## TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

 TOTAL 0&M BUDGET
 \$4,243,309.00

 COLLECTION COSTS @
 2%
 \$90,283.17

 EARLY PAYMENT DISCOUNT @
 4%
 \$180,566.34

 TOTAL 0&M ASSESSMENT
 \$4,514,158.51

 TOTAL RESERVE BUDGET
 \$425,000.00

 COLLECTION COSTS @
 2%
 \$9,042.55

 EARLY PAYMENT DISCOUNT @
 4%
 \$18,085.11

 TOTAL RESERVE ASSESSMENT
 \$452,127.66

 TOTAL EQUALIZED 08M BUDGET
 \$3,510,881.00

 COLLECTION COSTS @
 2%
 \$74,699.60

 EARLY PAYMENT DISCOUNT @
 4%
 \$149,399.19

 TOTAL EQUALIZED 08M ASSESSMENT
 \$3,734,979.79

 TOTAL STRATIFIED 0&M BUDGET
 \$307,428.00

 COLLECTION COSTS @
 2%
 \$6,541.02

 EARLY PAYMENT DISCOUNT @
 4%
 \$13,082.04

 TOTAL STRATIFIED 0&M ASSESSMENT
 \$327,051.06

UNITS ASSESSED							ALLOCATION OF RESERVE					ALLOCATION OF EQUALIZED COSTS					ALLOCATION OF STRATIFIED COSTS					PER LOT ANNUAL ASSESSMENT					
		SERIES 2025	SERIES 2018	SERIES 2020	SERIES 2022		TOTAL	% TOTAL	TOTAL	RESERVE		TOTAL	% TOTAL	TOTAL	EQUALIZED		TOTAL	% TOTAL	TOTAL	STRATIFIED		SERIES 2025	SERIES 2018	SERIES 2020	SERIES 2022		
LOT SIZE	O&M	DEBT SERVICE (1)	DEBT SERVICE (1)	DEBT SERVICE (1)	DEBT SERVICE (1)	EAU FACTOR	EAU's	EAU's	BUDGET	PER LOT	EAU FACTOR	EAU's	EAU's	BUDGET	PER LOT	EAU FACTOR	EAU's	EAU's	BUDGET	PER LOT	O&M	DEBT SERVICE (2	DEBT SERVICE (2)	DEBT SERVICE (2)	DEBT SERVICE (2)	TOTAL (3)	
Series 2025 Assessment Area																											
Townhomes	243	241	0	0	0	1.00	243.00	8.73%	\$39,492.10	\$162.52	1.00	243.00	8.71%	\$325,438.13	\$1,339.25	0.50	121.50	4.86%	\$15,902.95	\$65.44	\$1,567.21	\$754.48	\$0.00	\$0.00	\$0.00	\$2,321.69	
Single Family 40'	288	281	0	0	0	1.00	288.00	10.35%	\$46,805.45	\$162.52	1.00	288.00	10.33%	\$385,704.45	\$1,339.25	0.80	230.40	9.22%	\$30,156.71	\$104.71	\$1,606.48	\$840.26	\$0.00	\$0.00	\$0.00	\$2,446.74	
Single Family 50'	410	394	0	0	0	1.00	410.00	14.74%	\$66,632.76	\$162.52	1.00	410.00	14.70%	\$549,093.14	\$1,339.25	1.00	410.00	16.41%	\$53,664.28	\$130.89	\$1,632.66	\$926.05	\$0.00	\$0.00	\$0.00	\$2,558.71	
Single Family 60'	231	226	0	0	0	1.00	231.00	8.30%	\$37,541.87	\$162.52	1.00	231.00	8.28%	\$309,367.11	\$1,339.25	1.20	277.20	11.09%	\$36,282.29	\$157.07	\$1,658.84	\$1,011.83	\$0.00	\$0.00	\$0.00	\$2,670.67	
Single Family 70'	185	163	0	0	0	1.00	185.00	6.65%	\$30,066.00	\$162.52	1.00	185.00	6.63%	\$247,761.54	\$1,339.25	1.40	259.00	10.37%	\$33,900.12	\$183.24	\$1,685.01	\$1,097.62	\$0.00	\$0.00	\$0.00	\$2,782.63	
Single Family 80'	69	65	0	0	0	1.00	69.00	2.48%	\$11,213.81	\$162.52	1.00	69.00	2.47%	\$92,408.36	\$1,339.25	1.60	110.40	4.42%	\$14,450.09	\$209.42	\$1,711.19	\$1,183.40	\$0.00	\$0.00	\$0.00	\$2,894.59	
Series 2018 Assessment Area																											
Townhomes	243	0	243	0	0	1.00	243.00	8.73%	\$39,492.10	\$162.52	1.00	243.00	8.71%	\$325,438,13	\$1.339.25	0.50	121.50	4.86%	\$15,902.95	\$65.44	\$1,567.21	\$0.00	\$879.50	\$0.00	\$0.00	\$2,446.71	
