

RESERVE FUNDING PLAN



CASH FLOW ANALYSIS		Year listed in headings is first yr of Fiscal Year															
Trout Creek		FY 2024 = 2024/2025															
Community Development District		Individual Reserve Budgets & Cash Flows for the Next 30 Years															
St. Augustine, FL		FY2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Reserves at Beginning of	(Note 1)	682,873	1,116,004	1,181,199	1,439,739	1,973,963	2,502,401	2,995,910	3,525,748	4,039,043	4,678,682	5,323,723	5,877,453	6,068,641	5,543,541	5,865,081	6,128,200
Recommended Reserve Cc		293,326	425,000	530,000	547,500	565,600	584,300	603,600	623,500	644,100	665,400	687,400	710,100	733,500	757,700	782,700	808,500
Additional Reserve Contribu		505,791	520,521														
Additional Assessment (Freehold agmt)				485,000													
Total Recommended Rese	(Note 2)	799,117	945,521	1,015,000	547,500	565,600	584,300	603,600	623,500	644,100	665,400	687,400	710,100	733,500	757,700	782,700	808,500
Anticipated Interest Rate		2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%
Estimated Interest Earnec	(Note 3)	26,732	32,668	34,911	45,471	59,626	73,238	86,870	100,764	116,122	133,234	149,202	159,124	154,676	151,965	159,753	151,896
Anticipated Expenditures, By Year		(392,718)	(912,994)	(791,371)	(58,747)	(96,788)	(164,029)	(160,633)	(210,969)	(120,583)	(153,593)	(282,872)	(678,036)	(1,413,276)	(588,125)	(679,334)	(1,813,319)
Anticipated Reserves at Year End		<u>\$1,116,004</u>	<u>\$1,181,199</u>	<u>\$1,439,739</u>	<u>\$1,973,963</u>	<u>\$2,502,401</u>	<u>\$2,995,910</u>	<u>\$3,525,748</u>	<u>\$4,039,043</u>	<u>\$4,678,682</u>	<u>\$5,323,723</u>	<u>\$5,877,453</u>	<u>\$6,068,641</u>	<u>\$5,543,541</u>	<u>\$5,865,081</u>	<u>\$6,128,200</u>	<u>\$5,275,277</u>
Per Reserve Study		1,550,517	1,368,984	1,356,775	1,864,092	2,429,198	2,883,449	3,491,294	3,935,896	4,642,452	5,352,306	5,880,571	6,182,127	4,753,369	5,235,691	5,513,660	4,053,022
(continued)		Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued															
		2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
Reserves at Beginning of Year		5,275,277	4,474,828	2,776,974	2,261,039	2,310,997	1,476,810	956,024	279,097	1,108,593	1,581,785	1,910,559	2,939,449	3,669,278	4,810,311	6,036,164	
Recommended Reserve Contributions		835,200	862,800	891,300	920,700	951,100	982,500	1,014,900	1,048,400	1,083,000	1,118,700	1,155,600	1,193,700	1,233,100	1,273,800	1,315,800	
Additional Reserve Contributions																	
Additional Assessment																	
Total Recommended Reserve Contributions		835,200	862,800	891,300	920,700	951,100	982,500	1,014,900	1,048,400	1,083,000	1,118,700	1,155,600	1,193,700	1,233,100	1,273,800	1,315,800	
Anticipated Interest Rate		2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	2.70%	
Estimated Interest Earned, During Year		129,873	96,595	67,107	60,900	50,454	32,406	16,452	18,484	35,836	46,519	64,603	88,029	112,950	144,477	165,140	
Anticipated Expenditures, By Year		(1,765,523)	(2,657,249)	(1,474,342)	(931,641)	(1,835,741)	(1,535,692)	(1,708,279)	(237,389)	(645,644)	(836,446)	(191,313)	(551,900)	(205,017)	(192,424)	(1,155,566)	
Anticipated Reserves at Year End		<u>\$4,474,828</u>	<u>\$2,776,974</u>	<u>\$2,261,039</u>	<u>\$2,310,997</u>	<u>\$1,476,810</u>	<u>\$956,024</u>	<u>\$279,097</u>	<u>\$1,108,593</u>	<u>\$1,581,785</u>	<u>\$1,910,559</u>	<u>\$2,939,449</u>	<u>\$3,669,278</u>	<u>\$4,810,311</u>	<u>\$6,036,164</u>	<u>\$6,361,538</u>	
Per Reserve Study		4,402,292	2,637,983	3,196,119	282,517	1,453,006	2,408,877	983,997	1,970,345	2,615,684	2,892,046	3,920,877	4,590,110	5,728,769	7,083,353	7,617,318	

NOTE: next 2 years (2055 & 2056) have expenses totalling \$8.3 million

Explanatory Notes: 2054+

1) **3.3%** is the estimated Inflation Rate for estimating Future Replacement Costs.

