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

ACCOUNT CLASSIFICATION	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 YTD ACTUALS 10/1/25-3/31/26	FY 2027 PROPOSED	VARIANCE FY26 TO FY27	PERCENT VARIANCE
REVENUES						
SPECIAL ASSESSMENTS						
ON TAX ROLL	3,146,303	3,809,678	3,808,654	4,426,393	616,715	16.2%
OFF TAX ROLL	492,539	8,631	8,636	-	(8,631)	-100.0%
INTEREST EARNINGS	22,354	25,000	17,526	25,000	-	0.0%
HOA CAPITAL TRANSFER	86,800	110,000	97,300	-	(110,000)	-100.0%
ACTIVITY FEES	24,747	20,000	8,197	20,000	-	0.0%
CAFÉ REVENUE	31,189	35,000	11,303	37,000	2,000	5.7%
FACILITIES RENTALS	40,150	40,000	30,544	40,000	-	0.0%
HOA WATER UTLITY COST SHARE	107,121	45,000	-	45,000	-	0.0%
INSURANCE PROCEEDS	39,085	-	2,000	-	-	0.0%
MISCELLANEOUS REVENUE	4,667	-	51,612	-	-	0.0%
COMMUNITY GARDEN RENTALS (NEW)	-	-	-	800	800	100.0%
COMMERCIAL PARCEL CONTRIBUTION	-	-	-	-	-	0.0%
SPECIAL EVENTS ~~- FOOD TRUCKS~~	33,768	40,000	4,095	15,000	(25,000)	-62.5%
TOTAL REVENUES	**4,028,723**	**4,133,309**	**4,039,867**	**4,609,193**	**475,884**	**11.5%**
EXPENDITURES						
ADMINISTRATIVE						
BOARD OF SUPERVISORS FEES	21,600	24,000	12,800	24,000	-	0.0%
ACCOUNTING SERVICES	22,262	22,362	13,318	24,000	1,638	7.3%
ADMINISTRATIVE SERVICES	5,512	5,512	4,297	12,000	6,488	117.7%
ARBITRAGE REBATE CALCULATION	900	1,800	-	1,800	-	0.0%
ASSESSMENT ROLL	5,966	5,966	6,823	-	(5,966)	-100.0%
AUDITING SERVICES	4,100	4,100	-	4,100	-	0.0%
DISCLOSURE REPORT	8,000	8,000	10,333	7,000	(1,000)	-12.5%
DISTRICT ENGINEER	37,278	40,000	17,085	50,000	10,000	25.0%
DISTRICT MANAGEMENT	22,122	22,122	18,218	60,000	37,878	171.2%
DUES, LICENSES & FEES	397	175	546	175	-	0.0%
FINANCIAL & REVENUE COLLECTIONS	5,682	5,682	2,368	12,000	6,318	111.2%
LEGAL ADVERTISING	4,755	3,500	479	3,500	-	0.0%
MISCELLANEOUS FEES	11,528	1,200	1,036	1,200	-	0.0%
TRUSTEE FEES	17,543	15,000	10,033	15,000	-	0.0%
WEBSITE HOSTING, MAINTENACE & BACKUP	3,700	3,700	2,175	7,500	3,800	102.7%
DISTRICT COUNSEL	113,811	150,000	52,792	175,000	25,000	16.7%
LITIGATION / MEDIATION	8,833	-	8,683	60,000	60,000	100.0%
TOTAL ADMINISTRATIVE	**293,989**	**313,119**	**160,985**	**457,275**	**144,156**	**46.0%**
INSURANCE					-	
PUBLIC OFFICIALS LIABILITY INSURANCE	3,338	3,600	2,089	5,000	1,400	38.9%
GENERAL LIABILITY & PROPERTY INSURANCE	98,537	112,928	53,359	120,000	7,072	6.3%
TOTAL INSURANCE	**101,875**	**116,528**	**55,449**	**125,000**	**8,472**	**7.3%**
UTILITIES						

