services	5,512	4,593	8,297	150.52%	Change in management companies - monthly rate went from \$459.33 to \$1,000
Assessment Roll	5,596	4,663	10,252	183.20%	
Disclosure Report	8,000	6,667	10,333	129.17%	Vesta does not use the "Financial & Revenue Collections" category .
Financial & Revenue Collections	5,682	4,735	2,368	41.67%	
District Management	22,122	18,435	38,218	172.76%	Change in management companies - monthly rate went from \$1,843.50 to \$5,000
Dues, Licenses & Fees	175	146	546	312.23%	This line generally is used soley for the Special District Fee but bank fees have also been applied to the G/L code.
Miscellaneous Fees	1,200	1,000	1,501	125.05%	Bank fees and new check order due to change in management companies
Website Hosting, Maintenance & Backup	3,700	3,083	6,000	162.16%	Live streaming of meetings has been added to expenses at \$350 per month starting in February 2026
District Counsel	150,000	125,000	187,737	125.16%	\$12,500 was budgeted per month however an average of \$15,600 has been spent per month.
Litigation & Mediation	-	-	40,709		No funds were budgeted for this line item.
Utilities:					
Electric - Streetlights	62,000	51,667	69,020	111.32%	Cost of streetlighting rose above what was budgeted. Average bill in FY25 \$5,179 vs. FY26 \$6,248
NOTE: Utility services has expended 52.7% of the amount budgeted for the year.					
Other Physical Environment:					
Common Area Pine Straw Mulch	140,000	116,667	157,027	112.16%	This is for mulch but includes items (\$12,380) for maintenance & repairs from 10/2025

Trout Creek CDD
General Fund
Variances & Explanations
For the period from October 1, 2025 through July 31, 2026

Description	YTD Budget (100%)	MTD Budget (83%)	Actual Expense	% of YTD Budget	Explanation
Landscape Replacements	70,000	58,333	100,859	144.08%	Thgis includes \$7,554 for weed block for community garden, sod damage caused by car; oak & maple mitigation \$18,126, etc.
Miscellaneous Expenses	20,000	16,667	45,314	226.57%	Includes multiple tree removals.
Parks & Recreation:					
Amenity Maintenance & Repair	75,000	62,500	108,108	144.14%	Includes pump motor for front pond \$4,320, Lazy River tubes \$1,809, pressure washing \$7,850, signs \$4,130 & \$650, crack repairs \$2,021, plus \$52K of items from Oct-Feb
Janitorial Supplies	12,000	10,000	20,803	173.36%	\$1,000 per month budgeted but average of over \$1,700 per month purchased.
Operating Supplies	7,200	6,000	11,797	163.84%	Copier lease expenses of \$6,407 through June
Pest Control/Termite Bond	3,000	2,500	3,808	126.93%	Additional services of rodent, fire ant and mosquito control increased monthly cost.
Pool Maintenance Contract	35,000	29,167	33,343	95.27%	Additional items added to \$2,800 monthly service invoices.
Security System Monitoring & Maintenance	4,000	3,333	12,096	302.39%	Service call of \$2,151 in Oct and camera system \$2,165, and a couple of higher than normal bills (\$950-970 ea)
Special Events:					
Special Events	75,000	62,500	76,920	102.56%	More holidays occur in the beginning of the fiscal year than at the end
NOTE: Special Events has expended 92.5% of the amount budgeted for the year.					
Contingency:					
Miscellaneous Contingency	50,000	41,667	49,499	99.00%	\$28,000 pressure washing and \$12,083 aquatic mamagment was the major expenses

NOTE: Based on accrued numbers

Trout Creek CDD
Reserve Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through July 31, 2026

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES				
2 Special Assessments	\$ 425,000	\$ 425,000	\$ -	100.00%
3 Interest	40,000	19,511	(20,489)	48.78%
4 TOTAL REVENUES	465,000	444,511	(20,489)	95.59%
5 EXPENDITURES				
6 Capital Outlay	465,000	\$ 345,158	(119,842)	74.23%
7 TOTAL EXPENDITURES	465,000	345,158	(119,842)	1
8 Revenues Over/(Under) Expenditures	-	99,354	99,354	
9 OTHER FINANCING SOURCES/(USES)				
10 Transfers In		3,358,757	3,358,757	
11 Transfers Out		(2,838,486)	(2,838,486)	
12 TOTAL OTHER FINANCING SOURCES/(USES)	-	520,271	520,271	
13 FUND BALANCE BEGINNING	-	691,409	691,409	
14 Net Changes in fund balance	-	619,625	619,625	
15 FUND BALANCE, ENDING	\$ -	\$ 1,311,034	\$ 1,311,034	

**Trout Creek CDD
Debt Service 2018**

**Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through July 31, 2026**

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES				
2 Special Assessments	\$ 815,146	\$ 826,654	\$ 11,508	101.41%
3 Interest	-	32,193	32,193	
4 TOTAL REVENUES	815,146	858,848	43,702	105.36%
5 EXPENDITURES				
6 Interest Expense				
7 May 1, 2026	294,553	294,553	0	100.00%
8 November 1, 2025	294,553	294,691	138	100.05%
9 Prinicipal Payment May 1, 2026	230,000	235,000	5,000	102.17%
10 TOTAL EXPENDITURES	819,106	824,244	5,138	100.63%
11 Revenues Over/(Under) Expenditures	(3,960)	34,604	38,564	-873.79%
12 OTHER FINANCING SOURCES/(USES)				
13 Transfers In		-	-	
14 Transfers Out		(408,569)	(408,569)	
15 TOTAL OTHER FINANCING SOURCES/(USES)	-	(408,569)	408,569	
16 FUND BALANCE BEGINNING	-	1,329,779	1,329,779	
17 Net Changes in fund balance	(3,960)	(373,965)	(370,005)	
18 FUND BALANCE, ENDING	\$ (3,960)	\$ 955,814	\$ 959,775	

Trout Creek CDD
Debt Service 2020
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 through July 31, 2026