2) **FY2024** is Fiscal Year beginning October 1, 2024 and ending September 30, 2025.

3) **2055+** indicates a component which is considered long-lived

4) **Formula** < Copy Formula to a blank cell to show an inflated Cost outside the regular timing intervals defined by cc

St. Augustine, FL				Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			30-Year Total (Inflated)	Percentage of Future Expenditure	KUL = 0 if 12/24	3-30% 1 2023	3-30% 2 2020	3-30% 3 2021	3-30% 4 2020	3-30% 5 2023	3-30% 6 2030	3-30% 7 2031	3-30% 8 2032	3-30% 9 2033	3-30% 10 2034	3-30% 11 2035	3-30% 12 2036		
Line Item	Total Quantity	Per Phase Quantity	Units		Reserve Component Inventory	Unit (2024)	Percentage Ownership	Per Phase (2024)	Total (2024)																	
Property Site Elements																										
4.011	3,100	3,100	Square Feet	Artificial Turf, Adventure Park, Replacement	2036	15	to 20	12	16.50	100%	51,150	51,150	75,518	0.3%											75,518	
4.019	2,400	2,400	Square Yards	Asphalt Pavement, Amenity Center Parking Project	2025	15	to 20	1	39.40	100%	94,560	94,560	293,159	1.2%	100,000											
4.020	36,000	18,000	Square Yards	Asphalt Pavement, Patch Repairs, Neighborhoods, Phase 1 (move)	2026	3	to 5	2 to 30+	0.50	100%	9,000	18,000	0	0.0%												
4.021	79,000	39,500	Square Yards	Asphalt Pavement, Patch Repairs, Neighborhoods, Phase 2 (move)	2027	3	to 5	3 to 30+	0.50	100%	19,750	39,500	0	0.0%												
4.022	77,000	38,500	Square Yards	Asphalt Pavement, Patch Repairs, Neighborhoods, Phase 3 (move)	2029	3	to 5	5 to 30+	0.50	100%	19,250	38,500	0	0.0%												
4.023	19,000	14,250	Square Yards	Asphalt Pavement, Patch Repairs, Shearwater Parkway, Phase 1 (	2024	3	to 5	0 to 30+	1.00	100%	14,250	19,000	120,860	0.5%	17,650		16,762									
4.024	26,000	19,500	Square Yards	Asphalt Pavement, Patch Repairs, Shearwater Parkway, Phase 2	2031	3	to 5	7 to 30+	1.00	100%	19,500	26,000	97,358	0.4%					24,476							
4.025	27,000	20,250	Square Yards	Asphalt Pavement, Patch Repairs, Shearwater Parkway, Phase 3 (	2034	3	to 5	10 to 30+	1.00	100%	20,250	27,000	111,446	0.5%							28,017					
4.040	36,000	18,000	Square Yards	Asphalt Pavement, Mill and Overlay, Neighborhoods, Phase 1	2039	15	to 20	15 to 16	16.00	100%	288,000	576,000	883,338	3.6%												
4.041	79,000	39,500	Square Yards	Asphalt Pavement, Mill and Overlay, Neighborhoods, Phase 2	2041	15	to 20	17 to 18	16.00	100%	632,000	1,264,000	2,048,683	8.4%												
4.042	77,000	38,500	Square Yards	Asphalt Pavement, Mill and Overlay, Neighborhoods, Phase 3	2044	15	to 20	20 to 21	16.00	100%	616,000	1,232,000	2,170,029	8.9%												
4.043	19,000	9,500	Square Yards	Asphalt Pavement, Mill and Overlay, Shearwater Parkway, Phase 1	2025	15	to 20	1 to 2	16.00	100%	152,000	304,000	621,635	2.5%	192,459									197,358		
4.044	26,000	13,000	Square Yards	Asphalt Pavement, Mill and Overlay, Shearwater Parkway, Phase 2	2039	15	to 20	15 to 16	16.00	100%	208,000	416,000	637,966	2.6%												
4.045	27,000	13,500	Square Yards	Asphalt Pavement, Mill and Overlay, Shearwater Parkway, Phase 3	2043	15	to 20	19 to 20	16.00	100%	216,000	432,000	740,089	3.0%												