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

ACCOUNT CLASSIFICATION	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 YTD ACTUALS 10/1/25-3/31/26	FY 2027 PROPOSED	VARIANCE FY26 TO FY27	PERCENT VARIANCE
GARBAGE - RECREATION FACILITY	12,197	15,000	8,335	14,000	(1,000)	-6.7%
UTILITY - ELECTRIC - RECREATION FACILITIES	58,287	56,000	24,875	64,000	8,000	14.3%
UTILITY - ELECTRIC - STREET LIGHTS	62,143	62,000	36,779	90,000	28,000	45.2%
UTILITY - ELECTRIC - SERVICES METERS	11,820	12,000	5,466	12,000	-	0.0%
UTILITY - GAS SERVICES	1,425	17,000	864	17,000	-	0.0%
WATER UTILITY - RECLAIMED	370,143	445,000	110,228	445,000	-	0.0%
WATER UTLIITY SERVICES - RECREATION FACILITIES	19,324	18,375	13,482	21,305	2,930	15.9%
TOTAL UTILITIES	**535,339**	**625,375**	**200,030**	**663,305**	**37,930**	**6.1%**
FIELD OPERATIONS						
STORMWATER CONTROL					-	
AQUATIC MAINTENANCE	48,194	55,000	21,206	60,000	5,000	9.1%
FOUNTAIN R&M (NEW)	-	-		3,500	3,500	100.0%
STORMWATER SYSTEM R&M	3,200	3,500		3,500	-	0.0%
PHYSICAL ENVIRONMENT						
BACKFLOW MAINTENANCE & REPAIRS (NEW)	-	-		5,000	5,000	100.0%
COMMON AREA PINESTRAW, MULCH	144,987	140,000	79,537	200,000	60,000	42.9%
COMMUNITY MAINTENANCE & REPAIR (NEW)	-	-		10,000	10,000	100.0%
DAMAGE & VANDALISM (NEW)	-	-		5,000	5,000	100.0%
ENTRYWAY AND MONUMENTS R&M	-	2,500		2,500	-	0.0%
HOLIDAY DECORATIONS	13,227	7,500	2,490	7,500	-	0.0%
IRRIGATION REPAIRS	76,638	35,000	17,962	50,000	15,000	42.9%
LANDSCAPE & IRRIGATION MAINTENANCE	928,104	1,070,000	396,534	1,070,000	-	0.0%
LANDSCAPE REPLACEMENT PLANTS, SHRUBS, TREES	152,829	70,000	37,762	70,000	-	0.0%
MISCELLANEOUS EXPENSE	37,972	20,000	35,034	-	(20,000)	-100.0%
TREE PRUNING AND REMOVAL (NEW)	-	-		15,000	15,000	100.0%
UTILITY VEHICLES MAINTENANCE & REPAIR (NEW)	-	-		3,000	3,000	100.0%
WILDLIFE MANAGEMENT SERVICES	1,326	1,500	531	1,500	-	0.0%
ROAD & STREET FACILITIES						
AMENITY LIGHTING REPAIRS (PARKING LOT & DECORATIVE)	2,849	5,000		5,000	-	0.0%
ROAD REPAIRS (NEW)	-	-		8,000	8,000	100.0%
SIDEWALK/CONCRETE REPAIRS (NEW)	-	-		5,000	5,000	100.0%
SIGNAGE REPAIRS (NEW)	-	-		5,500	5,500	100.0%
TOTAL FIELD OPERATIONS	**1,409,326**	**1,410,000**	**591,057**	**1,530,000**	**120,000**	**8.5%**
AMENITY OPERATIONS					-	
AMENITY JANITORIAL SERVICES CONTRACT & WINDOW CLEANING	24,651	25,000	7,700	-	(25,000)	-100.0%
AMENITY MAINTENANCE & REPAIR	101,088	75,000	72,907	55,000	(20,000)	-26.7%
AMENITY MANAGEMENT CONTRACT	22,148	23,244	9,685	28,000	4,756	20.5%
AMENITY STAFFING CONTRACT-EMPLOYEE	816,575	905,000	2,921	964,000	59,000	6.5%
CAFÉ MATERIALS	25,021	25,000	9,600	27,000	2,000	8.0%
CLUBHOUSE FACILITY JANITORIAL SUPPLIES	-	12,000	34	12,000	-	0.0%
COMMUNITY GARDENS MAINTENANCE & SUPPLIES	586	500	87	500	-	0.0%
DOG WASTE STATION SUPPLIES	713	750	267,503	1,500	750	100.0%

