TROUT CREEK
COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Thursday
September 24, 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 of the Board of Supervisors of the Trout Creek Community Development District is scheduled for **Thursday, September 24, 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, September 24, 2026
Time: 6:00 PM
Location: Kayak Club, 100 Kayak Way, St. Augustine, FL 32092

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 – Northern Helm (Approximately 20mins.)

V. Presentation of Public Notice(s) Exhibit 1 Pg. 7

VI. Staff Reports

A. District Counsel

B. District Engineer – *To Be Distributed, if available* Exhibit 2

1. Update on Timberwolf Roundabout Crosswalk Improvements
2. Consideration of Timberwolf Roundabout Crosswalk Plan Exhibit 3 Pgs. 10-14
3. Consideration of Approving/Directing the District Engineer to Work on the Transfer of Timberwolf Tr. to the County
4. Update on Tigris Outfall Structure Repairs Project
5. Update on Shearwater/Calcutta Crosswalk
6. Update on Parcel Turnover from Developer

C. Landscape Maintenance Service Reports

1. Ruppert Landscape Exhibit 4 Pg. 16
2. Prestige Landscape Exhibit 5 Pgs. 18-32

D. Pond Aquatics Service Reports – Tigris Report Exhibit 6 Pgs. 34-127

VI. Staff Reports – continued

E. General/Assistant Manager — Exhibit 7 Pg. 129

1. August Café Square Category Sales Report — Exhibit 8 Pg. 131
2. August TCCDD Square Category Sales Report — Exhibit 9 Pg. 133
3. August Maintenance Report — Exhibit 10 Pgs. 135-154
4. August Lifestyle Summary Report — Exhibit 11 Pgs. 156-157
5. August Lifestyle P&L Report — Exhibit 12 Pgs. 159-160

F. District Manager

VII. Business Items

A. Presentation & Acceptance of FY 2025 Final Financial Audit Report — Exhibit 13 Pgs. 162-195

B. Consideration of District Policies

1. Non-Solicitation Policy — Exhibit 14 Pgs. 197-238
2. Vendor Revenue Share Policy — Exhibit 15 Pgs. 240-246
3. Golf Cart Registration Policy & Procedure

C. Consideration of Audio-Visual Improvement Proposals – *To Be Distributed, if available* — Exhibit 16

D. Consideration of Facility Closure for Program/Special Events on October 17th and 24th

E. Consideration of FirstService Residential FY 2027 4th Addendum — Exhibit 17 Pgs. 249-251

VIII. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held on August 12, 2026 — Exhibit 18 Pgs. 253-255

B. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on August 27, 2026 — Exhibit 19 Pgs. 257-261

C. Consideration for Acceptance – The August 2026 Unaudited Financial Statements — Exhibit 20 Pgs. 263-284

D. Ratification of MOU – Temporary Construction Easement (Ashford Mills) – *To Be Distributed, if available* — Exhibit 21

IX. Discussion Topics

X. Supervisors' Requests

XI. Audience Comments – *(limited to 3 minutes per individual for non-agenda items)*

XII. Shade Session*

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

A. Consideration of Facilities Attendant & Security Proposals

XIII. Next Workshop: Wednesday, October 7 at 6:00 PM (Townhall advertised as a workshop)

XIV. Next Regular Meeting: Thursday, October 29 at 5:30 PM

XV. Adjournment

EXHIBIT 1

Ad Preview

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF AUDIT SELECTION COMMITTEE MEETING, CLOSED EXECUTIVE SESSION AND REGULAR BOARD OF SUPERVISORS' MEETING

The Board of Supervisors ("**Board**") of the Trout Creek Community Development District ("**District**") will hold an Audit Selection Committee meeting, a closed executive session and a regular meeting of the Board on September 24, 2026, at 6:00 p.m. at Kayak Club, 100 Kayak Way, St. Augustine, Florida 32092. The Audit Selection Committee will review, discuss and establish the minimum qualifications and evaluation criteria that the District will use to solicit audit services. The regular Board meeting and closed executive session will take place after the Audit Selection Committee meeting where the Board may consider any other business that may properly come before it. A copy of the agendas may be obtained at the offices of the District Manager, FCS Management Group/Vesta District Services, located at 250 International Parkway, Suite 208, Lake Mary, Florida 32746; Ph. (321) 263-0132 ("**District Manager's Office**"), during normal business hours.

Additionally, and in accordance with Sections 119.071(3)(a) and 286.0113(1), Florida Statutes, a portion of the regular Board meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the regular Board meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

The meetings are open to the public, other than the closed executive session, and all meetings described above will be conducted in accordance with the provisions of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District staff may participate by speaker telephone.

Any person requiring special accommodations at the meetings 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.

Any person who decides to appeal any decision made by the Board or the Audit Selection Committee with respect to any matter considered at the meetings is advised that person will need a record of 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.

District Manager
Trout Creek Community
Development District

Return to Agenda Pg. 1

EXHIBIT 2

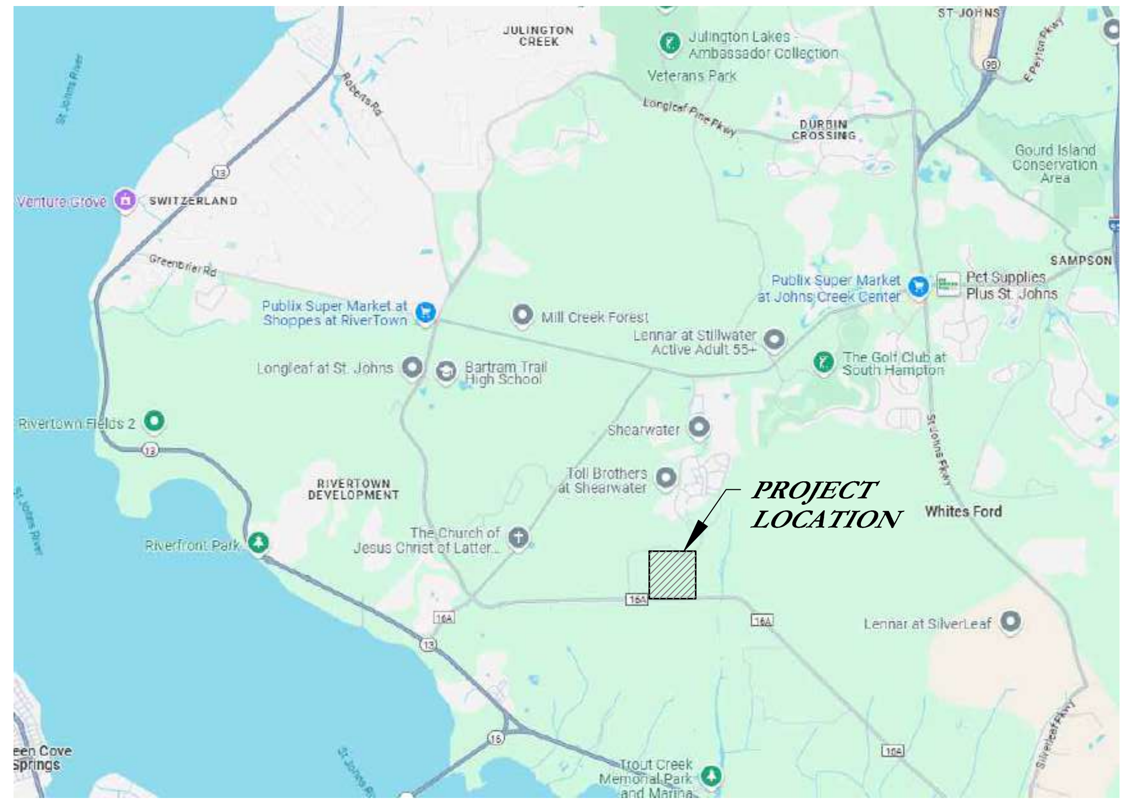
EXHIBIT 3

SHEARWATER PARKWAY AT CALCUTTA DRIVE
GOLF CART CROSSING

TROUT CREEK CDD
ST. JOHNS COUNTY, FL

GENERAL NOTES:

1. THE LOCATIONS AND SIZE OF EXISTING UTILITIES AND RIGHT OF WAY, AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. HOWEVER, THERE IS NO GUARANTEE THAT ALL EXISTING FACILITIES HAVE BEEN FOUND OR SHOWN. THE CONTRACTOR IS FOREWARNED TO ASCERTAIN AND DETERMINE PRECISE LOCATIONS PREPARATORY TO EXCAVATING AND ALSO FAMILIARIZE HIMSELF WITH ALL VOLTAGES CARRIED IN OVERHEAD OR UNDERGROUND UTILITY SERVICES. NO CLAIM FOR EXTRA COST SHALL BE MADE AGAINST THE OWNER OR ENGINEER AS A RESULT OF THE AFOREMENTIONED APPROXIMATIONS. ALL R/W LINES, PROPERTY LINES AND EASEMENT LINES ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION. CONTRACTOR SHALL "CALL SUNSHINE" 1-800-432-4770 A MINIMUM OF 2-DAYS AND A MAXIMUM OF 5-DAYS PRIOR TO START OF CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT TO SURFACE DRAINS AND TO DITCHES DURING CONSTRUCTION.
4. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SAFETY. SPECIAL PRECAUTIONS MAY BE REQUIRED IN THE VICINITY OF POWER LINES AND OTHER UTILITIES.
5. ALL FEATURES ARE NOT SHOWN. THE FEATURES NOT SHOWN INCLUDE, BUT ARE NOT LIMITED TO, OVERHEAD UTILITIES, TRAFFIC CONTROL WIRING AND APPURTENANCES, EXISTING UTILITY SERVICE LINES AND ROAD SIGNS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT THESE FACILITIES DURING CONSTRUCTION. ANY DAMAGE CAUSED BY THE CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
6. ALL EXISTING INFORMATION WAS PROVIDED BY OTHERS. CONTRACTOR TO FIELD VERIFY AS NECESSARY PRIOR TO BEGINNING CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND ADHERING TO NPDES PERMIT AND CONDITIONS.
8. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ST. JOHNS COUNTY DESIGN STANDARDS AND ANY OTHER APPLICABLE STANDARDS THAT HAVE JURISDICTION.



SHEET INDEX

PERMIT-RE SUBMITTAL
9/10/2026

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA
IT'S THE LAW!
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Yuro & Associates, LLC

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

MICHAEL J. YURO
LICENSE
No. 65247
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

ON THE DATE ADJACENT TO THE SEAL

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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1	9/10/26	UPDATED NOTES

PROJECT NO.	Y24 - 1410
DRAWN BY:	YD
CHECKED BY:	MJY
DATE:	9/10/26

Yuro & Associates, LLC
145 Hilden Road, Unit 108
Ponte Vedra, FL 32081
(904) 342-5199
CERTIFICATE OF AUTHORIZATION NO. 28658

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

SHEARWATER PARKWAY - GOLF CART CROSSING
PREPARED FOR:
TROUTCREEK CDD
COVER SHEET

SHEET NO. 1

GENERAL NOTES:

1. ALL WORK SHALL BE COMPLETED IN CONFORMANCE AS APPLICABLE WITH ST JOHNS COUNTY DESIGN STANDARDS AND ENGINEERING DEPARTMENT.

2. SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURE.

3. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL LINE AND GRADE STAKES IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ENGINEER OR THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY ERRORS.

5. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO START OF CONSTRUCTION FOR LOCATION OF EXISTING UTILITIES, IN ORDER TO PREVENT DAMAGE AND COORDINATE ADJUSTMENT AND/OR RELOCATION OF SAME IF REQUIRED. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES TO EXISTING UNDERGROUND UTILITIES.

6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER AND OWNER OF ANY CHANGES OR DEVIATIONS FROM THE ORIGINAL PLANS PRIOR TO CONSTRUCTION OF SAID CHANGE OR DEVIATION.

7. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING STRUCTURES AND UTILITIES. ANY DAMAGES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.

8. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY INSURANCE AND BONDS REQUESTED BY THE OWNER FOR THIS PROJECT.

9. THE OWNER WILL PROVIDE THE SELECTED CONTRACTOR WITH COPIES OF ALL PERMITS RECEIVED FOR THE PROJECT.

10. ANY N.G.V.D. 1929 MONUMENT(S) WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF IN DANGER OF DAMAGE THE PROJECT CONTRACTOR SHOULD NOTIFY:

    GEODETIC INFORMATION CENTER
    ATTN.: MARK MAINTENANCE SECTION ATTN.: N/CG-162
    6001 EXECUTIVE BOULEVARD
    ROCKVILLE, MARYLAND 20852
    TELEPHONE No. (301) 443-8319

11. THE CONTRACTOR SHALL PROTECT AND USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES OR UNDERGROUND UTILITIES.

12. ALL PROPERTY CORNERS AND SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PROTECTED. IF A MONUMENT IS IN DANGER OF BEING DESTROYED, THE PROJECT ENGINEER AND OWNER SHOULD BE NOTIFIED IMMEDIATELY IN ORDER THAT THE COUNTY MAY HAVE A SURVEYOR REFERENCE SAID POINT PRIOR TO DISTURBANCE. ALSO, ALL G.P.S. CONTROL POINTS ARE TO BE PROTECTED. IF DESTROYED DURING CONSTRUCTION IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO REPLACE THE CONTROL POINT(S) AT THEIR EXPENSE.

13. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE, AT ALL TIMES, ONE COPY OF APPROVED CONSTRUCTION PLANS, SPECIFICATIONS ANY SPECIAL PROVISIONS, AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS IN COMPLIANCE WITH ALL PERMITTEE AGENDA.

14. SUBMITTAL OF AS-BUILT SITE SURVEY, INCLUDING BENCH MARKS, IS REQUIRED IF REQUESTED BY OWNER.

15. CONTRACTOR SHALL RESTORE ALL ITEMS THAT WERE DAMAGED BY CONSTRUCTION TO EXISTING CONDITION OR BETTER.

16. CONTRACTOR SHALL ENSURE ACCESS TO EXISTING STRUCTURES IS MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. ACCESS TO WORK AREA SHALL BE APPROVED BY OWNER.

17. CONTRACTOR SHALL CLEAN UP AND PROPERLYL DISPOSE OF ALL DEBRIS AND SHALL MEET ALL AGENCY STANDARDS.

18. CONTRACTOR SHALL RESTORE ALL ITEMS TO THE EXISTING CONDITIONS OR BETTER. ITEMS INCLUDE, BUT ARE NOT LIMITED TO CONCRETE DRDIVEWAY, DRIVEWAY APRON, CART PATH, MAIL BOXES, DITCH, CONCRETE SIDEWALK, TREES, LANDSCAPING, UNDERGROUND UTILITIES, ABOVE GROUND UTILITEIS AND TURF.

19. NO OPEN HOLES SHALL REMAIN OPEN OVERNIGHT WITHOUT PRIOR APPROVAL FROM OWNER.

PAVING AND DRAINAGE NOTES:

1. ANY DAMAGED ASPHALT SHALL BE REPAIRED TO OWNERS SATISFACTION AT NO COST TO THE OWNER

2. ALL BACKFILL OVER UTILITIES LOCATED UNDER PROPOSED PAVEMENT AREAS SHALL BE COMPACTED PER F.D.O.T. STANDARD SPECIFICATIONS, SECTION 125.8.3., TO 98% OF THE MAXIMUM DENSITY PER AASHTO T-99.

3. ADJUSTMENT OF INLET TOPS SHALL BE INCLUDED IN THE CONTRACTOR'S BID. NO CLAIM SHALL BE MADE AGAINST THE OWNER AND/OR ENGINEER IN THE EVENT ADJUSTMENTS ARE NECESSARY.

4. CONTRACTOR SHALL COORDINATE CONNECTIONS TO EXISTING STORM DRAINAGE FACILITIES AND SHALL VERIFY LOCATION AND ELEVATION OF SAID FACILITIES PRIOR TO THE START OF CONSTRUCTION. ANY FACILITIES DISTURBED SHALL BE REPAIRED TO EQUAL OR BETTER THAN EXISTING CONDITIONS.

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL WITHIN BEST MANAGEMENT PRACTICES FOR THE DURATION OF THE PROJECT UNTIL SUCH TIME AS THE PROJECT HAS BEEN CERTIFIED AS COMPLETE.

2. THE CONTRACTOR SHALL SOD ALL OPEN SPACE AREAS TO BE GRASSED IMMEDIATELY FOLLOWING FINAL GRADING AND COMPLETION OF ALL UNDERGROUND UTILITIES.

3. SILT FENCES SHALL BE INSTALLED ALONG LIMITS OF CONSTRUCTION.

4. SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL AND REPAIRED IMMEDIATELY IF DAMAGED.

5. ALL SIDE SLOPES OF STORM WATER MANAGEMENT AREAS SHALL BE SODDED UPON COMPLETION OF FINAL GRADING.

6. ALL INLETS SHALL BE PROTECTED FROM COLLECTION OF ERODED MATERIALS BY INSTALLATION OF TEMPORARY FILTER FABRIC AND/OR HAYBALES.

7. FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED WITHIN ALL WATER BODIES DOWNSTREAM OF CONSTRUCTION ACTIVITIES WHERE PROTECTION AGAINST TURBID WATERS DISCHARGE MAY OCCUR.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NPDES PERMIT PRIOR TO THE START OF CONSTRUCTION.

SITE PREPARATION NOTES:

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

1. PRIOR TO CONSTRUCTION, THE LOCATION OF ANY EXISTING UNDERGROUND UTILITY LINES WITHIN THE CONSTRUCTION AREA SHOULD BE ESTABLISHED. PROVISIONS SHOULD THEN BE MADE TO RELOCATE INTERFERING UTILITIES TO APPROPRIATE LOCATIONS. ABANDONED PIPES SHALL BE PROPERLY REMOVED OR PLUGGED, AS THEY MAY SERVE AS CONDUITS FOR SUB- SURFACE EROSION WHICH MAY SUBSEQUENTLY LEAD TO EXCESSIVE SETTLEMENT OF OVERLAY STRUCTURE(S).

3. COMPACT THE SUBGRADE FROM THE SURFACE WITH A LIGHT WEIGHT VIBRATORY ROLLER (A 2 TO 3 TON ROLLER, STATIC WEIGHT AND 3 FOOT DRUM DIAMETER) OR TRACKED DOZER EQUIPMENT UNTIL A MINIMUM DENSITY OF AT LEAST 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557), TO A DEPTH OF 12 INCHES BELOW THE COMPACTED SURFACE IS OBTAINED. A MINIMUM OF EIGHT (8) COMPLETE COVERAGES SHOULD BE MADE IN THE PAVEMENT CONSTRUCTION AREA WITH A ROLLER TO IMPROVE THE UNIFORMITY AND INCREASE THE DENSITY OF THE UNDERLYING SANDY SOILS. THE USE OF HEAVY VIBRATORY COMPACTION EQUIPMENT SHALL NOT BE UTILIZED DUE TO THE POTENTIAL FOR PUMPING OF THE NEAR CLAYEY SOILS ENCOUNTERED, UNLESS APPROVED BY THE ENGINEER.

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

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

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

4. TEST THE SAND FOR COMPACTION AT A FREQUENCY OF NOT LESS THAN ONE TEST PER LOCATION.

5. PLACE FILL MATERIAL, AS REQUIRED. THE FILL SHOULD CONSIST OF CLEAN, FINE SAND WITH LESS THAN 10 PERCENT SOIL FINES. PLACE FILL IN UNIFORM 10 TO 12 INCH LOOSE LIFTS AND COMPACT EACH LIFT TO A MINIMUM DENSITY OF 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY.

6. CONTRACTOR SHALL OBTAIN RECORD / EVIDENCE OF ALL EXISTING FEATURES VIA VIDEO TAPING OR PHOTOGRAPHS PRIOR TO ANY CONSTRUCTION.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL J. YURO, PE ON THE DATE ADJACENT TO THE SEAL.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

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CHECKED BY:	MJY
DATE:	9/10/26

Yuro & Associates, LLC

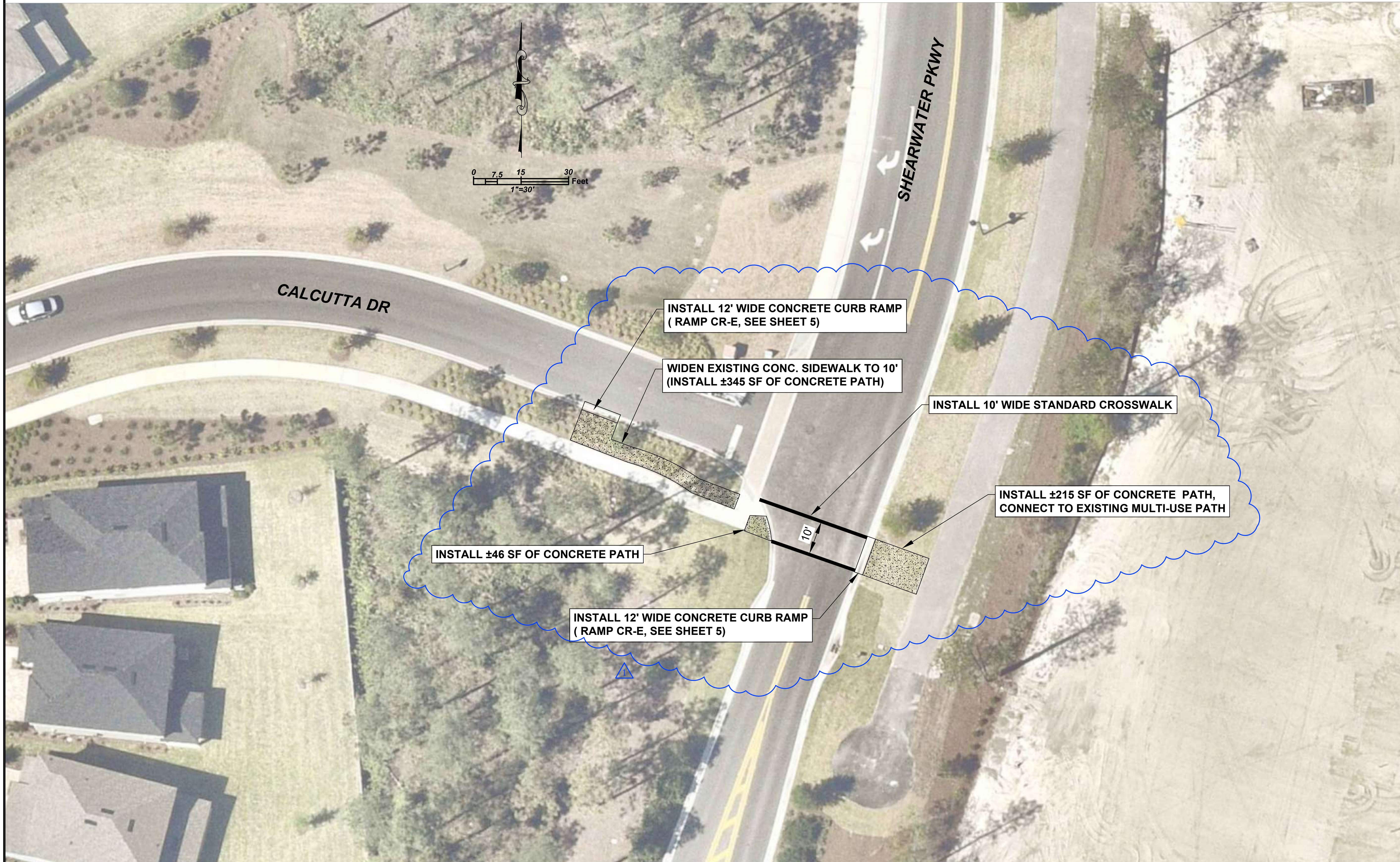
145 Hilden Road, Unit 108
Ponte Vedra, FL 32081
(904) 342-5199

CERTIFICATE OF AUTHORIZATION NO. 28658

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

SHEARWATER PARKWAY - GOLF CART CROSSING
PREPARED FOR:
TROUTCREEK CDD
GENERAL NOTES

SHEET NO.
2



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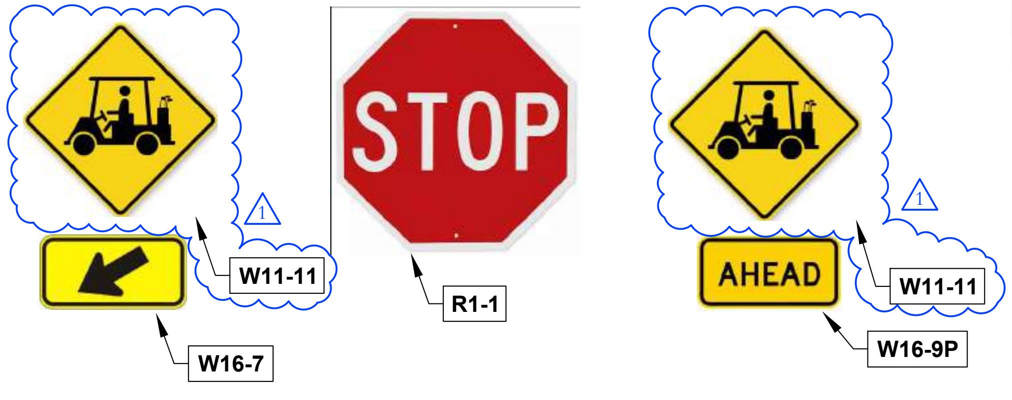
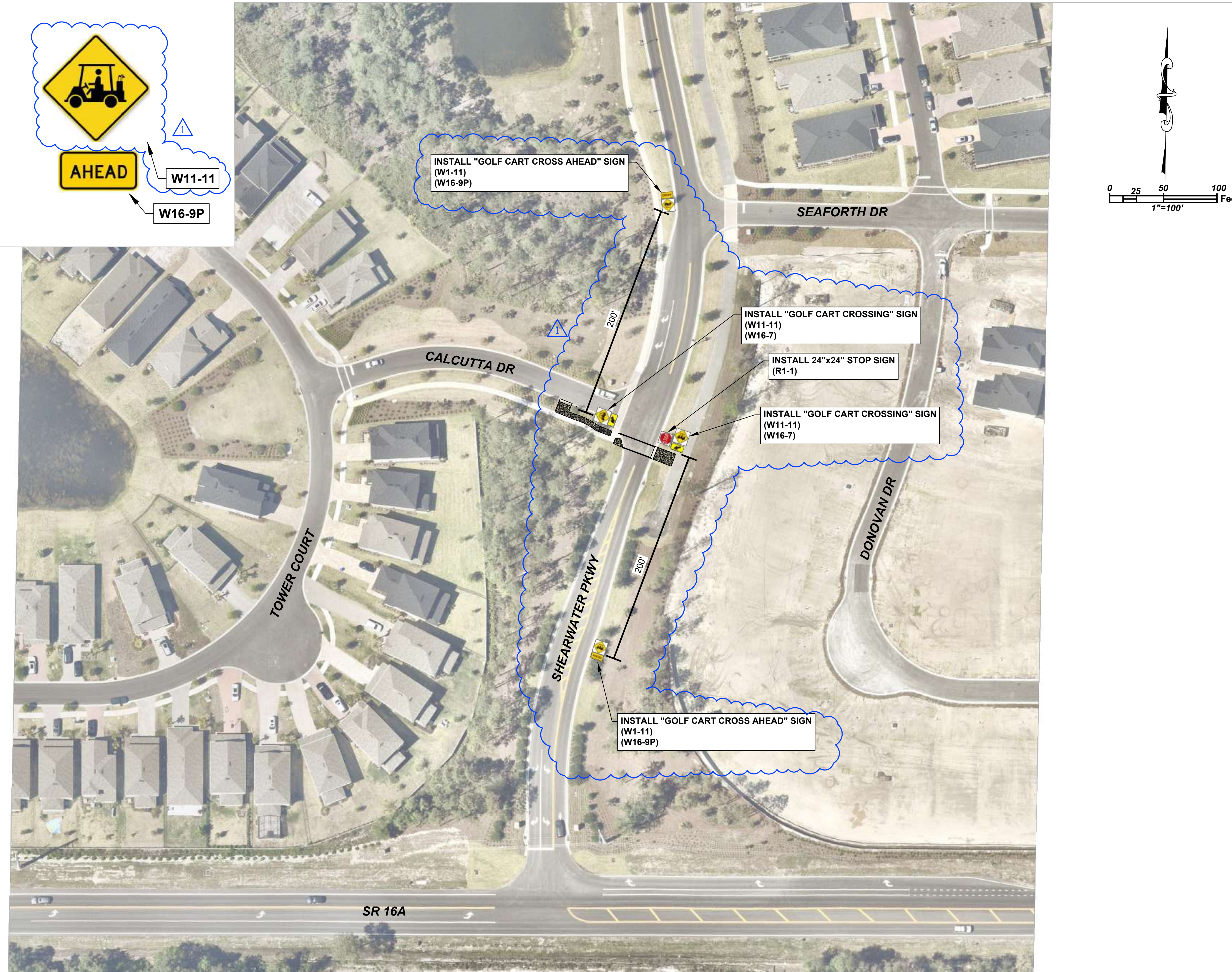
FLORIDA P.E. LICENSE NO. 65247
REGISTERED PROFESSIONAL

SHEARWATER PARKWAY - GOLF CART CROSSING
PREPARED FOR:
TROUTCREEK CDD
CROSSWALK INSTALLATION PLAN

SHEET NO.
3





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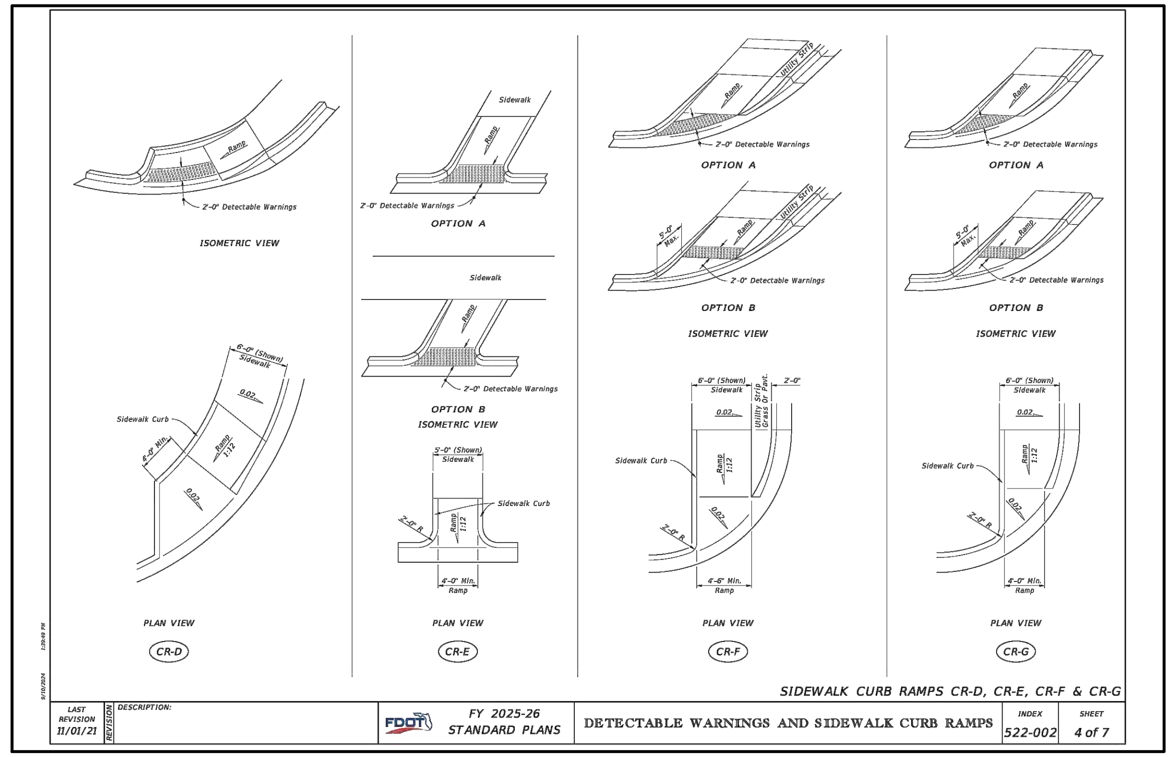
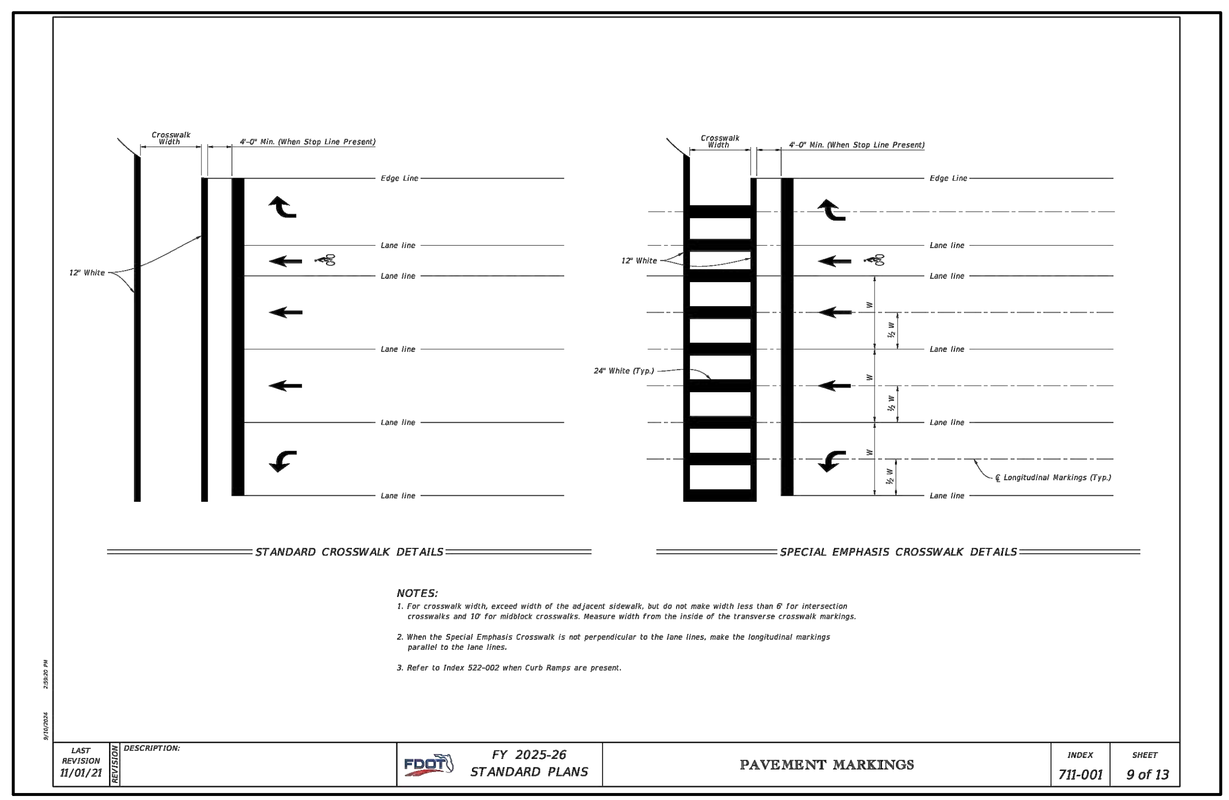
REGISTERED PROFESSIONAL

SHEARWATER PARKWAY - GOLF CART CROSSING
PREPARED FOR:
TROUTCREEK CDD
CROSSWALK INSTALLATION PLAN

SHEET NO.
4





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SHEARWATER PARKWAY - GOLF CART CROSSING
PREPARED FOR:
TROUTCREEK CDD
CONSTRUCTION DETAILS

SHEET NO.
5

Return to Agenda Pg. 1

EXHIBIT 4

Trout Creek CDD: Monthly Report

September 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. Insecticide has been sprayed for chinch bugs and other turf eating insects.