4.080	6,000	6,000	Square Yards	Asphalt Pavement, Multi-Use Paths, Total Replacement, Phase 1	2035	15	to 20	11	19.00	100%	114,000	114,000	162,933	0.7%										162,933		
4.081	15,000	15,000	Square Yards	Asphalt Pavement, Multi-Use Paths, Total Replacement, Phase 2	2039	15	to 20	15	19.00	100%	285,000	285,000	463,820	1.9%												
4.082	13,000	13,000	Square Yards	Asphalt Pavement, Multi-Use Paths, Total Replacement, Phase 3	2043	15	to 20	19	19.00	100%	247,000	247,000	457,723	1.9%												
4.085	4,000	1,200	Square Feet	Boardwalks, Wood, Inspections and Capital Repairs, Phase 1 (Incl	2031	to 15	7 to 30+		20.00	100%	24,000	80,000	30,124	0.1%					30,124							
4.086	2,000	600	Square Feet	Boardwalks, Wood, Inspections and Capital Repairs, Phase 2, Part	2034	to 15	10 to 30+		20.00	100%	12,000	40,000	16,603	0.1%							16,603					
4.087	2,000	600	Square Feet	Boardwalks, Wood, Inspections and Capital Repairs, Phase 3 (Incl	2039	to 15	15 to 30+		20.00	100%	12,000	40,000	19,529	0.1%												
4.088	4,000	4,000	Square Feet	Boardwalks, Wood, Replacement, Phase 1 (Incl. Dock)	2046	to 30	22		80.00	100%	320,000	320,000	653,668	2.7%												
4.089	2,000	2,000	Square Feet	Boardwalks, Wood, Replacement, Phase 2	2049	to 30	25		80.00	100%	160,000	160,000	360,270	1.5%												
4.090	2,000	2,000	Square Feet	Boardwalks, Wood, Replacement, Phase 3 (Incl. Dock)	2054	to 30	30		80.00	100%	160,000	160,000	423,769	1.7%												
4.091	120	120	Linear Feet	Bulkhead, Masonry, Stone, Inspections and Capital Repairs	2031	to 15	7		84.00	100%	10,080	10,080	33,243	0.1%					12,652							
4.100	270	90	Each	Catch Basins, Inspections and Capital Repairs, Phased	2036	15	to 20	12 to 18	800.00	100%	72,000	216,000	361,305	1.5%										106,301		
4.110	78,000	7,800	Linear Feet	Concrete Curbs and Gutters, Partial	2038	to 65	14 to 30+		46.00	100%	358,800	3,588,000	565,271	2.3%												
4.140	138,000	4,600	Square Feet	Concrete Sidewalks, Non-Residential, Partial	2029	to 65	5 to 30+		12.00	100%	55,200	1,656,000	607,299	2.5%			64,929					76,373				
4.141	383,000	851	Square Feet	Concrete Sidewalks, Residential, Partial (moved to O&M)	2033	to 65	9 to 30+		8.00	100%	6,809	3,064,000	0	0.0%												
4.161	2	1	Allowance	Dog Park and Garden Area, Phased (Incl. Shade Structures), Phas	2025	15	to 20	1 to 3	30,000.00	100%	30,000	60,000	168,977	0.7%	9,000				40,181				42,877			
4.220	1,270	1,270	Linear Feet	Fences, Chain Link, Dog Park and Garden Area	2041	to 25	17		14.00	100%	17,780	17,780	30,877	0.1%												
4.260	1,330	1,330	Linear Feet	Fences, Vinyl, Entry	2035	15	to 20	11	42.00	100%	55,860	55,860	79,837	0.3%								79,837				
4.301	2	1	Allowance	Golf Carts, Phased	2025	to 8	1 to 3		12,275.00	100%	12,275	24,550	160,988	0.7%	12,275		13,531				16,441		17,544			
4.410	1	1	Allowance	Irrigation System, Pumps	2036	to 20	12		34,000.00	100%	34,000	34,000	50,198	0.2%										50,198		
4.420	459	459	Zones	Irrigation System	2055	to 40+	31		2,000.00	100%	918,000	918,000	0	0.0%												
4.561	1	1	Allowance	Lights, Holiday Lights and Trees (Permanent Lights)	2026	to 10	2		25,000.00	100%	25,000	25,000	114,655	0.5%			26,677							36,910		
4.620	8,300	8,300	Square Feet	Pavers, Masonry, (Incl. Dog Park and The Playground Areas)	2035	15	to 20	11	7.00	100%	58,100	58,100	83,039	0.3%										83,039		