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

ACCOUNT CLASSIFICATION	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 YTD ACTUALS 10/1/25-3/31/26	FY 2027 PROPOSED	VARIANCE FY26 TO FY27	PERCENT VARIANCE
FITNESS EQUPMENT LEASE	37,547	37,560	16,271	37,600	40	0.1%
FITNESS EQUPMENT MAINTENANCE / REPAIRS	1,355	4,000	2,470	4,000	-	0.0%
HVAC MAINTENANCE & REPAIR (NEW)	-	-		10,000	10,000	100.0%
LICENSES, FEES & PERMITS	18,138	16,000	6,006	19,000	3,000	18.8%
LIFEGURDS CONTRACT	188,723	185,733	2,560	207,643	21,910	11.8%
MISCELLANEOUS CONTINGENCY	50,702	50,000	53,215	60,000	10,000	20.0%
OFFICE SUPPLIES	-	10,800	1,585	10,000	(800)	-7.4%
OPERATING SUPPLIES	45,632	7,200	8,190	14,400	7,200	100.0%
PEST CONTROL & TERMITE BOND	3,710	3,000	955	7,600	4,600	153.3%
POOL CHEMICALS & PERMITS	57,705	59,000	58,682	61,000	2,000	3.4%
POOL MAINTENANCE CONTRACT	48,035	35,000	17,388	37,620	2,620	7.5%
POOL EQUIPMENT MAINTENANCE & REPAIRS (NEW)	-	-		8,000	8,000	100.0%
PRINTER LEASE & SUPPLIES (NEW)	-	-		14,000	14,000	100.0%
SHUTTLE SERVICES	22,200	15,100	7,900	9,000	(6,100)	-40.4%
SPECIAL EVENTS	108,874	75,000	52,957	83,250	8,250	11.0%
TELEPHONE INTERNET CABLE	19,084	15,000	4,614	20,000	5,000	33.3%
TENNIS COURT MAINTENANCE & SUPPLIES	-	5,000	2,729	5,000	-	0.0%
TRAINING & EDUCATION	6,743	5,400	1,891	7,000	1,600	29.6%
UNIFORMS	5,150	2,000	525	5,000	3,000	150.0%
TOTAL AMENITY OPERATIONS	**1,604,380**	**1,592,287**	**608,376**	**1,708,113**	**115,826**	**7.3%**
SECURITY OPERATIONS						
ACCESS CONTROL MAINTENANCE & REPAIR	24,443	10,000	3,460	8,000	(2,000)	-20.0%
FIRE ALARM, INSPECTIONS, MAINTENACE & REPAIR	-	-		1,000	1,000	100.0%
OFF-DUTY DEPUTY / SECURITY	68,461	62,000	25,356	106,000	44,000	71.0%
SECURITY SYSTEM MONITORING & MAINTENANCE	5,164	4,000	7,302	10,500	6,500	162.5%
TOTAL SECURITY OPERATIONS	**98,068**	**76,000**	**36,118**	**125,500**	**49,500**	**65.1%**
TOTAL EXPENDITURES	**4,042,977**	**4,133,309**	**1,652,014**	**4,609,193**	**475,884**	**11.5%**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**(14,254)**	**-**	**2,387,853**	**-**	**-**	**0.0%**
FUND BALANCE, BEGINNING	221,039	221,039	206,785	206,785	(14,254)	-6.4%
Transfers In	-	-	947,293	-	-	0.0%
FUND BALANCE, ENDING	**206,785**	**221,039**	**3,541,931**	**206,785**	**(14,254)**	**-6.4%**