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES				
2 Special Assessments	\$ 241,444	\$ 244,848	\$ 3,404	101.41%
3 Interest	-	10,975	10,975	
4 TOTAL REVENUES	241,444	255,823	14,379	105.96%
5 EXPENDITURES				
6 Interest Expense				
7 May 1, 2026	73,425	74,938	1,513	102.06%
8 November 1, 2025	74,938	74,938	(1)	
9 Prinicipal Payment May 1, 2026	90,000	90,000	-	100.00%
10 TOTAL EXPENDITURES	238,363	239,875	1,512	100.63%
11 Revenues Over/(Under) Expenditures	3,081	15,948	12,867	517.62%
12 OTHER FINANCING SOURCES/(USES)				
13 Transfers In		-	-	
14 Transfers Out		-	-	
15 TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-	
16 FUND BALANCE BEGINNING	-	367,106	367,106	
17 Net Changes in fund balance	3,081	15,948	12,867	
18 FUND BALANCE, ENDING	\$ 3,081	\$ 383,055	\$ 379,974	

Trout Creek CDD
Debt Service 2022
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 through July 31, 2026

	FY2025 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES				
2 Special Assessments	\$ 217,410	\$ 220,476	\$ 3,065	101.41%
3 Interest	-	9,909	9,909	
4 TOTAL REVENUES	217,410	230,384	12,974	105.97%
5 EXPENDITURES				
6 Interest Expense				
7 May 1, 2026	129,396	79,396	(50,000)	61.36%
8 November 1, 2025	78,208	79,396	1,188	101.52%
9 Principal Payment May 1, 2026	50,000	50,000	-	100.00%
10 TOTAL EXPENDITURES	257,604	208,791	(48,813)	81.05%
11 Revenues Over/(Under) Expenditures	(40,194)	21,593	61,787	-53.72%
12 OTHER FINANCING SOURCES/(USES)				
13 Transfers In		-	-	
14 Transfers Out		-	-	
15 TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-	
16 FUND BALANCE BEGINNING	-	339,206	339,206	
17 Net Changes in fund balance	(40,194)	21,593	61,787	
18 FUND BALANCE, ENDING	\$ (40,194)	\$ 360,799	\$ 400,993	

Trout Creek CDD
Debt Service 2025
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 through July 31, 2026

	FY2025 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
1 REVENUES				
2 Special Assessments	\$ 1,192,288	\$ 1,208,077	\$ 15,789	101.32%
3 Interest	-	14,566	14,566	
4 TOTAL REVENUES	1,192,288	1,222,643	30,356	102.55%
5 EXPENDITURES				
6 Interest Expense				
7 May 1, 2026	340,906	340,956	50	100.01%
8 November 1, 2025	329,906	299,284	(30,622)	
9 Principal Payment May 1, 2026	520,000	520,000	-	100.00%
10 TOTAL EXPENDITURES	1,190,812	1,160,240	(30,572)	97.43%
11 Revenues Over/(Under) Expenditures	1,476	62,403	60,928	4229.00%
12 OTHER FINANCING SOURCES/(USES)				
13 Transfers In		-	-	
14 Transfers Out		520,271	520,271	
15 TOTAL OTHER FINANCING SOURCES/(USES)	-	(520,271)	(520,271)	
16 FUND BALANCE BEGINNING	-	820,685	820,685	
17 Net Changes in fund balance	1,476	(457,868)	(459,344)	
18 FUND BALANCE, ENDING	\$ 1,476	\$ 362,817	\$ 361,341	

Trout Creek CDD
Acquisition & Construction Funds
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through July 31, 2026

	Acq & Const 2018	Acq & Const 2020	Acq & Const 2022	Acq & Const 2025	Total Acq & Const
1 REVENUE					
2 Interest	\$ 1,225	\$ -	\$ 250	\$ 7,701	\$ 9,175
3 TOTAL REVENUE	1,225	-	250	7,701	9,175
4 EXPENDITURES					
5 Construction in Progress	414,178	-	-	408,215	822,394
6 TOTAL EXPENDITURES	414,178	-	-	408,215	822,394
7 REVENUES OVER/(UNDER) EXPENDITURES	(412,953)	-	250	(400,515)	(813,218)
8 OTHER FINANCING SOURCES/(USES)					
9 Transfers In	408,569	-	-	-	408,569
10 Transfers Out	-	-	-	-	-
11 TOTAL OTHER FINANCING SOURCES/(USES)	408,569	-	-	-	408,569
12 FUND BALANCE BEGINNING (OCT 1, 2025)	5,538	-	8,547	424,595	438,680
13 NET CHANGES IN FUND BALANCE	(4,385)	-	250	(400,515)	(404,650)
14 FUND BALANCE, ENDING	\$ 1,153	\$ -	\$ 8,797	\$ 24,081	\$ 34,031

Trout Creek CDD
Cash and Investment Report
July 31, 2026

GENERAL FUND

<u>Account Name</u>	<u>Bank Name</u>	<u>Yield</u>	<u>Balance</u>
Operating Account	South State	N/A	\$ 1,073,125 *
Money Market Reserve	South State	N/A	1,311,034 *
Kayak	South State	0.00%	64,640
Total GF			<u>\$ 2,448,799</u>

DEBT SERVICE FUNDS

<u>Account Name</u>	<u>Bank Name</u>	<u>Yield</u>	<u>Balance</u>
2018 Revenue Trust Fund	BNY	3.56%	\$ 536,971
2018 Reserve Fund	BNY	3.56%	407,141
Subtotal DS 2018			<u>\$ 536,971</u>
2020 Revenue Trust Fund	BNY	3.56%	\$ 138,893
2020 Interest Fund	BNY	3.56%	29
2020 Prepayment	BNY	3.56%	41
2020 Sinking Fund	BNY	3.56%	35
2020 Reserve Fund	BNY	3.56%	240,594
Subtotal DS 2020			<u>\$ 138,998</u>
2022 Revenue Trust Fund	BNY	3.56%	\$ 147,013
2022 Interest Fund	BNY	3.56%	31
2022 Reserve Fund	BNY	3.56%	210,638
Suntotal DS 2022			<u>\$ 147,044</u>
2025 Revenue Trust Fund	BNY	3.56%	\$ 345,604
2025 Interest Fund	BNY	3.56%	145
Subtotal DS 2025			<u>\$ 345,749</u>
Total DS			<u>\$ 1,168,761</u>
Total All Funds			<u><u>\$ 3,617,560</u></u>

* Awaiting this information from the bank.