4.630	1	1	Each	Pergola, North Creek Park Trail Install (2025 is Planned)	2025	to 25	1		44,000.00	100%	44,000	44,000	146,360	0.6%	44,016											
4.630	1	1	Each	Pergola, North Creek Park Trail (Paint & Stain)	2025	to 25	1		2,500.00	100%	2,500	2,500	2,500	0.0%	2,500											
4.631	3	3	Each	Pergolas, Adventure Park, Kayak Launch, and The Falls	2042	to 25	18		44,000.00	100%	132,000	132,000	236,799	1.0%												
4.650	1	1	Allowance	Pipes, Subsurface Utilities, Drain Repair, Phase 3 (2024 is Planned)	2024	N/A	0		70,000.00	100%	70,000	70,000	73,716	0.3%	55,906		17,810									
4.660	1	1	Allowance	Playground Equipment, Adventure Park	2034	15	to 20	10	50,000.00	100%	50,000	50,000	181,763	0.7%								69,179				
4.661	1	1		Playground Equipment, North Creek Park	2032	15	to 20	8	50,000.00	100%	50,000	50,000	170,336	0.7%					64,830							
4.662	1	1	Allowance	Playground Equipment, Tot Lot (Incl. Kayak Club Exterior Wooden	2024	15	to 20	0	113,000.00	100%	113,000	113,000	530,180	2.2%	23,496		23,496									
4.663	1	1	Allowance	Playground Equipment, The Falls Park	2035	15	to 20	11	50,000.00	100%	50,000	50,000	71,462	0.3%								71,462				
4.669	1	1	Allowance	Pond Water Columns, Renovation	2035	15	to 20	11	24,000.00	100%	24,000	24,000	34,302	0.1%								34,302				
4.700	4	2	Each	Ponds, Aerators, Phased	2031	10	to 15	7 to 9	9,500.00	100%	19,000	38,000	129,523	0.5%					23,848		25,448					
4.710	60,000	1,800	Linear Feet	Ponds, Erosion Control, Partial	2027	to 15	3 to 30+		7.00	100%	12,600	420,000	223,814	0.9%			13,889		15,310		16,876			18,603		
4.711	1	1	Allowance	Ponds, Outfalls, Inspections and Capital Repairs (2025 is Planned)	2025	to 10	1		10,000.00	100%	10,000	10,000	144,862	0.6%	99,000		10,671							14,764		
4.740	4,000	4,000	Square Feet	Retaining Walls, Masonry, Inspection and Capital Repairs	2031	10	to 15	7	5.00	100%	20,000	20,000	25,103	0.1%					25,103							
4.800	1	1	Allowance	Signage, Renovation, Entrance, (Incl. Entrance Fence Monuments	2035	15	to 20	11	15,000.00	100%	15,000	15,000	21,439	0.1%								21,439				
4.801	1	1	Allowance	Signage, Renovation, Neighborhood Entrances, (Incl. Bridge, Dog	2030	15	to 20	6	18,000.00	100%	18,000	18,000	63,739	0.3%					21,871							
4.803	1	1	Allowance	Signage, Replacement, Street and Traffic	2025	15	to 20	1	40,000.00	100%	40,000	40,000	65,680	0.3%	4,675											
4.820	2	2	Each	Site Furniture, Bronze Monuments, Maintenance	2029	to 5	5		5,000.00	100%	10,000	10,000	110,018	0.5%					11,763			13,836				
4.840	980	980	Linear Feet	Sport Courts, Tennis, Fence	2025	to 25	1		35.50	100%	34,790	34,790	72,677	0.3%			12,260									
4.845	1	1	Allowance	Sport Courts, Tennis, Furniture (2024 is Planned)	2024	to 12	0		28,600.00	100%	28,600	28,600	133,050	0.5%	28,484									42,225		
4.850	6	6	Each	Sport Courts, Tennis, Light Poles and Fixtures	2041	to 25	17		3,100.00	100%	18,600	18,600	32,301	0.1%												
4.855	4	4	Courts	Sport Courts, Clay, Scarify, Replenish and Laser Grade	2028	4	to 6	4	7,700.00	100%	30,800	30,800	328,030	1.3%				35,071			41,253					
4.865	4	4	Courts	Sport Courts, Clay, Surface Replacement	2041	to 25	17		40,000.00	100%	160,000	160,000	277,860	1.1%												