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

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

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

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

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

ACCOUNT CLASSIFICATION	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 YTD ACTUALS 10/1/25-3/31/26	FY 2027 PROPOSED	VARIANCE FY26 TO FY27	PERCENT VARIANCE
REVENUES						
SPECIAL ASSESSMENTS						
ON TAX ROLL	252,627	425,000	425,000	530,000	105,000	24.7%
OFF TAX ROLL	40,699	-	-	-	-	0.0%
INTEREST EARNINGS	22,076	40,000	8,324	22,000	(18,000)	-45.0%
TOTAL REVENUES	**315,402**	**465,000**	**433,324**	**552,000**	**87,000**	**18.7%**
EXPENDITURES						
CAPITAL OUTLAY	306,866	465,000	258,271	448,223	(16,777)	-3.6%
FUND BALANCE CONTRIBUTION	-	-		103,777	103,777	100.0%
TOTAL EXPENDITURES	**306,866**	**465,000**	**258,271**	**552,000**	**87,000**	**18.7%**
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	**8,536**	**-**	**175,053**	**-**	**-**	**0.0%**
FUND BALANCE, BEGINNING	682,873	682,873	691,409	691,409	8,536	1.3%
TRANSFERS OUT	-	-	(427,022)	-	-	0.0%
FUND BALANCE, ENDING	**691,409**	**682,873**	**439,440**	**691,409**	**8,536**	**1.3%**

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

	Five Yr Forecast				
Reserve Component Inventory-Updated 03-25-2026 (RM)	**FY 2027 PROPOSED**	**FY 2028**	**FY 2029**	**FY 2030**	**FY 2031**
Ponds, Outfalls, Inspections and Capital Repairs	10,671				
Security System, Access System, Amenity Area	25,000				
Lights, Holiday Lights and Trees (Permanant Lights)	26,677				
Amenity Upgrades Project (Construct Mgr, Architect, Engineer)	100,000				
Pool Finish, Pebble, Lazy River	275,275				
Swings	5,000				
Bike Racks (10) at Bus Stops	1,800				
Trash Cans at 8 Ponds	4,000				
Golf Carts, Phased		13,531			
Ponds, Erosion Control, Partial		13,889			15,310
Walls, Siding, Fiber Cement, Paint Finishes, Kayak Club (Incl. Party Pavillion)		31,327			
Pool Finish, Pebble, Lap Pool		250,965			
Furnishings, The Outpost, Phased			9,109		
Walls, Masonry, Stone, Inspections and Partial Repairs, Fitness Center			9,109		
Walls, Masonry, Stone, Inspections and Partial Repairs, Kayak Club (Incl. Party Pavillion and Pool Perimeter Wall)			14,234		
Walls, Masonry, Stone, Inspections and Partial Repairs, Entry Pavillion			14,347		
Paint Finishes, Interior, Fitness Center			14,917		
Sport Courts, Clay, Scarify, Replenish and Laser Grade			35,071		
Site Furniture, Bronze Monuments, Maintenance				11,763	
Asphalt Pavement, Patch Repairs, Shearwater Parkway, Phase 1 (Incl. Kayak Club Parking Area) (2024 is Planned)				16,762	
Furniture, Cushions				23,525	
Phone and Data Systems, Amenity Area				47,050	
Concrete Sidewalks, Non-Residential, Partial				64,929	
Signage, Renovation, Neighborhood Entrances, (Incl. Bridge, Dog Park and Pergola Post Monuments)					21,871
Exercise Equipment, Strength, Phased					29,769
Mechanical Equipment, Phased (lazy river pump 2025)					46,173
Floor Coverings, Luxury Vinyl Plank, Kayak Club					47,509
Anticipated Expenditures, By Year	**448,423**	**309,713**	**96,787**	**164,029**	**160,633**
Approved Capital Reserve Study	**580,518**	**85,186**	**59,781**	**202,915**	**82,868**
More (Less) than Reserve Study	**(132,095)**	**224,527**	**37,006**	**(38,886)**	**77,765**