Maintenance: Weekly maintenance on all turf areas throughout phase two. With the daily rain and heat the weeds are thriving. We are spraying daily to try and stay on top of the weed control. Trail maintenance throughout phase 2 has been completed. I have changed the ways the crew navigate daily through the property. I see a substantial improvement in the maintenance and the overall look of the property. We have been working on Saturdays to catch up on details or any mowing that was missed throughout the week. As the turf growth starts to slow down in October, we will focus our attention on street tree pruning, funnel cutting ornamental grasses and shaping ligustrum trees.

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. Irrigation heads along the cart path are getting broken daily. We are working diligently to get those fixed ASAP to minimize water loss. In the next coming months as the weather cools we will be backing down the run days and run times to help with water savings.

Return to Agenda Pg. 1

EXHIBIT 5

PRESTIGE
LANDSCAPES
OF NORTH FLORIDA, INC.

September 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

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

September, 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 detailed care of amenity and common areas to maintain a clean, manicured, and "show-ready" appearance. As the community transitions from summer into early fall, warm daytime temperatures, periodic rainfall, and lingering humidity continue to support active turf growth and seasonal weed pressure, requiring consistent attention to landscape maintenance activities.

Crews remain proactive in monitoring and controlling invasive grasses, broadleaf weeds, and other nuisance vegetation while closely evaluating the health and performance of turf and ornamental plantings. Maintenance practices are adjusted as needed to address weather fluctuations, moisture levels, and storm-related impacts. These efforts help promote healthy growth, preserve landscape quality, and maintain the overall appearance of the community as the landscape enters the fall growing season.

Irrigation

During the September 2026 irrigation inspection, all rotor and spray heads within Phase 1 common areas were evaluated, adjusted, and replaced as needed to improve coverage efficiency and ensure proper water distribution. Repair efforts remained focused on addressing faulty wire splices, solenoids, and decoder-related issues affecting system operation. No major mainline breaks were identified during this reporting period. Ongoing repairs and system adjustments continue to improve reliability, irrigation coverage, and overall landscape health throughout the community.

Ongoing repairs and adjustments are being completed systematically to improve system reliability and restore consistent irrigation coverage throughout the community. As repairs are completed and additional zones are brought online, irrigation scheduling and run times are being evaluated and adjusted to accommodate changing weather conditions and the landscape's seasonal water requirements.

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

PRESTIGE
LANDSCAPES
OF NORTH FLORIDA, INC.

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

September, 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. September's warm temperatures, periodic rainfall, and lingering summer growing conditions have continued to promote active turf growth and seasonal weed activity throughout the landscape.

Crews remain focused on proactive weed management, detailed landscape grooming, and the ongoing maintenance of turf and ornamental areas. In addition, targeted sod replacement has been completed in select common areas to improve turf density, appearance, and overall landscape uniformity. Regular inspections and maintenance adjustments are being performed to address localized stress, support healthy establishment of replacement turf, and ensure the Phase 3 common areas remain attractive, healthy, and well-maintained as the community transitions into the fall season..

Irrigation

The irrigation team completed the September system inspection, including nozzle cleaning and adjustments to spray and rotor heads as needed to maintain proper coverage and distribution throughout Phase 3. System performance and irrigation coverage were reviewed to identify areas requiring corrective action and ensure efficient water delivery across the landscape.

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. Irrigation schedules were also adjusted in areas receiving new sod installation to support proper establishment and promote healthy root development. System performance will continue to be monitored and adjusted as needed to support plant health, maintain landscape quality, and promote water conservation as the community transitions into the fall season.

.***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

PRESTIGE LANDSCAPES OF NORTH FLORIDA, INC.

W. O. # ____-____-____-____

Name Amenity Center

Address

Irrigation Inspection Report

Date 09/11/2026 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 NOZ-ZLE							
CHANGE TO 6"							
CHENGE TO 12"							
CHANGE POP UP TO RIS-ER							
RAISE HEADS (COVERAGE)							
MISSING HEADS							
NON TURNING HEADS							
VALVE FAILUER							
ZONE GOOD	x						

Comments : System is properly functioning with no major issues.

PRESTIGE LANDSCAPES OF NORTH FLORIDA, INC.

W. O. # _ _ _

Name Shearwater Parkway PH1

Address

Irrigation Inspection Report

Date 9/11/2026 pg__1___of___1__

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

Comments : System is properly functioning with no major issues.

PRESTIGE LANDSCAPES OF NORTH FLORIDA, INC.

W. O. # - - -

Name Martha Ct. Common Area

Address

Irrigation Inspection Report

Date 9/12/2026 pg 1 of 1

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

Water Source: Reclaim

Clock Type: Rain Bird ESP-ME3

Rain/Freeze Switch: No

Program	Run Days						
A	S	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 NOZ-ZLE							
CHANGE TO 6"							
CHENGE TO 12"							
CHANGE POP UP TO RIS-ER							
RAISE HEADS (COVERAGE)							
MISSING HEADS							
NON TURNING HEADS							
VALVE FAILUER							
ZONE GOOD	x						

Comments : System is properly functioning with no major issues.

PRESTIGE LANDSCAPES OF NORTH FLORIDA, INC.

Irrigation Inspection Report

W. O. # - - -

Name Timberwolf Clock ph3-A

Address SWP Turf

Date 9/12/2026 pg__1___of___4__

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

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

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

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

ADJUSTMENTS	x						
PARTIL CLOGS	x						
STRAIGHTENED	x						

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

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

PRESTIGE LANDSCAPES OF NORTH FLORIDA, INC.

Irrigation Inspection Report

W. O. # - - -

Name: Timberwolf Clock ph3-A

Address: Timberwolf Turf

Date: 9/12/2026 pg__2___of___4__

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

Water Source: Reclaim

Clock Type: Hunter ACC2

Rain/Freeze Switch: Yes

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

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

ADJUSTMENTS	x					
PARTIL CLOGS	x					
STRAIGHTENED	x					

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

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

PRESTIGE LANDSCAPES OF NORTH FLORIDA, INC.

Irrigation Inspection Report

W. O. # - - -

Name Timberwolf Clock ph3-A

Address SWP Shrubs/Trees

Date 9/13/2026 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"							
CHENGE TO 12"							
CHANGE POP UP TO RIS-							
RAISE HEADS							
MISSING HEADS							
NON TURNING HEADS							
VALVE FAILUER							
ZONE GOOD	x						

Comments :

PRESTIGE LANDSCAPES OF NORTH FLORIDA, INC.

Irrigation Inspection Report

W. O. # - - -

Name Timberwolf Clock ph3-A

Address Timberwolf Shrubs/Trees

Date 9/13/2026 pg 4 of 4

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

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

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

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

ADJUSTMENTS	x						
PARTIL CLOGS	x						
STRAIGHTENED							

BROKEN PIPE							
BROKEN HEADS							
BROKEN NOZZLES							
SEVERLY CLOGGED NOZ-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

PRESTIGE LANDSCAPES OF NORTH FLORIDA, INC.

Irrigation Inspection Report

W. O. # _ _ _

Name: Shearwater Parkway Clock ph3B-A

Address: SWP_Cal Turf

Date: 9/14/2026 pg 1 of 4

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

Water Source: Reclaim

Clock Type: Hunter ACC2

Rain/Freeze Switch: Yes

Program	Run Days						
A	S	M	T	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

PRESTIGE LANDSCAPES OF NORTH FLORIDA, INC.

Irrigation Inspection Report

W. O. # _ - _ - _ -

Name Shearwater Parkway Clock ph3B-A

Address Shrubs_Trees

Date 9/14/2026 pg__2___of___4__

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

Water Source: Reclaim

Clock Type: Hunter ACC2

Rain/Freeze Switch: Yes

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

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

ADJUSTMENTS	x						
PARTIL CLOGS							
STRAIGHTENED							

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

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

PRESTIGE LANDSCAPES OF NORTH FLORIDA, INC.

Irrigation Inspection Report

W. O. # - - -

Name Shearwater Parkway Clock ph3B-A

Address Seaforth Turf

Date 9/15/2026 pg__3___of___4__

START TIME(S)		A
START TIME(S)		B
START TIME(S)	430am	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

PRESTIGE LANDSCAPES OF NORTH FLORIDA, INC.

W. O. # ___-___-___-___

Name Shearwater Parkway Clock ph3B-A

Address Cart Path

Irrigation Inspection Report

Date 9/15/2026 pg__4___of___4__

START TIME(S)		A
START TIME(S)		B
START TIME(S)		C
START TIME(S)	3am	D

Water Source: Reclaim

Clock Type: Hunter ACC2

Rain/Freeze Switch: Yes

Program / Run Days

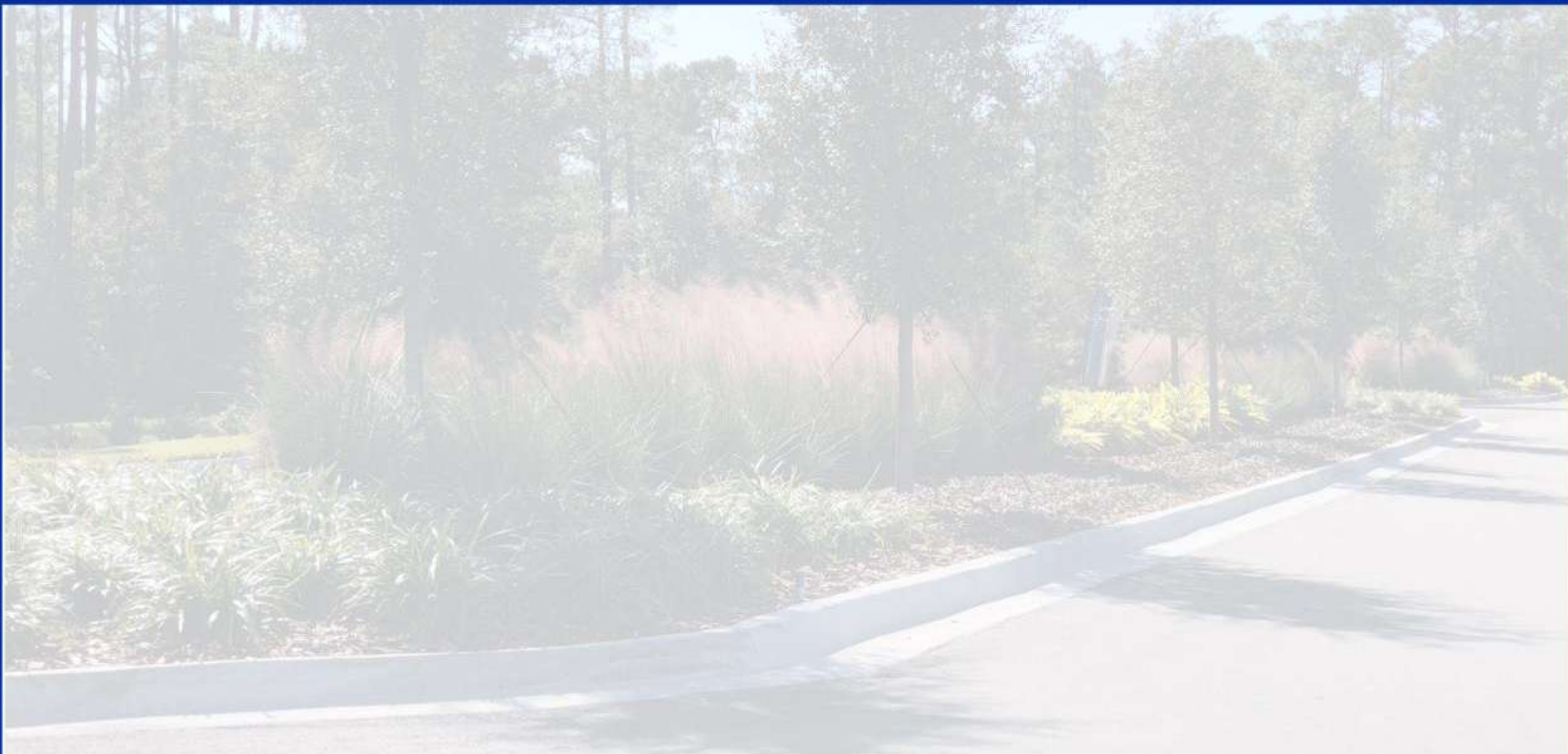
A	S	M	T	W	TH	F	S
B	S	M	T	W	TH	F	S
C	S	M	T	W	TH	F	S
D	S	M	T	W	TH	F	S

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

ADJUSTMENTS	x						
PARTIL CLOGS	x						
STRAIGHTENED							

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

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



PRESTIGE LANDSCAPES OF NORTH FLORIDA, INC.

Prestige Landscapes Of North Florida
Chris Kenny - Owner
904-315-8041
St. Johns, Florida 32260
chris@pliflorida.com

Return to Agenda Pg. 1

EXHIBIT 6

LPWT Treatment Service

LPWT Treatment Service

Site	Entry Pond	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (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	Shoreline/Terrestrial Weeds

Extent of Aquatic Vegetation	Sparse

Images

Customer Comments	pond was in great shape

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:		

9/1/26 8:31 AM
30.0350364, -81.5731211

LPWT Treatment Service

LPWT Treatment Service

Site	Amenity Pond	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (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	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	Select:		

9/1/26 3:16 PM
30.0382612, -81.5655634

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 1a		Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)			pH (SU)	
Water Temp (°F)			Alkalinity (mg/l)	
Hardness (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	Shoreline/Terrestrial Weeds

Extent of Aquatic Vegetation	Sparse

Images

Customer Comments	pond was in great shape

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:		

9/1/26 8:32 AM
30.0350364, -81.5731211

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	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	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:

9/3/26 6:48 AM
30.1667178, -81.535063

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	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	Pennywort

Extent of Aquatic Vegetation	Sparse

Images

Customer Comments	pond was in good 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:

9/1/26 2:53 PM
30.0388696, -81.565722

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 2b	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (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	Shoreline/Terrestrial Weeds

Extent of Aquatic Vegetation	Spotty

Images

Customer Comments	pond was low, but in good 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:		

9/2/26 8:25 AM
30.0372714, -81.5672271

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 3a	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

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	Filamentous Algae
Extent of Aquatic Vegetation	Moderate

Images

Customer Comments	treated pond for algae bloom

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 algaecide application in a couple of days.

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

9/2/26 8:22 AM
30.0372714, -81.5672271

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 4	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (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	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	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:		

9/1/26 8:57 AM
30.0391664, -81.5663266

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 5A	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (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	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:

9/1/26 8:56 AM
30.0391664, -81.5663266

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 5b	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (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	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	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:		

9/1/26 8:52 AM
30.0391664, -81.5663266

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 5c	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (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	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	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:		

9/1/26 8:33 AM
30.0350364, -81.5731211

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 6	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (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	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	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:		

9/1/26 8:33 AM
30.0350364, -81.5731211

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 7a	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (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	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:

9/1/26 3:17 PM
30.0382612, -81.5655634

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 7b	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

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	Algae	Aquatic Vegetation Identified 2	Torpedo Grass

Extent of Aquatic Vegetation	Moderate

Images

Customer Comments	

LPWT Site Info

Water Level	Full Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Low
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	Clear
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

9/2/26 8:02 AM
30.0316005, -81.5702773

TIGRIS
WHERE WATERS THRIVE.

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 7c	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (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	Shoreline/Terrestrial Weeds
Extent of Aquatic Vegetation	Sparse

Images

Customer Comments	pond was in good shape upon inspection

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	Select:		

9/1/26 1:13 PM
30.0329716, -81.5662553

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 8a	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (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	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:

9/2/26 8:26 AM
30.0372714, -81.5672271

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 9a	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (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	Filamentous Algae
Extent of Aquatic Vegetation	Sparse

Images

Customer Comments	pond was in good shape upon inspection. last visits treatment for emergent 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:

9/2/26 8:31 AM
30.0348153, -81.5627123

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 9b	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (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	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	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:		

9/1/26 12:52 PM
30.0274724, -81.5642028

TIGRIS
WHERE WATERS THRIVE.

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	Trailered Boat

Products Used 1

Active Ingredient

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

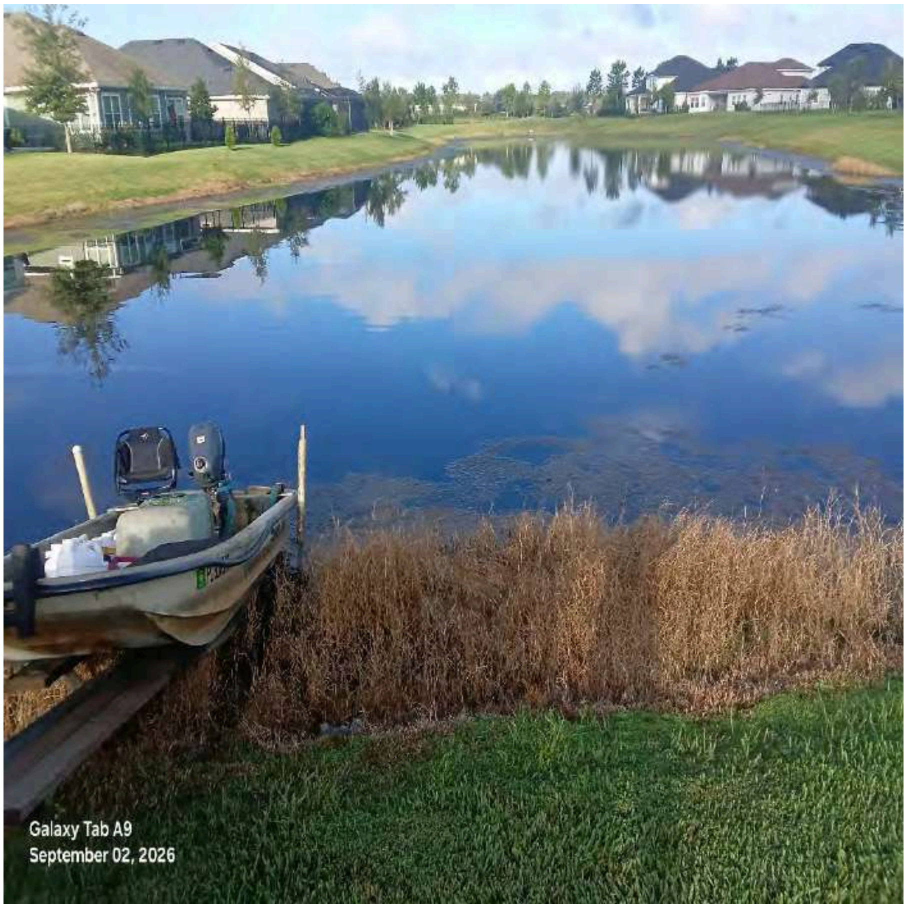
Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	

Aquatic Vegetation Identified	Filamentous Algae

Extent of Aquatic Vegetation	Heavy

Images



Customer Comments	treated pond for heavy algae bloom. last visits treatment for emergent and underwater 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	You should see results from the algaecide application in a couple of days.

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

9/2/26 9:11 AM
30.0292945, -81.564678

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	Backpack

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	Select All That Apply:
Extent of Aquatic Vegetation	Select:

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	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	Select:		

9/1/26 1:41 PM
30.0266914, -81.5712727

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 10c	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

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	Algae	Aquatic Vegetation Identified 2	Torpedo Grass

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 herbicide and algaecide applications 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:

9/2/26 9:12 AM
30.0307189, -81.567185

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 10d	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

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	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	Present: No recent changes	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 results from the algaecide application in a couple of days.		

9/1/26 1:53 PM
30.0300019, -81.5700112

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	Airboat

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	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	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

9/1/26 1:09 PM
30.024354, -81.5681228

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	Airboat

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	Fanwort/Cabomba

Extent of Aquatic Vegetation	Heavy

Images

Customer Comments	treated submersed vegetation on 1/3 of pond, decaying vegetation could cause oxygen levels to drop.

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	Select:

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

9/3/26 6:50 AM
30.1668543, -81.5350902

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 11c	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (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	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	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:		

9/1/26 9:12 AM
30.0229204, -81.5670905

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 12a	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (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	Shoreline/Terrestrial Weeds

Extent of Aquatic Vegetation	Sparse

Images

Customer Comments	pond was in great shape. last visits treatment for emergent weeds was extremely effective

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	Select:		

9/1/26 12:51 PM
30.0274724, -81.5642028

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 14	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

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	Pennywort	Aquatic Vegetation Identified 2	Torpedo Grass

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 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:

9/2/26 9:38 AM
30.0285627, -81.5745207

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	Airboat

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	Algae	Aquatic Vegetation Identified 2	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	Normal
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 herbicide and algaecide applications in a few days.		

9/1/26 9:10 AM
30.0264261, -81.5753293

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	Trailered Boat

Products Used 1

Active Ingredient

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

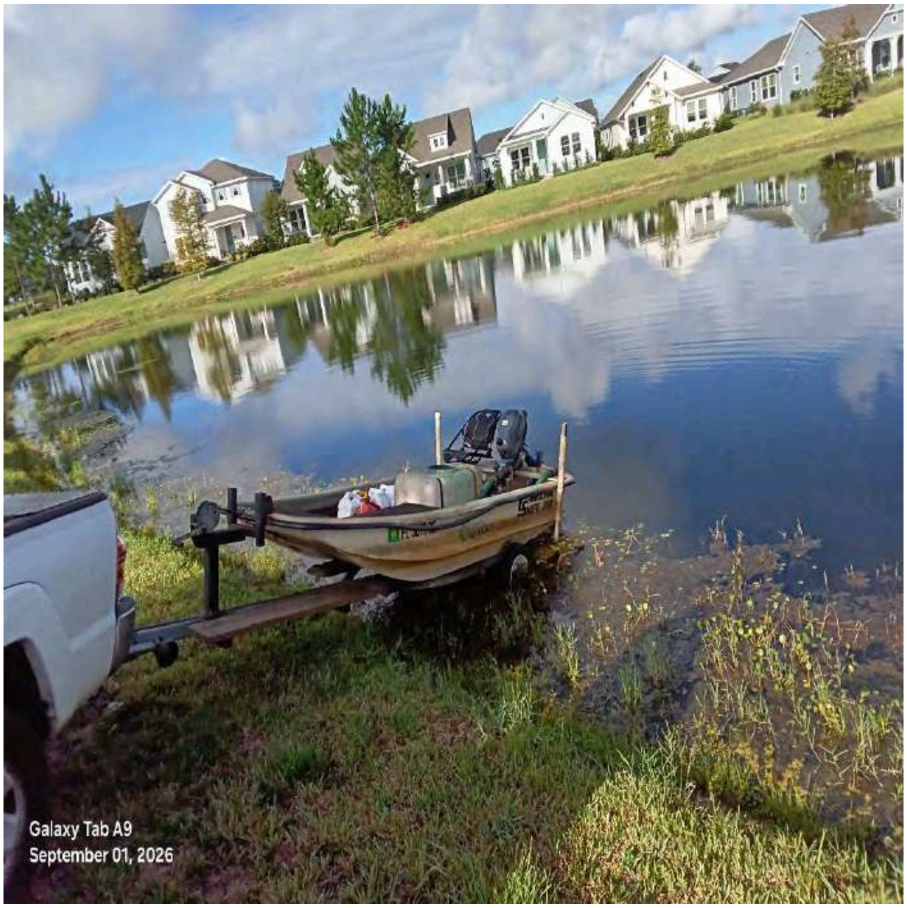
Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	

Aquatic Vegetation Identified	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 and floating weeds, as well as for algae

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 results from the herbicide and algaecide applications in a few days.		

9/1/26 9:25 AM
30.0228451, -81.5683343

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 21a	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

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	Filamentous Algae
Extent of Aquatic Vegetation	Spotty

Images

Customer Comments	pond was in good shape upon inspection. added granular algaecide for minor algae

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 results from the algaecide application in a couple of days.		

9/2/26 9:38 AM
30.0239833, -81.5711891

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

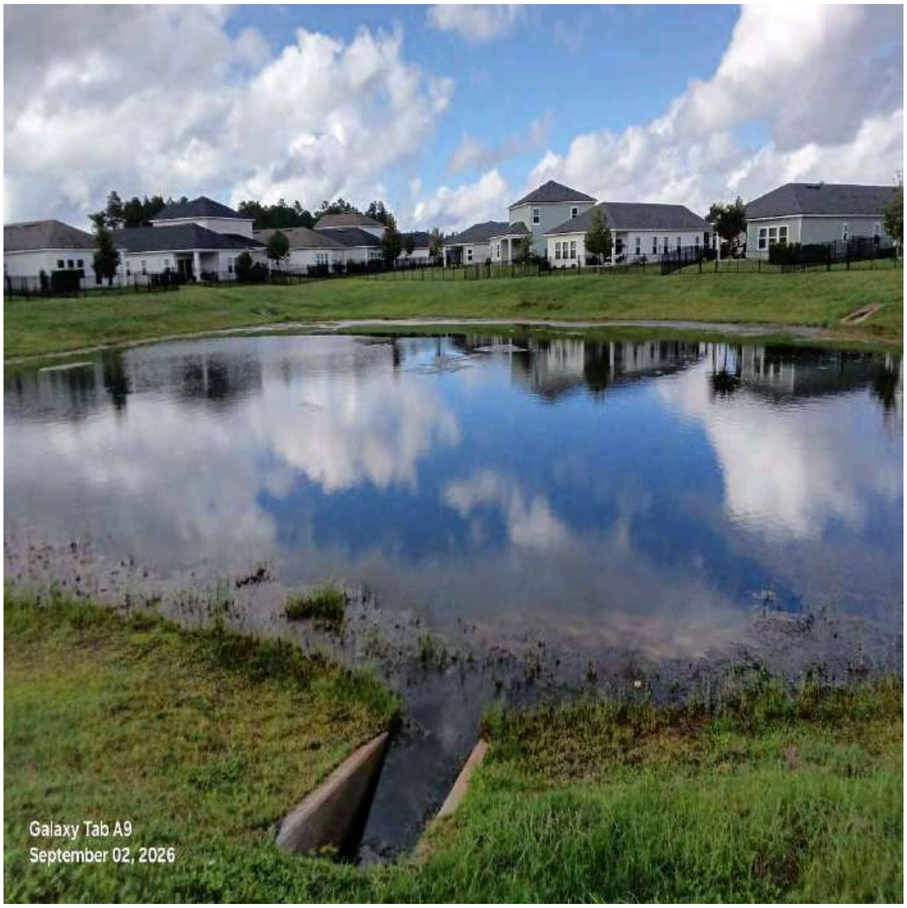
EPA #		Amount Used	
Unit of Measure		Rate	
Acreage Treated		Average Depth of Treated Area	

Plants/Algae/Species 1

Plants/Algae/Species		P/A/S Coverage Percent	

Aquatic Vegetation Identified	Filamentous Algae
Extent of Aquatic Vegetation	Spotty

Images



Customer Comments	pond was very low. applied granular algaecide for spotty 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 algaecide application in a couple of days.

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

9/2/26 9:36 AM
30.0239833, -81.5711891

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 22a	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

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	Algae
Extent of Aquatic Vegetation	Select:

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	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 results from the algaecide application in a couple of days.		

9/1/26 10:50 AM
30.0228104, -81.5737129

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	Airboat

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	Algae	Aquatic Vegetation Identified 2	Alligator Weed

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	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 results from the herbicide and algaecide applications in a few days.		

9/1/26 11:41 AM
30.0219172, -81.5759427

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 23a	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (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	Shoreline/Terrestrial Weeds
Extent of Aquatic Vegetation	Sparse

Images

Customer Comments	pond was in good shape upon inspection

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	Select:		

9/2/26 9:35 AM
30.0239833, -81.5711891

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 23b	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

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	Algae	Aquatic Vegetation Identified 2	Pennywort

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 herbicide and algaecide applications 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:

9/1/26 10:08 AM
30.0199353, -81.5707174

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 24a	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

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	Select All That Apply:

Extent of Aquatic Vegetation	Select:

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	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	Select:		

9/1/26 9:18 AM
30.0262256, -81.5753244

TIGRIS
WHERE WATERS THRIVE.

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 24b	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

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	Select All That Apply:
Extent of Aquatic Vegetation	Select:

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	Select:

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

9/1/26 10:53 AM
30.0228104, -81.5737129

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 24c	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

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	Select All That Apply:
Extent of Aquatic Vegetation	Select:

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	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	Select:		

9/1/26 10:52 AM
30.0228104, -81.5737129

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 28a	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (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	Coontail

Extent of Aquatic Vegetation	Moderate

Images

Customer Comments	pond was in great shape. last visits treatment for emergent weeds was extremely effective

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	Select:		

9/1/26 10:44 AM
30.0215246, -81.576403

TIGRIS
WHERE WATERS THRIVE.

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 28b	Dissolved Oxygen (mg/l)	
Secchi Depth (Feet)		pH (SU)	
Water Temp (°F)		Alkalinity (mg/l)	
Hardness (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	Filamentous Algae
Extent of Aquatic Vegetation	Spotty

Images

Customer Comments	pond was in good shape upon inspection. last visits treatment for emergent weeds was effective. launch extremely wet during visit

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:

9/1/26 10:56 AM
30.0277402, -81.5815301

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 29a	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

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	Pennywort	Aquatic Vegetation Identified 2	Shoreline/Terrestrial Weeds

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.		

9/1/26 10:07 AM
30.0210544, -81.5789203

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 29b	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

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	Aquatic Vegetation Identified 2	Coontail

Extent of Aquatic Vegetation	Moderate

Images

Customer Comments	treated pond for emergent and underwater weeds

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 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:

9/1/26 10:30 AM
30.0216561, -81.576364

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 31	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

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	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 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:

9/1/26 9:25 AM
30.0157151, -81.5724422

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 33	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

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	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.		

9/1/26 11:26 AM
30.0213186, -81.5731045

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 34	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

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	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	Present: No recent changes	Fish/Wildlife	Normal
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.		

9/1/26 12:15 PM
30.021085, -81.5760778

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	Trailered Boat

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	Moderate

Images

Customer Comments	treated pond for 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.		