RESERVE EXPENDITURES

**Trout Creek
Community Development District
St. Augustine, FL**

Explanatory Notes:

1) **3.3%** is the estimated Inflation Rate for estimating Future Replacement Costs.

2) FY 2024 is fiscal year beginning October 1, 2024 and ending September 30, 2025.

4) **Formula** $\leq$ Copy Formula to a blank cell to show an Inflated Co

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2054+

ST. AUGUSTINE HIGH SCHOOL																												
Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Unit (2024)	Costs, \$		Percentage of Phase Ownership	30-Year Total (2024) (Inflated)	Percentage of Future xpenditure	KUL = U T 1 2 0 2 4														
						Useful	Remaining		Ownership	Total (2024)				30-Year Total (Inflated)	Percentage of Future xpenditure	3.3U7% 1 2023	3.3U7% 2 2024	3.3U7% 3 2025	3.3U7% 4 2026	3.3U7% 5 2027	3.3U7% 6 2028	3.3U7% 7 2029	3.3U7% 8 2030	3.3U7% 9 2031	3.3U7% 10 2032	3.3U7% 11 2033	3.3U7% 12 2034	
4.875	1	1	Repair	Pond 11B Bank (planned for 2025)	2024	to 25	0	83,000.00	100%	83,000	83,000	9,715	0.0%	9,715														
NEW	1	1	Repair	Falls Park - Fix Hills (use money from rumble strips)	2025	to 25	1	46,000.00	100%	10,000	10,000	10,000	0.0%	10,000														
NEW	1	1	Repair	Crosswalk at Shearwater & Calcutta	2025	to 25	1	46,000.00	100%	31,000	31,000	121,963	0.5%	31,000														
Entry Pavilion Elements																												
5.070	1	1	Each	Air Handling and Condensing Units, Split System, Entry Pavilion	2036	15 to 20	12	6,500.00	100%	6,500	6,500	9,597	0.0%		9,597													
5.072	2,820	2,820	Square Feet	Paint Finishes, Interior, Entry Pavilion	2036	8 to 12	12	1.00	100%	2,820	2,820	9,924	0.0%		4,163													
5.073	40	40	Squares	Roofs, Metal, Entry Pavilion	2046	to 30	22	1,500.00	100%	60,000	60,000	122,563	0.5%															
5.074	2	2	Each	Rest Rooms, Renovation, Entry Pavilion	2051	to 35	27	21,300.00	100%	42,600	42,600	102,357	0.4%															
5.075	855	855	Square Feet	Shutters, Aluminum, Entry Pavilion	2037	to 20	13	15.00	100%	12,825	12,825	19,560	0.1%															
5.076	2,520	2,520	Square Feet	Walls, Masonry, Stone, Inspections and Partial Repairs, Entry Pavilion	2028	8 to 12	4	5.00	100%	12,600	12,600	66,804	0.3%		14,347													
5.077	1,300	1,300	Square Feet	Walls, Siding, Fiber Cement, Paint Finishes, Repairs, Entry Pavilion	2026	6 to 8	2	3.00	100%	3,900	3,900	0	0.0%															
5.078	100	100	Square Feet	Windows and Doors, Entry Pavilion	2056	to 40	32	80.00	100%	8,000	8,000	0	0.0%															
Fitness Center Elements																												
5.170	3	3	Each	Air Handling and Condensing Units, Split Systems, Fitness Center	2036	15 to 20	12	9,500.00	100%	28,500	28,500	42,077	0.2%		42,077													
5.171	2	1	Allowance	Exercise Equipment, Strength, Phased	2024	to 15	0 to 7	24,500.00	100%	24,500	49,000	185,973	0.8%	9,581	29,769													
5.173	330	330	Square Yards	Floor Coverings, Rubber	2031	to 15	7	70.00	100%	23,100	23,100	76,181	0.3%		28,994													
5.174	250	250	Square Yards	Floor Coverings, Vinyl, Fitness Center	2031	10 to 15	7	42.00	100%	10,500	10,500	34,628	0.1%		13,179													
5.176	3	1	Allowance	Furnishings, Exercise Room, Phased	2036	to 20	12 to 16	5,000.00	100%	5,000	15,000	23,665	0.1%		7,382													
5.177	13,100	13,100	Square Feet	Paint Finishes, Interior, Fitness Center	2028	8 to 12	4	1.00	100%	13,100	13,100	64,110	0.3%		14,917													
5.178	1	1	Allowance	Rest Rooms, Renovation, Fitness Center	2051	to 35	27	67,500.00	100%	67,500	67,500	162,186	0.7%															
5.179	130	130	Squares	Roofs, Metal, Fitness Center	2046	to 30	22	1,500.00	100%	195,000	195,000	398,329	1.6%															
5.180	1,600	1,600	Square Feet	Walls, Masonry, Stone, Inspections and Partial Repairs, Fitness Center	2028	8 to 12	4	5.00	100%	8,000	8,000	42,415	0.2%		9,109													
5.181	1,900	1,900	Square Feet	Walls, Siding, Fiber Cement, Paint Finishes, Repairs, Fitness Center	2030	6 to 8	6	3.00	100%	5,700	5,700	0	0.0%															
5.182	500	500	Square Feet	Windows and Doors, Fitness Center	2056	to 40	32	80.00	100%	40,000	40,000	0	0.0%															