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

TOTAL EQUALIZED O&M BUDGET	$4,034,893
COUNT COLLECTION COSTS (2%)	$85,849
EARLY PAYMENT DISCOUNT (4%)	$171,698
TOTAL EQUALIZED ASSESSMENT	**$4,292,439**

TOTAL STRATIFIED O&M BUDGET	$391,500
COUNT COLLECTION COSTS (2%)	$8,330
EARLY PAYMENT DISCOUNT (4%)	$16,660
TOTAL STRATIFIED ASSESSMENT	**$416,489**

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

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

ASSESSMENT AREA & LOT SIZE					
SERIES 2025 ASSMT AREA					
TOWNHOMES					
SINGLE FAMILY 40'	1.00	288.00	10.09%	$433,002.61	$1,503.48
SINGLE FAMILY 50'					
SINGLE FAMILY 60'	1.00	231.00	8.09%	$347,304.18	$1,503.48
SINGLE FAMILY 70'					
SINGLE FAMILY 80'	1.00	69.00	2.42%	$103,740.21	$1,503.48
SERIES 2018 ASSMT AREA					
TOWNHOMES					
SINGLE FAMILY 40'	1.00	222.00	7.78%	$333,772.84	$1,503.48
SINGLE FAMILY 40' - Phase 3J					
SINGLE FAMILY 50'	1.00	153.00	5.36%	$230,032.64	$1,503.48
SINGLE FAMILY 60'					
SINGLE FAMILY 70'	1.00	57.00	2.00%	$85,698.43	$1,503.48
SERIES 2020 ASSMT AREA					
TOWNHOMES					
SINGLE FAMILY 40'	1.00	51.00	1.79%	$76,677.55	$1,503.48
SERIES 2022 ASSMT AREA					
TOWNHOMES					
SINGLE FAMILY 50'	1.00	167.00	5.85%	$251,081.37	$1,503.48
CDD TOTAL		2,855.00	100%	$4,292,439.05	

ASSESSMENT AREA & LOT SIZE					
SERIES 2025 ASSMT AREA					
TOWNHOMES					
SINGLE FAMILY 40'	0.80	230.40	9.01%	$37,526.55	$130.30
SINGLE FAMILY 50'					
SINGLE FAMILY 60'	1.20	277.20	10.84%	$45,149.13	$195.45
SINGLE FAMILY 70'					
SINGLE FAMILY 80'	1.60	110.40	4.32%	$17,981.47	$260.60
SERIES 2018 ASSMT AREA					
TOWNHOMES					
SINGLE FAMILY 40'	0.80	177.60	6.95%	$28,926.72	$130.30
SINGLE FAMILY 40' - Phase 3J					
SINGLE FAMILY 50'	1.00	153.00	5.98%	$24,919.98	$162.88
SINGLE FAMILY 60'					
SINGLE FAMILY 70'	1.40	79.80	3.12%	$12,997.48	$228.03
SERIES 2020 ASSMT AREA					
TOWNHOMES					
SINGLE FAMILY 40'	0.80	40.80	1.60%	$6,645.33	$130.30
SERIES 2022 ASSMT AREA					
TOWNHOMES					
SINGLE FAMILY 50'	1.00	167.00	6.53%	$27,200.24	$162.88
CDD TOTAL		2,557.10	100%	$416,489.36	