9/1/26 11:57 AM
30.0207494, -81.5734995

LPWT Treatment Service

LPWT Treatment Service

Site	Pond 36	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

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	Cattails
Extent of Aquatic Vegetation	Spotty

Images

Customer Comments	

LPWT Site Info

Water Level	Full Pool
Aesthetic Appearance	Fair
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 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:

9/1/26 12:44 PM
30.0205384, -81.5759636

Return to Agenda Pg. 1

EXHIBIT 7

Trout Creek CDD
GM/AGM Operations Report for September 24, 2026

Mischief/ Vandalism:

- No Fishing Sign in the Woodlands pond was removed/ ran over with a golf cart several times, ultimately stolen but found by staff in woods – staff had vendor replace sign with stronger product at no cost to the District
- 15 Irrigation heads ran over by golf cart or LSV on Shearwater Pkwy 3 times, Ruppert replaced all twice at no cost to the District

Business Items:

- Soccer nets at falls park hill event lawn (attached)

Administration:

- Assisted with Lifeguard meeting with Vesta
- Employee reviews conducted throughout the month
- Attended Discovery Discussion regarding litigation with DM & DC
- Facilitated election reservation for Vicky Oaks
- Facilitated sidewalk concrete work with Alpha Foundation vendor
- Assisted with Lifestyle Newsletter and Weekly Updates
- Assisted with The Stream eblasts weekly
- Met with Northern Helm on Shearwatercurrent.com and launching app for community
- Hosted meeting with all Interest Group admins to introduce new District application and Shearwatercurrent.com platform
- Met with new Interest Group regarding Lifestyle events and volunteer help
- Assisted Nadar's Pest Control for renewal of Termite Bond for the District
- Met with County Representatives, Superior Construction and Chairman regarding CR-210 entrance construction/ expectations
- Assisted Lifestyle with Fire & Ice event setup

Reoccurring Meetings/Events:

- Property drive with Ruppert Landscape
- Property drive with Prestige Landscape
- Pond inspections
- 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
- GM attend 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/ VP
- Attended monthly FirstFriday FirstCall with FSR region team
- 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:

- August Square Café Category Sales Report (attached)
- August TCCDD Square Sales Report (attached)

Lifestyle:

- August Profit & Loss Report (attached)
- August Lifestyle Summary Report (attached)

Maintenance/ Vandalism/ Mischief Issues:

- August Maintenance Report (attached)

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EXHIBIT 8

Aug 1, 2026–Aug 31, 2026

Category Sales Report

CAFE

Category	Items Sold	Gross Sales
Uncategorized	56	$125.75
CANDY	212	$253.50
CHIPS	73	$146.00
DRINKS	309	$531.00
EXTRAS	2	$2.50
HOT DRINKS	29	$32.00
KIDS MEAL	13	$104.00
PIZZA	34	$288.00
SANDWICHES	30	$259.00
SINGLE ITEMS	11	$49.00
TREATS	198	$881.00
WRAPS/BURGERS	39	$287.50
Total	**1,006**	**$2,959.25**

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EXHIBIT 9

Aug 1, 2026–Aug 31, 2026

Category Sales Report

TCCDD

Category	Items Sold	Gross Sales
Uncategorized	94	$11,602.01
FOBS	23	$690.00
Lifestyle Sponsorship	1	$50.00
TCCDD Reservations	46	$6,424.00
Total	**164**	**$18,766.01**

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EXHIBIT 10

(1)

Plumbing

Created: Mon, 9/7/2026

Replaced stuck Faucet valve women’s bathroom at outpost. (Before)

(2)

Plumbing

Created: Mon, 9/7/2026

Replaced stuck Faucet valve women’s bathroom at outpost. (After)

(3)

Lighting

Created: Mon, 9/7/2026

Replaced broken light fixture at entrance monument to the hammocks.(Before)

(4)

Lighting

Created: Mon, 9/7/2026

Replaced broken light fixture at entrance monument to the hammocks. (After)

(5)

Lighting

Created: Mon, 9/7/2026

Clean and painted lanterns throughout amenities. (Before)

(6)

Lighting

Created: Mon, 9/7/2026

Clean and painted lanterns throughout amenities. (After)

(7)

Pool Equipment

Created: Mon, 9/7/2026

Replaced broken fill valve at lazy river. (Before)

(8)

Pool Equipment

Created: Mon, 9/7/2026

Replaced broken fill valve at lazy river. (After)

(9)

Plumbing

Created: Mon, 9/7/2026

Replaced broken faucet in women's bathroom At fitness lodge.(Before)

(10)

Plumbing

Created: Mon, 9/7/2026

Replaced broken faucet in women’s bathroom At fitness lodge.(After)

(11)

Sidewalks

Created: Mon, 9/7/2026

Leveled trip hazard on sidewalk at rivercliff tr. (Before)

(12)

Sidewalks

Created: Mon, 9/7/2026

Leveled trip hazard on sidewalk at rivercliff tr. (After)

(13)

Pool Equipment

Created: Mon, 9/7/2026

Cleaned and polished equipment housings at pump room 2. (Before)

(14)

Pool Equipment

Created: Mon, 9/7/2026

Cleaned and polished equipment housings at pump room 2. (After)

(15)

Pool Furniture

Created: Mon, 9/7/2026

Cleaned pool furniture at amenities. (Before)

(16)

Pool Furniture

Created: Mon, 9/7/2026

Cleaned pool furniture at amenities. (After)

(17)

Signage

Created: Mon, 9/7/2026

Replaced missing no golf cart signs at outpost. (Before)

(18)

Signage

Created: Mon, 9/7/2026

Replaced missing no golf cart signs at outpost. (After)

(19)

Hardscape

Created: Tue, 9/8/2026

Repaired sunken pavers At traffic circle phase 1 (Before)

(20)

Created: Tue, 9/8/2026

Repaired sunken pavers At traffic circle phase 1 (After)
Completed by Johnnie verdell

EXHIBIT 11

Trout Creek CDD Lifestyle
August 2026 Summary Report

Major Community Events

- **Back-to-School Drive-in Movie -** was scheduled for Saturday, August 8th but was canceled due to weather. The event was rescheduled for Sunday, September 6th.

- **Food Truck Friday - August 14th & 21st**

A variety of cuisine options from participating food vendors were offered on the event lawn to the community. Community attendance was not good due to weather conditions on both nights.

- **Post-Summer Sensations** - **Saturday, August 22nd**

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

- **Fire & Ice Adult Pool Party - Saturday, August 29th**

Adult residents enjoyed a Fire & Ice themed event where adults ruled the pools. Event themed food, beverages, decorations, music & lighting made the event come to life. **Ninety-six** adults attended this event held at the Kayak Club from 6 - 10pm. This event required pre-registration and a ticket cost of $25 per person.

Social & Community Engagement

- **Coffee & Conversations - Thursday, August 13th**

Residents enjoyed a complimentary breakfast from 9 - 11am in the Kayak Clubroom sponsored by Three Oaks Law. The Little Pancake Truck delivered delicious breakfast options to the **35** attendees.

- **Volunteer Meeting - Halloween & Upcoming Events - August 19th**

The Lifestyle Director held two volunteer meetings to discuss Mickey's Halloween Dance Party and Boo Bash event information and opportunities for residents to volunteer. Meetings were held at 4:30pm & 6pm in the Kayak Clubroom with a total of **12** attendees.

- **55+ Thai Chi Class - Wednesday, August 26th**

Eleven residents attended this class held in the Kayak Clubroom from 10:30 - 11:30am. The class was sponsored by CarePlus - Humana.

Recurring & Educational Programs

- **Curiosity University** sessions were held on **8/4, 8/11 & 8/25.** Tuesday, 8/18 was cancelled due to the Primary Election Voting Polls in the Kayak Clubroom.
- **SJCO Book Mobile - Mondays**

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

- **OneBlood Mobile - Tuesday, August 11th**

The Blood Mobile was located in the Kayak Club parking lot from 10am - 3pm.
Fourteen residents donated blood this month which will impact the lives of 45 patients.

Cafe Takeover & Vendor Activity

- KK Sweets Boutique - 8/4 & 8/25
- Complicated Dough - 8/11

Food Trucks - **8** served the community throughout the month of August. This number is lower than normal as many canceled due to weather conditions.

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EXHIBIT 12

August, 2026

Lifestyle Profit & Loss

Summary	Estimated	Actual
Total monthly income	$0.00	$7,462.40
Total monthly expense	$0.00	$6,184.27
Total monthly profit	**$0.00**	**$1,278.13**

EVENT REVENUE/ COST

Misc Expenses	Revenue	Cost
Amazon(lighting)(Oct budget)		$663.50
Amazon(office suplies/bookcase)		$88.22
Sam's - Storage Bins		$29.82
Event Helper(Alcohol Ins. For 3 events)		$194.00
Total	**$0.00**	**$975.54**

Back to School Drive In N	Revenue	Cost
Under the Stars/Screen	Canceled	$525.00
Amazon/movie		$19.96
Total	**$0.00**	**$544.96**

Coffee and Convo/ CU	Revenue	Cost
Breakfast Provider: Three Oak Law (Paid food vendor		$0.00
Amazon(plates)		$31.49
Sam's(beverages)		$19.63
Total	**$0.00**	**$51.12**

Summer Sensations	Revenue	Cost
DJ John		$300.00
Total	**$0.00**	**$300.00**

Fire & Ice- Adult Pool Party	Revenue	Cost
DJ Mark Green		$400.00
Amazon-Décor		$403.74
Amazon-Light Cubes/Light balls		$293.34
Father's Heart Catering		$1,200.00
Walmart(Food/Drinks)		$107.00
Sam's(Food)		$429.61
Amazon-plates,etc		$155.26
Amazon-Dessert snacks/décor		$203.29

Balloon Arch-I.Brown		$220.00
Sam's Serving supplies		$61.92
Publix-ice		$29.95
Amazon(Candy Bar/Misc		$203.29
Sam's(Alcohol)		$405.25
Tipsy Turvy-Bartender		$200.00
Ticket Sales(96 tickets at $25)	$2,400.00	
Total	**$2,400.00**	**$4,312.65**

Misc.	**Revenue**
Pet Spotlight	$25.00
Total	**$25.00**

VENDOR REVENUE - 10% OF ALL SALES

Vendor	Payment Method	Income
904 Tennis	Check	$754.50
Zumba - Songhwanara	Check	$37.10
CPR(Laura Comas)	Square	$106.00
Fruity Lemingo(May/July/Aug)	square	$137.83
Sunset Slushx2(240.97)(97.90)	Square	$338.87
Aqua Fitness	Square	$78.40
Complicated DoughX2	Square	$28.00
Vendor Village(8/9/26)	Check	$68.00
Shearwater Sharks	Check	$3,295.50
The Glow Movement(Bri) Pilat	Square	$85.20
Nate Dietzman Tutoring	Square	$39.00
Fowler Family Chiropractor	Square	$69.00
Total		**$5,037.40**

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EXHIBIT 13

TO: Board of Supervisors, Trout Creek CDD
From: Office of the District Manager
DATE: Revised September 9, 2026
SUBJECT: EXECUTIVE SUMMARY – FY 2025 ANNUAL FINANCIAL AUDIT REPORT

Dear Board of Supervisors, Trout Creek CDD:

I have reviewed the attached financial audit report and Board Letter for the Trout Creek Community Development District for the fiscal year ended September 30, 2025, prepared by our independent auditors, McDirmit Davis. This memo summarizes the key findings, opinions, and changes in financial metrics from the prior fiscal year for the Board's consideration.

AUDIT OPINION & FINDINGS

Clean Opinion: The auditors issued an "unmodified" (clean) opinion (pdf page 3 of the report), affirming that the District's financial statements present fairly, in all material respects, the financial position of the District in accordance with Generally Accepted Accounting Principles (GAAP).

Compliance & Internal Controls: The audit identified no material weaknesses in internal control over financial reporting (pdf. Page 29). Furthermore, testing disclosed no instances of noncompliance, no findings from the prior year required corrective action, and the District did not meet any conditions of a statutory financial emergency under Section 218.503(1), Florida Statutes.

Correction to Auditor's Report – Board Composition: A correction was noted by the District Counsel to the initial Auditor's Report. The Board of Supervisors are all residents of the District, elected by general election, and there are no Developer Representatives serving on the Board, contrary to the statement contained in the Auditor's Report.

Financial Highlights (FY 2024 vs. FY 2025): The District's overall financial health remained strong during FY 2025. Total net position increased by $680,859 despite a decline in governmental fund balances, driven primarily by the successful current refunding of the Series 2015 Bonds and continued investment in capital assets. Total revenues rose while expenses increased with District growth and activity levels.

Metric	FY 2024	FY 2025	Net Change
Total Assets	$65,146,670	$63,565,399	($1,581,271)
Total Revenues	$7,025,286	$7,359,354	+$334,068
Total Expenses	$5,447,174	$6,678,495	+$1,231,321
Depreciation Expense	—	$155,823	—
Total Net Position	$28,403,666	$29,084,525	+$680,859
Gov. Fund Balance	$5,318,808	$4,274,295	($1,044,513)

DETAILED ANALYSIS OF CHANGES

• **Fund Balance:** The total governmental fund balance ended at $4,274,295, a net decrease of $1,044,513 from the prior year. The General Fund decreased modestly by $41,658. The Debt Service Fund declined by $1,434,192, primarily reflecting the accounting effects of the Series 2015 bond refunding (payment to escrow agent, applying debt service reserve fund towards payoff/refinance, and related transfers). The Capital Projects Fund increased by $431,337, supported by developer contributions and residual refunding proceeds.

• **Revenues & Expenses:** Total revenues increased $334,068 to $7.36 million, driven by higher program revenues (primarily special assessments of $6.63 million) and stronger general revenues (miscellaneous and investment income). Total expenses rose $1.23 million to $6.68 million. Increases occurred in maintenance and operations ($2.58M), parks and recreation ($1.62M), and general government, consistent with District growth and activity levels. Interest on long-term debt declined modestly to $1.80 million. The net result produced a positive change in net position of $680,859.

• **Assets & Capital Activity:** Total assets decreased $1.58 million to $63.57 million. The decline was concentrated in non-capital assets (cash and investments) related to debt-service activity and the refunding. Net capital assets increased slightly to $59,016,442 after depreciation expense of $155,823 and capital additions (including a fitness-equipment right-of-use asset under a new lease). Long-term liabilities decreased from $35.01 million to $33.77 million, reflecting principal payments and the net effect of the refunding.

• **Bond Refunding:** In May 2025 the District issued $16,045,000 Capital Improvement Revenue Refunding Bonds, Series 2025 (4.25%) to currently refund the remaining Series 2015 Bonds. The transaction reduced aggregate future debt-service payments by approximately $4.11 million and generated an economic gain of $1.65 million. A deferred outflow of $185,747 was recorded and will be amortized over the life of the new bonds. All bond indenture reserve and compliance requirements were met at year-end.

CONCLUSION & RECOMMENDATION

The FY 2025 audit reflects a financially sound year for the Trout Creek CDD. The District received a clean unmodified opinion, maintained strong internal controls and compliance, successfully refinanced higher-cost debt on advantageous terms, and increased total net position by $680,859. While governmental fund balances declined due to the one-time refunding activity, unrestricted net position and overall capital structure remain healthy. I recommend the Board of Supervisors accept the FY 2025 Audit Report as presented by the Independent Auditing Firm.

Very Respectfully,

Howard “Mac” McGaffney
District Manager

Trout Creek Community Development District

Financial Statements

September 30, 2025

Trout Creek Community Development District

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McDirmit Davis

1800 Pembrook Drive, Suite 170
Orlando, Florida 32810
Tel. 407-843-5406
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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Trout Creek Community Development District

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, and each major fund of the *Trout Creek Community Development District* (the "District"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* (GAS), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and GAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and GAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards,* we have also issued our report dated July 22, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

McDirmit Davis

Orlando, Florida
July 22, 2026

Our discussion and analysis of *Trout Creek Community Development District* (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Governmental Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

Financial Highlights

- The assets of the District exceeded its liabilities at September 30, 2025 by $29,084,525, an increase of $680,859 in comparison with the prior year.
- At September 30, 2025, the District's governmental funds reported fund balances of $4,274,295 a decrease of $1,044,513 in comparison with the prior year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to *Trout Creek Community Development District's* financial statements. The District's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to financial statements.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets, liabilities, and deferred inflows/outflows with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, maintenance and operations, and culture and recreation related functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: Governmental Funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to Financial Statements
The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Government-Wide Financial Analysis
Statement of Net Position
The District's net position was $29,084,525 at September 30, 2025. The analysis that follows focuses on the net position of the District's governmental activities.

	September 30, 2025	September 30, 2024
Assets, excluding capital assets	$ 4,548,957	$ 6,268,132
Capital assets, net	59,016,442	58,878,538
Total assets	63,565,399	65,146,670
Deferred outflows	185,747	-
Liabilities, excluding long-term liabilities	898,253	1,729,242
Long-term liabilities	33,768,368	35,013,762
Total liabilities	34,666,621	36,743,004
Net Position:		
Net investment in capital assets	27,124,964	25,775,718
Restricted for debt service	965,510	846,377
Restricted for capital projects	15,214	13,495
Unrestricted	978,837	1,768,076
Total net position	$ 29,084,525	$ 28,403,666

The following is a summary of the District's governmental activities for the fiscal year ended September 30, 2025.

	2025	2024
Revenues:		
Program revenues	$ 7,034,512	$ 6,890,719
General revenues	324,842	134,567
Total revenues	7,359,354	7,025,286
Expenses:		
General government	672,582	190,944
Maintenance and operations	2,577,559	2,227,182
Parks and recreation	1,624,781	1,126,522
Interest on long-term debt	1,803,573	1,902,526
Total expenses	6,678,495	5,447,174
Change in net position	680,859	1,578,112
Net position, beginning	28,403,666	26,825,554
Net position, ending	$ 29,084,525	$ 28,403,666

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2025 was $6,678,495. The majority of these costs are interest on long-term debt and maintenance and operations expenses.

Financial Analysis of the Government's Funds
The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2025, the District's governmental funds reported combined ending fund balances of $4,274,295. Of this total, $26,426 is nonspendable, $3,295,458 is restricted, $691,409 is assigned and the remainder of $261,002 is unassigned.

General Fund Budgetary Highlights
An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget to actual comparison for the general fund, including the original budget and final adopted budget, is shown on page 12. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control is at the fund level.

Capital Asset and Debt Administration

Capital Assets

At September 30, 2025, the District had $59,016,442 invested in capital assets net of depreciation. More detailed information about the District's capital assets is presented in the notes to financial statements.

Capital Debt

At September 30, 2025, the District had $33,685,000 in bonds outstanding and $107,941 in leases outstanding. More detailed information about the District's capital debt is presented in the notes to financial statements.

Requests for Information

If you have questions about this report or need additional financial information, contact *Trout Creek Community Development District's* Accounting Department at 3434 Colwell Ave, Suite 200, Tampa, Florida 33614.

FINANCIAL STATEMENTS

Statement of Net Position

September 30, 2025

	Governmental Activities
Assets	
Cash	$ 1,175,228
Due from developer	15,214
Prepaid costs	20,377
Receivables	36,631
Deposits	6,049
Restricted assets:	
Temporarily restricted investments	3,295,458
Capital assets:	
Capital assets not being depreciated	55,910,974
Capital assets, being depreciated	3,105,468
Total assets	63,565,399
Deferred outflows of resources:	
Deferred amount on refunding	185,747
Liabilities	
Accounts payable and accrued expenses	259,448
Accrued interest payable	623,591
Retainage payable	15,214
Noncurrent liabilities:	
Due within one year	912,323
Due in more than one year	32,856,045
Total liabilities	34,666,621
Net Position	
Net investment in capital assets	27,124,964
Restricted for debt service	965,510
Restricted for capital projects	15,214
Unrestricted	978,837
Total net position	$ 29,084,525

The accompanying Notes to Financial Statements are an integral part of this statement.

		Program Revenue			Net (Expense) Revenue and Changes in Net Position
Functions/Programs	**Expenses**	**Charges for Services**	**Operating Grants and Contributions**	**Capital Grants and Contributions**	**Governmental Activities**
Governmental activities:					
General government	$ 672,582	$ 542,512	$ -	$ -	$ (130,070)
Maintenance and operations	2,577,559	2,079,089	86,800	86,956	(324,714)
Parks and recreation	1,624,781	1,310,567	-	-	(314,214)
Interest on long-term debt	1,803,573	2,744,793	178,544	5,251	1,125,015
Total governmental activities	$ 6,678,495	$ 6,676,961	$ 265,344	$ 92,207	356,017
	General Revenues:				
	Miscellaneous				324,842
	Total general revenues				324,842
	Change in net position				680,859
	Net position, beginning				28,403,666
	Net position, ending				$ 29,084,525

Balance Sheet - Governmental Funds

September 30, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
Assets				
Cash	$ 1,175,228	$ -	$ -	$ 1,175,228
Investments	-	2,856,777	438,681	3,295,458
Due from developer	-	-	15,214	15,214
Receivables	36,631	-	-	36,631
Prepaid costs	20,377	-	-	20,377
Deposits	6,049	-	-	6,049
Total assets	$ 1,238,285	$ 2,856,777	$ 453,895	$ 4,548,957
Liabilities and Fund Balances				
Liabilities:				
Accounts payable and accrued expenses	$ 259,448	$ -	$ -	$ 259,448
Retainage payable	-	-	15,214	15,214
Total liabilities	259,448	-	15,214	274,662
Fund balances:				
Nonspendable	26,426	-	-	26,426
Restricted for debt service	-	2,856,777	-	2,856,777
Restricted for capital projects	-	-	438,681	438,681
Assigned- capital reserve	691,409	-	-	691,409
Unassigned	261,002	-	-	261,002
Total fund balances	978,837	2,856,777	438,681	4,274,295
Total liabilities and fund balances	$ 1,238,285	$ 2,856,777	$ 453,895	

Amounts reported for Governmental Activities in the Statement of Net Position are different because:

Capital Assets used in Governmental Activities are not financial resources and therefore are not reported in the funds.		59,016,442
Deferred charge on refunding, which is an expenditure on the fund statements, is deferred and amortized over the life of the bonds.		185,747
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.		
Accrued interest payable	(623,591)	
Bonds and capital leases payable	(33,768,368)	(34,391,959)
Net Position of Governmental Activities		$ 29,084,525

Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
Year Ended September 30, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Assessment revenue	$ 3,932,168	$ 2,694,325	$ -	$ 6,626,493
Prepayment revenue	-	50,468	-	50,468
Developer contributions	-	-	86,956	86,956
HOA contribution	193,921	-	-	193,921
Investment and miscellaneous income	217,721	178,544	5,251	401,516
Total revenues	4,343,810	2,923,337	92,207	7,359,354
Expenditures				
Current:				
General government	301,392	-	371,190	672,582
Maintenance and operations	2,447,151	-	-	2,447,151
Parks and recreation	1,726,436	-	-	1,726,436
Debt Service:				
Interest	18,419	1,940,563	-	1,958,982
Principal	19,129	880,000	-	899,129
Capital outlay	-	-	166,657	166,657
Total expenditures	4,512,527	2,820,563	537,847	7,870,937
Excess (Deficit) of Revenues Over Expenditures	(168,717)	102,774	(445,640)	(511,583)
Other Financing Sources (Uses)				
Transfers in	-	-	11	11
Transfers out	(11)	-	-	(11)
Leases issued	127,070			127,070
Refunding bonds issued	-	15,168,034	876,966	16,045,000
Payment to bond refunding escrow agent	-	(16,705,000)	-	(16,705,000)
Total other financing sources (uses)	127,059	(1,536,966)	876,977	(532,930)
Net change in fund balances	(41,658)	(1,434,192)	431,337	(1,044,513)
Fund balances, beginning of year	1,020,495	4,290,969	7,344	5,318,808
Fund balances, end of year	$ 978,837	$ 2,856,777	$ 438,681	$ 4,274,295

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities

Year Ended September 30, 2025

Amounts reported for Governmental Activities in the Statement of Activities are different because:		
Net Change in Fund Balances - total governmental funds		$ (1,044,513)
Governmental Funds report outlays for Capital Assets as expenditures because such outlays use current financial resources; however, in the statement of net position the cost of those assets is recorded as capital assets. Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.		
Capital outlay	293,727	
Depreciation expense	(155,823)	137,904
Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.		
Repayment of bonds payable	899,129	
Payment to bond escrow agent	16,705,000	
Bonds issued	(16,045,000)	
Leases issued	(127,070)	
		1,432,059
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		
Change in accrued interest	156,327	
Amortization of bond discount	(918)	155,409
Change in Net Position of Governmental Activities		$ 680,859

Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - General Fund
Year Ended September 30, 2025

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues				
Assessment revenue	$ 3,883,618	$ 3,883,618	$ 3,932,168	$ 48,550
HOA contribution	170,000	170,000	193,921	23,921
Miscellaneous	147,970	167,970	217,721	49,751
Total revenues	4,201,588	4,221,588	4,343,810	122,222
Expenditures				
Current:				
General government	209,129	244,129	301,392	(57,263)
Maintenance and operations	2,459,701	2,519,701	2,447,151	72,550
Parks and recreation	1,532,758	1,532,758	1,726,436	(193,678)
Debt service:				
Principal	-	-	19,129	(19,129)
Interest	-	-	18,419	(18,419)
Total expenditures	4,201,588	4,296,588	4,512,527	(215,939)
Excess (deficit) of revenues over expenditures	-	(75,000)	(168,717)	(93,717)
Other Financing Sources (Uses):				
Leases issued	-	-	127,070	127,070
Transfers out	-	-	(11)	(11)
Total other financing sources	-	-	127,059	127,059
Net change in fund balance	-	(75,000)	(41,658)	33,342
Fund balance, beginning	1,020,495	1,020,495	1,020,495	-
Fund balance, ending	$ 1,020,495	$ 945,495	$ 978,837	$ 33,342

NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

Trout Creek Community Development District, (the “District”) was established on October 21, 2014 by St. Johns County Ordinance 2014-44 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the “Board”), which is composed of five members. The Supervisors are elected on an at large basis by landowners within the District. Ownership of land within the District entitles the owner to one vote per acre, or lot. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2025 two of the Board members were affiliated with WFC Ashford Mills, LLC (the “Developer”). The District is economically dependent on the Developer.

The Board has final responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board (“GASB”) Statements 14, 39, and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

Government-Wide and Fund Financial Statements

The financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, 2) grants, contributions and investment earnings that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period, except for Developer receivables for retainage, which are collected from the Developer when the amount is due to the contractor. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance special assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. These assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District. Certain debt service assessments are collected upon the closing of those lots subject to short term debt and are used to prepay a portion of the bonds outstanding.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

General Fund - Is the District's primary operating fund. It is used to account for and report all financial resources not accounted for and reported in another fund.

Debt Service Fund - Accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Project Fund - Accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance

Restricted Assets
These assets represent cash and investments set aside pursuant to bond covenants.

Deposits and Investments
The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application.* The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

Accounts Receivable
Accounts receivable are reported net of an allowance for doubtful accounts.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Prepaid Items
Prepaid items are recorded as expenditures when consumed rather than when purchased in both government-wide and fund financial statements.

Capital Assets
Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Capital assets of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Infrastructure	25
Fitness Equipment	5

Long Term Obligations
In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bond issuance costs are reported as expenses. Bonds payable are reported net of premiums or discounts.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

Leases
The District is a lessee for equipment leases. The District recognizes a lease liability and an intangible right to use lease asset (lease asset) in the government-wide financial statements.

At the commencement of a lease, the District initially measures the lease liability at the present value of the payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of the lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over the lease term.

Key estimates and judgments related to leases include how the District determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The District uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the District generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease and any extensions that are deemed reasonably certain to be exercised. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the District is reasonably certain to exercise.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The District monitors changes in circumstances that would require a remeasurement of its leases and will remeasure lease assets and liabilities if certain changes occur that are expected to significantly affect the amount of the lease liabilities.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term liabilities on the statement of net position.

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has one item that qualifies for reporting in this category for the year ended September 30, 2025.It is the deferred charge on refunding reported in the government-wide statement of net position. A deferred charge on refunding resulted from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2025.

Net Position Flow Assumption
Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

Fund Balance Flow Assumptions
Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund Balance Policies
Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Other Disclosures
Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

New Accounting Standards
In fiscal year 2025, the District has not implemented any new accounting standards with a material effect on the District's financial statements.

NOTE 2 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information
The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
2. A public hearing is conducted to obtain comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. All budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

Excess Expenditures over Appropriations
For the year ended September 30, 2025, expenditures of the general fund exceeded appropriations. These over expenditures were funded by greater than anticipated revenues and available fund balance.

NOTE 3 DEPOSITS AND INVESTMENTS

Deposits
The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments
The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Instead of establishing a written investment policy, the District elected to limit investments to those approved by Florida Statutes and the District Trust Indenture. Authorized District investments include, but are not limited to:

1. The Local Government Surplus Funds Trust Fund (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing time deposits or savings accounts in qualified public depositories;
4. Direct obligations of the U.S. Treasury.

Investments made by the District at September 30, 2025 are summarized below.

Investment Type	Fair Value	Credit Rating	Weighted Average Maturity
Dreyfus Treasury Securities	$ 3,295,458	AAAm	58 days
	$ 3,295,458		

Credit Risk
For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating. Investment ratings by investment type are included in the preceding summary of investments.

Custodial Credit Risk
In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2025, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2025, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk
The District places no limit on the amount the District may invest in any one issuer.

Interest Rate Risk
The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

NOTE 4 CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
Governmental Activities				
Capital assets not being depreciated:				
Improvements under construction	$ 55,744,317	$ 166,657	$ -	$ 55,910,974
Total capital assets not being depreciated	55,744,317	166,657	-	55,910,974
Capital assets being depreciated:				
Infrastructure	3,724,691	-	-	3,724,691
Equipment	31,262	-	-	31,262
Fitness equipment	159,176	-	-	159,176
Lease asset - equipment	-	127,070	-	127,070
Total capital assets being depreciated	3,915,129	127,070	-	4,042,199
Less accumulated depreciation for:				
Infrastructure	(613,396)	(124,156)	-	(737,552)
Equipment	(8,336)	(6,252)	-	(14,588)
Fitness equipment	(159,176)	-	-	(159,176)
Lease asset - equipment	-	(25,415)	-	(25,415)
Total accumulated depreciation	(780,908)	(155,823)	-	(936,731)
Total capital assets being depreciated, net	3,134,221	(28,753)	-	3,105,468
Governmental activities capital assets, net	$ 58,878,538	$ 137,904	$ -	$ 59,016,442

Depreciation expense of $130,408 was charged to maintenance operations and $25,415 was charged to parks and recreation for 2025.

NOTE 5 LONG-TERM LIABILITIES

Series 2015 Capital Improvement Revenue Bonds - Public Offering
In February 2015, the District issued $21,215,000 of Capital Improvement Revenue Bonds, Series 2015. The Bonds consist of $3,770,000 Term Bonds due May 1, 2025 with a fixed interest rate of 4.875%, $6,355,000 Term Bonds due May 1, 2035 with a fixed interest rate of 5.50% and $11,090,000 Term Bonds due May 1, 2045 with a fixed interest rate of 5.625%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. Interest is paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2016 through May 1, 2045.

The Series 2015 Bonds are subject to redemption at the option of the District prior to maturity at a redemption price as set forth in the Bond Indenture. The Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirements as defined in the Indenture. The requirement has been met at September 30, 2025.

NOTE 5 LONG-TERM LIABILITIES (CONTINUED)

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service. Payment of principal and interest on the 2015 Bonds is secured by a pledge of and a first lien upon the pledged special assessment revenue. The District is in compliance with the requirements of the Bond Indenture.

As of September 30, 2025, the Series 2015 Special Assessment Bonds were fully refunded. For the fiscal year ended September 30, 2025, principal and interest paid was $18,215,138, which includes redemption of the refunded bonds. Special assessment revenue pledged was $1,419,125.

Current Refunding of Bonds Payable
In the current year, the District issued $16,045,000 of Capital Improvement Revenue Refunding Bonds, Series 2025 with an interest rate of 4.25%. Proceeds were used to refund $16,705,000 of the Series 2015 bonds. The reacquisition price exceeded carrying value by $185,747 which is deferred and amortized over the shorter of the remaining life or the life of the new bonds. The refunding reduced total payments by $4,113,776 and resulted in an economic gain of $1,653,833.

Series 2018 Capital Improvement Revenue Bonds - Public Offering
In July 2018, the District issued $12,100,000 of Capital Improvement Revenue Bonds, Series 2018. The Bonds consist of $745,000 Term Bonds due May 1, 2023 with a fixed interest rate of 4.5%, $1,155,000 Term Bonds due May 1, 2028 with a fixed interest rate of 5.0%, $3,455,000 Term Bonds due May 1, 2038 with a fixed interest rate of 5.375% and $6,745,000 Term Bonds due May 1, 2049 with a fixed interest rate of 5.50%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. Interest is paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2020 through May 1, 2049.

The Series 2018 Bonds are subject to redemption at the option of the District prior to maturity at a redemption price as set forth in the Bond Indenture. The Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirements as defined in the Indenture. The requirement has been met at September 30, 2025.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service. Payment of principal and interest on the 2018 Bonds is secured by a pledge of and a first lien upon the pledged special assessment revenue. The District is in compliance with the requirements of the Bond Indenture.

As of September 30, 2025, total principal and interest remaining on the Series 2018 Special Assessment Bonds was $19,778,219. For the fiscal year ended September 30, 2025, principal and interest paid was $862,153. Special assessment revenue of $856,620 was pledged.

Series 2020 Capital Improvement Revenue Bonds - Public Offering
In October 2020, the District issued $4,185,000 of Capital Improvement Revenue Bonds, Series 2020. The Bonds consist of $330,000 Term Bonds due May 1, 2025 with a fixed interest rate of 2.625%, $470,000 Term Bonds due May 1, 2030 with a fixed interest rate of 3.25%, $1,270,000 Term Bonds due May 1, 2040 with a fixed interest rate of 4.00% and $2,115,000 Term Bonds due May 1, 2051 with a fixed interest rate of 4.00%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. Interest is paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2022 through May 1, 2051.

The Series 2020 Bonds are subject to redemption at the option of the District prior to maturity at a redemption price as set forth in the Bond Indenture. The Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture.

NOTE 5 LONG-TERM LIABILITIES (CONTINUED)

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirements as defined in the Indenture. The requirement has been met at September 30, 2025.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service. Payment of principal and interest on the 2020 Bonds is secured by a pledge of and a first lien upon the pledged special assessment revenue. The District is in compliance with the requirements of the Bond Indenture.

As of September 30, 2025, total principal and interest remaining on the Series 2020 Special Assessment Bonds was $6,228,238. For the fiscal year ended September 30, 2025, interest and principal paid was $237,106 and special assessment revenue of $242,943 was pledged.