Trout Creek CDD

Check Register

July 31, 2026

Date	Num	Name	Memo	Debit	Credit	Balance
06/30/2026			Balance Forward			1,515,525.69
07/01/2026	070126ACH1	TECO	182 Kayak Way May 07, 2026 - June 09, 2026		71.78	1,515,453.91
07/01/2026	070126ACH2	AT&T	Telephone & Internet 6/9/26 - 7/8/26		193.27	1,515,260.64
07/01/2026	070126ACH3	Noreast Capital Corporation	Fitness Equipment Lease		3,128.97	1,512,131.67
07/02/2026	100129	EZ Event Ride Inc.	Invoice: 03 (Reference: Special Event July 4th.)		1,875.00	1,510,256.67
07/02/2026	070226ACH2	Nadar's Pest Raiders			688.00	1,509,568.67
07/02/2026			Deposit	29,173.45		1,538,742.12
07/03/2026	070326ACH1	Florida Natural Gas	182 Kayak Way 5/7/26 - 6/9/26		14.93	1,538,727.19
07/06/2026	39		To transfer cash to clear dt/df - Amazon purchase	2,936.44		1,541,663.63
07/06/2026	39		To transfer cash to clear dt/df - Amazon purchase	1,189.55		1,542,853.18
07/06/2026	39		To transfer cash to clear dt/df = beginning balance	37,629.15		1,580,482.33
07/06/2026	39		To transfer cash to clear dt/df - sales tax pd from Res vs OP		464.14	1,580,018.19
07/06/2026			Deposit	26.60		1,580,044.79
07/06/2026	100130	Ruppert Landscape, LLC	Invoice: 848223 (Reference: Landscape Maintenance June 26.) Invoice: 848531 (Reference: Sod R...		40,885.39	1,539,159.40
07/06/2026	100131	VGlobel Tech	Invoice: 8450 (Reference: Google & Social Media.) Invoice: 8393 (Reference: Website Mainten...		1,700.00	1,537,459.40
07/06/2026	100132	Vesta District Services	Invoice: 433167 (Reference: Management Fees July 26.)		3,857.14	1,533,602.26
07/06/2026	100133	FirstService Residential Florida, Inc.	Invoice: 11158486 (Reference: Name Tags & Business cards.) Invoice: 11159488 (Reference: Amen...		4,439.44	1,529,162.82
07/06/2026	100134	C Buss Enterprises, Inc.	Invoice: 6526 (Reference: Pool Service July 26.)		2,965.28	1,526,197.54
07/06/2026	100135	Colden Company, Inc.	Invoice: 20807 (Reference: Phone Service Feb 26.) Invoice: 20893 (Reference: Quarterly Billin...		4,838.95	1,521,358.59
07/06/2026	100136	Hi-Tech System Associates	Invoice: 80563 (Reference: Access Control System July 26.)		95.00	1,521,263.59
07/06/2026	100137	Mini Melts USA LLC	Invoice: 1152426 (Reference: Ice Cream for special event.)		533.54	1,520,730.05
07/06/2026	100138	Prestige Landscapes of North Florida, Inc	Invoice: 12825 (Reference: Plant Replacement - car accident.) Invoice: 12827 (Reference: Dead...		52,541.10	1,468,188.95
07/07/2026	070726ACH1	Florida Power & Light Company	25 RIDGEWIND DR #LTG May 13, 2026 to Jun 12, 2026		55.66	1,468,133.29
07/07/2026	070726ACH2	Florida Power & Light Company	37 TIMBERWOLF TRL May 13, 2026 to Jun 12, 2026		49.41	1,468,083.88
07/07/2026	070726ACH3	Florida Power & Light Company	38 ROSEMONT DR May 13, 2026 to Jun 12, 2026		38.64	1,468,045.24
07/07/2026	070726ACH4	Florida Power & Light Company	574 TIMBERWOLF TRL May 13, 2026 to Jun 12, 2026		30.66	1,468,014.58
07/08/2026	100139	FirstService Residential Florida, Inc.	Invoice: 11160472 (Reference: Payroll 6/13/26 - 6/26/26.)		30,888.75	1,437,125.83
07/08/2026	100140	FCS Management Group, LLC	Invoice: 20260701-002 (Reference: District Management Services July 26.)		5,000.00	1,432,125.83
07/08/2026	100141	Isabella Brown	Invoice: 1 (Reference: Balloon Arches 7/4/26.)		450.00	1,431,675.83
07/08/2026	100142	TIGRIS Aquatic Services, LLC	Invoice: 4645400 (Reference: Aquatic Weed Control July 26.)		4,100.00	1,427,575.83
07/08/2026	100143	Hi-Tech System Associates	Invoice: 445289 (Reference: Access Control System July 26.) Invoice: 445288 (Reference: Secur...		498.99	1,427,076.84
07/08/2026	100144	Instant Photocube	Invoice: 20260515-02 (Reference: Special Event July 4th.)		350.00	1,426,726.84
07/08/2026	100145	Kristen Sparrow Circus	Invoice: 202651902 (Reference: Special Event July 4th.)		175.00	1,426,551.84
07/08/2026	100146	John Helton	Invoice: 600 (Reference: Special Event July 4th.)		400.00	1,426,151.84
07/08/2026	070826ACH1	Republic Services	Waste Disposal 7/1/26 - 7/31/26		1,460.14	1,424,691.70
07/09/2026	100147	FirstService Residential Florida, Inc.	Invoice: 11161739 ()		1,937.00	1,422,754.70
07/09/2026	100148	Vesta Property Services	Invoice: 433411 (Reference: Pool Management June 26.)		52,896.53	1,369,858.17
07/09/2026	100149	B&S Signs, Inc.	Invoice: 251620-1 (Reference: Dog Park Light Fixtures.)		3,730.07	1,366,128.10
07/09/2026	100150	Julington Forest Inc.	Invoice: 070826 (Reference: Special Event - Santa Deposit.)		462.50	1,365,665.60
07/09/2026	100151	Ruppert Landscape, LLC	Invoice: 828477 (Reference: Landscape Management April 26.)		33,127.56	1,332,538.04
07/09/2026	100152	Under the Stars Glamping Adventures	Invoice: 000517 (Reference: Special Event Deposit.)		225.00	1,332,313.04