	ALLOCATION OF CAPITAL RESERVE FUND (CRF)				
ASSESSMENT AREA & LOT SIZE	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL CRF BUDGETED	CRF PER LOT
SERIES 2025 ASSMT AREA					
TOWNHOMES					
SINGLE FAMILY 40'	1.00	288.00	10.09%	$56,876.70	$197.49
SINGLE FAMILY 50'					
SINGLE FAMILY 60'	1.00	231.00	8.09%	$45,619.85	$197.49
SINGLE FAMILY 70'					
SINGLE FAMILY 80'	1.00	69.00	2.42%	$13,626.71	$197.49
SERIES 2018 ASSMT AREA					
TOWNHOMES					
SINGLE FAMILY 40'	1.00	222.00	7.78%	$43,842.46	$197.49
SINGLE FAMILY 40' - Phase 3J					
SINGLE FAMILY 50'	1.00	153.00	5.36%	$30,215.75	$197.49
SINGLE FAMILY 60'					
SINGLE FAMILY 70'	1.00	57.00	2.00%	$11,256.85	$197.49
SERIES 2020 ASSMT AREA					
TOWNHOMES					
SINGLE FAMILY 40'	1.00	51.00	1.79%	$10,071.92	$197.49
SERIES 2022 ASSMT AREA					
TOWNHOMES					
SINGLE FAMILY 50'	1.00	167.00	5.85%	$32,980.59	$197.49
CDD TOTAL		2,855.00	100%	$563,829.79	

ASSESSMENT AREA & LOT SIZE	TOTAL O&M PER LOT	SERIES 2025 DEBT SERVICE	SERIES 2018 DEBT SERVICE	SERIES 2020 DEBT SERVICE	SERIES 2022 DEBT SERVICE	**FY 2027 TOTAL ASSESSMENT PER UNIT**	FY 2026 ASSESSMENT PER UNIT	$ VARIANCE	% VARIANCE
SERIES 2025 ASSMT AREA									
TOWNHOMES	$1,782.41	$754.48				**$2,536.89**	$2,321.70	$215.19	9.3%
SINGLE FAMILY 40'	$1,831.27	$840.26				**$2,671.53**	$2,446.75	$224.78	9.2%
SINGLE FAMILY 50'	$1,863.85	$926.05				**$2,789.90**	$2,558.72	$231.18	9.0%
SINGLE FAMILY 60'	$1,896.42	$1,011.83				**$2,908.25**	$2,670.67	$237.58	8.9%
SINGLE FAMILY 70'	$1,929.00	$1,097.62				**$3,026.62**	$2,782.64	$243.97	8.8%
SINGLE FAMILY 80'	$1,961.57	$1,183.40				**$3,144.97**	$2,894.60	$250.37	8.6%
SERIES 2018 ASSMT AREA									
TOWNHOMES	$1,782.41		$879.50			**$2,661.91**	$2,446.72	$215.19	8.8%
SINGLE FAMILY 40'	$1,831.27		$979.50			**$2,810.77**	$2,585.99	$224.78	8.7%
SINGLE FAMILY 40' - Phase 3J	$1,831.27					**$1,831.27**	$120.53	$1,710.74	1419.3%
SINGLE FAMILY 50'	$1,863.85		$1,079.50			**$2,943.35**	$2,712.17	$231.18	8.5%
SINGLE FAMILY 60'	$1,896.42		$1,179.50			**$3,075.92**	$2,838.34	$237.58	8.4%
SINGLE FAMILY 70'	$1,929.00		$1,279.50			**$3,208.50**	$2,964.52	$243.97	8.2%
SERIES 2020 ASSMT AREA									
TOWNHOMES	$1,782.41			$879.50		**$2,661.91**	$2,446.72	$215.19	8.8%
SINGLE FAMILY 40'	$1,831.27			$979.50		**$2,810.77**	$2,585.99	$224.78	8.7%
SERIES 2022 ASSMT AREA									
TOWNHOMES	$1,782.41				$879.50	**$2,661.91**	$2,446.72	$215.19	8.8%
SINGLE FAMILY 50'	$1,863.85				$1,079.50	**$2,943.35**	$2,712.17	$231.18	8.5%

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

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

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

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

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

Max Annual DS: 814,281

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

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

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

Max Annual DS: 239,100

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

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

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

Max Annual DS: 210,638

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

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

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

Max Annual DS: 1,191,274

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