Series 2022 Capital Improvement Revenue Bonds - Public Offering
In May 2022, the District issued $3,085,000 of Capital Improvement Revenue Bonds, Series 2022. The Bonds consist of $245,000 Term Bonds due May 1, 2027 with a fixed interest rate of 4.750%, $310,000 Term Bonds due May 1, 2032 with a fixed interest rate of 5.100%, $925,000 Term Bonds due May 1, 2042 with a fixed interest rate of 5.375% and $1,605,000 Term Bonds due May 1, 2052 with a fixed interest rate of 5.500%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. Interest is paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2023 through May 1, 2052.

The Series 2022 Bonds are subject to redemption at the option of the District prior to maturity at a redemption price as set forth in the Bond Indenture. The Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirements as defined in the Indenture. The requirement has been met at September 30, 2025.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service. Payment of principal and interest on the 2022 Bonds is secured by a pledge of and a first lien upon the pledged special assessment revenue. The District is in compliance with the requirements of the Bond Indenture.

As of September 30, 2025, total principal and interest remaining on the Series 2022 Special Assessment Bonds was $5,702,466. For the fiscal year ended September 30, 2025, principal and interest was paid in the amount of $211,166. Special assessment revenue of $210,307 was pledged.

Series 2025 Capital Improvement Revenue Refunding Bonds - Public Offering
In May 2025, the District issued $16,045,000 of Capital Improvement Revenue Bonds, Series 2025. The Bonds have a fixed interest rate of 4.250%. The Bonds were issued to refund the Series 2015 Capital Improvement Revenue Bonds and finance the acquisition and construction of certain improvements for the benefit of the property within the District. Interest is paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid commencing May 1, 2026 through May 1, 2045.

The Series 2025 Bonds are subject to redemption at the option of the District prior to maturity at a redemption price as set forth in the Bond Indenture. The Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture.

NOTE 5 LONG-TERM LIABILITIES (CONTINUED)

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service. Payment of principal and interest on the 2025 Bonds is secured by a pledge of and a first lien upon the pledged special assessment revenue. The District is in compliance with the requirements of the Bond Indenture.

As of September 30, 2025, total principal and interest remaining on the Series 2025 Special Assessment Bonds was $24,115,430. For the fiscal year ended September 30, 2025, no principal and interest was due. Special assessment revenue of $15,798 was pledged.

At September 30, 2025, the scheduled debt service requirements on the bonds payable were as follows:

	Governmental Activities	
Year Ending September 30,	**Principal**	**Interest**
2026	$ 890,000	$ 1,538,287
2027	928,000	1,541,060
2028	971,000	1,500,445
2029	1,016,000	1,457,748
2030	1,056,000	1,411,971
2031 - 2035	6,107,000	6,287,614
2036 - 2040	7,658,000	4,745,433
2041 - 2045	9,684,000	2,785,121
2046 - 2050	4,750,000	829,474
2051- 2052	625,000	42,200
	$ 33,685,000	$ 22,139,353

Leases
The District entered into a lease agreement on October 1, 2024 to lease fitness equipment. The lease requires 60 monthly payments of $3,129. There are no variable payment components of the lease. The lease liability is measured at a discount rate of 15.537%. As a result of the lease, the District has recorded a right to use asset with a net book value of $101,655 as of September 30, 2025.

The future minimum lease obligations and the present value of these lease payments as of September 30, 2025 were as follows:

	Governmental Activities	
Year Ending September 30,	**Principal**	**Interest**
2026	$ 22,323	$ 15,225
2027	26,049	11,499
2028	30,397	7,151
2029	29,172	2,117
	$ 107,941	$ 35,992

NOTE 5 LONG-TERM LIABILITIES (CONTINUED)

Long-term liability activity for the year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities:					
Bonds Payable:					
Series 2015	$ 17,190,000	$ -	$ (17,190,000)	$ -	$ -
Less: Discount	(185,747)	-	185,747	-	-
Series 2018	11,120,000	-	(260,000)	10,860,000	230,000
Series 2020	3,920,000	-	(85,000)	3,835,000	90,000
Less: Discount	(12,831)	-	475	(12,356)	-
Series 2022	2,995,000	-	(50,000)	2,945,000	50,000
Less: Discount	(12,660)	-	443	(12,217)	-
Series 2025	-	16,045,000	-	16,045,000	520,000
Capital lease	-	127,070	(19,129)	107,941	22,323
Governmental activity term liabilities	$ 35,013,762	$ 16,172,070	$ (17,417,464)	$ 33,768,368	$ 912,323

NOTE 6 DEVELOPER TRANSACTIONS

Developers own a portion of land within the District; therefore assessment revenue in the general fund and debt service fund includes assessments levied on land owned by the Developers. The Developer contributed $86,956 to the capital projects fund, and $15,214 was due from the developer at year end.

NOTE 7 MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreements, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

NOTE 8 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage in the previous three years.

COMPLIANCE SECTION

McDirmit Davis

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Trout Creek Community Development District

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States (Government Auditing Standards), the financial statements of the governmental activities and each major fund of *Trout Creek Community Development District* (the "District") as of and for the year ended September 30, 2025 and the related notes to the financial statements, which collectively comprise the District's financial statements and have issued our report thereon dated July 22, 2026.

Report on Internal Control Over Financial Reporting
In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters
As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report
The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing* Standards in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

McDirmit Davis

Orlando, Florida
July 22, 2026

McDirmit Davis

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Orlando, Florida 32810
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www.mcdirmitdavis.com

MANAGEMENT LETTER

Board of Supervisors
Trout Creek Community Development District

Report on the Financial Statements
We have audited the financial statements of *Trout Creek Community Development District*, (the "District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated July 22, 2026.

Auditor's Responsibility
We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements
We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated July 22, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings
Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no such findings or recommendations in the preceding financial audit report.

Official Title and Legal Authority
Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to financial statements. This information has been disclosed in the notes to financial statements.

Financial Condition and Management
Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information (Unaudited)
As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the District reported:

a. The total number of District employees compensated in the last pay period of the District's fiscal year was 0.
b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year was 16.
c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency was 0.
d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency was $58,214.

e. Each construction project with a total cost of at least $65,000 approved by the District that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project was none.
f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final budget under Section 189.016(6), Florida Statutes, as included in the general fund budget statement.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the District reported:

a. The rate or rates of non-ad valorem special assessments imposed by the District as:
   O&M: $1,386.33-$1,512.25
   Debt Service: $879.50-$1,379.50
b. The total amount of special assessments collected by or on behalf of the District was $6,676,961.
c. The total amount of outstanding bonds issued by the District and the terms of such bonds as disclosed in the notes.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, and applicable management, the Board of Supervisors, and is not intended to be and should not be used by anyone other than these specified parties.

McDirmit Davis

Orlando, Florida
July 22, 2026

McDirmit Davis

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors
Trout Creek Community Development District

We have examined *Trout Creek Community Development District's* (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants *and the* standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States, and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2025.

McDirmit Davis

Orlando, Florida
July 22, 2026

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EXHIBIT 14

**TROUT CREEK
COMMUNITY DEVELOPMENT DISTRICT**

**RULES, POLICIES & RATES FOR USAGE FOR ALL
DISTRICT FACILITIES**

ADOPTED APRIL 5, 2016

**AMENDED
February 4, 2020
February 9, 2022
January 18, 2023
November 19, 2024
September 17, 2025
April 23, 2026/May 28, 2026
[July 23, 2026]**

**Trout Creek CDD
100 Kayak Way,
St. Augustine, FL 32092**

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DEFINITIONS

"Additional Users" – Shall mean any persons who can demonstrate permanent residence in the same dwelling unit through documentation acceptable to the District including, but not limited to, government-issued identification, closing statements, or lease agreements showing the dwelling unit address.

"Amenity Management" – Shall mean any and all employees or representatives who may work for the Homeowners Association, Management Company, or District and are charged with the operation of the District's Facilities.

"Annual User Fee" – Shall mean the fee established by the District for any person that is not a Resident or Tenant and wishes to become a Non-Resident User. The amount of the Annual User Fee is set forth in *Addendum* A, and that amount is subject to change based on Board action.

"Board of Supervisors" or "Board" – Shall mean the Trout Creek Community Development District's Board of Supervisors.

"Commercial Purposes" – Shall mean those activities which involve, in any way, the provision of goods or services for compensation.

"Community Director" – Shall mean onsite supervisor of the Amenity Management.

"Corporate Owners of Residential Property" or "Non-Resident Owner" – Shall mean a person or entity that owns a residential lot or residence within the District, as evidenced by a recorded deed or other documentation acceptable to the District, and is entitled to access and use of the District Facilities as described herein.

"Corporate Owners of Undeveloped Property" – Shall mean a person or entity that owns undeveloped property within the District and is entitled to access and use of the District Facilities as described herein.

"District" – Shall mean the Trout Creek Community Development District.

"District Facilities" – Shall refer to the District Facilities including the Kayak Club, pools, Dog Park, parks, playgrounds, Fitness Lodge, tennis courts, play fields, kayak launching area, pavilions, boardwalks, Designated Trails, and any other facilities which are owned by the District.

"District Facility Policies" or "Policies" – Shall mean all District Facility Policies of the District, as amended from time to time. Such policies may be enforced by Amenity Management, the District Manager, the Board of Supervisors, and designated representatives thereof.

"District Manager" – Shall mean the District's management company, including its employees and agents, contracted by the District to manage the operations of the District.

"District Property" – Shall mean lands owned by the District.

"Guest" – Shall mean any person that accompanies a Patron in utilizing the District Facilities and is authorized by the Patron to access such facilities under the Patron's Guest Privileges.

“Guest Privileges” – Privileges included with Patron account authorizing individual guest entries with no more than four (4) used at one time. All Guests must be accompanied by the sponsoring Patron during use of District Facilities, unless a weekly or summer Guest Pass is purchased as set forth in Addendum A.

“Non-Resident User” – Shall mean an individual who is not a Resident or Tenant, whose primary dwelling is not located in the District, but has access to the District Facilities due to payment of the Annual User Fee.

“Patron” – Shall mean Residents, Tenants, Non-Resident Users, and Corporate Owners of Residential Property or Undeveloped Property.

“Patron Identification” – Shall mean an electronic identification card, fob, or other form of identification issued by the District to a Resident, Tenant, Non-Resident Owner, and/or Non-Resident User. Patron Identifications are non-transferable and remain the property of the District.

“Resident” – Shall mean an individual whose primary residence is located within a dwelling within the District and may include a person/entity on the deed of record for a dwelling within the District.

“Tenant” – Shall mean an individual with a valid written lease agreement of at least one (1) year duration for a dwelling being used as a primary residence within the Trout Creek Community Development District.

ANNUAL USER FEE STRUCTURE

The Annual User Fee may be reviewed each year in conjunction with the adoption of the annual fiscal year budget for the District. Payment of the Annual User Fee provides access to all District Facilities for one (1) full year from the date of receipt of payment by the District. This fee must be paid in full at the time of completion of the Non-Resident User application. The Annual User Fee is non-refundable.

DISTRICT FACILITY ACCESS

Two (2) Patron Identifications will be issued per place of residence within the District. The purchase of additional lost, or stolen Patron Identifications are outlined in Addendum A.

All Patrons will be required to provide proof of District residence or an executed Non-Resident User Application and execute a District Facilities Registration Form, including a liability waiver and release in a form approved by the District, prior to receiving their Patron Identification. The District Facilities Registration Form will identify persons authorized to use Patron Identifications. Such persons may include the Patron’s children and grandchildren who do not reside within the District and who are under 18 years old, provided such children and grandchildren are accompanied by the Patron or another authorized adult listed on the Registration Form when using District Facilities to the extent required by the Policies set forth herein.

A maximum of two (2) additional Patron Identifications can be purchased for Additional Users.

TENANT PRIVILEGES

1. Residents who lease their residential unit(s) in the District for a term of at least one (1) year shall have the right to assign their usage rights to a designated Tenant for the

duration of the lease term. During any period when usage rights are assigned to a Tenant, the Resident shall not have access to District Facilities.

2. In order for the Tenant to be entitled to use the District Facilities, the Tenant must register for a Patron Identification, provide a copy of the executed lease agreement, execute a liability waiver and release in a form approved by the District, and have written authorization provided by the Resident with a timeline to match the lease terms.
3. The Tenant shall provide a copy of the fully executed lease agreement showing a term of at least one (1) year and proof of residency at the leased property (such as a utility bill, driver's license, or other government-issued identification showing the District address) to acquire the Patron Identification.
4. A Tenant, who acquires a Patron Identification, shall be entitled to the same rights and privileges to use the District Facilities.
5. A fee for the issuance of a Patron Identification will apply. Please refer to Addendum A.

NON-DISCRIMINATION POLICY: The District is committed to compliance with all applicable fair housing laws, including the Fair Housing Act, and does not discriminate on the basis of race, color, religion, sex, disability, familial status, national origin, age, or any other protected class under applicable federal, state, or local law in the provision of services or access to District Facilities. All Patrons and Guests shall have equal access to District Facilities and amenities in accordance with these Policies and applicable law.

GENERAL DISTRICT FACILITY PROVISIONS

1. The Board reserves the right to amend, modify, or remove, in part or in their entirety, these District Facility Policies when determined necessary in its sole discretion.
2. All Patrons must have their assigned Patron Identification upon utilizing District Facilities. All Patrons must present their Patron Identification upon request from Amenity Management or other authorized District representatives.
3. For health and safety reasons, children must be supervised by a responsible person age 18 or older as follows, based on the nature of the facility and applicable safety requirements:
    a. Age 12 – Tennis Courts
    b. Age 8 – Playground, Event Lawn
    c. Age 13 – Swimming Pools
    d. Age 14* – Fitness Lodge (Patrons between the ages of 14-15 must undergo a fitness orientation to learn how to use the equipment and provide a liability release. These age restrictions are based on equipment manufacturer safety guidelines and insurance requirements.)
    e. Age 14 – Group Fitness Room
4. All hours of operation for the District Facilities, including holiday schedule, will be established and published by the District.
5. All pets are prohibited from entrance into the District Facilities, including but not limited to pools, except for service animals as required by the Americans with Disabilities Act and other applicable law.
6. Service Animals and Assistance Animals: Service animals that are individually trained to do work or perform tasks for a person with a disability are permitted in all areas of the District Facilities where the public is allowed, except where the animal's presence would fundamentally alter the nature of the service or create a direct threat to health or safety. Service animals must be harnessed, leashed, or tethered unless such devices interfere with the service animal's work or the individual's disability prevents use of such devices. Assistance animals (including emotional support animals) may be permitted in outdoor areas of District Facilities and common areas as a reasonable accommodation for persons with

disabilities in accordance with the Fair Housing Act. Persons requesting accommodation for an assistance animal should submit a request to the District Manager or Community Director in accordance with the District's reasonable accommodation procedures. All animals permitted under this policy must be under the control of their handler at all times. Patrons and handlers are responsible for any damage caused by animals and for immediately cleaning up after all animals.

7. All vehicles must be parked in designated parking areas only. Vehicles shall not be parked on grass, lawns, sidewalks, or in any manner that blocks the normal flow of traffic or emergency access.
8. Fireworks of any kind are not permitted anywhere on the District Facilities or adjacent areas, unless for a District approved event.
9. Only Amenity Management is allowed in the service areas of the District Facilities.
10. Smoking, including but not limited to vaping, cigarettes, and e-cigarettes, is not permitted anywhere in the District Facilities.
11. Guests must be accompanied by a Patron, while using the District Facilities, if they do not have a Summer Guest Pass or Weekly Pass.
12. All lost or stolen Patron Identifications should be reported immediately to Amenity Management.
13. A fee will be charged to the Patron for the replacement of any lost or stolen Patron Identification.
14. Violation of the District Facility Policies may result in the suspension or termination of usage privileges for District Facilities in accordance with the procedures set forth herein. The District shall provide written notice of any alleged violation and an opportunity to be heard before the Board of Supervisors prior to any suspension exceeding thirty (30) days or permanent termination of privileges.
15. Patrons and their Guests shall treat Amenity Management with courtesy and respect.
16. In accordance with Florida law, firearms and other weapons are prohibited in District Facilities where such restrictions are legally authorized, including but not limited to meetings and workshops of the Board of Supervisors. Firearms or any other weapons are not permitted in any of the District Facilities unless otherwise permitted by law.
17. The District reserves the right to provide programming, in its sole discretion. District has the authority to reserve certain areas for programming that are not able to be reserved by Patrons.
18. Trespassing is prohibited on all designated wetland conservation and/or mitigation areas located on District Property. All trespassers may be reported to the local authorities and may be subject to prosecution under Florida law.
19. Loitering is not permitted at any District Facilities.
20. All Patrons shall abide by and comply with all applicable federal, State of Florida, and local laws and ordinances, as well as District Facility Policies, while present at or utilizing the District Facilities and shall ensure that any minor for whom they are responsible also complies with the same. Patrons acknowledge and agree that they are responsible for the conduct of their Guests and minors under their supervision.
21. The use of profanity, abusive language, or disruptive behavior will not be tolerated and may result in immediate removal from District Facilities and/or suspension of privileges.
22. The District, through its Amenity Management, shall have the authority to close any portion or all of the District Facilities for any necessary health or safety precautions, including but not limited to compliance with Florida Department of Health regulations under Chapter 64E-9, Florida Administrative Code. Examples include, but are not limited to, thunderstorms, fecal accidents, maintenance, and other emergency situations.

23. Signs on District Property are regulated on a content-neutral basis under the District's Signage Standards set forth in these Policies. Except for Official Signs and signs expressly permitted under the Signage Standards, no person shall erect, post, affix, or place any sign on District Property. No application, registration, permit, or approval is required or available for any sign, and no District official or representative is authorized to approve or disapprove any sign. This provision regulates the time, place, and manner of signs without regard to their message, viewpoint, or content, and does not apply to signs located on privately owned property.
24. Private barbeque grills of any kind are not permitted on District Property.
25. The Board of Supervisors, the District Manager, the Community Director, and Amenity Management shall have full authority to enforce these policies in accordance with Chapter 190, Florida Statutes, and the District's Rules of Procedure.

SIGNAGE STANDARDS

Purpose and Interpretation. These Signage Standards regulate the time, place, and manner of signs on District Property in order to promote traffic and pedestrian safety, preserve District roadways, infrastructure, landscaping, stormwater facilities, and natural areas, permit unobstructed maintenance and grounds operations, prevent damage to District Property and the accumulation of unattended materials on District Property, and avoid visual clutter. These Standards are content-neutral and shall be administered, interpreted, and enforced without regard to the message, viewpoint, subject matter, or identity of the speaker of any sign. The District does not operate any permit, registration, or approval process for signs, and no provision of these Standards vests the Board, the District Manager, the Community Director, Amenity Management, or any other District official or representative with discretion to approve, disapprove, or condition any sign. Nothing in these Standards shall be applied to restrict expression to a greater extent than permitted by the First Amendment to the United States Constitution, Article I, Section 4 of the Florida Constitution, or applicable Florida law. Capitalized terms not otherwise defined herein have the meanings given in the Definitions section of these Policies

1. **Definitions; Application.** "Sign" means any physical device, display, or medium used to convey a visual message to the public, including any board, placard, poster, banner, flag, yard sign, or similar item, regardless of its message or content. "Sign" does not include messages worn or carried on the person; messages displayed on or in a motor vehicle, golf cart, or bicycle that is lawfully parked or operated; or handbills or leaflets distributed by hand in accordance with these Policies. "Unattended Sign" means a sign that is not carried or held by, and in the immediate physical possession of, a person who remains present with it. "Official Sign" means any sign installed, posted, or displayed by or at the direction of the District (where the District retains control over the sign's message), including traffic-control, regulatory, directional, wayfinding, safety, informational, and District program or event signage, and any sign required to be posted by federal, State of Florida, or local law. Official Signs are the District's own communications and are not restricted by these Standards. These Standards apply throughout District Property, including District roadways, rights-of-way, sidewalks, medians, parking areas, common areas, Designated Trails, and the District Facilities, and apply to all persons, whether or not a Patron or Guest.

2. **Scope; Private Property Excluded.** These Standards apply only to signs on District Property. They do not apply to, and shall not be construed to regulate, signs located on privately owned lots or other private property, including signs visible from District Property, which are governed by applicable St. Johns County codes and any applicable

private covenants or restrictions administered by the applicable property owners' association.

3. **Official Signs.** Nothing in these Standards limits the District's authority to install, maintain, or remove Official Signs on District Property. Official Signs constitute the District's own governmental speech.

4. **Unattended Signs Prohibited.** No Unattended Sign, other than an Official Sign, may be placed, erected, posted, affixed, staked, or maintained anywhere on District Property. This prohibition applies to every sign without regard to its message, viewpoint, subject matter, or the identity of the speaker.

5. **Permitted Expression.** Nothing in paragraph 4 prohibits: (a) Hand-held signs: A sign carried or held by a person who remains present with the sign is permitted on District roadways, sidewalks, and other outdoor areas open to the public, subject to lawful conduct and to the District's generally applicable rules; (b) Handbills and leaflets distributed by hand by a person present in accordance with all other Policies, provided they are not left unattended, stacked, posted, or affixed on District Property; (c) Messages on persons and vehicles, as excluded from the definition of "Sign"; (d) Signs within reserved District Facilities: signs displayed inside a District Facility or reservable room in connection with a Patron's reservation, during the reserved period only, in accordance with the applicable facility rental agreement and these Policies, and removed by the reserving Patron at the conclusion of the reservation; (e) Reservation signage: a Patron holding a current reservation for a District Facility may display not more than two (2) freestanding signs outdoors within [fifty (50)] feet of the entrance to the reserved facility during the reserved period, provided no sign exceeds [six (6)] square feet per sign face or [four (4)] feet in height, no sign is affixed to District Property, and no sign obstructs or impairs any District Property, and provided further that such signs are removed by the reserving Patron at the conclusion of the reserved period, this subparagraph applying without regard to the content of any sign and requiring no approval; and (f) Signs required to be posted by law, and signs posted by a District contractor at the District's direction in connection with District operations. No sign displayed under this paragraph may be illuminated, digital, or animated, or accompanied by sound-amplifying or sound-emitting devices.

6. **Commercial Purposes.** Nothing in these Standards authorizes the use of District Property for Commercial Purposes. Signage in connection with activities conducted for Commercial Purposes is governed by the District's License Agreement Policy governing commercial use of and sales on District Property. Solicitation, including the solicitation of business, goods, or services, is not permitted at the Kayak Club and Fitness Lodge except as expressly authorized by the District.

7. **Removal and Disposition. (**a) Amenity Management, and any contractor acting at the District's direction, may remove and dispose of any Unattended Sign prohibited by paragraph 4, and any other sign placed or maintained in violation of these Standards, at any time and without prior notice. Removal shall be carried out without regard to a sign's message, viewpoint, subject matter, or speaker. The District is not responsible for the condition, storage, or loss of any removed sign. (c) Nothing in these Standards requires the Board, the District Manager, the Community Director, or Amenity Management to patrol for, monitor, inspect for, or otherwise seek out signs, or to determine in advance whether any sign is permitted. Signs are removed in the ordinary course of District operations. (d)

Removal under these Standards is a maintenance action and is not disciplinary. Suspension or termination of District Facility privileges under Addendum C shall not be imposed for the placement of a sign unless the conduct independently constitutes a ground for suspension or termination under Addendum C, including damage to District Property or repeated violations after written notice.

8. **Elections; Polling Place.** On any day that District Property is used as a polling place or early voting site, signs and the solicitation of voters at that site are governed by section 102.031, *Florida Statutes*, and the direction of the St. Johns County Supervisor of Elections. A 150-foot no-solicitation zone is designated and marked by the Supervisor of Elections, not the District. Notwithstanding any other provision of these Standards, nothing herein shall be applied to prohibit the solicitation of voters by a candidate or a candidate's designee outside of the no-solicitation zone during polling hours, or otherwise to restrict expressive activity to a greater extent than section 102.031, *Florida Statutes*, and the First Amendment permit.

9. **Savings Clause; Severability.** These Standards shall be construed and applied consistent with the First Amendment and Florida law. If any application of these Standards would exceed constitutional or statutory limits, the Standards shall be applied only to the extent permitted by law. If any provision of these Standards is held invalid, the remaining provisions shall continue in full force and effect.

GENERAL DISTRICT FACILITIES USAGE POLICY

All Patrons and Guests using the District Facilities are expected to conduct themselves in a responsible, courteous, and safe manner in compliance with all District Facility Policies governing the District Facilities.

Violation of the District Facility Policies and/or misuse or destruction of the District Facilities equipment may result in the suspension or termination of District Facilities privileges with respect to the offending Patron or Guest, subject to any applicable notice and hearing rights under Chapter 190, Florida Statutes, and the District's Rules of Procedure. The District reserves the right to pursue all available legal remedies, including but not limited to restitution, damages, injunctive relief, and costs of enforcement (including reasonable attorneys' fees), for destruction of or damage to District Facilities, District Property or equipment.

Hours*:* The District Facilities are available for use by Patrons and Guests during normal operating hours to be established and posted by the District.

Emergencies*:* In the event of any emergency, Patrons should immediately contact 911 if emergency services are required. All emergencies and injuries occurring at District Facilities must also be reported to the office of the District Manager at 321-263-0132 as soon as practicable.

Political and Campaign Activities: To avoid any appearance that the District endorses or opposes any candidate, and to protect the primary recreational and programmatic use of the District's Facilities, political campaigning, electioneering, distribution of campaign literature, solicitation of votes, solicitation of campaign contributions (subject to Section 106.15, *Florida Statutes*), candidate appearances by or on behalf of a candidate, and other political or campaign activities are prohibited within the District Facilities (including the Kayak Club, Fitness Lodge, pools and pool decks, tennis facility, and all reservable rooms, pavilions, and event spaces), except: (i) at an event officially hosted or sponsored by the District for such activities (for example, a candidate forum open to all qualified candidates for the same office on equal terms); or (ii) in connection with a room or facility reservation made by a Patron through the standard reservation process, provided that campaign-related content is incidental to a private event and the reserving Patron prominently includes in any promotional or invitational materials, and posts conspicuously at the event, a written disclaimer in substantially the following form: "This event is not hosted, sponsored, or endorsed by the Trout Creek Community Development District." Any access the District affords for campaign-related activity under this provision shall be made available to all candidates, parties, and points of view on the same terms, without regard to viewpoint. The District reserves the right to deny or revoke any reservation that fails to comply with this provision. This provision does not apply to, and shall not be construed to restrict, lawful expressive activity on District roadways, sidewalks, parks, open spaces, or trails, which are addressed separately and are subject to the District's general, content-neutral rules and to applicable law.

Persons using the District Facilities do so at their own risk. The District Community Director, and Amenity Management are not present to provide personal training, exercise consultation, or athletic instruction, unless otherwise noted, to Patrons or Guests. Persons interested in using the District Facilities are encouraged to consult with a physician prior to commencing a fitness program. By using the District Facilities, Patrons and Guests acknowledge and assume all risks associated with such use.

FREE-RANGE BIRD'S NEST FOR CHILDREN

Free-Range Bird's Nest ("Bird's Nest") provides an **unsupervised** play area for children that may be utilized while Patron parents and/or guardians are utilizing the Fitness Lodge. As the Bird's Nest will not be staffed or subject to active supervision by Amenity Management, please use extreme discretion in allowing children to play there. The following conditions of use apply:

1. Children in the Bird's Nest remain solely the Patron's responsibility at all times. The District, its Board of Supervisors, officers, employees, agents, contractors, and Amenity Management (collectively, "District Parties") shall not be liable for and are not responsible for any injuries, accidents, losses, or damages sustained in the Bird's Nest. By allowing their children to use the Bird's Nest, Patrons acknowledge and assume all risks associated with such use.
2. No child shall remain in the Bird's Nest for longer than 1 hour.
3. The age range for children using the Bird's Nest is between five (5) and eleven (11) years of age. Parents and legal guardians must use their best judgment to determine if their child is mature enough to be in the Bird's Nest unattended and assume full responsibility for such determination.
4. The Bird's Nest is only available during Fitness Lodge hours, and Patrons may not leave the Fitness Lodge while their child is utilizing the Bird's Nest.
5. The District reserves the right to restrict usage of the Bird's Nest should a child appear too young to be unsupervised, misuse the Bird's Nest, misbehave, or display symptoms of illness. The District further reserves the right to limit the number of occupants in the Bird's Nest.
6. Violations of these Policies may result in suspension from use of the Bird's Nest and/or District Facilities.
7. Participation in the Bird's Nest will be based on a first-come, first-served basis. The District reserves the right to utilize the Bird's Nest for District activities. During this time, the Bird's Nest may not be available for general use.
8. Infant carriers, strollers, and other similar devices are not permitted in the Fitness Lodge. Due to safety concerns, no infants, toddlers, or young children are permitted in the

workout areas of the Fitness Lodge unless they are utilizing the Bird's Nest in accordance with the applicable policies.

SWIMMING POOLS, TOWER SLIDE, AND LAZY RIVER POLICIES

The pool and pool deck areas of the swim facilities are not available for private rental and shall remain open to other Patrons and Guests during normal operating hours. SWIM AT YOUR OWN RISK. The District, its agents, employees, and contractors shall not be liable for any injuries, accidents, losses, or damages sustained while using the pool facilities, except as may be required by applicable law.

HOURS OF OPERATION:

1. Days and hours of operation are subject to change without notice and shall be posted in a conspicuous location within the District Facilities.
2. Swimming is permitted only during designated hours, as posted and in accordance with the safety standards for public swimming pools as adopted by the Florida Department of Health in Chapter 64E-9, Florida Administrative Code.
3. The swimming pools may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
4. Any person swimming during non-posted swimming hours or outside of designated operating hours may be subject to suspension from using District Facilities and may be reported to local authorities for trespassing.

POOL RULES AND REGULATIONS

1. Food and beverages are prohibited in the pool and on the pool wet deck area. Pool wet deck area is defined as the four (4) foot wide unobstructed pool deck area around the outside of the pool water perimeter.
2. No glass or animals are allowed in the pool area (or tennis gates).
3. All Patrons must use their assigned Patron Identification upon entering the pool areas.
4. Proper swim attire must be worn in the pool.
5. No denim or cotton shorts permitted.
6. Personal visual or audio devices are not permitted unless they are equipped with headphones.
7. Showering is required before entering the pools.
8. Alcoholic beverages are prohibited in the pool area, unless provided in a District-sponsored event.
9. No jumping, pushing, running, or other horseplay, as determined by the Amenity Management, is allowed in the pool or on the pool deck.
10. Interfering with the lap-swimming lanes is prohibited.
11. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper.
12. Unauthorized diving is strictly prohibited at all pools.
13. Posted swimming pool hours and availability may be limited or rotated in order to facilitate maintenance of the facility.
14. The changing of diapers or clothes is not allowed poolside.
15. No one shall introduce, install, or add unauthorized chemicals, soaps, or other substances into the pool(s). Failure to comply with this regulation could result in the Patron being liable for any costs incurred in treating and reopening the pool, including but not limited to chemical treatment costs, labor costs, and lost revenue.
16. Remote controlled watercraft are prohibited in the pool areas.
17. Pool entrances must be kept clear at all times.

18. Obstructing ladders, fences, or railings is prohibited as is sitting, standing or hanging on such apparatus.
19. Pool furniture is not to be removed from the pool area.
20. Profanity, abusive language, and physical or verbal abuse are prohibited.
21. The District is not responsible for any effects the chemicals within the pool may cause.
22. Pets, bicycles, skateboards, roller skates, and scooters are not permitted on the pool deck or inside the pool gates.
23. Obey Lifeguards at all times. Failure to obey the rules may result in injury or removal from the facility.
24. The District reserves the right to authorize all programs and activities, including but not limited to the number of guest participants, equipment and supply usage, and reservation of pool for swim lessons, aquatic programs, and pool parties.

FECES POLICY FOR ALL SWIMMING AND WADING POOLS

If fecal contamination occurs, the affected pool will be quarantined and closed immediately. The pool will remain closed and undergo proper disinfection procedures in accordance with Florida Department of Health Chapter 64E-9, Florida Administrative Code, which requires specific chlorine levels and contact times based on the type of contamination (formed stool vs. diarrheal incident). The pool will reopen only after proper disinfection procedures are completed and water quality standards are met.

ADA CHAIR LIFT USAGE POLICY

1. ADA chair lifts are available for use by individuals with disabilities or mobility impairments as required under the Americans with Disabilities Act.
2. Chair lifts are designed for self-use. Amenity Management is not authorized to assist Patrons or Guests with use beyond initial review of operating instructions.
3. Misuse of ADA chair lifts by individuals who do not require accessibility assistance may result in immediate suspension from the District Facilities for a period of one (1) day.

WEATHER POLICY

1. Rain: the pools will remain open unless severe weather poses potential danger to the Guests and will reopen once such weather passes, all as determined in the sole discretion of the supervisor or Amenity Manager.
2. Thunder and Lightning: The pool will close immediately in case of thunder or lightning and will reopen only once the District determines thunder and lightning has been cleared.

AQUATIC TOY AND RECREATIONAL FLOATATION DEVICE POLICY

1. Aquatic toys and equipment are not permitted in the pool.
2. Prohibited items include, but are not limited to, rafts, kickboards, scuba gear, swim fins, balls, Frisbees, inflatable objects, or other similar water play items.
3. Exceptions are Coast Guard approved personal floatation devices, kickboards for lap swimming/swim classes, masks, goggles, water wings, and water toys for organized special events. Inner tubes provided by Amenity Management are allowed in the Lazy River.