Trout Creek CDD
Check Register
July 31, 2026

Date	Num	Name	Memo	Debit	Credit	Balance
07/09/2026	100153	Mini Melts USA LLC	Invoice: 1325671 (Reference: Ice Cream for special event.)		450.66	1,331,862.38
07/09/2026	100154	Tri-County Safety and Security	Invoice: B-1987 (Reference: Guard Services 6/16/26 - 6/30/26.) Invoice: B-1988 (Reference: Gu...		12,819.57	1,319,042.81
07/09/2026	100155	Party Harddy LLC	Invoice: 000199 (Reference: Special Event Deposit.)		100.00	1,318,942.81
07/09/2026	070926BOS1	Heather M. Loffredo	BOS MTG 6/09/26		200.00	1,318,742.81
07/09/2026	070926BOS2	James J. Breslin, III	BOS MTG 6/09/26		200.00	1,318,542.81
07/09/2026	070926BOS3	Richard C. Wright	BOS MTG 6/09/26		200.00	1,318,342.81
07/09/2026	070926BOS4	Ronnie Murphy	BOS MTG 6/09/26		200.00	1,318,142.81
07/09/2026	070926BOS5	Vincent J. Sajkowski	BOS MTG 6/09/26		200.00	1,317,942.81
07/09/2026			Interest	1,842.54		1,319,785.35
07/10/2026	071026ACH1	JEA	Water, Sewer & Irrigation 5/13/26 - 6/14/26		31,062.53	1,288,722.82
07/10/2026	071026ACH2	Amazon Capital Services, Inc.	Various Purchases		4,684.52	1,284,038.30
07/13/2026	071326BOS1	Heather M. Loffredo	BOS MTG 6/25/26		200.00	1,283,838.30
07/13/2026	071326BOS2	James J. Breslin, III	BOS MTG 6/25/26		200.00	1,283,638.30
07/13/2026	071326BOS3	Richard C. Wright	BOS MTG 6/25/26		200.00	1,283,438.30
07/13/2026	071326BOS4	Ronnie Murphy	BOS MTG 6/25/26		200.00	1,283,238.30
07/13/2026	071326BOS5	Vincent J. Sajkowski	BOS MTG 6/25/26		200.00	1,283,038.30
07/13/2026	071326ACH1	Nadar's Pest Raiders	Mosquito Service July 26		100.00	1,282,938.30
07/13/2026	071326ACH2	Nadar's Pest Raiders	Pest Control Service July 26		119.00	1,282,819.30
07/13/2026	071326ACH3	Nadar's Pest Raiders	Rodent Control Service July 26		191.00	1,282,628.30
07/13/2026	071326ACH4	Nadar's Pest Raiders	Fire Ant Service July 26		99.00	1,282,529.30
07/16/2026			Deposit	100.00		1,282,629.30
07/16/2026			Deposit	125.00		1,282,754.30
07/16/2026	100156	Prestige Landscapes of North Florida, Inc	Invoice: 12802 (Reference: Irrigation Repairs.)		643.34	1,282,110.96
07/16/2026	100157	Tri-County Safety and Security	Invoice: B-1966 (Reference: Guard Service 6/1/26 - 6/15/26.) Invoice: B-1965 (Reference: Guar...		39,783.31	1,242,327.65
07/16/2026	100158	W.B. Mason Co., Inc.	Invoice: 262996202 (Reference: Janitorial Supplies.) Invoice: 263000185 (Reference: Janitoria...		648.62	1,241,679.03
07/16/2026	100159	LIVunLtd.	Invoice: CINV-156999 (Reference: Fitness Equipment Service.) Invoice: CINV-164639 (Reference:...		2,446.58	1,239,232.45
07/16/2026	100160	Howard Services	Invoice: C-6773 (Reference: Semi-annual mechanical maintenance.)		516.56	1,238,715.89
07/16/2026	100161	Yuro & Associates, LLC	Invoice: 4132 (Reference: Engineering Services June 26.)		4,227.50	1,234,488.39
07/16/2026	100162	O & Estee Enterprises, Inc.	Invoice: 904-610-9492 (Reference: Special Event - Summer Breakfast 7/9/26.)		200.00	1,234,288.39
07/16/2026			Deposit	1,300.00		1,235,588.39
07/17/2026	071726ACH1	AT&T	TV & Internet 6/26/26 - 7/25/26		32.10	1,235,556.29
07/17/2026	071726ACH2	AT&T	TV & Internet 6/26/26 - 7/25/26		32.10	1,235,524.19
07/17/2026	ACH07172026	Florida Dept of Revenue	Sales tax June sales		467.85	1,235,056.34
07/20/2026	072026ACH1	Florida Power & Light Company	100 KAYAK WAY # AMENITY 2 Jun 4, 2026 to Jul 6, 2026		832.79	1,234,223.55
07/20/2026	072026ACH2	Florida Power & Light Company	144 KAYAK WAY # AMENITY 3 Jun 4, 2026 to Jul 6, 2026		1,452.01	1,232,771.54
07/20/2026	072026ACH3	Florida Power & Light Company	182 KAYAK WAY # AMENITY 4 Jun 4, 2026 to Jul 6, 2026		3,740.38	1,229,031.16
07/20/2026	072026ACH4	Florida Power & Light Company	100 COUNTY ROAD 210 W Jun 4, 2026 to Jul 6, 2026		6,308.27	1,222,722.89
07/20/2026	072026ACH5	Florida Power & Light Company	31 SEASTAR CT # HOA Jun 4, 2026 to Jul 6, 2026		31.11	1,222,691.78
07/20/2026	072026ACH6	Florida Power & Light Company	133 APPIAN AVE #LGHTS May 5, 2026 to Jun 4, 2026		33.04	1,222,658.74
07/20/2026	072026ACH7	Florida Power & Light Company	121 KAYAK CLUB DR # LANDSCAPE Jun 4, 2026 to Jul 6, 2026		36.48	1,222,622.26
07/20/2026	072026ACH8	Florida Power & Light Company	1626 SHEARWATER PKWY #IRR Jun 4, 2026 to Jul 6, 2026		37.25	1,222,585.01