Kayak Club Elements																												
5.270	4	4	Each	Air Handling and Condensing Units, Split Systems, Kayak Club	2036	15 to 20	12	5,000.00	100%	20,000	20,000	29,528	0.1%		29,528													
5.271	460	460	Square Yards	Floor Coverings, Luxury Vinyl Plank, Kayak Club	2030	18 to 25	6	85.00	100%	39,100	39,100	132,738	0.5%		47,509													
5.272	50	50	Square Yards	Floor Coverings, Tile, Hallway	2046	to 30	22	78.00	100%	3,900	3,900	7,967	0.0%															
5.273	4	1	Allowance	Furnishings, Kayak Club, Phased (better speaker system)	2025	to 20	1 to 10	23,500.00	100%	23,500	94,000	166,406	0.7%	10,000	33,587													
5.274	3	1	Allowance	Kitchen, Equipment, Amenity Café Updates (took out \$2027-28 \$2	2024	10 to 20	0 to 10	14,000.00	100%	14,000	42,000	140,878	0.6%	3,320	19,370													
5.275	3	1	Allowance	Kitchen, Equipment, Phased	2032	10 to 20	8 to 18	25,000.00	100%	25,000	75,000	230,195	0.9%		32,415													
5.276	1	1	Allowance	Life Safety System, Control Panel, Amenity Area	2031	to 15	7	4,000.00	100%	4,000	4,000	13,192	0.1%		5,021													
5.277	1	1	Allowance	Life Safety System, Emergency Devices, Amenity Area	2041	to 25	17	31,000.00	100%	31,000	31,000	53,835	0.2%															
5.279	1	1	Allowance	Phone and Data Systems, Amenity Area	2029	10 to 15	5	40,000.00	100%	40,000	40,000	202,215	0.8%		47,050													
5.280	2	2	Each	Rest Rooms, Renovation, Kayak Club	2041	to 35	17	10,000.00	100%	20,000	20,000	34,732	0.1%															
5.281	155	155	Squares	Roofs, Metal, Kayak Club, (Incl. Party Pavilion and Maintenance B	2036	to 30	12	1,500.00	100%	232,500	232,500	343,263	1.4%		343,263													
5.282	1	1	Allowance	Security System, Access System, Amenity Area	2024	10 to 15	0	13,000.00	100%	13,000	13,000	123,080	0.5%	15,776	5,000	25,000	17,987											
5.283	4	1	Allowance	Security System, Surveillance System, Amenity Area, Phased	2031	10 to 15	7 to 10	10,000.00	100%	10,000	40,000	138,590	0.6%		12,552 12,966 13,394 13,836													
5.285	5,270	5,270	Square Feet	Shutters, Aluminum, Kayak Club (Incl. Party Pavilion)	2037	to 20	13	15.00	100%	79,050	79,050	120,561	0.5%															
5.286	2,500	2,500	Square Feet	Walls, Masonry, Stone, Inspections and Partial Repairs, Kayak Club	2028	8 to 12	4	5.00	100%	12,500	12,500	66,273	0.3%		14,234													
5.287	4,900	4,900	Square Feet	Walls, Siding, Fiber Cement, Paint Finishes, Kayak Club (Incl. Part	2027	6 to 8	3	5.80	100%	28,420	28,420	192,898	0.8%		31,327 40,619													
5.288	700	700	Square Feet	Windows and Doors, Kayak Club (Incl. Party Pavilion)	2056	to 40	32	80.00	100%	56,000	56,000	0	0.0%															
The Outpost Elements																												
5.152	140	140	Square Feet	Docks, Floating, Kayak Launch	2046	to 25	22	73.00	100%	10,220	10,220	20,877	0.1%															
5.369	6	6	Each	Doors, Entrances, Replacement (Incl. Restroom Doors)	2046	to 30	22	1,700.00	100%	10,200	10,200	20,836	0.1%															
5.370	2	1	Allowance	Furnishings, The Outpost, Phased Reconstruct Firepit	2025	to 20	1 to 13	8,000.00	100%	8,000	16,000	106,851	0.4%	11,180 3,917	9,109 10,373 11,811													
5.371	2	2	Each		2025	to 35	1	7,000.00	100%	14,000	14,000	42,939	0.2%		9,300													
5.372	40	40	Squares	Roofs, Metal, The Outpost	2036	to 30	12	1,500.00	100%	60,000	60,000	88,584	0.4%		88,584													
5.373	1,200	1,200	Square Feet	Screens and Frames	2031	to 15	7	18.00	100%	21,600	21,600	71,234	0.3%		27,112													
5.374	800	800	Square Feet	Walls, Siding, Fiber Cement, Paint Finishes, Repairs, The Outpost	2026	6 to 8	2	6.00	100%	4,800	4,800	0	0.0%															
Pool Elements																												
6.200	15,300	15,300	Square Feet	Deck, Pavers	2041	to 25	17	7.00	100%	107,100	107,100	185,992	0.8%															
6.400	920	920	Linear Feet	Fence, Aluminum	2041	to 25	17	65.00	100%	59,800	59,800	103,850	0.4%															
6.500	1	1	Allowance	Furniture (Incl. Shade Structures, Canvas) (2024 is Planned)	2024	to 12	0	143,000.00	100%	143,000	143,000	671,790	2.7%	148,960	211,125													