LAZY RIVER POLICIES

1. PATRONS AND GUESTS USE THE LAZY RIVER AT THEIR OWN RISK. The District does not provide lifeguard supervision for the Lazy River during all operating hours. Users assume all risks associated with use of this amenity.
2. No climbing or sitting on the wall.

3. No jumping or diving into the Lazy River.
4. Only tubes provided by the District may be used in the Lazy River.
5. Only one person per tube seat. Tubes without an opening are available for children under 36” tall. These tubes may only be used when an adult supervisor at least eighteen (18) years of age maintains constant supervision within arm’s length of the child at all times.
6. The Lazy River may only be used during pool hours when the river is attended by Pool Attendants unless otherwise so designated.
7. Maximum of two tubes may be coupled together.
8. Enter and exit only in designated areas.
9. During busy conditions float times may be limited by staff.
10. Users of the Lazy River are required to float at the pace and direction of the current and may not stop floating with the current until they are prepared to exit the Lazy River or in an out-cove.
11. No swimming underwater.
12. Users of the Lazy River may not stand, kneel, stack, flip, or throw floatation devices.
13. Floatation devices shall be removed from the Lazy River when not in use and placed in designated storage area.
14. All other Pool Rules and Regulations are required to be followed. Always use caution and follow staff directives when floating the Lazy River.
15. Children must be supervised by an adult.

TOWER SLIDE SPECIFIC POLICIES

1. When a lifeguard or Pool Attendant is stationed at the bottom of the slide in the water, children must be at least forty-two inches (42”) tall to ride the slide. When a lifeguard or Pool Attendant is not stationed in the water, children must be at least forty-eight inches (48”) tall to ride the slide.
2. Height and weight restrictions will be judged at the sole discretion of the lifeguard, Pool Attendant, or Amenity Management.
3. For everyone’s safety, refrain from standing at the bottom of the slide.
4. Only one person may use the slide at a time.
5. Only one person may be on the top of the slide at a time.
6. If a lifeguard or Pool Attendant questions a swimmer’s ability, then, if requested, the swimmer must demonstrate their ability to swim prior to using the slide.
7. Users must slide feet first.
8. Users must never stop, stand, flip or slow themselves when riding the slide.
9. Users must keep feet and hands inside the slide at all times.
10. Users may not climb back up the slide after beginning their descent or after exiting the slide.
11. No jewelry, floatation devices or casts may be worn while using the slide.
12. No shorts with snaps or rivets, or anything that may damage the slide will be allowed on the slide.
13. Pregnant women are strongly discouraged from using the slide and should consult with a physician prior to using the slide.
14. Users must exit the slide landing exit area as delineated in the pool immediately after exiting the slide.
15. Users must follow lifeguard or Pool Attendant instructions at all times, and the lifeguard or Pool Attendant shall have the final authority on pool/slide use.
    The slide may only be used during pool hours when the water slide is attended by a lifeguard or Pool Attendant.
16. All other General Pool Rules are required to be followed.

WATER WALKING POLICIES

1. **Purpose:** To promote wellness and ensure safe use of the Lazy River amenity, the District has designated specific hours for continuous walking exercise. These hours are open to all authorized Residents and their registered Guests, who wish to use the Lazy River for walking-only purposes.
2. **Lazy River Walking Hours** - Daily Walking Time: 9:00 AM – 10:00 AM (subject to adjustment at the District's sole discretion)
3. **During designated walking hours:**
    a. Use of the Lazy River is limited to continuous walking in the current direction of flow.
    b. No floatation devices, horseplay, running, stopping, or stationary use is permitted. Users must maintain a safe walking pace and appropriate distance from other users.
    c. All users must be respectful of others using the amenity for fitness purposes. Users must follow all staff instructions and posted safety rules. Failure to comply may result in removal from the facility and suspension of access privileges.
    d. Swimmers, loungers, and users with small children are welcome outside of walking hours or during designated recreation times, consistent with the general Lazy River rules.
4. **General Rules** (Apply at All Times)
    a. During designated walking hours, minors fourteen (14) years of age or under must be accompanied and supervised by an adult at least eighteen (18) years of age at all times for usage of the Lazy River. All children five (5) years of age or younger, as well as all children who are unable to swim independently, must be supervised by a responsible individual eighteen (18) years of age or older, at all times within arm's length. Children who cannot maintain continuous walking for the full designated walking period should not use the Lazy River during walking hours. No horseplay is permitted.
    b. Proper swimwear required. All clothing must be made of appropriate swim material and be clean prior to entry. Cut-offs, denim, cotton clothing, and street clothes are prohibited. Swim diapers are required for all children who are not toilet-trained and for any individuals who require them for incontinence.
    c. Food and beverages are prohibited in the water.
    d. Staff may enforce safety or operational closures as needed for maintenance, weather conditions, or emergency situations. The District reserves the right to close the facility without advance notice when necessary to ensure user safety.

FITNESS LODGE POLICIES

1. NOTICE: THE FITNESS LODGE IS UNATTENDED. NO STAFF IS PROVIDED. USE OF THIS FACILITY AND ALL EQUIPMENT IS AT YOUR OWN RISK. USERS ASSUME ALL RISKS OF INJURY OR DEATH ASSOCIATED WITH USE OF FITNESS EQUIPMENT AND FACILITIES.PERSONS USING THE FITNESS LODGE DO SO AT THEIR OWN RISK. THE DISTRICT DISCLAIMS ALL LIABILITY FOR INJURIES OR DAMAGES ARISING FROM USE OF THE FITNESS LODGE TO THE FULLEST EXTENT PERMITTED BY LAW, INCLUDING BUT NOT LIMITED TO SECTION 768.28, FLORIDA STATUTES.
2. Amenity Management is not present to provide Personal Training or Exercise Consultation to Patrons.
3. Persons interested in using the Fitness Lodge are encouraged to consult with a physician prior to commencing a fitness program.
4. All Patrons using the Fitness Lodge are expected to conduct themselves in a responsible, courteous, and safe manner in compliance with all District Facility Policies governing the District Facilities. By using the Fitness Lodge, Patrons acknowledge and assume all risks

associated with the use of fitness equipment, including but not limited to the inherent risks and dangers of serious bodily injury, permanent disability, paralysis, and death.

5. **Hours:** The Fitness Lodge is open for use by Patrons and Guests during normal operating hours to be established and posted by the District. Guest access to Fitness Classes is limited upon space and availability, with priority to Patrons.
6. **Emergencies***:* Call 911 immediately if immediate medical attention is necessary. All emergencies and injuries must be reported to the Amenity Management and the District Manager at 321-263-0132 as soon as reasonably possible.
7. **Eligible Users**: Patrons and Guests, 14 years of age and older, are permitted to use the equipment in the Fitness Lodge during designated operating hours. Minors aged 14-17 must be accompanied by a parent or legal guardian who remains present in the Fitness Lodge during the minor's use of the facility.
8. **Guest Limit:** Notwithstanding the general Guest Privileges set forth in these Policies, each Patron may bring no more than two (2) Guests into the Fitness Lodge at any one time.
9. Patrons and Guests must provide proof of age if requested by Amenity Management to use the Fitness Lodge.
10. **Food and Beverage:** Food is not permitted within the Fitness Lodge.
    a. Water is permitted in the Fitness Lodge if contained in non-breakable containers with screw top or sealed lids.
    b. Alcoholic beverages are not permitted.
11. **Proper Attire:** Appropriate clothing and athletic footwear (covering the entire foot) must be worn at all times in the Fitness Lodge.
    a. Appropriate clothing includes t-shirts, tank tops, athletic shorts (no jeans), and/or sweat suits (no swimsuits).
12. **General Policies:**
    a. Each Patron is responsible for wiping off fitness equipment after use.
    b. Use of personal trainers is prohibited in the Fitness Lodge unless preapproved in writing by the Amenity Management. Any approved personal trainer must provide proof of liability insurance naming the District as an additional insured with minimum coverage of $1,000,000 per occurrence and $2,000,000 aggregate, and must execute an indemnification agreement in favor of the District.
    c. Hand chalk is prohibited in the Fitness Lodge.
    d. Radios, tape players, and CD players are prohibited unless they are personal units, equipped with headphones.
    e. Weights or other fitness equipment may not be removed from the Fitness Lodge.
    f. Please replace weights to their proper location after use.
    g. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of weights.
    h. Any fitness program operated, established, and run by Amenity Management shall have priority over other users of the Fitness Lodge.
    i. No throwing objects against any wall.

<u>GROUP FITNESS ROOM</u>

1. Children 14 and under are allowed in the Group Fitness Room only when accompanied by and under the direct supervision of a parent or legal guardian at all times. The supervising adult must remain in the Group Fitness Room and maintain visual contact with the child at all times.
2. Children must be actively utilizing the room for its intended use (i.e. dance classes, children's fitness classes, and other similar activities). If children are not actively participating in fitness

activities, they will be asked to wait in the Bird's Nest. Please refer to Free Range Bird's Nest Policies. Parents and legal guardians remain responsible for their children's safety and conduct at all times, regardless of location within the District Facilities.

TENNIS FACILITY POLICIES

1. All players shall check-in with on-site staff prior to playing.
2. Unreserved tennis courts will be assigned on a first-come, first-serve basis.
3. Clinic, lesson, and guest fees (if applicable) are to be paid prior to the utilization of court(s).
4. Patrons may make a court reservation by going to Playtennis.usta.com/shearwater and registering an account. Please save your confirmation email so that you can cancel your reservation if needed.
5. Reservations are allowed for one court, up to 72 hours in advance.
6. The length of time for a court reservation is 1, 1.5, or 2 hours.
7. If a Patron arrives more than 15 minutes late for their reservation, that court will be forfeited and available on a first-come, first-serve basis.
8. Tennis court usage may be limited or suspended from sponsored events, lessons, or as approved by Amenity Management.
9. Proper tennis attire, as determined by Amenity Management, shall be worn at all times; cutoffs or jeans are prohibited.
    a. Only smooth sole tennis shoes shall be worn.
    b. Running shoes and cross-training shoes are prohibited.
10. Proper court etiquette should be observed at all times.
11. Profanity and/or disruptive behavior are prohibited.
12. Tennis Facility hours of operations are from 7:00 a.m. to 11:00 p.m. Lights at the Tennis Facility must be turned off after each use, and must be turned off at 11:00 p.m., unless during a District-sponsored event. However, the courts will be closed for maintenance daily from 6:30 a.m. to 8:00 a.m. and closed for mid-day watering from 1:00 p.m. to 3:00 p.m. from April to October.
13. Tennis courts are for tennis only.
14. Children under 12 years of age must be accompanied by and under the direct supervision of a parent or legal guardian at all times while on the tennis courts.
15. Glass containers, food, and smoking are prohibited near or on the tennis courts.
16. No vehicles or animals are allowed on the tennis courts.

TROUT CREEK CDD RULES GOVERNING E-BIKE USE ON DISTRICT PROPERTY

1. Due to continuing health, safety and welfare concerns, as well as widespread property damage, no person may operate an e-bike on District Property (excepting District Roads) without first successfully completing an e-bike safety course through the District. Once completed, proof of successful completion will be issued to such rider and recorded in the District records.
2. E-bikes of any class may be operated only on District Roads and Cart Paths. No e-bikes of any class are permitted on Designated Trails, landscape berms, retention areas, swales, or any other Common Area. These areas are not recreational zones.
3. No stunt riding, jumping, off-trail riding, or use of District Property as a bike course. This includes but is not limited to using berms as hills or launch ramps.
4. All riders under age 16 must wear a properly fitted helmet compliant with CPSC standards (16 C.F.R. Part 1203) at all times while operating any e-bike on District Property. Parents and guardians are responsible for compliance. All riders must complete an e-bike safety course as a condition precedent to continued access to District amenity facilities.

5. All e-bike operators must yield to pedestrians, obey posted speed limits and signage, and operate in a manner that does not endanger others. E-bikes may not be operated in excess of 15 miles per hour on District Roads, sidewalks, and Cart Paths, and must slow to 10 miles per hour or less when passing or when any pedestrian is within 50 feet.
6. E-bikes may not be operated on District Property by any person who cannot safely control such e-bike. The District will make this determination on a facts-and-circumstances basis. All violations of these rules are governed by the District's Disciplinary Procedures attached as Addendum C herein.

RENTAL OF DESIGNATED DISTRICT FACILITIES

1. Various locations, outlined in Addendum B, are to be used on a first come, first serve basis. However, several locations are required to be rented for exclusive use.
2. The rentals of these locations are for Patron use only.
3. The District Facilities' grills must be cleaned after each use.
4. Patrons must take all trash with them when leaving.
5. The rental of District Facilities is available only during designated hours (attached).
6. Additional guidelines and information on the District Facilities rental can be found in Addendum B.
7. The District has the authority to reserve certain areas that are not able to be reserved by Patrons for programming purposes.
8. **Facility Alcohol Policy**. The following regulations apply to Patrons intending to serve alcohol at the Amenity Center:
    a. Patrons intending to serve alcohol must indicate such intent on the Facility Use Permit at the time of application submission. Any Patron who does not indicate such intent at the time the application is submitted shall not be permitted to serve alcohol. All alcohol service must comply with Florida Statutes Chapter 562 and applicable local ordinances.
    b. Alcoholic beverages are only permitted in the Kayak Club and Pavilion areas.
    c. Glass containers are prohibited outside.
    d. Any person or entity reserving a District facility where alcohol is served shall remit a refundable security deposit in the amount of $505.00 at the time the reservation is confirmed. The security deposit shall be held by the District and returned to the reserving party following the event, provided that (a) the facility is left in clean and undamaged condition, (b) the event concluded within the reserved time period, and (c) no provision of this reservation policy was violated. The District may apply all or any portion of the security deposit toward the cost of cleaning, repair of damage, or other expenses incurred by the District as a result of the reservation, and shall provide the reserving party with an itemized accounting of any amounts withheld. Any costs exceeding the amount of the security deposit shall remain the responsibility of the reserving party.
    e. Event Liability Insurance, including liquor liability coverage, shall be required for all events where alcoholic beverages are served, in the following amounts:
        i. Commercial General Liability insurance with Property Damage coverage in an amount not less than $1,000,000 per occurrence and naming the District as additional insured.
        ii. The person or entity holding the event agrees to indemnify, defend, and hold harmless the District, its officers, supervisors, agents, and employees from any and all liability, claims, actions, suits, or demands by any person, corporation, or other entity for injuries, death, property damage, or damages of any nature,

arising out of or in connection with the event wherein alcohol is provided or served, including reasonable attorneys' fees and costs through all trial and appellate proceedings.

iii. Patrons agree that such indemnification shall not constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, *Florida Statutes*.

iv. Proof of the required Event Liability Insurance, including liquor liability coverage and any required additional insured endorsement naming the District, must be delivered to and received by the District no later than three (3) business days before the scheduled start of the event. If the required proof of insurance is not received within this deadline, the Facility Use Permit and reservation for the event is automatically revoked, the Patron will not be permitted to hold the event, and any forfeiture of the security deposit is governed by the cancellation and refund provisions otherwise applicable to the rental.

<u>RENTAL OF OUTPOST POLICIES</u>

1. The rental of this location is for Trout Creek CDD Residents and their authorized Guests only.
2. The rental of District Facilities is available only during normal hours of operation (9:00 a.m. – 1:00 p.m.; 1:30 p.m. – 5:30 p.m.; 6:00 p.m. – 10:00 p.m.) or when pre-approved by Amenity Management.
3. If you brought it, take it. If you leave it, management is not responsible.
4. Take only pictures. Leave only footprints. Please clean up after yourself.
5. Secure all doors and turn off lights before leaving.

<u>SHEARWATER LANDING AND KAYAK LAUNCH POLICIES</u>

1. All posted rules must be followed.
2. Open from Dawn to Dusk.
3. Children under the age of fourteen (14) must be accompanied by an adult.
4. Be courteous. Do not obstruct the path or space of others on the Pier.
5. No swimming, diving, or entering the water from the Landing.
6. Do not clean fish on the pier. Do not cut bait on the pier or handrails.
7. Be considerate. Properly dispose of all unused bait, fish and trash.
8. Alcoholic beverages, glass containers and other breakable items are prohibited.
9. Please follow all USCG recommendations and wear approved personal flotation devices when operating a vessel on the waterway.
10. No motorized vessels. No unattended vessels. No golf carts allowed. No discharges into the water.
11. If you brought it, take it. If you leave it, management is not responsible.
12. Use caution. Nature trail is slippery when wet.
13. Facilities are available for Residents to use at their own risk.

<u>BARBEQUE GRILL POLICIES</u>

1. Patrons shall check-in with Management staff prior to using the District's grills.
2. Management staff will provide a key to turn on the grill and answer any questions regarding the operation of such grill.
3. Grills are only available for use, on a first-come, first-served basis, to individuals eighteen (18) years and older who have the general, operational knowledge of barbeque grills.
4. Patrons shall comply with the following rules when operating a community grill:
    a. Community grills shall not be left unattended at any time while in use;
    b. Please be courteous and share the community grill area;

c. Clean up all trash and other debris generated during the use of community grill and deposit the same in appropriate trash receptacles;
d. Clean the grill(s), counter space(s), and picnic table(s) after use, with cleaners provided in the cabinets underneath the community grills;
e. Glass and other breakable items are not permitted in the community grill area.
f. The District reserves the right to seek reimbursement for costs related to the violation of any of the above policies or for a failure to return any rental items within twenty-four (24) hours.

POND POLICIES

The ponds at the District are part of a storm water management system designed to treat runoff from lots and streets and control flooding.

1. All trash or debris must be disposed of in the appropriate receptacles.
2. Only authorized personnel are allowed to introduce or stock any of the bodies of water.
3. Parking along the right of way or on any grassed area near the storm water ponds is prohibited.
4. Homeowners whose lot abuts the storm water pond are responsible for trash removal to the water line.
5. Continued violation of this policy will result in the immediate reporting to local law enforcement authorities.
6. Swimming and wading in ponds is prohibited.
7. No watercrafts of any kind are allowed in the ponds. Fishing is only allowed in designated areas.

FISHING POLICIES

Fishing within the District is permitted exclusively in the stormwater retention ponds identified as "Fishing Ponds" on the map attached to these Rules as Addendum D (incorporated herein by reference) and is subject to the following policies:

1. Fishing from the Fishing Ponds is permissible only from the banks and is permitted only for District Residents and their authorized Guests. We ask that you respect your fellow neighbors and access the Fishing Ponds through the proper access points. Accessing private property without permission may result in legal action by the property owner, including potential trespass charges by local law enforcement, and other penalties including, but not limited to, suspension of amenity privileges pursuant to the District's adopted Policies.
2. Fishing in the Fishing Ponds is at your own risk. The District, to the fullest extent permitted by law, disclaims liability for any loss, damage, or injury to any person or property arising out of the use of the Fishing Ponds. This provision does not waive the District's sovereign immunity under Section 768.28, Florida Statutes.
3. Parking on any grassed area near the Fishing Ponds is prohibited, and parking on county roadways is subject to county code and regulations and done at your own risk.
4. Catch and release is required. The Fishing Ponds are stormwater retention ponds designed to capture and retain contaminants. Fish caught in the Fishing Ponds shall not be consumed due to potential contamination from stormwater runoff.
5. Patrons are responsible for complying with all State of Florida licensing requirements and other applicable laws and regulations for fishing, including but not limited to those established by the Florida Fish and Wildlife Conservation Commission. Information regarding licensing requirements can be found at MyFWC.com or by contacting the Florida Fish and Wildlife Conservation Commission.
6. Children under 12 years of age must be accompanied and directly supervised by a responsible adult (18 years or older) when fishing.

7. Do not leave fishing poles, lines, equipment or bait unattended.
8. Ensure all litter and waste is properly disposed of. Items such as discarded fishing line, lures, and tackle pose serious risks to wildlife. Residents are encouraged to act as responsible environmental stewards while enjoying District amenities.
9. Please be aware of wildlife, including alligators and snakes, and exercise caution when using the Fishing Ponds. Do not feed wildlife.

PARKS, EVENT LAWN, AND PLAYGROUND POLICIES

1. Parks, event lawns, and playgrounds are available on a first-come, first-served basis, no reservations are permitted.
2. Community Event Fields and Lawn are for the use of District Residents and their authorized Guests only. Unless approved by the District prior to use, no organized sports may hold practices, games or events in such areas.
3. Patrons and Guests using the parks and playgrounds must remove debris brought to the playground.
4. Glass containers are prohibited.
5. The use of profanity or disruptive behavior by any person is absolutely prohibited. All rules regarding conduct and use of facilities apply equally to all Patrons and Guests.
6. Alcoholic beverages are not permitted in the parks or playgrounds.
7. Patrons may not install inflatable equipment, such as bounce houses, at the parks or playgrounds without prior written approval from the District due to safety and liability concerns.
8. Parks and playgrounds hours are dawn to dusk, seven days a week.

DOG PARK POLICIES

1. Please note that the Dog Park is an unattended facility and persons using the Dog Park do so at their own risk. The District, to the fullest extent permitted by law, disclaims liability for injuries or damages arising from use of the Dog Park. This provision does not waive the District's sovereign immunity under Section 768.28, Florida Statutes.
2. All Patrons and Guests using the Dog Park are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all Policies and rule of the District. Any disregard or violation of these Policies or misuse or destruction of Dog Park facilities or equipment may result in suspension or termination of Dog Park or Amenity Facility privileges, subject to the procedures set forth in these Policies. The District reserves the right to seek reimbursement for damages. Guests may use the Dog Park only if accompanied by and under the supervision of a Patron who assumes responsibility for the Guest's compliance with all Dog Park policies.
3. Dog Park is open from dawn to dusk.
4. The District reserves the right to close the Dog Park or sections of the Dog Park for any reason including maintenance, mowing, severe weather conditions, special events, or for any other health, safety and danger issues.
5. Food, alcoholic beverages and glass containers are prohibited in the Dog Park area.
6. Only dogs are allowed in the Dog Park area; all other pets are prohibited from the Dog Park area.
7. Dogs shall be on leash at all times unless in designated "off-leash" areas.
8. Patrons shall always supervise their dogs and shall not leave their dogs unattended at the Dog Park.
9. All persons entering the Dog Park must be capable of serving as their dog's handler. Guardians and parents should evaluate the ability and safety of those in their care to determine whether such person should enter the Dog Park, with or without a dog, and the

ability to handle such interactions and animals safely and securely. Regardless, due to risks inherent with animals, persons age ten (10) and below present in the Dog Park must be accompanied by a parent or legal guardian who is at least eighteen (18) years old and who remains responsible for supervising both the child and the dog at all times.

10. Dogs exhibiting aggressive behavior are prohibited.
11. All spiked collars are prohibited in the Dog Park.
12. Owners shall supervise the dogs to ensure dogs do not dig or damage any portion of the Dog Park.
13. Dogs under four (4) months old, in heat, with fleas or other contagious skin conditions, or otherwise ill are prohibited from the Dog Park.
14. Dogs shall be up-to-date on vaccinations prior to entering the Dog Park and shall have current rabies vaccination tags as required by Florida law and applicable local ordinances affixed to their collars at all times.

TRAIL POLICIES

1. Designated Trails are for pedestrian use only (walking and running). Bicycles, electric bicycles, non-motorized push scooters, skateboards, roller skates, EPAMDs, motorized scooters, motorized micromobility devices, hoverboards, golf carts, and all other Wheeled Devices are prohibited on Designated Trails, except authorized District maintenance vehicles and mobility devices used by individuals with disabilities as provided in the Wheeled Devices and Motorized Vehicles section. Wheeled Devices are also not permitted on Common Areas (as defined in the Wheeled Devices and Motorized Vehicles section).
2. Cars, trucks, and similar vehicles are prohibited on Designated Trails, unless vehicle is an authorized maintenance vehicle.
3. No trash shall be deposited on the Designated Trails.
4. Use of Designated Trails is at your own risk.
5. Only use Designated Trails.
6. All pets must be leashed at all times.
7. Do not disturb the nature landscapes. Be cautious of plants and wildlife in their native habitat.
8. The following are not permitted at any time:
   - Horses
   - Feeding animals
   - Hunting
   - Camping
   - Cooking
   - Smoking
   - Fires

WHEELED DEVICES AND MOTORIZED VEHICLES

1. **Definitions.** For purposes of these Use Policies, the following statutory and operational categories apply:
   a. **"Wheeled Device"** means any device with one or more wheels used for transportation, recreation, or mobility by a person, whether human-powered, motor-powered, or self-balancing. The term includes, without limitation: bicycles; tricycles; electric bicycles (Classes 1, 2, and 3) as defined in § 316.003, Fla. Stat.; skateboards (including motorized skateboards); roller skates and inline skates; non-motorized push scooters; motorized scooters and micromobility devices as defined in §§ 316.003 and 316.2128, Fla. Stat.; electric personal assistive mobility devices (EPAMDs) as defined in § 316.2068, Fla.

Stat.; hoverboards and other self-balancing or one-wheeled electric devices not separately classified; mopeds as defined in § 320.01(27), Fla. Stat.; motorcycles; golf carts as defined in § 320.01(22), Fla. Stat.; utility vehicles as defined in § 320.01(42), Fla. Stat.; low-speed vehicles (LSVs) as defined in § 320.01(41), Fla. Stat.; mini trucks as defined in § 320.01(44), Fla. Stat.; all-terrain vehicles (ATVs) as defined in § 316.2074, Fla. Stat.; off-highway utility task vehicles (UTVs) and similar off-road vehicles; and passenger automobiles, trucks, and similar standard motor vehicles.

b. **"Common Area"** means any portion of District Property other than a District Road, Cart Path, Designated Trail, or designated parking area. The term includes, without limitation: landscape berms, retention areas, ponds, swales, dry detention areas, conservation tracts, natural buffer areas, irrigation tracts, lift station tracts, dog parks, playgrounds, pool decks, event lawns, parks, gardens, plazas, sidewalks adjacent to amenity facilities, and all other non-roadway, non-trail tracts owned, leased, or maintained by the District.

c. **"District Road"** means a roadway owned, dedicated to, or maintained by the District, or any other roadway located within District boundaries that has been designated for the operation of golf carts and similar vehicles under § 316.212, Fla. Stat.

d. **"Cart Path"** means a paved or unpaved path designated by the District for the operation of golf carts.

e. **"Designated Trail"** means a recreation path or trail formally designated by the District for pedestrian use, including walking and running. Designated Trails are not open to bicycles, electric bicycles, or any other Wheeled Device.

2. **No Wheeled Devices on Common Areas.** Except as otherwise expressly permitted by these Use Policies or by law, no Wheeled Device of any type may be operated, ridden, parked, or stored on any Common Area. This prohibition applies regardless of whether the device is motor-powered, human-powered, or self-balancing, and regardless of how the device is classified under Florida Statutes. Authorized maintenance vehicles operated by District agents, contractors, and Amenity Management in the course of District operations are exempt. Mobility devices used by individuals with disabilities are addressed in paragraph 9.

3. **District Roads - Permitted Devices and Operating Rules.** The following devices may be operated on District Roads only as expressly authorized by Florida law and only to the extent the roadway has been designated for that use under § 316.212 or § 316.2122 Fla. Stat., as applicable. Operators must comply with all applicable statutes, all St. Johns County ordinances (including but not limited to St. Johns County Ordinance 2018-42, as may be amended or replaced), and the additional District-imposed requirements set out in these Use Policies.

a. **Golf Carts** (§ 320.01(22), Fla. Stat.) - permitted on District Roads designated for golf cart use under § 316.212, Fla. Stat. Operators must comply with Chapter 316, Fla. Stat. (operators under 18 must possess a valid learner's driver license or valid driver license, and operators 18 or older must possess valid government-issued photographic identification). All golf carts must be registered with the District under Addendum E.

b. **Utility Vehicles** (§ 320.01(42), Fla. Stat.) - permitted only when operated by the District or its agents for general maintenance, security, and landscaping purposes.

c. **Low-Speed Vehicles (LSVs)** (§ 320.01(41), Fla. Stat.) - permitted only on streets with a posted speed limit of 35 mph or less, and only if the LSV is titled under chapter 319, registered under § 320.02, insured for personal injury protection and property damage liability, equipped to comply with 49 C.F.R. § 571.500 and § 316.2122, Fla. Stat., and operated by a person with a valid driver license. LSVs are not golf carts and may not be operated under the golf cart regime.

d. **Mopeds** (§ 320.01(27), Fla. Stat.), **motorcycles**, and standard **passenger motor vehicles** are permitted on District Roads subject to all otherwise-applicable traffic laws.
e. **Bicycles** (including Class 1, 2, and 3 electric bicycles as defined in § 316.003, Fla. Stat.), **motorized scooters** and **micromobility devices** (as defined in § 316.2128, Fla. Stat.), and **EPAMDs** (as defined in § 316.2068, Fla. Stat.) are permitted on District Roads in accordance with the operator's statutory rights and duties under chapter 316, Fla. Stat.

4. **Cart Paths - Permitted Devices.** The following devices may be operated on Cart Paths, in addition to and not in lieu of any other applicable rule: golf carts; bicycles and Class 1, 2, and 3 electric bicycles; non-motorized push scooters; motorized scooters; EPAMDs; and micromobility devices. Mopeds, motorcycles, LSVs, mini trucks, ATVs, UTVs, motorized skateboards, hoverboards, and other off-road or motorized vehicles are PROHIBITED on Cart Paths.

5. **Designated Trails – Pedestrian Use Only.** Designated Trails are limited to pedestrian use (walking and running). No Wheeled Device of any type, including bicycles, electric bicycles, non-motorized push scooters, skateboards, roller skates, EPAMDs, motorized scooters, micromobility devices, golf carts, and hoverboards, may be operated on a Designated Trail. Authorized District maintenance vehicles are exempt. Mobility devices used by individuals with disabilities are addressed in the Reasonable Accommodation paragraph below.

6. **Off-Road and Off-Highway Vehicles Prohibited Throughout the District.** The following devices are PROHIBITED everywhere on District Property, including District Roads, Cart Paths, Designated Trails, Common Areas, and all amenity facilities: off-road motorcycles, dirt bikes, all-terrain vehicles (ATVs) as defined in § 316.2074, Fla. Stat., utility task vehicles (UTVs), mini-bikes, and similar off-highway recreational vehicles. This prohibition does not apply to law enforcement, emergency services, or District-authorized maintenance vehicles operating in the scope of their duties.

7. **Hoverboards, One-Wheeled Electric Devices, and Other Self-Balancing Devices.** Hoverboards, electric unicycles, and other self-balancing or one-wheeled electric devices that are not Class 1, 2, or 3 electric bicycles and that are not EPAMDs are PROHIBITED on all Common Areas, Designated Trails, and Cart Paths. These devices may be transported across the District in a vehicle or carried by hand but may not be operated on District Property.

8. **Registration; Equipment; Speed; Operator Conduct.** The District may require registration of any Wheeled Device that the District in its discretion determines requires registration in the interest of safety, accountability, or facility access. All operators must: (a) operate the device in a careful and prudent manner and at a rate of speed reasonable for conditions; (b) obey all posted signs, lane markings, and traffic-control devices; (c) yield the right-of-way to pedestrians; (d) refrain from stunt riding, jumping, off-trail riding, and use of District Property as a course or training facility; and (e) refrain from operating the device in any manner that damages District landscaping, infrastructure, or improvements. Operators are personally liable for all damage they or their device cause to District Property.

9. **Reasonable Accommodation; Other Power-Driven Mobility Devices (OPDMDs).** Notwithstanding any other provision of these Use Policies, the District will make reasonable modifications to its Policies, practices, and procedures to permit individuals with mobility disabilities to use wheelchairs and other power-driven mobility devices ("OPDMDs") on District Property, in accordance with the Americans with Disabilities Act and 28 C.F.R. § 35.137. Requests for accommodation should be made to the District Manager.

10. **District Reservation of Rights.** Nothing in this section limits the District's authority under Chapter 190, Florida Statutes, as the owner of District Property, or any other applicable law, to impose additional or more restrictive operational, equipment, registration, route, or hour restrictions on any Wheeled Device, by Board resolution or by posting at the affected location. Violations of this section are subject to the District's Disciplinary Procedures in Addendum C.

COMMUNITY GARDEN POLICIES

This section sets out the policies (the "Garden Policies") that govern the Community Garden (the "Garden"). The District may lease each bed in the Garden and administers the Garden Policies. These Garden Policies have been provided to each person who leases a bed on a first-come, first-served basis in the Garden from the District (each, a "Gardener") pursuant to an agreement with the District (the "Gardener's Contract"). The District reserves the right to make future modifications to the Garden Policies, without advanced notice. The District will provide all Gardeners with a copy of the current Garden Policies. Gardeners are encouraged to promptly report any concerns about the safety of the Garden or any possible violations of the Garden Policies to the District.