Single Family 40'	222	0	221	0	0	1.00	222.00	7.98%	\$36,079.20	\$162.52	1.00	222.00	7.96%	\$297,313.85	\$1,339.25	0.80	177.60	7.11%	\$23,245.80	\$104.71	\$1,606.48	\$0.00	\$979.50	\$0.00	\$0.00	\$2,585.98	
Single Family 50'	153	0	152	0	0	1.00	153.00	5.50%	\$24,865.40	\$162.52	1.00	153.00	5.49%	\$204,905.49	\$1,339.25	1.00	153.00	6.12%	\$20,025.94	\$130.89	\$1,632.66	\$0.00	\$1,079.50	\$0.00	\$0.00	\$2,712.16	
Single Family 60'	170	0	170	0	0	1.00	170.00	6.11%	\$27,628.22	\$162.52	1.00	170.00	6.10%	\$227,672.77	\$1,339.25	1.20	204.00	8.16%	\$26,701.25	\$157.07	\$1,658.84	\$0.00	\$1,179.50	\$0.00	\$0.00	\$2,838.34	
Single Family 70'	57	0	56	0	0	1.00	57.00	2.05%	\$9,263.58	\$162.52	1.00	57.00	2.04%	\$76,337.34	\$1,339.25	1.40	79.80	3.19%	\$10,444.90	\$183.24	\$1,685.01	\$0.00	\$1,279.50	\$0.00	\$0.00	\$2,964.51	
Series 2020 Assessment Area																											
Townhomes	235	0	0	235	0	1.00	235.00	8.45%	\$38,191.95	\$162.52	1.00	235.00	8.43%	\$314,724.12	\$1,339.25	0.50	117.50	4.70%	\$15,379.40	\$65.44	\$1,567.21	\$0.00	\$0.00	\$879.50	\$0.00	\$2,446.71	
Single Family 40'	51	0	0	51	0	1.00	51.00	1.83%	\$8,288.47	\$162.52	1.00	51.00	1.83%	\$68,301.83	\$1,339.25	0.80	40.80	1.63%	\$5,340.25	\$104.71	\$1,606.48	\$0.00	\$0.00	\$979.50	\$0.00	\$2,585.98	
Series 2022 Assessment Area																											
Townhomes	58	0	0	0	58	1.00	58.00	2.08%	\$9,426.10	\$162.52	1.00	58.00	2.08%	\$77,676.59	\$1,339.25	0.50	29.00	1.16%	\$3,795.77	\$65.44	\$1,567.21	\$0.00	\$0.00	\$0.00	\$879.50	\$2,446.71	
Single Family 50'	167	0	0	0	167	1.00	167.00	6.00%	\$27,140.66	\$162.52	1.00	167.00	5.99%	\$223,655.01	\$1,339.25	1.00	167.00	6.68%	\$21,858.38	\$130.89	\$1,632.66	\$0.00	\$0.00	\$0.00	\$1,079.50	\$2,712.16	
Unplatted																											
Single Family 40'	76	0	0	0	0	0.00	0.00	0.00%	\$0.00	\$0.00	0.09	6.86	0.25%	\$9,181.93	\$120.81	0.00	0.00	0.00%	\$0.00	\$0.00	\$120.81	\$0.00	\$0.00	\$0.00	\$0.00	\$120.81	
TOTAL COMMUNITY	2858	1370	842	286	225	i	2782.00	100%	\$452,127.66		-	2788.86	100%	\$3,734,979.79			2498.70	100%	\$327,051.06								

LESS: St. John's County Collection Costs (2%) and Early Payment Discounts (4%):

(\$27,127.66)

(\$224,098.79) \$3,510,881.00 (\$19,623.06) \$307,428.00

Net Revenue to be Collected:

(1) Reflects the number of total lots with Series 2025, Series 2018, Series 2020 and Series 2022 debt outstanding

(2) Annual debt service assessment per lot adopted in connection with the Series 2025, Series 2018, Series 2020, and Series 2022 bond issues. Annual assessment includes principal, interest, St. John's County collection costs and early payment discount costs.

(3) Annual assessment that will appear on November 2025 St. John's County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.