**Trout Creek
Community Development District
St. Augustine, FL**

**Trout Creek
Community Development District
St. Augustine, FL**

RESERVE EXPENDITURES																						
Trout Creek Community Development District St. Augustine, FL				Columns B through G																		
Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	3.307% 13 2007	3.307% 14 2008	3.307% 15 2009	3.307% 16 2010	3.307% 17 2011	3.307% 18 2012	3.307% 19 2013	3.307% 20 2014	3.307% 21 2015	3.307% 22 2016	3.307% 23 2017	3.307% 24 2018	3.307% 25 2019	3.307% 26 2020	3.307% 27 2021	3.307% 28 2022	3.307% 29 2023	3.307% 30 2024
4.875	1	1	Repair	Pond 11B Bank (planned for 2025)																		
NEW	1	1	Repair	Falls Park - Fix Hills (use money from rumble strips)																		
NEW	1	1	Repair	Crosswalk at Shearwater & Calcutta										90,963								
Entry Pavillion Elements																						
5.070	1	1	Each	Air Handling and Condensing Units, Split System, Entry Pavillion																		
5.072	2,820	2,820	Square Feet	Paint Finishes, Interior, Entry Pavillion										5,760								
5.073	40	40	Squares	Roofs, Metal, Entry Pavillion										122,563								
5.074	2	2	Each	Rest Rooms, Renovation, Entry Pavillion															102,357			
5.075	855	855	Square Feet	Shutters, Aluminum, Entry Pavillion	19,560																	
5.076	2,520	2,520	Square Feet	Walls, Masonry, Stone, Inspections and Partial Repairs, Entry Pavi				21,182												31,274		
5.077	1,300	1,300	Square Feet	Walls, Siding, Fiber Cement, Paint Finishes, Repairs, Entry Pavilio																		
5.078	100	100	Square Feet	Windows and Doors, Entry Pavillion																		
Fitness Center Elements																						
5.170	3	3	Each	Air Handling and Condensing Units, Split Systems, Fitness Center																		
5.171	2	1	Allowance	Exercise Equipment, Strength, Phased	37,365									48,448						60,810		
5.173	330	330	Square Yards	Floor Coverings, Rubber											47,187							
5.174	250	250	Square Yards	Floor Coverings, Vinyl, Fitness Center										21,449								
5.176	3	1	Allowance	Furnishings, Exercise Room, Phased		7,877		8,406														
5.177	13,100	13,100	Square Feet	Paint Finishes, Interior, Fitness Center	20,638											28,555						
5.178	1	1	Allowance	Rest Rooms, Renovation, Fitness Center															162,186			
5.179	130	130	Squares	Roofs, Metal, Fitness Center										398,329								
5.180	1,600	1,600	Square Feet	Walls, Masonry, Stone, Inspections and Partial Repairs, Fitness Ce				13,449												19,856		
5.181	1,900	1,900	Square Feet	Walls, Siding, Fiber Cement, Paint Finishes, Repairs, Fitness Cente																		
5.182	500	500	Square Feet	Windows and Doors, Fitness Center																		
Kayak Club Elements																						
5.270	4	4	Each	Air Handling and Condensing Units, Split Systems, Kayak Club																		
5.271	460	460	Square Yards	Floor Coverings, Luxury Vinyl Plank, Kayak Club												85,228						
5.272	50	50	Square Yards	Floor Coverings, Tile, Hallway										7,967								
5.273	4	1	Allowance	Furnishings, Kayak Club, Phased (better speaker system)		37,023		40,811				44,986										
5.274	3	1	Allowance	Kitchen, Equipment, Amenity Café Updates (took out \$2027-28 \$2			22,784					26,800					31,524				37,080	
5.275	3	1	Allowance	Kitchen, Equipment, Phased	38,128					44,848					52,753					62,051		
5.276	1	1	Allowance	Life Safety System, Control Panel, Amenity Area										8,171								
5.277	1	1	Allowance	Life Safety System, Emergency Devices, Amenity Area					53,835													
5.279	1	1	Allowance	Phone and Data Systems, Amenity Area			65,098										90,068					
5.280	2	2	Each	Rest Rooms, Renovation, Kayak Club					34,732													
5.281	155	155	Squares	Roofs, Metal, Kayak Club, (Incl. Party Pavillion and Maintenance B																		
5.282	1	1	Allowance	Security System, Access System, Amenity Area								24,886									34,431	
5.283	4	1	Allowance	Security System, Surveillance System, Amenity Area, Phased										20,427	21,101	21,798	22,517					
5.285	5,270	5,270	Square Feet	Shutters, Aluminum, Kayak Club (Incl. Party Pavillion)	120,561																	
5.286	2,500	2,500	Square Feet	Walls, Masonry, Stone, Inspections and Partial Repairs, Kayak Clu				21,014												31,026		
5.287	4,900	4,900	Square Feet	Walls, Siding, Fiber Cement, Paint Finishes, Kayak Club (Incl. Part						52,666									68,286			
5.288	700	700	Square Feet	Windows and Doors, Kayak Club (Incl. Party Pavillion)																		
The Outpost Elements																						
5.152	140	140	Square Feet	Docks, Floating, Kayak Launch										20,877								
5.369	6	6	Each	Doors, Entrances, Replacement (Incl. Restroom Doors)										20,836								
5.370	2	1	Allowance	Furnishings, The Outpost, Phased				13,449			14,825				16,881					19,222		
				Reconstruct Firepit																		
5.371	2	2	Each																33,639			
5.372	40	40	Squares	Roofs, Metal, The Outpost																		
5.373	1,200	1,200	Square Feet	Screens and Frames										44,123								
5.374	800	800	Square Feet	Walls, Siding, Fiber Cement, Paint Finishes, Repairs, The Outpost(I																		
Pool Elements																						
6.200	15,300	15,300	Square Feet	Deck, Pavers					185,992													
6.400	920	920	Linear Feet	Fence, Aluminum					103,850													
6.500	1	1	Allowance	Furniture (Incl. Shade Structures, Canvas) (2024 is Planned)												311,705						