1. **Hours:** The Garden will be open to Gardeners from dawn to dusk daily.
2. **Litter**: Each Gardener is responsible for disposal of trash. Do not place any trash in common areas, roadways, or in beds. The entire Garden, including all common areas and beds, are to be kept free of litter, including boxes, cans, buckets, baskets, and containers of any kind not in actual usage as part of gardening activity.
3. **Watering**: Hoses in use on the site belong to the District. Gardeners must remain in the Garden while watering with hoses and must prevent water from running off their bed(s) onto common areas or adjacent beds. All hoses must be turned off completely and stored properly prior to the Gardener leaving the Garden. Gardeners may be held responsible for water waste or damage caused by improper hose usage.
4. **Clean Up**: Gardeners will perform a clean-up of their beds at the end of the term of their Gardener's License Agreement. Clean up includes removing all plants, roots, weeds and other debris from bed and leaving the bed in a smoothly raked condition.
5. **Compost**: Gardeners will place any organic waste, such as weeds, dead plants or rotten produce in the compost pile designated by the District.
6. **Pets**: Gardeners may not bring any pets or animals into the Garden, including for burial.
7. **Fires**: Gardeners may not start or maintain a campfire, burn weeds, use a grill, or cook in the Garden.
8. **Music**: Gardeners may not play music unless headphones are used. The District may play music for District sponsored events.
9. **Mulch**: Plastic mulches and rubber mulches are prohibited.
10. **Fertilizer/Pesticides**: The applications of organic or natural insecticides, pesticides, herbicides, weed killers, fungicides, or weed repellants are allowed in the Garden. Non-organic or non-natural chemical applications are prohibited. The District reserves the right to prohibit use of any chemicals deemed harmful in the Garden.
11. **Alcohol And Drugs:** No alcohol or illegal substances may be consumed on the entire site. Gardeners may not bring alcohol or illegal substances onto garden premises. Gardeners may not come into the garden while under the influence of alcohol or illegal substances. No illegal substances may be grown in the garden. Notwithstanding the foregoing, the District may allow alcohol consumption in the Garden during District-sponsored events.
12. **Suspension of Privileges:** Gardeners may lose their rights to participate in the Garden if they fail to comply with these Garden Policies. The District may also provide written notice to the Gardener of the Gardener's failure to comply with any of the Garden Policies (the

"Violation Notice"). The Gardener will have five (5) business days from receipt of the Violation Notice to correct the violation. If the violation is not corrected to the District's satisfaction within five (5) days after the District delivers the Violation Notice, the District may, at its discretion, terminate the Gardener's right to participate in the Garden.

NANNY/AU PAIR/CAREGIVER POLICY:

1. Any Resident who has hired a Nanny/Au Pair/Caregiver to care for their children and would like the Nanny/Au Pair/Caregiver to utilize the District Facilities must first register their Nanny/Au Pair/Caregiver with the Resident Services Coordinator.
2. The Nanny/Au Pair/Caregiver must provide valid government-issued photo identification when entering District Facilities.
3. A Nanny/Au Pair/Caregiver may only access District Facilities when accompanied by the children in their care and/or the Resident who registered them.

GRANDPARENT POLICY:

A Grandparent designation may be requested by any Resident of the District. The Grandparent designation will allow legal grandchildren, up to the age of 18, to accompany the Resident to the District Facilities without the use of a guest pass. The Resident must accompany the grandchildren at all times.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

Each Patron and Guest, as a condition of use of the District Facilities, shall assume sole responsibility for their property.

The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises of the District Facilities, whether in lockers or elsewhere.

No person shall remove from the District Facilities premises any property or furniture belonging to the District or its contractors without proper authorization.

Patrons shall be liable for any property damage and/or personal injury at the District Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the Patron, his/her family member, or his/her Guests.

The District reserves the right to pursue any and all legal actions and equitable measures necessary to remedy any losses due to property damage or personal injury.

Any Patron, Guest, or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the District Facilities' premises, District Facilities' premises, shall do so at his or her own risk, and shall indemnify, defend, and hold harmless the District, the Board, the District Manager, Amenity Management, and their respective employees, representatives, and agents from and against any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act or omission of the District, the Board, the District Manager, Amenity Management, and their respective employees, representatives, and agents.

Any Patron or Guest shall have, owe, and perform the same obligation to the District, the Board, the District Manager, Amenity Management, and their respective employees, representatives, and agents hereunder in respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron.

Should any party bound by these District Facility Policies bring suit against the District, the Board, the District Manager, Amenity Management, or their respective employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter related to the use of District Facilities, and fail to obtain judgment therein against the District, the Board, the District Manager, Amenity Management, or their respective employees, representatives, contractors or agents, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit, including reasonable court costs and attorney's fees through all appellate proceedings.

INDEMNIFICATION

Each organization, group or individual reserving the use of the District Facilities agrees to indemnify and hold harmless the District, the Board, the District Manager, Amenity Management, and their respective employees, representatives, and agents from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of or in connection with, the use of the District's Facilities and District Property, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statutes.

The District, the Board, the District Manager, Amenity Management, and their respective employees, representatives, and agents shall not be liable for, and the Patron or Guest shall release all claims for injury or damage to or loss of personal property or to the person, sustained by the user or any person claiming through the user resulting from any fire, accident, occurrence, theft or condition in or upon the District's Facilities and District Property.

SUSPENSION AND TERMINATION OF DISTRICT FACILITY PRIVILEGES

Please refer to **Addendum C** for information on suspension and termination of privileges.

NATURAL BUFFER AREAS POLICY STATEMENT

The following is the policy statement of the District as it regards the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the District. The policy statement is consistent with the policies of other governments including St. John's County, and the St. Johns River Water Management District ("SJRWMD") as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow nature to take its normal course. Vegetation that dies including but not limited to trees are left to fulfill its role in nature's process.

Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having jurisdiction including St. John's County and SJRWMD. Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by St. John’s County and SJRWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance to these areas.

In the event that a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one is allowed to encroach into the natural areas for any reason, from maintenance to placement of personal property of any kind.

The District Facility Policies of the Trout Creek Community Development District were adopted by the Board on April 5, 2016 and last amended on April 23, 2026 and May 28, 2026. The District Facility Policies are subject to change. Questions or comments in connection with the District Facility Policies should be submitted to the District Manager, Trout Creek CDD, 250 International Pkwy, Ste. 208, Lake Mary, FL 32746.

ACKNOWLEDGEMENT

I hereby acknowledge receipt of the Trout Creek Community Development District Facility Policies and agree to abide by the terms and conditions contained therein and by such future terms and conditions as may be approved by the Trout Creek Community Development District's Board of Supervisors. I understand that I have the right to refuse consent for the use of my image, and I may opt out of photo/video consent by notifying the District in writing. I further consent to the District's use of any pictures (video or print) for promotional purposes in connection with any District event or activity. I understand that I have the right to revoke this consent at any time by providing written notice to the District Manager.

Print Name: ______________________________________

Address: ______________________________________

____

Signature: ______________________________________

____

ADDENDUM A - AMENITY AND GUEST FEES

(Adopted at the May 28, 2026 Public Hearing)

Non-Resident Annual User Fee	$3,005 - $5,000 Per Household
Additional or Lost Patron Identification	$30 Per Card/Fob
Renter Privileges	$30 Per Card/Fob
E-Bike Safety Course	$0 - $25.00
Golf Cart Registration Fee	$0 - $50.00

Guest Privileges	Restrictions	Pass Privileges
Daily Guest Pass- • 12 guest passes can be purchased for a fee of $75 • A Daily Guest Pass can be purchased by Patrons for a fee of $15 per pass •	• Patron will need to sign in and accompany their Guests at the pool gate	• Use of pools, fitness, and tennis facilities. • Excludes Bird's Nest
Weekly Houseguest Pass • A Houseguest is defined as a guest who resides more than 40 miles outside the District boundaries and is a short-term overnight visitor; • A Houseguest may purchase a pass for weekly admission to the District Facilities for a fee of $50 per person. • This pass is valid for seven (7) calendar days starting with the day of purchase.	• Houseguests do not need to be accompanied by a Patron; • Each Houseguest is limited to two (2) or more Houseguest Passes per year based on availability.	• Includes use of pools, fitness and tennis facilities;

ADDENDUM B – RENTAL FEES

(Adopted at the May 28, 2026 Public Hearing)

Facility	Deposit	Patron Rate	Other
Kayak Club Room Monday - Thursday	$205 $505 if alcohol is served – Additional proof of insurance required	$85 per hour Min. 2 hr. rental Max 4 hrs	• Patrons may make reservations up to six months in advance • This rental does not allow Guests to utilize the pool, Fitness Lodge or tennis courts. • Not available on designated holiday weekends • Maximum Occupancy: 75 persons
Kayak Club Room Friday, Saturday and Sunday Saturday and Sunday	$205 $505 if alcohol is served – Additional proof of general liability insurance with minimum coverage of $1,000,000 per occurrence naming the District as an additional insured is required when alcohol is served. insurance required.	$125 per hour Min. 2 hr. rental Max. 4 hrs	• Patrons may make reservations up to six months in advance • This rental does not allow Guests to utilize the pool, Fitness Lodge or tennis courts. • Not available on designated holiday weekends • Maximum Occupancy: 75 persons
Shearwater Pavilion	$205	$75 per hour Min. 2 hr. rental Max 4 hrs	• Patrons may make reservations up to six months in advance • Up to 15 Guests allowed entry to the pool when approved in writing by the Resident Services Coordinator in his or her sole discretion • This rental does not allow Guests to utilize the Fitness Lodge or tennis courts. • Not available on designated holiday weekends • Maximum Occupancy: 20 persons

Kayak Outpost	$205	$100 per hour Min. 2 hr rental Max 4 hrs	• Patrons may make reservations up to six months in advance • Not available on designated holiday weekends • Maximum Occupancy: 129 persons
Conference Room	$205	$50 per hour Min. 2 hr. rental Max 8 hours	• Can only be reserved three months in advance, unless reserved with in conjunction with the Kayak Club Room • Not available on designated holiday weekends • Maximum Occupancy: 10
Community Garden Bed Rental		$50 per bed	• Garden beds may be rented on an annual basis (if available)
Golf Cart Registration Fee		$0-$50 per golf cart	
E-bike/ Micromobility Safety Course		$0-$25 per unit per year.	
Promotional Rates			• To best serve its Residents, the District may, in accordance with its rules, at times offer short-term promotion rates and services associated with the use of the District Facilities.

Addendum B – Rental Fees

1. Rental Guidelines
   a. After-Hour rentals may incur an additional charge for staffing, the amount of which shall be determined by the District and communicated to the Patron at the time of reservation.
   b. Reservations for rentals can be made up to six (6) months in advance.
   c. Reservations for rentals must be made and paid for by Patrons within the District. The deposit is due at the time of reserving space.
   d. The designated rental time period is inclusive of set up and clean-up time.
   e. The volume of live or recorded music must not violate applicable St. Johns County noise ordinances or unreasonably interfere with residents' enjoyment of their homes, as determined by District staff in their sole discretion.
   f. Proof of liability insurance acceptable to the Amenity Staff.
   g. The District retains the right to reserve and use any District facility for District-related or District-sponsored meetings, events, or activities at any time.
   h. The rental fee is due thirty (30) days prior to the event, unless the event is booked within a shorter time period, in which case the fee would be due at the time of booking.

2. Holiday Rentals are not available on the following:
   a. Designated Holidays:
      i. Christmas Eve
      ii. Christmas Day
      iii. Thanksgiving
      iv. Independence Day
      v. Memorial Day
      vi. Labor Day
      vii. Easter
      viii. New Year's Eve
      ix. New Year's Day
      x. Specific Federal Holiday weekends based on availability

3. Reoccurring Rentals
   a. Each Patron may rent the Kayak Club Room facilities a maximum of six (6) times per calendar year, but only four (4) times per calendar year on weekends (Friday through Sunday).

4. Deposits & Damages
   a. To receive a refund of the security deposit within thirty (30) days after the rental event, the Patron must properly complete all items on the Kayak Club Room Cleanup Sheet and return all keys and access cards to District Management.
   b. Patron is responsible for the actual cost of all damage to District Property, even if it exceeds the amount of the security deposit. The District may pursue collection of such damages through all available legal remedies, including but not limited to suspension of District Facility privileges until payment is received in full.
   c. Additional costs will be billed to the Patron's address on file and must be paid within thirty (30) days of the invoice date. Failure to pay within this period will result in (i) suspension of all District Facility privileges until payment is received in full, (ii) assessment of interest at the rate of one and one-half percent (1.5%) per month (eighteen percent (18%) per annum) or the maximum rate permitted by Florida law, whichever is

less, and (iii) the District's right to pursue all available legal remedies for collection, including recovery of reasonable attorneys' fees and costs.

5. Cancellations

   a. If the Patron wishes to cancel their rental event, the cancellation must be communicated to the District in writing no later than thirty (30) days prior to the scheduled event date. Written cancellation must be delivered to the District Management office during normal business hours or sent via certified mail, return receipt requested.

   b. If the event is cancelled less than thirty (30) days from the rental event, the Patron shall forfeit one hundred percent (100%) of the security deposit.

<u>**ADDENDUM C – SUSPENSION AND TERMINATION OF DISTRICT FACILITY PRIVILEGES**</u>

<u>**DISCIPLINARY PROCEDURES**</u>

1. Grounds for Suspension or Termination

Privileges at the District Facilities shall be subject to suspension or termination if a Patron or Guest:

a. Submits false information on the application for a Patron Identification or Guest registration form;
b. Permits unauthorized use of a Patron Identification or Guest Passes, or fails to supervise Guests. Patrons are responsible for the conduct of their Guests and family members, and violations committed by a Patron's Guest or family member may be attributed to the sponsoring Patron for purposes of progressive discipline under this policy;
c. Exhibits unsatisfactory behavior, including but not limited to conduct that disrupts other Patrons' use and enjoyment of the facilities, violates health and safety standards, or creates a nuisance, as reasonably determined by the District and/or Amenity Management and as described herein;
d. Fails to abide by the Rules and Policies established for the use of District Facilities;
e. Treats the personnel or employees of the District and/or Amenity Management in an unreasonable or abusive manner, including but not limited to use of profanity directed at staff or other Patrons in a threatening or harassing manner, verbal assault, physical assault, or the threat of verbal or physical assault; or
f. Engages in conduct that is improper or likely to endanger the welfare, safety, or reputation of the District and/or Amenity Management.

2. Progressive Discipline

This Section governs lower-level policy violations that do not independently trigger an immediate suspension under Section 3. Conduct that meets any of the criteria in Section 3 is handled exclusively under that Section and does not begin with a written warning. For all other violations, the following three-step sequence applies to all Patrons and Guests, adults and minors alike.

For minors, all written notices shall also be delivered to the minor's parent or legal guardian at the address on file. Parents and legal guardians are responsible for the conduct of their minor children at all times.

District and/or Amenity Management may at any time restrict or suspend any Patron's or Guest's privileges when necessary to protect the health, safety, and welfare of other Patrons and their Guests, to prevent unauthorized use of the District's Facilities, or to protect the District's Facilities from damage. Any such restriction or suspension must be documented in writing and notice provided to the affected Patron either in person, by email to the address on file, or by certified mail to the address on file.

The following progressive discipline process applies to all Patrons and Guests, including both adults (18 years of age or older) and minors (under 18 years of age). Parents and legal guardians are responsible for the conduct of their minor children at all times and may be held accountable under this policy for violations committed by a minor in their charge. Conduct listed in Section 3 bypasses this three-step sequence and is addressed directly under that section; however, once served, an immediate suspension under Section 3 counts as one offense in this progressive sequence. If a first-offense written notice is already on file, the completed immediate suspension is recorded as a second offense, and any subsequent violation, whether under this Section or Section 3, will proceed at the next step in the sequence.

a. *First Offense*: Written notice and explanation of the violation delivered to Patron (in person, by email, or by certified mail) and a copy filed in the Community Director's office at the Kayak Club. For minors, written notice shall also be delivered to the minor's parent or legal guardian. The Patron, or, for a minor, the parent or legal guardian, will have five (5) business days from receipt to provide a written response explaining any mitigating circumstances.
b. *Second Offense*: Automatic suspension of all District Facilities privileges for thirty (30) days. Written notice delivered and filed as described above. For minors, the Community Director or District Manager may additionally require a meeting with the parent or legal guardian prior to the minor's return to District Facilities.
c. *Third Offense*: Immediate suspension of all District Facilities privileges until the next Board of Supervisors meeting. Written notice delivered and filed as above. At the Board meeting, the record of all previous offenses will be presented for consideration of termination of Patron's privileges for up to one (1) calendar year (or shorter period at the Board's discretion). Written notice of the Board's decision will be delivered to Patron and/or parent or legal guardian thereafter.

3. Immediate Suspension & Removal

This Section operates independently of the progressive discipline process in Section 2. No prior offense history, written warning, or notice is required. Any Patron or Guest who engages in the conduct described below is subject to immediate removal from District Facilities and suspension of no less than seven (7) days, regardless of whether they have any prior offenses on file. The Board Chair, District Manager, and Community Director each have independent authority to impose an immediate suspension under this Section.

Conduct triggering immediate suspension includes, but is not limited to:

a. Physical assault, battery, or fighting; threatening or menacing conduct toward any person on District Property; verbal assault or the direct threat of physical harm directed at District Staff, another Patron, or any Guest;
b. Use of profanity, slurs, or harassing language directed at District Staff, another Patron, or any Guest in an aggressive or threatening manner;
c. Harm or threat of harm to District Facilities, equipment, or property, including but not limited to destruction or vandalism;
d. Willful and repeated refusal to comply with a lawful, direct instruction from the Board Chair, District Manager, Community Director, or Amenity Management staff, after having been given a clear opportunity to comply; or

e. Entering or using District Facilities while visibly intoxicated or under the influence of illegal substances, or possessing alcohol outside of areas designated for alcohol consumption.

If the Board Chair, District Manager, or Community Director determines a suspension exceeding thirty (30) days is warranted, the Patron shall be provided notice and an opportunity to be heard before the Board prior to any such suspension becoming effective. An immediate suspension under this Section bypasses the first-offense written notice step in Section 2 and counts directly as one offense in the progressive discipline sequence. Upon completion of the suspension, the Patron's offense record is updated accordingly

An incident report will be generated and filed in the Community Director's Office at the Kayak Club. Should a Patron continue to engage in inappropriate behavior following issuance of an immediate suspension, that Patron shall forfeit all District Facility privileges until the next Board of Supervisors meeting. District and/or Amenity Management may additionally recommend termination of privileges for a period of six (6) months or more.

The Board of Supervisors retains ultimate authority over all suspension and termination decisions and may modify, reduce, or extend any suspension imposed by District Management or the Community Director.

Notwithstanding the foregoing, if a Patron is arrested for an act committed or allegedly committed while on District Property, that Patron shall have all District Facilities privileges immediately suspended pending a hearing before the Board at its next regularly scheduled meeting. The Patron shall receive written notice of the suspension, the right to appear and be heard before the Board, and the right to be represented by counsel. If criminal charges are dismissed or the Patron is acquitted, the Patron may petition the Board for immediate reinstatement of privileges. If the Patron is convicted, the Board may impose suspension for a period it deems appropriate based on the severity of the offense. For felony convictions or convictions for violent crimes, crimes against children, sexual offenses, or other crimes the Board determines pose a serious threat to safety and welfare, the Board may impose permanent suspension or suspensions exceeding one calendar year; any such decision must be supported by written findings of fact and conclusions of law. Written notice of the Board's decision will be provided to the Patron.

Utilizing the District Facilities during a suspension period, whether as a Guest or Patron, constitutes trespassing and may result in a citation issued by the St. John's County Sheriff's Office and/or additional disciplinary action. Attempts to gain access using false, forged, or another person's Patron Identification will result in suspension of that cardholder's privileges for fifteen (15) days and may result in referral to law enforcement for potential criminal charges.

4. Identification of Offenders

The following rules govern the identification of the responsible party for purposes of applying discipline under Sections 2 and 3:

a. *Identified Offenders:* If the individual who committed the offense is positively identified, discipline shall be applied solely to that individual in accordance with the applicable section.
b. *Unidentified Offenders within a Household:* If District and/or Amenity Management can confirm that an offense was committed by someone residing in or visiting a specific household but cannot identify the specific individual, the District Facility privileges of the entire household will be suspended until the next Board of Supervisors meeting. The suspension will remain in effect unless and until the household identifies the specific offending individual to Management, at which time the suspension will be lifted from the household and transferred solely to that individual, who will then be subject to the applicable discipline under Section 2 or Section 3.

5. Suspension Effective Date

The effective date of suspension is the date of written notice. All calendar days (including weekdays and weekends) count toward the total suspension period. Upon expiration, privileges shall be automatically reinstated unless, prior to expiration, the District provides written notice of additional grounds for continued suspension. For suspensions or terminations of one (1) year or longer, the Patron must submit a written request for reinstatement to the District Manager at least thirty (30) days prior to expiration. The Board may, in its discretion, require the Patron to appear and demonstrate rehabilitation and willingness to comply with all District Policies as a condition of reinstatement.

6. Appeal Process

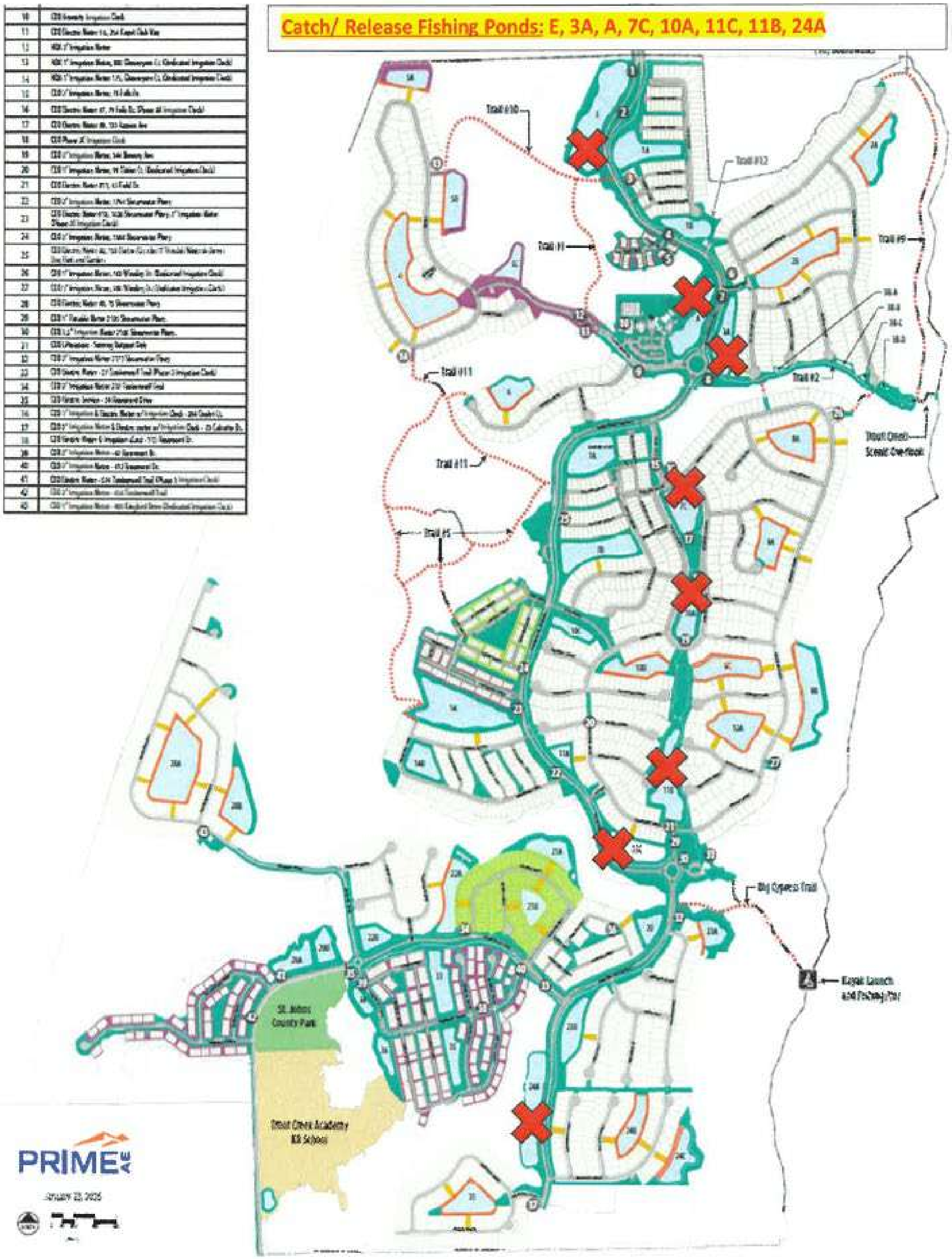
Any Patron has the right to appeal a suspension or termination to the Board of Supervisors. The party subject to suspension or termination may file a written notice of appeal with the District Manager within five (5) business days from receipt of the written notice. A timely appeal shall stay any suspension of seven (7) days or less pending the Board's decision. Appeals of suspensions exceeding seven (7) days or terminations shall not be stayed pending appeal unless the Board Chair or District Manager determines a stay is appropriate. The appeal shall be heard at the next regularly scheduled Board meeting occurring at least fourteen (14) days after receipt of the notice of appeal.

The appellant, and parental guardian if the appellant is a minor, must be physically present or represented by counsel at the appeal hearing. The District shall provide the appellant with at least ten (10) days' advance written notice of the date, time, and location.

Upon Board action on an appeal, the Board's decision shall be final and no subsequent appeal will be heard for the same offense. Nothing herein shall limit any party's right to seek judicial review in a court of competent jurisdiction as provided by Florida law.

ADDENDUM D - FISHING PONDS

Fishing is only permitted in the following specifically designated ponds located within the Trout Creek Community Development District: Pond E, Pond 3A, Pond A, Pond 7C, Pond 10A, Pond 11C, Pond 11B, Pond 24A, Pond 29A, and Pond 29B. Fishing in all other ponds within the District is strictly prohibited.



ADDENDUM E – GOLF CART REGISTRATION

INDEMNIFICATION, HOLD HARMLESS, AND CERTIFICATIONS

By submitting this Registration and Use Agreement, I, ____________________________ ("**Cart Owner**"), hereby certify that the above information is true and correct and agree to assume full responsibility for the operation of my personal golf cart (the "**Cart**") within the Trout Creek Community Development District (the "**District**"). I further agree to accept full responsibility for (1) the operation of the Cart and for (2) liability that may arise from ownership and operation by both myself and others that I have authorized to operate the Cart, as well as my passengers, within the District's boundaries.

I further agree to the following:

1. The Cart shall be used on the District Property solely by those persons included in this Registration Form.

2. The Cart must be approved each year by the District as complying with appearance and other standards that may be set from time to time by the District and in accordance with the Use Policies, as applicable. Said inspection is in no way for the safety or reliability of the Cart.

3. All drivers of the Cart must comply with the operator-credential requirements of § 316.212(7), Florida Statutes: operators under 18 must possess a valid learner's driver license or valid driver license, and operators 18 or older must possess a valid government-issued photographic identification. All drivers must also provide proof of completion of a District-approved safety training course relating to operation of the Cart.

4. Cart Owner acknowledges they have reviewed the *Trout Creek Community Development District Rules, Policies & Rates for Usage for All District Facilities* ("Use Policies"). Cart Owner agrees that the Cart shall be operated in a safe and prudent manner and in accordance with all government regulations, including but not limited to Ordinance 2018-42, and in accordance with the Use Policies.

5. The Cart Owner and any such other person shall use the Cart at his or her own risk, and shall reimburse the District for all damages the District may sustain by reason of the Cart's condition, maintenance, or use, including, without limitation, damage to other golf carts and any property of the District.

6. The Cart Owner agrees to hold the District, FCS Management Group/Vesta District Services and all related and affiliated companies of each, and the officers, directors, supervisors, employees, agents, representatives, successors and assigns of each of the foregoing entities (together, the "Indemnitees") harmless from any and all liabilities, damages, claims, losses, costs, or harm of any kind arising out of or in connection with the operation of my golf cart vehicle by myself or anyone else who is operating my golf cart. The Cart Owner acknowledges that golf carts are dangerous and pose a risk of injury or death and agree that they have assumed the risk of operating the Cart within the boundaries of the District.

7. This Agreement shall remain valid if the Cart Owner remains a resident of the Trout Creek Community Development District and is in good standing with the District.

8. Maintenance of the Cart is the responsibility of the Cart Owner.

9. The District's Use Policies are hereby made a part of this Agreement. Violations of the District's Use Policies, or rules and regulations may result in the revocation of private golf cart privileges, amenity usage privileges and/or a suspension or termination pursuant to the District's rules and policies.

10. The waiver by the District of any breach of a term or provision of this Agreement, or of the District's Use Policies shall not be construed as a waiver of any continuing or succeeding breach of such term or provision, a waiver of the provision itself, or a waiver of the right, power or remedy under this Agreement or the District Use Policies.

11. Nothing herein shall be considered a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability that may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute.

This Agreement applies solely to golf carts as defined under Florida Statute § 320.01(22): a motor vehicle that is designed and manufactured for operation on a golf course for sporting or recreational purposes and that is not capable of exceeding speeds of 20 miles per hour. Golf carts operated in accordance with § 316.212 are exempt from chapter 320 registration and license plate requirements pursuant to § 320.105, and they are not titled under chapter 319 because § 319.20 limits the chapter 319 title regime to vehicles required to be registered and licensed. Low-Speed Vehicles as defined under § 320.01(41) are a distinct vehicle classification subject to independent registration, titling, and PIP/PDL insurance requirements pursuant to § 316.2122 and § 320.02; they are not golf carts and are not covered by this Agreement. Mopeds as defined under § 320.01(27) are subject to independent registration and license plate requirements under §§ 320.08 and 320.0803 and are not covered by this Agreement. Low-Speed Vehicles and Mopeds are not permitted on District Property (except District Roads).

[Registration form continues on following page]

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT
GOLF CART REGISTRATION AND USE AGREEMENT

NOTE TO STAFF: This form may contain confidential information. Please do not disclose its contents without first consulting the District Manager.

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, some of the information you submit on this form may become part of a public record. This means that if a citizen makes a public records request, we may be required to disclose certain parts of the information you submit to us.

Mr.☐ Mrs.☐ Ms.☐ Dr.☐

Name____

Home Address____

City, State, Zip____

Home Phone ____

Email Address ____

Driver's License / Permit # ______________________State Issued _______

HOUSEHOLD MEMBER INFORMATION

Mr.☐ Mrs.☐ Ms.☐ Dr.☐

Name ____

Driver's License / Permit # ______________________State Issued ______________

Email Address ______________________Phone______________

CART INFORMATION

Year ______________Make ______________________ Color ____________

Decal # ______________Electric ___

CART INFORMATION

Year ______________ Make ______________________ Color ____________

Decal # ______________Electric______

______________________ ______________________ ______________________
Applicant's Signature Printed Name Date

Public Records Exemption

Is any of the personal information that you have provided on this form, including, but not limited to, identity, address, and telephone number, exempt from disclosure under Florida law?

☐ YES ☐ NO

If you checked "YES," please explain which exemption you qualify for:

____

____

____

____

____

If you checked "YES," please provide a written and notarized request for maintenance of such exemption to District staff at the following address:

Trout Creek Community Development District
c/o FCS Management Group
250 International Parkway, Suite 208
Lake Mary, FL 32746
Attn: District Manager

I have read and understand the above. I agree to the terms and conditions as stated and acknowledge receipt of the decals from District Staff.

Date: ____________________________________ Signature: _____________________________________

Print Name: ___________________________________

Witness: __________________________________

Print Name: _______________________________

Please fill out the Golf Cart Use Agreement and bring it along with your proof of completion of the safety operation course to the Amenity Staff Office located at 100 Kayak Way, St. Augustine, FL 32092. Each Golf Cart will have a decal placed on the back of it, and the decals shall be placed by District personnel.

Return to Agenda Pg. 2

EXHIBIT 15

VENDOR REVENUE SHARE PROGRAM POLICY

This Vendor Revenue Share Program Policy (the "Policy") is intended to govern a revenue sharing program between the Trout Creek Community Development District (the "District") and Vendors. Capitalized terms not otherwise defined herein have the same meaning as the term is defined in the District's *Rules, Policies, & Rates for Usage for All District Facilities*, as may be amended from time to time. Nothing in this Policy will alter or supersede any terms or conditions in a Vendor's license agreement with the District.

Findings and Purpose.

The District's Board of Supervisors (the "Board") makes the following findings in support of this Policy.

The District levies non-ad valorem assessments on lands within the District for both debt service and the operation and maintenance of District Property and District Facilities. Those assessments fund the construction, operation, repair, replacement, and maintenance of the same District Property and District Facilities that Vendors use to hold Events, including the ordinary wear and tear that Event activity causes. Resident Vendors are therefore already contributing to the cost of the facilities and services they use in the Program.

Non-Resident Vendors are not subject to the District's non-ad valorem assessments and contribute nothing to the capital, operating, or maintenance costs of the District Property and District Facilities they use for commercial gain. The higher Revenue Share applicable to Non-Resident Vendors is intended to recover a proportionate share of those costs so that the costs of the Program are borne equitably by all Vendors receiving the benefit of access to District Property and District Facilities.

The Revenue Share is a charge for the use of the District's facilities and services. The Board finds that the Revenue Share rates established in this Policy are just and equitable, are uniform for users of the same class, and are based on a factor affecting the use of the facilities furnished, namely, whether the Vendor already contributes to the District's operation, maintenance, and debt service costs through non-ad valorem assessments.

The classification of Vendors under this Policy is based solely on the differing costs, benefits, and burdens each class places on District Property and District Facilities. No classification or determination under this Policy may be made or applied on the basis of race, color, religion, sex, national origin, age, disability, familial status, or any other characteristic protected by applicable law.

Participation in the Program is a revocable privilege. Nothing in this Policy grants any Vendor a lease, easement, license, franchise, property interest, or vested right in District Property or District Facilities, and no Vendor acquires any right to continued participation in the Program.

(1) Definitions.

(a) "Event" – means the time period the District schedules with a Vendor for the Vendor to sell product or provide services on District Property.