Trout Creek CDD
Check Register
July 31, 2026

Date	Num	Name	Memo	Debit	Credit	Balance
07/20/2026	072026ACH9	Florida Power & Light Company	79 FALLS DR #LGHTS Jun 4, 2026 to Jul 6, 2026		44.87	1,222,540.14
07/20/2026	072026ACH10	Florida Power & Light Company	158 DALTON CIR #LGHTS Jun 12, 2026 to Jul 14, 2026		45.91	1,222,494.23
07/20/2026	072026ACH11	Florida Power & Light Company	435 SHEARWATER PKWY # LANDSCAPE Jun 4, 2026 to Jul 6, 2026		48.10	1,222,446.13
07/20/2026	072026ACH12	Florida Power & Light Company	2105 SHEARWATER PKWY Jun 4, 2026 to Jul 6, 2026		65.00	1,222,381.13
07/20/2026	072026ACH13	Florida Power & Light Company	639 SHEARWATER PKWY # LANDSCAPE Jun 4, 2026 to Jul 6, 2026		65.28	1,222,315.85
07/20/2026	072026ACH14	Florida Power & Light Company	871 SHEARWATER PKWY # LANDSCAPE Jun 4, 2026 to Jul 6, 2026		65.93	1,222,249.92
07/20/2026	072026ACH15	Florida Power & Light Company	15 SHEARWATER PKWY # SIGN Jun 4, 2026 to Jul 6, 2026		69.29	1,222,180.63
07/20/2026	072026ACH16	Florida Power & Light Company	275 SHEARWATER PKWY # LANDSCAPE Jun 4, 2026 to Jul 6, 2026		185.36	1,221,995.27
07/20/2026	072026ACH17	Florida Power & Light Company	126 KAYAK WAY # AMENITY 1 Jun 4, 2026 to Jul 6, 2026		287.66	1,221,707.61
07/21/2026	100163	DJ Nandi	Invoice: 028 (Reference: Special Event - July 18th.)		375.00	1,221,332.61
07/21/2026	100164	C Buss Enterprises, Inc.	Invoice: 6698 (Reference: Pool Parts Installations.)		3,640.10	1,217,692.51
07/21/2026	100165	Mini Melts USA LLC	Invoice: 1341132 (Reference: Ice Cream for special event.)		486.92	1,217,205.59
07/21/2026	100166	W.B. Mason Co., Inc.	Invoice: 263110594 (Reference: Janitorial Supplies.) Invoice: 263148457 (Reference: Janitoria...		595.02	1,216,610.57
07/21/2026	100167	LIVunLtd.	Invoice: CINV-169600 (Reference: Flat/Incline Bench Installation.)		1,138.70	1,215,471.87
07/21/2026	100168	CRN JAX LLC	Invoice: 0001303 (Reference: Password Reset.)		60.00	1,215,411.87
07/21/2026	100169	Hardwick Electrical Contractors LLC	Invoice: 428 (Reference: Ceiling Fan Installation.) Invoice: 460 (Reference: Maintenance Shop...		4,844.00	1,210,567.87
07/21/2026	100170	Vesta District Services	Invoice: 433455 (Reference: Billable Expenses June 26. Check Stub Notes: Postage and Shipping.)		130.45	1,210,437.42
07/21/2026	100171	BNY	Invoice: 00252-26-0143829 (Reference: Trustee Fees.)		4,400.00	1,206,037.42
07/21/2026	100172	Under the Stars Glamping Adventures	Invoice: 000517 Final (Reference: Special event - community movie night.)		300.00	1,205,737.42
07/21/2026	072126ACH1	Florida Power & Light Company	204 CHALET CT #IRR Jun 8, 2026 to Jul 8, 2026		30.80	1,205,706.62
07/21/2026	072126ACH2	Florida Power & Light Company	315 ROSEMONT DR # IRR Jun 8, 2026 to Jul 8, 2026		34.27	1,205,672.35
07/21/2026	072126ACH3	Florida Power & Light Company	23 CALCUTTA DR # IRR Jun 8, 2026 to Jul 8, 2026		45.14	1,205,627.21
07/21/2026	072126ACH4	Florida Power & Light Company	405 KINGBIRD DR #LF STA Jun 8, 2026 to Jul 8, 2026		56.43	1,205,570.78
07/22/2026	100173	Kilinski Van Wyk, PLLC	Invoice: 15479 (Reference: Legal Services June 26.) Invoice: 15536 (Reference: Legal Services...		22,758.57	1,182,812.21
07/22/2026	100174	Hi-Tech System Associates	Invoice: 80629 (Reference: Access Control Service Call.)		950.25	1,181,861.96
07/22/2026	100175	Vak Pak	Invoice: SO26-01019 (Reference: Labor to install and program new VFD.)		3,948.59	1,177,913.37
07/22/2026	100176	FirstService Residential Florida, Inc.	Invoice: 11164187 (Reference: 9/27/26 - 7/10/26.)		31,570.42	1,146,342.95
07/24/2026	072426ACH1	AT&T	Internet 7/3/26 - 8/2/26		30.00	1,146,312.95
07/27/2026			Deposit	33.00		1,146,345.95
07/27/2026			Deposit	267.70		1,146,613.65
07/27/2026			Deposit	100.00		1,146,713.65
07/28/2026	100177	Mini Melts USA LLC	Invoice: 1435708 (Reference: Ice Cream for special event.)		437.71	1,146,275.94
07/28/2026	072826ACH1	AT&T	Internet & Phone 7/6/26 - 8/5/26		142.73	1,146,133.21
07/28/2026	072826CC1	Valley Bank Credit Card	Various Purchases		9,540.66	1,136,592.55
07/28/2026	072826BOS1	Heather M. Loffredo	BOS MTG 7/23/26		200.00	1,136,392.55
07/28/2026	072826BOS2	James J. Breslin, III	BOS MTG 7/23/26		200.00	1,136,192.55
07/28/2026	072826BOS3	Richard C. Wright	BOS MTG 7/23/26		200.00	1,135,992.55
07/28/2026	072826BOS4	Ronnie Murphy	BOS MTG 7/23/26		200.00	1,135,792.55
07/28/2026	072826BOS5	Vincent J. Sajkowski	BOS MTG 7/23/26		200.00	1,135,592.55
07/29/2026	100178	FirstService Residential Florida, Inc.	Invoice: 11166244 (Reference: Medical Insurance.) Invoice: 11165306 (Reference: Name Tags.)		5,204.00	1,130,388.55
07/29/2026	100179	LuttMedia	Invoice: INV0053 (Reference: Live Steaming 7/26.)		350.00	1,130,038.55