RESERVE EXPENDITURES

Trout Creek
Community Development District
St. Augustine, FL

Columns B through G

Line Item	Quantity	Per Phase Quantity	Units	Reserve Component Inventory	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004
6.501	1	1	Allowance	Furniture, Cushions			32,549					38,286					45,034				52,971	
6.502	1	1	Allowance	Furniture, Existing (Incl. Lanai Pool Furniture and Fire Pit Furniture									78,802									
6.503	1	1	Allowance	Furniture, Outdoor Pool Games (2024 is Planned)									32,430									
6.599	1	1	Allowance	Mechanical Equipment, Heater (2025 is Planned)				126,086														
6.600	3	1	Allowance	Mechanical Equipment, Phased (lazy river pump 2025)	57,955							72,743						91,305				
6.630	1	1	Each	Pergola, Party Pavilion					17,366													
6.800	4,244	4,244	Square Feet	Pool Finish, Pebble, Lap Pool					395,383													
6.801	8,000	8,000	Square Feet	Pool Finish, Pebble, Lazy River					447,993													
6.802	5,700	5,700	Square Feet	Pool Finish, Pebble, Main Pool			391,859															
6.810	320	320	Linear Feet	Pool Finish, Tile, Lap Pool																		
6.811	1,140	1,140	Linear Feet	Pool Finish, Tile, Lazy River																		
6.812	480	480	Linear Feet	Pool Finish, Tile, Main Pool																		
6.870	1	1	Each	Pool Racing Lines & Rack & Covers								13,842										
6.870	3	3	Each	Shade Structures, Frame				28,654														
6.890	1	1	Allowance	Sound System, Pool (2024 is Planned)			26,853														43,701	
6.975	1	1	Each	Water Slide, Fiberglass, Refinishing (2024 is Planned)			35,804														58,268	
6.980	1	1	Each	Water Slide, Fiberglass, Replacement (Incl. Roof and Staircase)				336,229														
7.000	1	NEW		Night Swimming - Lighting (Architect & Design)																		
	1	NEW		Amenity Upgrades Project (Construct Mgr, Architect, Engineer)																		
	1	NEW		Bike racks																		
	1	NEW		Swings																		
	1	NEW		Benches & Trash Cans by Fishing																		
	1	1 Allowance		Reserve Study Update with Site Visit				10,941					12,869					15,137				
Anticipated Expenditures, By Year (\$24,441,050 over 30 years)					588,125	679,334	1,813,319	1,765,523	2,657,249	1,474,342	931,641	1,835,741	1,535,692	1,708,279	237,389	645,644	836,446	191,313	551,900	205,017	192,424	1,155,566