(b) "Program" – means the District scheduling Events for Vendors in exchange for the Revenue Share.

(c) "Revenue Share" – means the monetary amount that is equal to ten percent (10%) of the Gross Revenues generated by a Resident Vendor and twenty percent (20%) of the Gross Revenues generated by a Non-Resident Vendor at a Vendor's Event.

(d) "Gross Revenues" – means all receipts from the sale of products or services at an Event, including cash, credit card, electronic, and any other form of payment, without deduction for costs, expenses, credit card processing fees, or any other amounts, but excluding sales tax actually collected and remitted to the applicable taxing authority.

(e) "Vendor" – means any person, company, or other entity participating in the Program; refers to Non-Resident Vendors and Resident Vendors collectively.

i. **"Non-Resident Vendor"** – means any Vendor that is not a Resident Vendor but has access to District Property via participation in the Program.

ii. **"Resident Vendor"** – means (a) any Vendor who is a natural person whose primary residence is a dwelling located within the District, or (b) any Vendor that is a company or other entity in which a natural person described in clause (a), or a person or entity on the deed of record for a dwelling located within the District, holds a majority ownership interest. A Vendor must provide documentation reasonably satisfactory to Amenity Management establishing the Vendor's status as a Resident Vendor at the time of application and upon request thereafter. A Vendor that does not provide such documentation is a Non-Resident Vendor for all purposes under this Policy.

(2) General Policies.

(a) The Board reserves the right to amend, modify, or remove, in whole or in part, this Policy when determined necessary in its sole discretion.

(b) Amenity Management may schedule more than one Event to occur at the same time, and Amenity Management may schedule Events of any nature regardless of whether another similar, or identical, Event has been or will be scheduled.

(c) Amenity Management is not obligated to schedule a certain number of Events, or any Events at all, with Vendors.

(d) The Board has established in Section 1(c) a higher Revenue Share for Non-Resident Vendors participating in the Program when Non-Resident Vendors are utilizing District

Property, resources, or services for commercial purposes. The Non-Resident Vendor Revenue Share is intended to reflect the differing costs, benefits, and burdens associated with Non-Resident Vendors' participation in the Program, as described in the Findings and Purpose above, and to ensure the costs associated with such activity are shared equitably by all Vendors receiving the benefit of access to District Property and resources. The Board may revise the applicable Revenue Share rates from time to time by amendment to this Policy, and the rates will be applied uniformly among each class of Vendors described in Sections 1(e)(i) and 1(e)(ii) of this Policy.

(e) Vendors must request to schedule Events at least thirty (30) days in advance of the Event. An Event is not confirmed until Amenity Management provides the Vendor written confirmation of the scheduling. Amenity Management may, in its sole discretion, relocate an Event, shorten an Event's duration, or cancel an Event after Amenity Management confirms the scheduling.

(f) Vendors must maintain all required business licenses, permits, insurance, and certifications while participating in the Program. At a minimum, Vendors must maintain (i) commercial general liability insurance with limits of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate; (ii) workers' compensation insurance as required by Chapter 440, Florida Statutes, or evidence of a valid exemption, together with employer's liability insurance with limits of not less than $500,000; and (iii) automobile liability insurance covering any vehicle used in connection with an Event. The commercial general liability policies must name the District and Amenity Management as additional insureds and must be primary and non-contributory to any coverage maintained by the District, and each policy required under this Section must include a waiver of subrogation in favor of the District and Amenity Management. Vendors must provide the District with certificates of insurance evidencing the required coverages before the Vendor's first Event and upon request thereafter, and each policy must provide for not less than thirty (30) days' prior written notice to the District of cancellation. For a Vendor that sells, samples, prepares, or serves food or beverages, and for any other Vendor whose products or services the District determines present comparable risk, the District may require as a condition of participation (i) products and completed operations liability coverage in an amount the District specifies, and (ii) evidence of all permits, licenses, and inspections required by the applicable state or county health or agricultural authority.

(g) Vendors are responsible for the actual cost of any damage done by the Vendor, or the Vendor's employees, agents or subcontractors, to District Property. The District may pursue collection of such damages through all available legal remedies.

(h) Vendors may not violate applicable St. Johns County noise ordinances or unreasonably interfere with residents' enjoyment of their homes, as determined by Amenity Management in its sole discretion.

(i) Unless approved in writing by Amenity Management, Vendors may only sell or provide the products and services and use the equipment, signage, etc. as designated in the Vendor's Program application.

(j) Vendors must clean up all trash and other debris generated by their Event, and Vendors must take all of such trash and other debris with them when leaving the District.

(k) Vendors are independent of the District. No Vendor is an employee, agent, partner, joint venturer, or representative of the District or Amenity Management, and no Vendor may hold itself out as such or state or imply that the District or Amenity Management endorses the Vendor or the Vendor's products or services.

(l) Vendors are solely responsible for the collection and remittance of all applicable sales and use taxes and for all other taxes, fees, licenses, and charges arising from their participation in the Program. The Revenue Share is in addition to, and not in lieu of, any such taxes, fees, licenses, or charges.

(m) Vendors participate in the Program at their own risk. Neither the District nor Amenity Management is responsible for any loss, theft, or damage to a Vendor's products, equipment, vehicles, or other property, or for any lost revenue or other loss resulting from the relocation, shortening, or cancellation of an Event.

(n) A Vendor may not assign or transfer its participation in the Program or any Event, and may not permit any other person or entity to sell products or provide services at the Vendor's Event, without Amenity Management's prior written approval. Any attempted assignment or transfer without that approval is void and is grounds for immediate suspension.

(o) Any notice, confirmation, or approval required under this Policy must be in writing and is effective when delivered by hand, sent by electronic mail, or deposited with the United States Postal Service, first class postage prepaid, to the address or electronic mail address the Vendor provided in its Program application. Vendors must notify Amenity Management in writing of any change to that address.

(3) **Program Approval.** Prospective Vendors interested in participating in the Program must submit an application to the District for review. The application is available upon request. If a Vendor is approved, Amenity Management will work with the Vendor to determine a schedule for Events, which Amenity Management, in its sole discretion, may adjust at any time. As a condition of approval and of each Event, a Vendor must execute the District's application and any license agreement the District requires, by which the Vendor acknowledges receipt of this Policy and agrees to comply with and be bound by its terms, including the indemnification obligations in Section 8 and the insurance requirements in Section 2(f).

(4) Payment of Revenue Share.

(a) A Vendor must pay the District the Vendor's Revenue Share that the Vendor earned in a calendar month on a monthly basis due within fifteen (15) days following the end of the calendar month. Late payments will accrue interest at the rate of one and one-half percent (1.5%) per month, or the maximum rate permitted by Florida law, whichever is less, from the date due until the date paid.

(b) A Vendor must pay the District the Vendor's Revenue Share by check, cashier's check, or any electronic payment method the District designates, which currently includes Square.

(5) Financial Reporting. Vendors must submit a sales report to the District within fifteen (15) days following the end of the calendar month. The sales report must contain the date, name of item or service, and Gross Revenues received for each sale made by the Vendor or service provided by the Vendor at the Vendor's Event(s) that occurred in the previous calendar month. The District has the right, upon reasonable notice, to inspect and audit a Vendor's books and records related to the Event(s) to verify Gross Revenues. Vendors must retain all books and records related to Events for a period of not less than three (3) years following the applicable Event. If an audit reveals an underreporting of Gross Revenues for any calendar month covered by the audit by five percent (5%) or more, the Vendor must bear the cost of such audit in addition to paying the deficiency. Vendors acknowledge that sales reports and other records a Vendor submits to the District, and records the District obtains through an audit, are or may become public records subject to Chapter 119, Florida Statutes. The District makes no representation that information a Vendor submits will be kept confidential, and the District is not liable to a Vendor for producing such records in response to a public records request.

(6) Vendor Conduct. Vendors are expected to conduct themselves in a responsible, courteous, and safe manner. The District may suspend a Vendor who disrupts Patrons' use and enjoyment of the District Facilities, violates health and safety standards, or creates a nuisance, as reasonably determined by the District and/or Amenity Management. Creating a nuisance includes, but is not limited to, treating the personnel or employees of the District and/or Amenity Management in an unreasonable or abusive manner, including, but not limited to, use of profanity directed at staff or other Patrons in a threatening or harassing manner. Vendors are responsible for the conduct of their employees, representatives, subcontractors, and agents.

(7) Suspension, Termination, and Withdrawal.

(a) A Vendor is immediately suspended from the Program if:

i. the Vendor has not paid the District or has not submitted a sales report in accordance with Sections 4 and 5 of this Policy.

ii. the District notifies the Vendor that the Vendor's check has been returned, or payment otherwise failed.

iii. the Vendor has a lapse in any required business licenses, permits, or insurance.

iv. the Vendor has damaged District Property and has not repaid the District.

A Vendor suspended from the Program is prohibited from holding Events on District Property. The District reserves the right to suspend a Vendor for any additional reason. A suspension is not lifted until the District notifies the Vendor, in writing, that the suspension is lifted. Suspension does not relieve the Vendor of any obligation accrued before the suspension, including the obligation to pay Revenue Shares earned but not yet paid and to submit any outstanding sales report.

(b) The District may, in its sole discretion and without cause, terminate a Vendor's participation in the Program. Upon termination, the Vendor must pay to the District all Revenue Shares earned but not yet paid no later than fifteen (15) days after the date of termination. Termination does not relieve the Vendor of any obligations accrued prior to the effective date of termination, including indemnification obligations.

(c) Participation in the Program is voluntary, and Vendors may withdraw from the Program at any time upon not less than thirty (30) days' prior written notice to the District. If a Vendor withdraws, the Vendor must pay the District Revenue Shares, if any, it has earned but not yet paid to the District no later than fifteen (15) days after the effective date of the Vendor's withdrawal.

(8) Indemnification.

Each Vendor agrees to defend, indemnify, and hold harmless the District, the Board, the District Manager, Amenity Management, and their respective employees, representatives, and agents from and against any and all liability, claims, actions, suits, demands, losses, damages, costs, and expenses (including reasonable attorneys' fees and court costs) by any person, corporation, or other entity, for injuries, death, or property damage of any nature, arising out of, or in connection with, the Vendor's use of the District Facilities and District Property, including litigation or any appellate proceeding with respect thereto. A Vendor's obligations under this Section survive the suspension, termination, or withdrawal of the Vendor's participation in the Program and the amendment or repeal of this Policy.

Nothing in this Policy constitutes or may be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, *Florida Statutes*. If any provision of this Policy is held invalid or unenforceable, the remaining provisions remain in full force and effect. The District's failure to enforce any provision of this Policy is not a waiver of its right to enforce that or any other provision.

Effective: ______________________, 2026

This Policy supersedes any prior District policy governing Vendor participation or revenue sharing.

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EXHIBIT 16

EXHIBIT 17

FOURTH ADDENDUM TO PROPERTY MANAGEMENT SERVICES AGREEMENT

THIS ADDENDUM ("**Addendum**") is made effective this 1st day of October, 2026 by and between:

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located within St. Johns County, Florida, whose mailing address is c/o FCS Management Group, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("**District**"); and

FIRSTSERVICE RESIDENTIAL PROPERTY MANAGEMENT, INC., a Florida corporation, with a mailing address of 1601 SW 80th Terrace, Plantation, Florida 33324 (hereinafter "**Contractor**", together with District the "**Parties**").

RECITALS

WHEREAS, the Parties previously entered into that certain *Agreement Between Trout Creek Community Development District and FirstService Residential Florida, Inc. for Property Management Services*, dated April 27, 2023 (the "**Master Agreement**"), as amended by that certain *Addendum to Property Management Services* dated October 25, 2023 (the "**First Addendum**"), as further amended by that certain *Addendum to Property Management Services* dated November 22, 2024 (the "**Second Addendum**"), as further amended by that certain *Addendum to Property Management Services* dated March 20, 2025 (the "**Third Addendum**"), as further amended by that certain Amendment to the Agreement Relating to Janitorial Services dated May 15, 2026 (the "**Janitorial Amendment**", and hereinafter collectively together the "**Agreement**"), all incorporated herein by reference; and

WHEREAS, the Agreement, as amended by the Janitorial Amendment, provides for a term expiring on September 30, 2027; and

WHEREAS, the District and Contractor have agreed to amend the Agreement as more particularly set forth herein;

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

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

2. TERM AND SCOPE OF SERVICES. The terms of this Addendum are effective as of October 1, 2026, unless otherwise stated herein. Paragraph 3 of the Master Agreement, entitled "**Scope of Services and Term**", is modified to provide that the term of the Agreement expires on September 30, 2027, unless terminated sooner in accordance with the provisions of the Master Agreement.

3. Amendment to Master Agreement. The Parties agree to further amend Paragraph 51 ("**Special Terms**") and Schedule I of the Master Agreement as follows:

A. Subparagraph 51.2 of the Master Agreement, which the First Addendum deleted and replaced with "INTENTIONALLY OMITTED," is hereby reinstated and, together with Schedule I of the Master Agreement, is hereby amended and restated to provide for the positions outlined in the table below and identifies the total weekly hours and the exempt or non-exempt status for each position. The Labor Rate percentages set forth in Schedule I continue to apply to each position and are not modified by this Addendum. In addition, Subparagraph 51.4 of the Master Agreement is amended to provide for the total maximum annual budget cost for the period October 1, 2026 through September 30, 2027 ("**FY 2027**") as identified in the table below:

Description of Services	Weekly Hours	Exempt/Non-Exempt	Annual Cost
Maximum Budget to include the positions below			$964,000
General Manager	40 Hours	Exempt	
Assistant Manager	40 Hours	Exempt	
Lifestyle Director	40 Hours	Exempt	
Lifestyle Coordinator	40 Hours	Non-Exempt	
Front Desk/Resident Relations	96 Hours	Non-Exempt	
Maintenance Supervisor	40 Hours	Non-Exempt	
Maintenance Techs	80 Hours	Non-Exempt	
Porter	40 Hours	Non-Exempt	
Porter-Janitorial	24 Hours	Non-Exempt	
Café Attendant	32 Hours	Non-Exempt	

B. Schedule I of the Master Agreement is hereby modified to identify the FY 2027 Management Fees, the medical benefits to Contractor's employees, the cell phone allowances for the Contractor's employees, and attendance by Contractor's employee at District Events, inclusion in Staff Appreciation and fifteen percent (15%) discount to Contractor's employees for purchases at the District Amenity Facilities, which items combined must not exceed $2,000.00 in the aggregate for FY 2027, as outlined in the table below:

Description of Services	Monthly Cost	Estimated Annual Cost
FY 2027 Management Fee	$1,910.00	$ 22,920.00
Medical Benefits Cost per FSR Employee	$ 950.00	$114,000.00
Cell Phone Allowance $50 per FSR Employee (10 Full-Time Employees)		
General Manager	$50.00	$600.00
Assistant Manager	$50.00	$600.00
Lifestyle Director	$50.00	$600.00
Maintenance Supervisor	$50.00	$600.00

Attendance at District Events, Staff Appreciation, & 15% Staff Discount for Purchases NTE $2,000	[redacted]	NTE $2,000.00

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

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

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

7. ANTI-HUMAN TRAFFICKING REQUIREMENT. The Contractor certifies, by acceptance of this Addendum, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, Florida Statutes. The Contractor affirms that it previously executed an affidavit in compliance with section 787.06(14), Florida Statutes.

8. EFFECTIVE DATE. This Addendum shall have an effective date as of the date first written above.

IN WITNESS WHEREOF, the Parties execute this Addendum the day and year indicated.

TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT

____
Chairperson, Board of Supervisors
Date: ______________________________

FIRSTSERVICE RESIDENTIAL PROPERTY MANAGEMENT, INC.

____
By: ______________________________
Its: ______________________________
Date: ______________________________

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EXHIBIT 18

MINUTES OF MEETING

TROUT CREEK

COMMUNITY DEVELOPMENT DISTRICT

The Workshop of the Board of Supervisors of the Trout Creek Community Development District was held on Wednesday, August 12, 2026 at 10:00 a.m., at the Kayak Club, 100 Kayak Way, St. Augustine, FL 32092.

FIRST ORDER OF BUSINESS – Roll Call

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

Present were:

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

Also, present were:

Howard McGaffney	District Manager, Vesta District Services
Jennifer Kilinski *(via phone)*	District Counsel, Kilinski | Van Wyk PLLC
Mike Yuro *(via phone)*	District Engineer, Yuro & Associates, LLC
Belynda Tharpe	General Manager, FirstService Residential
Jessica Knutelsky	Assistant General Manager, FirstService Residential

The following is a summary of the discussions had at the August 12, 2026 Trout Creek CDD Board of Supervisors Workshop. Audio for this meeting is available upon public records request by emailing PublicRecords@vestapropertyservices.com.

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

The meeting moved to the Third Order of Business – Discussion Topics, skipping the Second Order of Business – Audience Comments, at this time.

THIRD ORDER OF BUSINESS – Discussion Topics

A. Continued Discussions – SASH Properties

Ms. Kilinski provided a brief update. Discussion ensued among the Board, staff, and Mr. Palli.

Mr. McGaffney opened the floor to public comments at this time.

A resident spoke in favor of Mr. Palli's plans.

B. Exhibit 1: FY 2027 Approved Budget – Updated

A resident noted concerns regarding the use of landscape budget.

A resident noted concerns regarding the increase in O&M and the capital reserve fund and asked about the new survey. Discussion ensued regarding the new survey.

A resident asked about the status of towing signs.

Supervisor Murphy and Mr. McGaffney provided an overview of the actuals as well as the changes made to the proposed budget. Discussion ensued regarding changes since the approval as well as any further possible changes.

A resident noted that she was against a second amenity center due to current ongoing financial issues with the current amenities and asked if night swimming would affect the insurance. She also asked about previous discussions regarding IDs needed for residents to enter the amenities. Discussion ensued.

A resident discussed the need for District banking accounts that accrued interest as a way to add to the revenues, and various parts of the approved proposed budget as it was presented. Discussion ensued.

A resident suggested the Board utilize only the monies coming in from the assessments rather than the fund balance. Discussion ensued.

A resident asked about the 2018 townhomes reduction in assessments. Discussion ensued.

A resident asked about the printer lease, the increase in cost of electricity for street lights, and the Board of Supervisors fees. Discussion ensued.

A resident asked about possible grants. Discussion ensued.

C. Exhibit 2: Draft Proposed FY 2026-2027 Meeting Schedule

Mr. McGaffney presented the proposed meeting schedules. Discussion ensued.

FOURTH ORDER OF BUSINESS – General Manager's Update

Ms. Knutelsky provided updates.

FIFTH ORDER OF BUSINESS – Supervisors' Requests

This item was skipped.

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

This item was skipped.

SEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: August 27 at 6:00 PM

EIGHTH ORDER OF BUSINESS – Next Workshop Reminder: September 9 at 10:00AM

NINTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Mr. Wright, SECONDED by Mr. Letson, WITH ALL IN FAVOR, the Board adjourned the meeting at 12:47 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 <u>September 24, 2026</u>.

______________________________	______________________________
Signature	**Signature**
______________________________	______________________________
Printed Name	**Printed Name**
Title: □ **Secretary** □ **Assistant Secretary**	**Title:** □ **Chairman** □ **Vice Chairman**

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EXHIBIT 19

MINUTES OF MEETING

TROUT CREEK

COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Trout Creek Community Development District was held on Thursday, August 27, 2026 at 6:00 p.m., at the Kayak Club, 100 Kayak Way, St. Augustine, FL 32092.

FIRST ORDER OF BUSINESS – Roll Call

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

Present and constituting a quorum were:

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

Also, present were:

Howard McGaffney	District Manager, FCS Management Group
Jennifer Kilinski	District Counsel, Kilinski | Van Wyk PLLC
Mike Yuro	District Engineer, Yuro & Associates, LLC
Belynda Tharpe	General Manager, FirstService Residential
Jessica Knutelsky	Assistant General Manager, FirstService Residential
Logan Muether *(via phone)*	Sr. Financial Analyst, Vesta District Services
Scott Smith *(via phone)*	Vice President, Vesta District Services

The following is a summary of the discussions and actions taken at the August 27, 2026 Trout Creek CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by emailing PublicRecords@vestapropertyservices.com.

SECOND ORDER OF BUSINESS – Pledge of Allegiance

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

A resident commented on the situation with SASH Properties.

FOURTH ORDER OF BUSINESS – Exhibit 1: Presentation of Public Notice(s)

FIFTH ORDER OF BUSINESS – Public Hearings

Mr. McGaffney provided a brief overview of how the public hearing was going to be run.

A. FY 2027 Budget Public Hearing

1. Open the Public Hearing

On a MOTION by Mr. Wright, SECONDED by Mr. Breslin, WITH ALL IN FAVOR, the Board opened the FY 2027 Budget Public Hearing and the FY 2027 Assessment Public Hearing, for the Trout Creek Community Development District.

2. Exhibit 2: Presentation of Updated FY 2027 Approved Proposed Budget

   Mr. McGaffney provided an overview of the updated proposed budget.

3. Exhibit 3: Presentation of FY 2027 Budget Analysis
4. Open the Public Comments

   A resident asked about the increase in the cost for pine straw as well as security. Discussion ensued.

   A resident commented on the amenity upgrades. Discussion ensued.

   A resident commented on security.

   A resident commented on the amenity staffing contract. Discussion ensued.

   A resident commented on the district management contract as well as other increased line items. Discussion ensued.

   A resident asked for clarification regarding how vendors were chosen. Discussion ensued.

   A resident asked about the county park.

5. Close the Public Hearing

> On a MOTION by Mr. Wright, SECONDED by Ms. Loffredo, WITH ALL IN FAVOR, the Board closed the FY 2027 Budget Public Hearing and FY 2027 Assessment Public Hearing, for the Trout Creek Community Development District.

   Further discussion ensued among the Board and staff.

6. Exhibit 4: Consideration & Adoption of **Resolution 2026-19,** Adopting FY 2027 Budget

> On a MOTION by Mr. Wright, SECONDED by Mr. Breslin, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-19,** Adopting FY 2027 Budget, for the Trout Creek Community Development District.

B. FY 2027 Assessment Public Hearing

1. Open the Public Hearing
2. Open the Public Comments
3. Close the Public Hearing
4. Exhibit 5: Consideration & Adoption of **Resolution 2026-20,** Levying Assessments

> On a MOTION by Mr. Wright, SECONDED by Ms. Murphy, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-20,** Levying Assessments, for the Trout Creek Community Development District.

5. Exhibit 6: Consideration of Amended 2018 Assessment Methodology Report & Adoption of **Resolution 2026-21**

   Ms. Kilinski provided a brief explanation.

> On a MOTION by Mr. Sajkowski, SECONDED by Ms. Loffredo, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-21,** Amended 2018 Assessment Methodology Report, for the Trout Creek Community Development District.

SIXTH ORDER OF BUSINESS – Staff Reports

A. District Counsel

Ms. Kilinski provided an update on the real property turnover as well as reminded the Board to complete their ethics training by December 31st.

Supervisor Wright provided updates on County Rd. 210. Discussion ensued.

B. District Engineer

Mr. Yuro provided updates on the following projects. Discussion ensued.

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

C. Landscape Maintenance Service Reports

Ms. Tharpe provided an update on the landscape reports. Discussion ensued.

1. Exhibit 7: Prestige Landscape
2. Exhibit 8: Ruppert Landscape

D. Exhibit 9: Pond Aquatics Service Reports

E. Exhibit 10: General/Assistant Manager

This item was not originally on the agenda.

Ms. Knutelsky presented towing sign proposals. Discussion ensued.

On a MOTION by Mr. Breslin, SECONDED by Mr. Wright, WITH ALL IN FAVOR, the Board approved the installation of tow away signs, at a not-to-exceed of $10,000.00, for the Trout Creek Community Development District.

1. Exhibit 11: July Café Square Category Sales Report
2. Exhibit 12: July TCCDD Square Category Sales Report
3. Exhibit 13: July Maintenance Report
4. Exhibit 14: July Lifestyle Summary Report
5. Exhibit 15: July Lifestyle P&L Report

F. District Manager

SEVENTH ORDER OF BUSINESS – Business Items

A. Exhibit 16: Consideration & Adoption of **Resolution 2026-22,** Approving FY 2026-2027 Meeting Schedule

Discussion ensued.

Change October 14th Townhall to October 7th at 6:00 p.m.

Change Budget Workshops to May and August

On a MOTION by Mr. Wright, SECONDED by Ms. Loffredo, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-22,** Approving FY 2026-2027 Meeting Schedule, as amended, for the Trout Creek Community Development District.

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

Ms. Knutelsky provided a brief reminder explanation as it had been briefly discussed at the September workshop.

On a MOTION by Mr. Wright, SECONDED by Mr. Breslin, WITH ALL IN FAVOR, the Board approved the District Events, Staff Appreciation, & 10% Staff Discount for Purchases, at a not-to-exceed of $2,000.00 and increase from 10% to 15%, for the Trout Creek Community Development District.

C. Exhibit 17: Consideration of Easement Agreement – SASH Properties – *Under Separate Cover*

Ms. Kilinski provided an overview of the easement agreement in its current form. Discussion ensued with Mr. Palli providing input.

On a MOTION by Mr. Sajkowski, SECONDED by Mr. Breslin, WITH ALL IN FAVOR, the Board approved the Easement Agreement with SASH Properties, as amended at a not-to-exceed of $13,000.00, for the Trout Creek Community Development District.

D. Establishment of Audit Committee

Mr. McGaffney provided a brief explanation.

On a MOTION by Mr. Wright, SECONDED by Ms. Loffredo, WITH ALL IN FAVOR, the Board appointed the Board of Supervisors as the Audit Committee, for the Trout Creek Community Development District.

EIGHTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 18: Consideration for Approval – The Minutes of the Board of Supervisors Workshop Held on July 7, 2026

B. Exhibit 19: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on July 23, 2026

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

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

NINTH ORDER OF BUSINESS – Discussion Topics

There being no discussion topics, the next item followed.

TENTH ORDER OF BUSINESS – Supervisors' Requests

Supervisor Loffredo requested that a link to purchase tickets be added to the Shearwater website.

On a MOTION by Ms. Loffredo, SECONDED by Mr. Breslin, WITH ALL IN FAVOR, the Board approved adding a link to the current Shearwater website to purchase tickets, for the Trout Creek Community Development District.

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

A resident requested an update on the settlement with the developer. Supervisor Wright provided a status update.

Residents asked about the process for interest groups. Discussion ensued.

A resident asked for clarification on the interest for the bank accounts. Discussion ensued.

A resident asked about the issue with the sprinkler heads being run over by the golf carts, and about updates on the buffer.

TWELFTH ORDER OF BUSINESS – Next Workshop: Wednesday, September 9th at 10:00 a.m.

THIRTEENTH ORDER OF BUSINESS – Next Regular Meeting: Thursday, September 24th at 6:00 p.m.

FOURTEENTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Mr. Sajkowski, SECONDED by Ms. Murphy, WITH ALL IN FAVOR, the Board adjourned the meeting at 9:16 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 <u>September 24, 2026</u>.

______________________________	______________________________
Signature	**Signature**
______________________________	______________________________
Printed Name	**Printed Name**
Title: ☐ **Secretary** ☐ **Assistant Secretary**	**Title:** ☐ **Chairman** ☐ **Vice Chairman**

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EXHIBIT 20

Trout Creek
Community Development District

Financial Statements - Unaudited

August 31, 2026

Trout Creek CDD
Balance Sheet
August 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	$ 785,164	$ -	$ -	$ -	$ -	$ -	$ -	$ 785,164
3	Reserve Account - South State	-	1,307,388	-	-	-	-	-	1,307,388
4	Kayak Account - South State	20,868	-	-	-	-	-	-	20,868
5	Investments:								
6	Revenue Trust Fund	-	-	539,808	139,310	148,088	346,643	-	1,173,849
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	241,317	210,638	-	-	859,096
12	Construction Fund	-	-	-	-	-	-	28,071	28,071
13	Cost of Issuance	-	-	-	-	-	-	6,060	6,060
14	Accounts Receivable	14,586	-	-	-	-	-	15,214	29,800
15	Assessments Receivable - On Roll	-	-	-	-	-	-	-	-
16	Due from Other Funds	6,000	-	-	-	-	-	-	6,000
17	Undeposited Funds	-	-	11,703	3,463	3,118	17,068		35,351
18	Prepaid Items	65,700	-	-	-	-	-	-	65,700
19	Deposits	6,049	-	-	-	-	-	-	6,049
20	**TOTAL ASSETS**	**898,367**	**1,307,388**	**958,652**	**384,195**	**361,874**	**363,856**	**49,344**	**4,323,677**
21	**LIABILITIES**								
22	Accounts Payable	142,119	-	-	-	-	-	-	142,119
23	Accrued Expenses	160,151	-	-	-	-	-	-	160,151
24	Rental Deposits Payable	3,485	-	-	-	-	-	-	3,485
25	Sales Tax Payable	(885)	-	-	-	-	-	-	(885)
26	Due to Other Funds	-	6,000	-	-	-	-	-	6,000
27	Retainage Payable	-	-	-	-	-	-	15,214	15,214
28	Deferred Revenue	210	-	-	-	-	-	-	210
29	**TOTAL LIABILITIES**	305,080	6,000	-	-	-	-	15,214	326,294
30	**Fund Balance:**								
31	Nonspendable	71,749	-	-	-	-	-	-	71,749
32	Assigned	-	-	-	-	-	-	-	-
33	Committed	-	-	-	-	-	-	-	
33	Restricted	-	-	958,652	384,195	361,874	363,856	34,130	3,925,633
34	Unassigned	521,538	1,301,388	-	-	-	-	-	-
35	**TOTAL FUND BALANCE**	593,287	1,301,388	958,652	384,195	361,874	363,856	34,130	3,997,382
36	**TOTAL LIABILITIES & FUND BALANCE**	**$ 898,367**	**$ 1,307,388**	**$ 958,652**	**$ 384,195**	**$ 361,874**	**$ 363,856**	**$ 49,344**	**$ 4,323,677**

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

		FY2026 Adopted Budget	Year-to-Date Budget thru 08/31/26	FY2026 Actual Year-to-Date	Over (Under) YTD Budget 08/31/26	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	22,917	31,857	8,941	127.43%
5	HOA Capital Transfer	110,000	110,000	133,350	23,350	121.23%
6	Activity Fees	20,000	18,333	9,270	(9,064)	46.35%
7	Café Revenues	35,000	32,000	31,628	(372)	90.37%
8	Facilities Rentals	40,000	36,667	51,941	15,275	129.85%
9	HOA Reimbursement	45,000	45,000	40,470	(4,530)	89.93%
10	Insurance Proceeds	-	-	2,000	2,000	-
11	Misc. Revenues	-	-	52,431	52,431	-
12	Special Events Revenues	40,000	36,667	44,711	8,044	111.78%
13	**TOTAL REVENUES**	**$ 4,133,309**	**$ 4,119,503**	**$ 4,246,275**	**$ 126,772**	**102.73%**
14	**EXPENDITURES**					
15	**Administrative:**					
16	Supervisors Fees	24,000	22,000	20,600	(1,400)	85.83%
17	Accounting Services	22,362	20,499	23,318	2,819	104.27%
18	Administrative Services	5,512	5,053	9,297	4,244	168.66%
19	Arbitrage Rebate Calculation	1,800	1,650	-	(1,650)	0.00%
20	Assessment Roll	5,966	5,469	11,109	5,640	186.20%
21	Auditing Services	4,100	3,758	4,100	342	100.00%
22	Disclosure Report	8,000	8,000	10,333	2,333	129.17%
23	District Engineer	40,000	36,667	37,688	1,021	94.22%
24	District Management	22,122	4,998	43,218	38,220	195.36%
25	Dues, Licenses & Fees	175	175	546	371	312.23%
26	Financial & Revenue Collections	5,682	5,209	2,368	(2,841)	41.67%
27	Legal Advertising	3,500	3,208	2,001	(1,207)	57.18%
28	Miscellaneous Fees	1,200	1,100	5,141	4,041	428.44%
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	3,392	6,525	3,133	176.35%
32	District Counsel	150,000	137,500	213,774	76,274	142.52%
33	Litigation/Mediation	-	-	45,301	45,301	-
34	**Total Administrative**	**316,719**	**273,526**	**451,208**	**177,682**	**142.46%**
35	**Field Operations:**					
36	Law Enforcement:					
37	Security	62,000	56,833	118,927	62,094	191.82%
38	Total Law Enforcement	62,000	56,833	118,927	62,094	**191.82%**
39	*Utilities:*					
40	Electric - Recreation Facilities	56,000	51,333	61,197	9,864	109.28%
41	Electric - Streetlights	62,000	56,833	75,708	18,874	122.11%
42	Utility Services - Meters	12,000	11,000	10,740	(260)	89.50%
43	Gas Utilitiy Services	17,000	15,583	1,963	(13,620)	11.55%
44	Garbage/Solid Waste	15,000	13,750	13,561	(189)	90.40%
45	Reclaimed Water	445,000	400,500	301,083	(99,417)	67.66%
46	Water-Sewer Recreational Facilities	18,375	16,844	18,310	1,466	99.65%
47	Total Utilities	625,375	565,844	482,563	(83,281)	**77.16%**