Trout Creek CDD
Check Register
July 31, 2026

Date	Num	Name	Memo	Debit	Credit	Balance
07/29/2026	100180	FCS Management Group, LLC	Invoice: 20260725-003 (Reference: District Management Services.)		5,000.00	1,125,038.55
07/29/2026	100181	C Buss Enterprises, Inc.	Invoice: 6778 (Reference: Pool Service Aug 26.)		3,219.60	1,121,818.95
07/29/2026	100182	Prestige Landscapes of North Florida, Inc	Invoice: 12854 (Reference: Landscape Enhancement.)		4,579.60	1,117,239.35
07/29/2026	100183	W.B. Mason Co., Inc.	Invoice: 263252007 (Reference: Janitorial Supplies.) Invoice: 263350965 (Reference: Janitoria...		517.39	1,116,721.96
07/29/2026	100184	Ruppert Landscape, LLC	Invoice: 856506 (Reference: Landscape Management July 26.)		33,127.56	1,083,594.40
07/29/2026	100185	Curb Systems of NE Florida	Invoice: 2026065-1 (Reference: Curb replacements.)		3,255.00	1,080,339.40
07/29/2026	100186	Shaffer Engineering Group LLC	Invoice: 4193 (Reference: Engineering Services July 26.)		6,000.00	1,074,339.40
07/30/2026	073026ACH3	AT&T	Telephone & Internet 7/9/26 - 8/8/26		194.39	1,074,145.01
07/30/2026	073026ACH4	Konica Minolta Premier Finance	Copier Lease 6/30/26 - 7/30/26		497.64	1,073,647.37
07/30/2026	073026ACH1	TECO	182 Kayak Way June 10, 2026 - July 01, 2026		65.71	1,073,581.66
07/30/2026	073026ACH2	TECO	2105 Shearwater Pkwy June 10, 2026 - July 01, 2026		67.10	1,073,514.56
07/31/2026	073126ACH1	Gannett Florida LocaliQ			389.52	1,073,125.04
07/31/2026				74,723.43	517,124.08	1,073,125.04

**Trout Creek CDD
Bank Reconciliation
July 31, 2026**

Operating Account

Balance per Bank Statement	\$ 1,260,397.51
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Plus:	Deposits	1,776.63
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Less:	Outstanding Checks	189,049.10
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Adjusted Bank Balance	<u>\$ 1,073,125.04</u>
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Beginning Cash Balance Per Books	\$ 1,515,525.69
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Cash Receipts	74,723.43
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Cash Disbursements	517,124.08
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Balance per Books	<u>\$ 1,073,125.04</u>
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Trout Creek CDD
Non-Ad Valorem Special Assessments
St Johns County Tax Collector
For the Fiscal Year Ending September 30, 2026

Date	Description	General Fund	Reserve Fund	Debt Service 2018	Debt Service 2020	Debt Service 2022	Debt Service 2025	Total
10/1/2025	Assessments - On Roll	\$ 3,809,674.66	\$ 425,000.00	\$ 815,145.81	\$ 241,444.09	\$ 217,410.25	\$ 1,192,287.60	\$ 6,700,962.41
	% Breakdown	56.86%	6.34%	12.17%	3.60%	3.24%	17.78%	100.00%
	Off-Roll	8,631.00						
11/03/25	Distribution #1	9,613.41	-	1,851.12	548.05	493.50	2,704.43	15,210.52
11/18/25	Distribution #2	71,552.78	-	13,777.92	4,079.18	3,673.13	20,129.13	113,212.18
11/21/26	Distribution #3	106,889.23	-	20,582.17	6,093.68	5,487.11	30,069.92	169,122.18
12/16/25	Distribution #4	355,200.85	-	68,396.08	20,249.77	18,234.06	99,924.59	562,005.57
12/23/25	Distribution #5	110,704.25	425,000.00	103,153.10	30,540.15	27,500.12	150,703.54	847,601.49
01/14/26	Distribution #6	2,986,026.00	-	574,977.41	170,231.37	153,286.19	840,024.51	4,724,547.32
02/19/26	Distribution #7	90,446.58	-	17,416.03	5,156.30	4,643.03	25,444.29	143,106.23
03/16/26	Distribution #8	30,220.48	-	5,819.13	1,722.85	1,551.35	8,501.58	47,815.40
04/24/26	Distribution #9	26,021.00	-	5,010.50	1,483.44	1,335.77	7,320.18	41,170.89
06/19/26	Distribution #10	12,558.85	-	2,418.28	715.97	644.70	3,533.03	19,870.83
07/02/26	Distribution #11	18,438.32	-	3,550.41	1,051.16	946.52	5,187.04	29,173.45
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
TOTAL		\$ 3,817,671.75	\$ 425,000.00	\$ 816,952.15	\$ 241,871.91	\$ 217,795.49	\$ 1,193,542.25	\$ 6,712,836.06
% Collected		100.21%	100.00%	100.22%	100.18%	100.18%	100.11%	100.18%
Total Outstanding		\$ (7,997.09)	\$ -	\$ (1,806.34)	\$ (427.82)	\$ (385.24)	\$ (1,254.65)	\$ (11,873.65)