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

	FY2026 Adopted Budget	Year-to-Date Budget thru 08/31/26	FY2026 Actual Year-to-Date	Over (Under) YTD Budget 08/31/26	Budget to Actual Percentage
48 *Stormwater Control:*					
49 Aquatic Maintenance	55,000	50,417	46,759	(3,658)	85.02%
50 Stormwater System Maintenance	3,500	3,208	-	(3,208)	0.00%
51 Total Stormwater Control	58,500	53,625	46,759	(6,866)	**79.93%**
52 *Other Physical Environment:*					
53 Common Area Pine Straw Mulch	140,000	128,333	157,027	28,694	112.16%
54 Entry & Wall Maintenance & Repair	2,500	2,292	445	(1,847)	17.80%
55 General Liability & Property Insurance	112,928	112,928	94,765	(18,163)	83.92%
56 Holiday Decorations	7,500	7,000	6,134	(866)	81.78%
57 Irrigation Repair	35,000	32,083	29,302	(2,782)	83.72%
58 Landscape & Irrigation Maintenance	1,070,000	979,191	901,291	(77,900)	84.23%
59 Landscape Replacements	70,000	64,167	91,859	27,692	131.23%
60 Miscellaneous Expenses	20,000	18,333	47,489	29,155	237.44%
61 Total Other Physical Environment	1,457,928	1,344,327	1,328,311	(16,016)	**91.11%**
62 *Road & Street Facilities:*					
63 Amenity Lighting Repairs	5,000	4,583	-	(4,583)	0.00%
64 Total Road & Street Facilities	5,000	4,583	-	(4,583)	**0.00%**
65 *Parks & Recreation:*					
66 Access Control Maintenance & Repair	10,000	9,167	5,700	(3,466)	57.00%
67 Janitorial Service	25,000	22,917	7,700	(15,217)	30.80%
68 Amenity Maintenance & Repair	75,000	68,750	119,864	51,114	159.82%
69 Amenity Management Service Contracts	23,244	21,307	21,307	-	91.67%
70 Café Materials	25,000	24,000	23,067	(933)	92.27%
71 Janitorial Supplies	12,000	11,000	24,991	13,991	208.26%
72 Community Gardens Maintenance & Supplies	500	458	312	(146)	62.38%
73 Dog Waste Station Supplies	750	688	438	(250)	58.38%
74 Employee - Amenity Staff	905,000	829,583	716,691	(112,892)	79.19%
75 Fitness Equipment Lease	37,560	34,430	35,671	1,241	94.97%
76 Fitness Equipment Maintenance/Repairs	4,000	3,667	7,405	3,738	185.12%
77 Licenses, Fees & Permits	16,000	14,667	9,008	(5,658)	56.30%
78 Lifeguard/Pool Monitors	185,733	174,633	206,760	32,127	111.32%
79 Office Supplies	10,800	9,900	3,229	(6,671)	29.90%
80 Operating Supplies	7,200	6,600	12,568	5,968	174.56%
81 Pest Control/Termite Bond	3,000	2,750	5,058	2,308	168.60%
82 Pool Chemicals	59,000	59,000	59,022	22	100.04%
83 Pool Maintenance Contract	35,000	32,083	36,563	4,480	104.47%
84 Security System Monitoring & Maintenance	4,000	3,667	12,345	8,678	308.62%
85 Telephone, Internet, Cable	15,000	13,750	15,469	1,719	103.12%
86 Tennis Court Programs & Maint & Supplies	5,000	4,583	2,729	(1,854)	54.58%
87 Training & Education	5,400	4,950	2,586	(2,364)	47.89%
88 Uniforms	2,000	1,833	1,252	(582)	62.59%
90 Wildlife Management	1,500	1,375	1,092	(283)	72.80%
91 Total Parks & Recreation	1,467,687	1,355,758	1,330,828	(24,930)	**90.68%**
92 *Special Events:*					
93 Shuttle Service	15,100	13,100	12,275	(825)	81.29%
94 Special Events	75,000	74,500	84,171	9,671	112.23%

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

		FY2026 Adopted Budget	Year-to-Date Budget thru 08/31/26	FY2026 Actual Year-to-Date	Over (Under) YTD Budget 08/31/26	Budget to Actual Percentage
95	Total Special Events	90,100	87,600	96,446	8,846	**107.04%**
95	*Contingency:*					
96	Miscellaneous Contingency	50,000	45,833	49,499	3,665	99.00%
97	Total Contingency	50,000	45,833	49,499	3,665	**99.00%**
98	**Total Field Operations**	**3,816,590**	**3,514,404**	**3,453,332**	**(61,071)**	**90.48%**
99	**Total Expenditures**	**$ 4,133,309**	**$ 3,787,930**	**$ 3,904,540**	**$ 116,610**	**94.47%**
100	**Excess of Revenue Over/(Under) Expenditures**	-	331,573	341,735	10,162	
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**	-	331,573	341,735	10,162	
106	Fund Balance - Beginning			251,552	251,552	
107	**Fund Balance - Ending**	**$ -**	**$ 331,573**	**593,287**	**$ 261,713**	

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

Description	YTD Budget (100%)	MTD Budget (83%)	Actual Expense	% of YTD Budget	Explanation
Administrative Services:					
Accounting Services	22,362	20,499	23,318	104.27%	Change in management companies - monthly rate went from $1,863.50 to $2,000
Administrative Services	5,512	5,053	9,297	168.66%	Change in management companies - monthly rate went from $459.33 to $1,000
Assessment Roll	5,596	5,130	11,109	198.51%	
Disclosure Report	8,000	7,333	10,333	129.17%	Vesta does not use the "Financial & Revenue Collections" category .
Financial & Revenue Collections	5,682	5,209	2,368	41.67%	
District Management	22,122	20,279	43,218	195.36%	Change in management companies - monthly rate went from $1,843.50 to $5,000
Dues, Licenses & Fees	175	160	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	1,100	5,141	428.44%	Bank fees and new check order due to change in management companies
Website Hosting, Maintenance & Backup	3,700	3,392	6,525	176.35%	Live streaming of meetings has been added to expenses at $350 per month starting in February 2026
District Counsel	150,000	137,500	213,774	142.52%	$12,500 was budgeted per month however an average of $19,500 has been spent per month.
Litigation & Mediation	-	-	45,301		No funds were budgeted for this line item.
Utilities:					
Electric - Streetlights	62,000	56,833	75,708	122.11%	Cost of streetlighting rose above what was budgeted. Average bill in FY25 $5,179 vs. FY26 $6,800

NOTE: Utility services has expended 77.16% of the amount budgeted for the year mostly due to Gas Utility Services expending 11.55% of the budget through August.

Description	YTD Budget (100%)	MTD Budget (83%)	Actual Expense	% of YTD Budget	Explanation
Other Physical Environment:					
Common Area Pine Straw Mulch	140,000	128,333	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 August 31, 2026

Description	YTD Budget (100%)	MTD Budget (83%)	Actual Expense	% of YTD Budget	Explanation
Landscape Replacements	70,000	64,167	91,859	131.23%	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	18,333	47,489	237.44%	Includes $28,400 for tree planting and multiple tree removals.
Parks & Recreation:					
Amenity Maintenance & Repair	75,000	68,750	119,864	159.82%	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,Curb Replacment $3,255, Celing Fan $2,158, Pool parts $3,640 plus $52K of items from Oct-Feb(HVAC pump repairs $9,300, floor replacment $6,125 Playground repair $1,839, HVAC Compressor $1,000, Pool Motor Repair $4,112)
Janitorial Supplies	12,000	11,000	24,991	208.26%	$1,000 per month budgeted but average of over $2,270 per month purchased.
Operating Supplies	7,200	6,600	12,568	174.56%	Copier lease expenses of $6,407 through June
Pest Control/Termite Bond	3,000	2,750	5,058	168.60%	Additional services of rodent, fire ant and mosquito control increased monthly cost.
Pool Maintenance Contract	35,000	32,083	36,563	104.47%	Additional items added to $2,800 monthly service invoices.
Security System Monitoring & Maintenance	4,000	3,667	12,345	308.62%	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	68,750	84,171	112.23%	Almost $10,000 was spent in July & August bringing this category over budget
Contingency:					
Miscellaneous Contingency					
NOTE: Based on accrued numbers	50,000	45,833	49,499	99.00%	$28,000 pressure washing and $12,083 aquatic mamagment was the major expenses

NOTE: Overall 94.90% of the expense budget has been expended through August 2026. At this point in the year the average expenditures should be around 91.67 %

Trout Creek CDD
Reserve Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through August 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	22,204	(17,796)	55.51%
4	**TOTAL REVENUES**	**465,000**	**447,204**	**(17,796)**	**96.17%**
5	**EXPENDITURES**				
6	Capital Outlay	465000	357,497	(107,503)	76.88%
7	**TOTAL EXPENDITURES**	465,000	357,497	(107,503)	76.88%
8	**Revenues Over/(Under) Expenditures**	-	89,708	89,708	
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**	-	609,979	609,979	
15	**FUND BALANCE, ENDING**	$ -	$ 1,301,388	$ 1,301,388	

Trout Creek CDD
Debt Service 2018
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through August 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	-	35,031	35,031	
4	**TOTAL REVENUES**	**815,146**	**861,685**	**46,540**	**105.71%**
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	Prinicpal 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)	37,442	41,402	-945.45%
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)	(371,127)	(367,167)	
18	**FUND BALANCE, ENDING**	**$ (3,960)**	**$ 958,652**	**$ 962,612**	

Trout Creek CDD
Debt Service 2020
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 through August 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	-	12,116	12,116	
4	**TOTAL REVENUES**	**241,444**	**256,964**	**15,520**	**106.43%**
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	Prinicpal 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	17,089	14,008	554.65%
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	17,089	14,008	
18	**FUND BALANCE, ENDING**	**$ 3,081**	**$ 384,195**	**$ 381,114**	

Trout Creek CDD
Debt Service 2022
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 through August 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	-	10,984	10,984	
4	**TOTAL REVENUES**	**217,410**	**231,459**	**14,049**	**106.46%**
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	Prinicpal 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)	22,668	62,862	-56.40%
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)	22,668	62,862	
18	**FUND BALANCE, ENDING**	**$ (40,194)**	**$ 361,874**	**$ 402,068**	

Trout Creek CDD
Debt Service 2025
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 through August 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	-	15,605	15,605	
4	**TOTAL REVENUES**	**1,192,288**	**1,223,682**	**31,395**	**102.63%**
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	Prinicpal 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	63,442	61,967	4299.43%
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	(456,829)	(458,304)	
18	**FUND BALANCE, ENDING**	**$ 1,476**	**$ 363,856**	**$ 362,380**	

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

		Acq & Const 2018	Acq & Const 2020	Acq & Const 2022	Acq & Const 2025	Total Acq & Const
1	**REVENUE**					
2	Interest	$ 1,228	$ -	$ 274	$ 7,772	$ 9,275
3	**TOTAL REVENUE**	**1,228**	**-**	**274**	**7,772**	**9,275**
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**	(412,950)	-	274	(400,443)	(813,119)
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**	(4,381)	-	274	(400,443)	(404,550)
14	**FUND BALANCE, ENDING**	$ 1,156	$ -	$ 8,822	$ 24,152	$ 34,130

Trout Creek CDD
Cash and Investment Report
August 31, 2026

GENERAL FUND

Account Name	Bank Name	Yield	Balance	
Operating Account	South State	2.63%	$ 785,164	*
Money Market Reserve	South State	2.63%	1,307,388	*
Kayak	South State	0.00%	20,868	
		Total GF	$ 2,113,420	

DEBT SERVICE FUNDS

Account Name		Bank Name	Yield	Balance
2018	Revenue Trust Fund	BNY	3.59%	$ 539,808
2018	Reserve Fund	BNY	3.59%	407,141
			Subtotal DS 2018	$ 539,808
2020	Revenue Trust Fund	BNY	3.59%	$ 139,310
2020	Interest Fund	BNY	3.59%	29
2020	Prepayment	BNY	3.59%	41
2020	Sinking Fund	BNY	3.59%	35
2020	Reserve Fund	BNY	3.59%	241,317
			Subtotal DS 2020	$ 139,415
2022	Revenue Trust Fund	BNY	3.59%	$ 148,088
2022	Interest Fund	BNY	3.59%	31
2022	Reserve Fund	BNY	3.59%	210,638
			Suntotal DS 2022	$ 148,119
2025	Revenue Trust Fund	BNY	3.59%	$ 346,643
2025	Interest Fund	BNY	3.59%	145
			Subtotal DS 2025	$ 346,788
			Total DS	$ 1,174,130
			Total All Funds	**$ 3,287,550**

* Awaiting this information from the bank.

Trout Creek CDD
Check Register
August 31, 2026

Date	Num	Name	Memo	Debit	Credit	Balance
06/30/2026			**Balance Forward**			**1,073,125.04**
08/03/2026			Deposit	135.00		1,073,260.04
08/03/2026	080326ACH1	Noreast Capital Corporation	Fitness Equipment Lease		3,128.97	1,070,131.07
08/04/2026	3032	Trout Creek CDD	Replacement of Estoppal Check deposited in error		100.00	1,070,031.07
08/04/2026	080426ACH1	Florida Natural Gas	182 Kayak Way 6/10/26 - 7/9/26		10.08	1,070,020.99
08/04/2026	080426ACH2	Florida Power & Light Company	574 TIMBERWOLF TRL Jun 12, 2026 to Jul 14, 2026		31.70	1,069,989.29
08/04/2026	080426ACH3	Florida Power & Light Company	38 ROSEMONT DR May 13, 2026 to Jun 12, 2026		39.14	1,069,950.15
08/04/2026	080426ACH4	Florida Power & Light Company	37 TIMBERWOLF TRL Jun 12, 2026 to Jul 14, 2026		51.48	1,069,898.67
08/04/2026	080426ACH5	Florida Power & Light Company	25 RIDGEWIND DR #LTG Jun 12, 2026 to Jul 14, 2026		60.07	1,069,838.60
08/06/2026	080626ACH1	Republic Services	Waste Disposal 8/1/26 - 8/31/26		1,220.60	1,068,618.00
08/10/2026			Deposit	37.10		1,068,655.10
08/10/2026	100187	Ruppert Landscape, LLC	Invoice: 858181 (Reference: Tick Application.)		234.00	1,068,421.10
08/10/2026	100188	VGlobal Tech	Invoice: 8827 (Reference: Website Maintenance Aug 26.)		175.00	1,068,246.10
08/10/2026	100189	Florida Janitor & Paper Supply	Invoice: 391952 (Reference: Gym Wipes.) Invoice: 392011 (Reference: Janitorial Supplies.) ...		241.38	1,068,004.72
08/10/2026	100190	Vesta District Services	Invoice: 433796 (Reference: Management Fees Aug 26.)		3,857.14	1,064,147.58
08/10/2026	100191	TIGRIS Aquatic Services, LLC	Invoice: 4645401 (Reference: Aquatic Services 47 Ponds.) Invoice: 4647673 (Reference: Pillar ...		4,500.00	1,059,647.58
08/10/2026	100192	Colden Company, Inc.	Invoice: 21467 (Reference: IT Support.)		3,554.00	1,056,093.58
08/10/2026	100193	Hi-Tech System Associates	Invoice: 446828 (Reference: Access Control System Aug 26.) Invoice: 446827 (Reference: Access...		498.99	1,055,594.59
08/10/2026	100194	Mini Melts USA LLC	Invoice: 1480093 (Reference: Cafe Supplies.) Invoice: 1530827 (Reference: Cafe Supplies.)		489.51	1,055,105.08
08/10/2026	100195	Prestige Landscapes of North Florida, Inc	Invoice: 12865 (Reference: Landscape Maintenance Aug 26.) Invoice: 12864 (Reference: Landscap...		48,062.93	1,007,042.15
08/10/2026	100196	Tri-County Safety and Security	Invoice: B-2041 (Reference: Guard Services 7/16/26 - 7/31/26.) Invoice: B-2042 (Reference: Gu...		12,259.50	994,782.65
08/10/2026	100197	W.B. Mason Co., Inc.	Invoice: 263527775 (Reference: Janitorial Supplies.) Invoice: 262459440 (Reference: Janitoria...		937.52	993,845.13
08/10/2026	100198	Sundancer Sign Graphics	Invoice: 15910 (Reference: Signs & Installation.)		2,735.00	991,110.13
08/10/2026	100199	Buzz FX Pro	Invoice: 123 (Reference: Fire & Ice Pool Party.) Invoice: 234 (Reference: Labor Day Party.)		700.00	990,410.13
08/10/2026	100201	Vesta Property Services	Invoice: 434169 (Reference: Pool Management July 26.)		54,437.66	935,972.47
08/10/2026	100202	Bleu Bear Designs, LLC	Invoice: 54 (Reference: Uniforms.)		124.95	935,847.52
08/10/2026	081026ACH1	Amazon Capital Services, Inc.	Various Purchases		1,573.55	934,273.97
08/11/2026	3033	Cronin Ace Hardware			2,108.93	932,165.04
08/11/2026	081126ACH5	Nadar's Pest Raiders	Pest Control (Acct 2407703)		61.00	932,104.04
08/11/2026	081126ACH4	Nadar's Pest Raiders	Fire Ant Service Aug 26 (Acct #1643626)		65.00	932,039.04
08/11/2026	081126ACH3	Nadar's Pest Raiders	Rodent Control Service Aug 26 (Acct # 2407703)		36.00	932,003.04
08/11/2026	081126ACH2	Nadar's Pest Raiders	Mosquito Service Aug 26 (Acct #2407703)		100.00	931,903.04
08/11/2026	081126ACH1	Nadar's Pest Raiders	Pest Control Service Aug 26 (Acct #1643626)		119.00	931,784.04
08/11/2026			Interest	1,308.25		933,092.29
08/12/2026	8509207732	Shearwater HOA/Entity OSPE		15,796.59		948,888.88
08/12/2026	100203	Greenlee Law, PLLC	Invoice: 2211 (Reference: Legal Services June 26.) Invoice: 2228 (Reference: Legal Services J...		14,218.00	934,670.88
08/12/2026	100204	Tipsy Turvy	Invoice: 178849-000114 (Reference: Fire & Ice Event.)		200.00	934,470.88
08/14/2026	081426ACH1	JEA	Water, Sewer & Irrigation 6/14/26 - 7/15/26		39,875.95	894,594.93
08/14/2026	3034	Shaw's Tree Services, LLC			2,450.00	892,144.93
08/17/2026	100205	FirstService Residential Florida, Inc.	Invoice: 11168385-1 (Reference: Cell Phone Allowance.)		1,937.00	890,207.93
08/17/2026	100206	Mini Melts USA LLC	Invoice: 1536461 (Reference: Ice Cream for Cafe.)		147.63	890,060.30

Trout Creek CDD
Check Register
August 31, 2026

Date	Num	Name	Memo	Debit	Credit	Balance
08/17/2026	100207	W.B. Mason Co., Inc.	Invoice: 263664619 ()		66.06	889,994.24
08/17/2026	081726BOS1	Heather M. Loffredo	BOS MTG 8/12/26		200.00	889,794.24
08/17/2026	081726BOS2	James J. Breslin, III	BOS MTG 8/12/26		200.00	889,594.24
08/17/2026	081726BOS3	Richard C. Wright	BOS MTG 8/12/26		200.00	889,394.24
08/17/2026	081726BOS4	Ronnie Murphy	BOS MTG 8/12/26		200.00	889,194.24
08/17/2026	081726BOS5	Vincent J. Sajkowski	BOS MTG 8/12/26		200.00	888,994.24
08/18/2026	081826ACH1	Florida Power & Light Company	31 SEASTAR CT # HOA Jul 6, 2026 to Aug 5, 2026		31.11	888,963.13
08/18/2026	081826ACH2	AT&T	TV & Internet 7/26/26 - 8/25/26		32.40	888,930.73
08/18/2026	081826ACH3	AT&T	TV & Internet 7/26/26 - 8/25/26		32.40	888,898.33
08/18/2026	081826ACH4	Florida Power & Light Company	133 APPIAN AVE #LGHTS Jul 6, 2026 to Aug 5, 2026		32.84	888,865.49
08/18/2026	081826ACH5	Florida Power & Light Company	121 KAYAK CLUB DR # LANDSCAPE Jul 6, 2026 to Aug 5, 2026		36.97	888,828.52
08/18/2026	081826ACH6	Florida Power & Light Company	1626 SHEARWATER PKWY #IRR Jul 6, 2026 to Aug 5, 2026		37.01	888,791.51
08/18/2026	081826ACH7	Florida Power & Light Company	2105 SHEARWATER PKWY Jul 6, 2026 to Aug 5, 2026		40.33	888,751.18
08/18/2026	081826ACH8	Florida Power & Light Company	79 FALLS DR #LGHTS Jul 6, 2026 to Aug 5, 2026		43.57	888,707.61
08/18/2026	081826ACH9	Florida Power & Light Company	158 DALTON CIR #LGHTS Jul 6, 2026 to Aug 5, 2026		44.61	888,663.00
08/18/2026	081826ACH10	Florida Power & Light Company	435 SHEARWATER PKWY # LANDSCAPE Jul 6, 2026 to Aug 5, 2026		47.47	888,615.53
08/18/2026	081826ACH11	Florida Power & Light Company	639 SHEARWATER PKWY # LANDSCAPE Jul 6, 2026 to Aug 5, 2026		63.32	888,552.21
08/18/2026	081826ACH12	Florida Power & Light Company	871 SHEARWATER PKWY # LANDSCAPE Jul 6, 2026 to Aug 5, 2026		65.79	888,486.42
08/18/2026	081826ACH13	Florida Power & Light Company	15 SHEARWATER PKWY # SIGN Jul 6, 2026 to Aug 5, 2026		66.84	888,419.58
08/18/2026	081826ACH14	Florida Power & Light Company	275 SHEARWATER PKWY # LANDSCAPE Jul 6, 2026 to Aug 5, 2026		165.73	888,253.85
08/18/2026	081826ACH15	Florida Power & Light Company	126 KAYAK WAY # AMENITY 1 Jul 6, 2026 to Aug 5, 2026		269.99	887,983.86
08/18/2026	081826ACH16	Florida Power & Light Company	100 KAYAK WAY # AMENITY 2 Jul 6, 2026 to Aug 5, 2026		829.02	887,154.84
08/18/2026	081826ACH17	Florida Power & Light Company	144 KAYAK WAY # AMENITY 3 Jul 6, 2026 to Aug 5, 2026		1,494.67	885,660.17
08/18/2026	081826ACH18	Florida Power & Light Company	182 KAYAK WAY # AMENITY 4 Jul 6, 2026 to Aug 5, 2026		4,377.96	881,282.21
08/18/2026	081826ACH19	Florida Power & Light Company	100 COUNTY ROAD 210 W Jul 6, 2026 to Aug 5, 2026		6,308.27	874,973.94
08/18/2026	EFT081826	Florida Dept of Revenue	Sales tax June sales		569.44	874,404.50
08/19/2026	3035	Cintas Corporation	Janitorial Supplies 05/19/26 - 8/11/26		2,901.52	871,502.98
08/19/2026			Deposit	3,295.50		874,798.48
08/19/2026			Deposit	16,100.00		890,898.48
08/19/2026	081926ACH1	Florida Power & Light Company	204 CHALET CT #IRR Jul 8, 2026 to Aug 7, 2026		30.80	890,867.68
08/19/2026	081926ACH2	Florida Power & Light Company	315 ROSEMONT DR # IRR Jul 8, 2026 to Aug 7, 2026		34.27	890,833.41
08/19/2026	081926ACH3	Florida Power & Light Company	23 CALCUTTA DR # IRR Jul 8, 2026 to Aug 7, 2026		46.26	890,787.15
08/19/2026	081926ACH4	Florida Power & Light Company	405 KINGBIRD DR #LF STA Jul 8, 2026 to Aug 7, 2026		55.66	890,731.49
08/20/2026	100208	W.B. Mason Co., Inc.	Invoice: 263820322 (Reference: Janitorial Supplies.) Invoice: 263823347 (Reference: Janitoria...		565.19	890,166.30
08/20/2026	100209	Kilinski Van Wyk, PLLC	Invoice: 15800 (Reference: Legal Services July 26.) Invoice: 15782 (Reference: Legal Services...		26,037.34	864,128.96
08/20/2026	100210	Shaw's Tree Services, LLC	Invoice: 33747 (Reference: Tree Removal & Placement.)		550.00	863,578.96
08/20/2026	100211	Vesta District Services	Invoice: 434147 (Reference: Billable Expenses - Jul 2026.)		80.46	863,498.50
08/20/2026	100212	FirstService Residential Florida, Inc.	Invoice: 11167276-1 (Reference: Payroll 7/11/26 - 7/24/26.) Invoice: 11169825 (Reference: Pay...		61,990.36	801,508.14
08/20/2026	100213	Yuro & Associates, LLC	Invoice: 4157 (Reference: Engineering Services July 26.)		4,997.50	796,510.64
08/20/2026	100214	John Helton	Invoice: 682 ()		300.00	796,210.64
08/20/2026	100215	Isabella Brown	Invoice: 2 (Reference: Balloon Arch.)		220.00	795,990.64

Trout Creek CDD
Check Register
August 31, 2026

Date	Num	Name	Memo	Debit	Credit	Balance
08/21/2026	100216	Alphagraphics Tampa Print	Invoice: 262402 (Reference: Mailings.)		3,640.70	792,349.94
08/24/2026	52		To adjust for voided check that was thought to be outstanding at transfer from Rizzetta	5,575.00		797,924.94
08/24/2026	52		To adjust for payment that was thought to be outstanding at transfer from Rizzetta	45.32		797,970.26
08/24/2026	52		To adjust for outstanding amounts in transition from Rizzetta		1,776.63	796,193.63
08/24/2026	100217	LIVunLtd.	Invoice: CUNV-199786 (Reference: Fitness Equipment Service.)		851.99	795,341.64
08/24/2026	100218	Palatka's Best Party Rentals	Invoice: 1396 (Reference: Foam Party Special Event.)		1,080.00	794,261.64
08/24/2026	082426ACH1	FL Dept of AG	Annual Food Permit		440.50	793,821.14
08/25/2026	082526ACH1	AT&T	Internet 8/3/26 - 9/2/26		30.00	793,791.14
08/26/2026	082626CC1	Valley Bank Credit Card	Various Purchases		8,611.78	785,179.36
08/27/2026	082726ACH1	Nadar's Pest Raiders	Mosquito Service Aug 26 (Acct #2407703)		100.00	785,079.36
08/27/2026	3036	BNY			35,351.41	749,727.95
08/27/2026	082726ACH2	Gannett Florida LocaliQ	Legal Advertising.		210.08	749,517.87
08/28/2026	082826ACH1	AT&T	Internet & Phone 8/6/26 - 9/5/26		143.62	749,374.25
08/28/2026	082826ACH2	TECO	2105 Shearwater Pkwy July 02, 2026 - July 31, 2026		67.10	749,307.15
08/28/2026	082826ACH3	TECO	182 Kayak Way July 02, 2026 - July 31, 2026		67.72	749,239.43
08/28/2026	082826ACH4	Nadar's Pest Raiders	Termite (Acct#895902)		705.03	748,534.40
08/31/2026	083126ACH1	Konica Minolta Premier Finance	Copier Lease 7/30/26 - 8/30/26		497.64	748,036.76
08/31/2026	083126ACH2	AT&T	Telephone & Internet 8/9/26 - 9/8/26		195.40	747,841.36
08/31/2026			Funds Transfer	60,000.00		807,841.36
08/31/2026	100220	The Father's Heart	Invoice: 082925- (Reference: Special Event.)		1,200.00	806,641.36
08/31/2026	100221	C Buss Enterprises, Inc.	Invoice: 7047 (Reference: Pool Service 9/26.)		3,038.70	803,602.66
08/31/2026	100222	Tri-County Safety and Security	Invoice: B-2066 (Reference: Guard Services 8/1/26 - 8/15/26.) Invoice: B-2067 (Reference: Gua...		9,407.63	794,195.03
08/31/2026	100223	W.B. Mason Co., Inc.	Invoice: 263970020 (Reference: Janitorial Supplies.) Invoice: 263993224 (Reference: Janitoria...		467.66	793,727.37
08/31/2026	100224	LIVunLtd.	Invoice: CINV-213699 (Reference: Fitness Equipment Service.)		249.00	793,478.37
08/31/2026	100225	MTMM Enterprises, LLC	Invoice: 081926- (Reference: Special Event.)		2,226.00	791,252.37
08/31/2026	100226	FirstService Residential Florida, Inc.	Invoice: 11171876 (Reference: Medical Insurance.) Invoice: 11173818 (Reference: Name Tags.)		6,088.00	785,164.37
08/31/2026				**102,292.76**	**390,253.43**	**785,164.37**

Trout Creek CDD
Bank Reconciliation
August 31, 2026

			Operating Account
Balance per Bank Statement		$	914,158.66
Plus:	Deposits		-
Less:	Outstanding Checks		128,994.29
Adjusted Bank Balance		**$**	**785,164.37**
Beginning Cash Balance Per Books		$	1,073,125.04
Cash Receipts			102,292.76
Cash Disbursements			390,253.43
Balance per Books		**$**	**785,164.37**

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 August 31, 2026

	October	November	December	January	February	March	April	May	June	July	August	September
REVENUES												
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	1,308.25	-
HOA Capital Transfer	-	-	-	-	97,300.00	-	-	-	19,950.00	-	16,100.00	-
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	582.00	-
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	2,759.07	-
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	7,248.10	-
HOA Reimbursement	-	-	15,796.59	-	-	10,087.11	-	-	14,585.98	-	-	-
Insurance Proceeds	-	2,000.00	-	-	-	-	-	-	-	-	-	-
Misc. Revenues	-	-	46,564.94	-	2,002.74	1,647.09	1,441.00	774.74	-	100.00	(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	12,044.21	-
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	60,798.39	40,287.10	39,941.63	-
EXPENDITURES												
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	1,000.00	-
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	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	1,000.00	-
Arbitrage Rebate Calculation	-	-	-	-	-	-	-	-	-	-		-
Assessment Roll	5,966.00	-	-	-	-	857.14	857.14	857.14	857.14	857.14	857.14	-
Auditing Services	-	-	-	-	-	-	-	-	-	-	4,100.00	-
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	4,227.50	4,997.50	-
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	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	210.08	-	-
Miscellaneous Fees	-	579.34	75.52		-	679.26	36.00	-	130.45	-	3,640.70	-
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	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	26,037.34	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	5,492.00	4,100.00	-
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	49,449.06	52,220.34	-
Field Operations:			28.50									
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	18,919.38	-

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

	October	November	December	January	February	March	April	May	June	July	August	September
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	6,971.64	6,600.00	-
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	6,487.16	6,500.00	-
Utility Services - Meters	944.80	1,024.13	943.98	1,387.87	1,037.40	981.51	932.56	850.52	892.76	844.81	900.00	-
Gas Utilitiy Services	127.75	116.75	189.74	244.35	185.62	322.14	154.34	153.81	142.89	147.79	178.00	-
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	1,220.60	-
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	31,202.43	35,000.00	-
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	1,551.17	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	4,500.00	-
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	513.14	-	-
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	81,928.21	81,190.49	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	-	-	-
Miscellaneous Expenses	4,870.00	4,775.00	28,439.00	-	-	1,150.00	-	-	1,500.00	6,204.61	550.00	-
Road & Street Facilities:												
Amenity Lighting Repairs	-	-	-	-	-	-	-	-	-	-	-	-
Parks & Recreation												
Access Control Maintenance & Repair	779.95		2,680.17	-	-	-	125.00	-	570.00	1,295.24	249.99	-
Janitorial Service	1,600.00	1,600.00	1,600.00	1,600.00	1,299.99	-	-	-	-	-	-	-
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	11,614.31	11,000.00	-
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	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	4,194.23	1,041.38	-
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	4,188.02	-
Community Gardens Maintenance & Supplies	-	-	-	34.19	-	80.00		197.70	-	-	-	-
Dog Waste Station Supplies	-	86.98	-	-	-	-	95.78	-	86.84	87.80	80.46	-
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	65,747.80	-
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	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	602.99	-
Licenses, Fees & Permits	3,474.53	291.39	2,364.14	785.98	209.99	230.99	160.99	986.24	251.99	251.99	-	-
Lifeguard/Pool Monitors	-	2,559.92	-	-		9,893.49	13,184.05	18,503.62	53,181.67	54,437.66	55,000.00	-
Office Supplies	1,585.24	-	-	-	-	62.86	1,377.78	203.54	-	-	-	-

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

	October	November	December	January	February	March	April	May	June	July	August	September
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	801.76	497.64	-
Pest Control/Termite Bond	175.00	212.00	175.00	537.00	240.00	318.00	545.00	418.00	445.00	509.00	1,484.03	-
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	3,219.60	-
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	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	681.32	-
Tennis Court Programs & Maint & Supplies	157.43	-	-	-	-	2,571.70	-	-	-	-	-	-
Training & Education	407.50	-	1,383.52	100.00		-	-	-	-	695.00	-	-
Uniforms	145.00	-	40.00	194.50	145.46	-	-	422.43	119.44	144.95	40.00	-
Wildlife Management:												
Wildlife Management	35.00	186.00	35.00	186.00	35.00	280.00	36.00	191.00	36.00	36.00	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	4,159.04	5,251.00	-
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	309,823.37	276,369.36	342,373.85	332,516.32	314,790.76	311,693.67	-
Total Expenditures	424,922.23	285,987.85	374,416.29	290,606.01	352,937.75	353,579.74	330,879.61	383,743.22	379,313.20	364,239.82	363,914.01	-
Excess of Revenue Over/(Under) Expenditures	(400,879.66)	(92,019.51)	161,583.61	2,719,034.01	(141,206.19)	(296,521.25)	(279,730.69)	(362,085.61)	(318,514.81)	(323,952.72)	(323,972.38)	-

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EXHIBIT 21