Trout Creek CDD
General Fund
Month to Month Revenues & Expenditures
For the period from October 1, 2025 through July 31, 2026

	October	November	December	January	February	March	April	May	June	July	ten
<u>REVENUES</u>											
Special Assessments - On Roll	10,669.21	188,055.42	465,905.11	2,994,320.81	90,446.57	30,220.48	29,366.32	-	12,558.85	18,438.32	
Special Assessments - Off Roll	8,635.90							-		-	
Interest	-	-	1,212.30	2,431.68	11,406.70	2,475.55	7,309.55	1,403.25	2,467.54	1,842.54	
HOA Capital Transfer	-	-	-	-	97,300.00	-	-	-	19,950.00	-	
Activity Fees	240.00	210.00	570.00	420.00	2,275.58	784.90	698.58	958.95	1,425.78	1,103.73	
Café Revenues	746.57	869.87	1,947.56	2,528.16	761.89	4,449.42	-	4,507.95	6,374.44	6,683.47	
Facilities Rentals	2,474.01	2,303.84	3,388.44	8,956.86	3,826.93	5,234.17	3,457.77	6,655.36	2,066.66	6,329.23	
HOA Reimbursement	-	-	15,796.59	-	-	10,087.11	-	-	-	15,000.00	
Insurance Proceeds	-	2,000.00	-	-	-	-	-	-	-	-	
Misc. Revenues	-	-	46,564.94	-	2,002.74	1,647.09	1,441.00	774.74	-	100.00	
Special Events Revenues	1,276.88	529.21	614.96	982.51	3,711.15	2,159.77	8,875.70	7,357.36	1,369.14	5,789.81	
TOTAL REVENUES	24,042.57	193,968.34	535,999.90	3,009,640.02	211,731.56	57,058.49	51,148.92	21,657.61	46,212.41	55,287.10	
<u>EXPENDITURES</u>											
Administrative:											
Supervisors Fees	1,800.00	2,000.00	2,000.00	2,000.00	2,000.00	3,000.00	1,000.00	1,000.00	1,800.00	3,000.00	
Accounting Services	1,863.50	1,863.50	1,863.50	1,863.50	1,863.50	4,000.00	2,000.00	2,000.00	2,000.00	2,000.00	
Administrative Services	459.33	459.33	459.33	459.33	459.33	2,000.00	1,000.00	1,000.00	1,000.00	1,000.00	
Arbitrage Rebate Calculation	-	-	-	-	-	-	-	-	-	-	
Assessment Roll	5,966.00	-	-	-	-	857.14	857.14	857.14	857.14	857.14	
Auditing Services	-	-	-	-	-	-	-	-	-	-	
Disclosure Report	666.67	666.67	666.67	666.67	7,666.67	-	-	-	-	-	
District Engineer	5,060.00	-	6,567.50	2,497.50	2,960.00	-	6,567.50	1,110.00	3,700.00	10,227.50	
District Management	1,843.50	1,843.50	1,843.50	1,843.50	1,843.50	9,000.00	5,000.00	5,000.00	5,000.00	5,000.00	
Dues, Licenses & Fees	175.00	72.93	243.82	54.66	-	-	-	-	-	-	
Financial & Revenue Collections	473.50	473.50	473.50	473.50	473.50	-	-	-	-	-	
Legal Advertising	222.96	-	150.24	105.36	150.24	105.36	667.60	214.80	174.72		
Miscellaneous Fees	-	579.34	75.52		-	679.26	36.00	-	130.45		
Public Officials Liability Insurance	500.04	347.68	413.90	413.90	413.90	-	-	-	-		
Trustee Fees	5,633.33	4,400.00			-	-	-	2,666.66	-	1,100.00	
Website Hosting, Maintenance & Backup	275.00	275.00	375.00	275.00	625.00	625.00	1,850.00	525.00	650.00	525.00	
District Counsel	16,970.12	-	14,877.85	13,172.52	20,944.05	21,612.61	30,440.01	22,585.77	22,133.57	25,000.00	
Litigation/Mediation	1,438.92	4,431.60	1,661.00	6,296.37	1,151.48	1,877.00	5,092.00	4,410.00	9,351.00	5,000.00	

Trout Creek CDD
General Fund
Month to Month Revenues & Expenditures
For the period from October 1, 2025 through July 31, 2026

	October	November	December	January	February	March	April	May	June	July	ten
Total Administrative	43,347.87	17,413.05	31,671.33	30,121.81	40,551.17	43,756.37	54,510.25	41,369.37	46,796.88	53,709.64	
Field Operations:											
Law Enforcement:											
Security	5,762.63	5,574.08	5,633.64	5,718.04	2,668.00	10,260.37	9,789.14	14,468.19	27,874.32	12,259.50	
Utilities:											
Electric - Recreation Facilities	4,559.23	4,319.39	5,290.58	4,811.80	5,894.22	5,871.69	5,760.08	4,805.92	6,312.84	5,000.00	
Electric - Streetlights	10,785.94	199.23	12,701.39	6,502.93	6,526.81	6,555.08	6,495.41	6,461.40	6,492.16	6,300.00	
Utility Services - Meters	944.80	1,024.13	943.98	1,387.87	1,037.40	981.51	932.56	850.52	892.76	900.00	
Gas Utility Services	127.75	116.75	189.74	244.35	185.62	322.14	154.34	153.81	142.89	165.00	
Garbage/Solid Waste	1,109.61	1,280.88	1,287.26	1,159.08	1,159.08	1,116.68	1,222.41	1,272.41	1,272.41	1,460.14	
Reclaimed Water	39,387.23	38,752.75	32,088.00	(23,993.50)	29,147.53	25,463.65	26,358.28	29,517.00	38,160.10	26,000.00	
Water-Sewer Recreational Facilities	1,847.29	1,419.84	1,519.87	1,764.98	1,776.17	2,042.81	1,426.67	1,545.53	1,715.85	1,700.00	
Stormwater Control:											
Aquatic Maintenance	4,253.00	3,853.00	4,253.00	4,100.00	4,500.00	4,100.00	4,500.00	4,100.00	4,500.00	4,100.00	
Stormwater System Maintenance	-	-	-	-	-	-	-	-	-	-	
Other Physical Environment:											
Common Area Pine Straw Mulch	47,799.00	8,050.00	-	-	70,188.55	30,989.41	-	-	-	-	
Entry & Wall Maintenance & Repair	445.00					-	-	-	-	-	
General Liability & Property Insurance	13,144.66	16,208.42	15,728.30	-	-	8,278.05	-	41,405.68	-	-	
Holiday Decorations			2,728.93	-	-	-	-	222.78	2,669.02	-	
Irrigation Repair	3,382.75	906.46	3,155.66	10,517.56	710.00	1,316.68	8,328.33	643.34	340.83	-	
Landscape & Irrigation Maintenance	78,704.49	78,704.49	78,704.49	88,648.49	88,648.49	81,190.49	81,190.49	81,928.23	81,190.49	81,190.49	
Landscape Replacements	2,023.00	927.33	517.00	18,125.94	9,770.26	17,678.88	4,047.06	31,991.37	6,778.17	9,000.00	
Miscellaneous Expenses	4,870.00	4,775.00	28,439.00	-	-	1,150.00	-	-	1,500.00	4,579.60	
Road & Street Facilities:											
Amenity Lighting Repairs	-	-	-	-	-	-	-	-	-	-	
Parks & Recreation											
Access Control Maintenance & Repair	779.95		2,680.17	-	-	-	125.00	-	570.00	1,295.24	
Janitorial Service	1,600.00	1,600.00	1,600.00	1,600.00	1,299.99	-	-	-	-	-	

Trout Creek CDD
General Fund
Month to Month Revenues & Expenditures
For the period from October 1, 2025 through July 31, 2026

	October	November	December	January	February	March	April	May	June	July	ten
Amenity Maintenance & Repair	15,671.12	2,607.57	12,992.81	7,500.73	5,962.00	9,388.67	20,228.63	13,986.33	8,911.83	10,858.72	
Amenity Management Service Contracts	1,937.00	1,937.00	1,937.00	1,937.00	1,937.00	1,937.00	1,937.00	1,937.00	1,937.00	1,937.00	
Café Materials	1,073.01	513.59	392.34	348.02	86.05	2,402.58	4,959.90	2,684.39	5,371.58	1,616.59	
Janitorial Supplies	1,862.11	1,892.51	2,551.15	2,325.94	1,940.89	2,818.13	3,157.27	697.93	1,198.20	2,358.69	
Community Gardens Maintenance & Supplies	-	-	-	34.19	-	80.00		197.70	-		
Dog Waste Station Supplies	-	86.98	-	-	-	-	95.78	-	86.84	87.80	
Employee - Amenity Staff	64,185.67	58,253.69	57,236.17	87,827.31	65,140.32	62,055.80	60,400.88	65,554.29	62,872.85	67,416.70	
Fitness Equipment Lease	3,128.97	3,128.97	3,128.97	3,441.97	3,441.97	3,128.97	3,441.97	3,441.97	3,128.97	3,128.97	
Fitness Equipment Maintenance/Repairs	249.00	249.00	1,960.92	249.00	498.00	1,387.70	1,461.24	249.00	249.00	249.00	
Licenses, Fees & Permits	3,474.53	291.39	2,364.14	785.98	209.99	230.99	160.99	986.24	251.99		
Lifeguard/Pool Monitors	-	2,559.92	-	-		9,893.49	13,184.05	18,503.62	53,181.67	54,437.66	
Office Supplies	1,585.24	-	-	-	-	62.86	1,377.78	203.54	-		
Operating Supplies	787.71	574.70	2,440.10	2,868.73	1,667.77	85.19	1,085.34	1,253.74	505.63	527.92	
Pest Control/Termite Bond	175.00	212.00	175.00	537.00	240.00	418.00	445.00	418.00	445.00	743.00	
Pool Chemicals	14,742.99		43,939.48			31.08	-	308.80	-		
Pool Maintenance Contract	5,869.42	2,881.70	3,036.80	2,800.00	2,800.00	2,800.00	2,935.72	2,948.70	2,965.28	4,305.62	
Security System Monitoring & Maintenance	2,874.28	1,466.49	498.99	1,443.96	518.99	518.99	606.95	669.11	3,248.99	249.00	
Telephone, Internet, Cable	570.25	467.05	1,330.97	1,414.94	1,680.89	1,927.44	1,749.58	429.58	1,230.58	3,985.92	
Tennis Court Programs & Maint & Supplies	157.43	-	-	-	-	2,571.70	-	-	-		
Training & Education	407.50	-	1,383.52	100.00		-	-	-	-		
Uniforms	145.00	-	40.00	194.50	145.46	-	-	422.43	119.44	144.95	
Wildlife Management:											
Wildlife Management	35.00	186.00	35.00	186.00	35.00	280.00	36.00	191.00	36.00		
Special Events:											
Shuttle Service	3,000.00	2,400.00	-	-	-	2,500.00	-	2,500.00	1,875.00		
Special Events	15,504.30	16,427.50	9,840.59	4,151.39	2,570.13	8,087.34	8,266.42	5,424.32	4,488.63	2,159.01	
Contingency:											
Miscellaneous Contingency	22,612.50	4,726.99	-	21,750.00	-	-	409.09				
Total Field Operations	381,574.36	268,574.80	342,744.96	260,484.20	312,386.58	309,923.37	276,269.36	342,373.87	332,516.32	308,156.52	
Total Expenditures	424,922.23	285,987.85	374,416.29	290,606.01	352,937.75	353,679.74	330,779.61	383,743.24	379,313.20	361,866.16	

Trout Creek CDD
General Fund
Month to Month Revenues & Expenditures
For the period from October 1, 2025 through July 31, 2026

	October	November	December	January	February	March	April	May	June	July	ten
Excess of Revenue Over/(Under)											
Expenditures	(400,879.66)	(92,019.51)	161,583.61	2,719,034.01	(141,206.19)	(296,621.25)	(279,630.69)	(362,085.63)	(333,100.79)	(306,579.06)	