

CASH FLOW ANALYSIS
Trout Creek
Community Development District

Individual Reserve Budgets & Cash Flows for the Next 30 Years

St. Augustine, FL	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40
Reserves at Beginning of Year	682,873	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	5,513,860
Recomm. Reserve Contributions	307,326	515,000	532,000	549,600	567,700	586,400	605,800	625,800	646,500	667,800	689,800	712,600	736,100	760,400	785,500	811,400
Add'l Reserve Contributions Additional Assessment	964,000															
Total Recomm. Reserve Contributi	1,271,326	515,000	532,000	549,600	567,700	586,400	605,800	625,800	646,500	667,800	689,800	712,600	736,100	760,400	785,500	811,400
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%
Est. Interest Earned, During Year	29,749	38,888	36,308	42,903	57,187	70,765	84,913	98,931	114,265	133,132	149,624	160,677	145,663	133,056	143,186	127,433
Anticipated Expenditures, By Year	(433,431)	(735,421)	(580,518)	(85,186)	(59,781)	(202,915)	(82,868)	(280,129)	(54,209)	(91,078)	(311,159)	(571,721)	(2,310,521)	(411,134)	(650,517)	(2,399,671)
Anticipated Reserves at Year End	\$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	\$5,513,860	\$4,053,022

Single Increase Amount: \$515,000	Phased Increases Increase: # Years:	Flatline Amount: Begin Year: End Year:	2nd Flatline Amount: Begin Year: End Year:	Decrease Amount: Year:	2nd Decrease Amount: Year:
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(continued)	Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued														
	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55
Reserves at Beginning of Year	4,053,022	4,402,292	2,637,983	3,196,119	2,825,137	1,453,006	2,408,877	983,997	1,970,346	2,616,684	2,892,046	3,920,877	4,590,110	5,728,769	7,083,353
Recomm. Reserve Contributions	838,200	865,900	894,500	924,000	954,500	986,000	1,018,500	1,052,100	1,086,800	1,122,700	1,159,700	1,198,000	1,237,500	1,278,300	1,320,500
Add'l Reserve Contributions															
Additional Assessment															
Total Recomm. Reserve Contributions	838,200	865,900	894,500	924,000	954,500	986,000	1,018,500	1,052,100	1,086,800	1,122,700	1,159,700	1,198,000	1,237,500	1,278,300	1,320,500
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%
Est. Interest Earned, During Year	112,626	93,778	77,711	80,204	56,986	51,441	45,194	39,352	61,100	73,377	90,749	113,368	137,449	170,660	195,816
Anticipated Expenditures, By Year	(601,556)	(2,723,987)	(414,075)	(1,375,187)	(2,383,617)	(81,570)	(2,488,574)	(105,103)	(501,562)	(920,715)	(221,618)	(642,135)	(236,290)	(94,376)	(982,351)
Anticipated Reserves at Year End	<u>\$4,402,292</u>	<u>\$2,637,983</u>	<u>\$3,196,119</u>	<u>\$2,825,137</u>	<u>\$1,453,006</u>	<u>\$2,408,877</u>	<u>\$983,997</u>	<u>\$1,970,346</u>	<u>\$2,616,684</u>	<u>\$2,892,046</u>	<u>\$3,920,877</u>	<u>\$4,590,110</u>	<u>\$5,728,769</u>	<u>\$7,083,353</u>	<u>\$7,617,318</u>

Line Item	Reserve Component Inventory	1st Year of Event	Years Useful	Remaining	RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034	11 2035	12 2036	13 2037
Property Site Elements																		
4.011 Artificial Turf, Adventure Park, Replacement		2036	15 to 20	12													75,518	
4.019 Asphalt Pavement, Amenity Center Parking Project (2025 is Planned)		2025	15 to 20	1		125,000												
4.020 Asphalt Pavement, Patch Repairs, Neighborhoods, Phase 1		2024	3 to 5	0 to 30+	9,000					10,586					12,452			
4.021 Asphalt Pavement, Patch Repairs, Neighborhoods, Phase 2		2026	3 to 5	2 to 30+			21,075					24,790					29,159	
4.022 Asphalt Pavement, Patch Repairs, Neighborhoods, Phase 3		2029	3 to 5	5 to 30+						22,643					26,634			
4.023 Asphalt Pavement, Patch Repairs, Shearwater Parkway, Phase 1 (Incl. K		2024	3 to 5	0 to 30+	17,650					8,381								
4.024 Asphalt Pavement, Patch Repairs, Shearwater Parkway, Phase 2		2026	3 to 5	2 to 30+			10,404					12,238				13,935		
4.025 Asphalt Pavement, Patch Repairs, Shearwater Parkway, Phase 3 (Incl. T		2029	3 to 5	5 to 30+						11,910					14,009			
4.040 Asphalt Pavement, Mill and Overlay, Neighborhoods, Phase 1		2025	15 to 20	1		160,000												
4.041 Asphalt Pavement, Mill and Overlay, Neighborhoods, Phase 2		2041	15 to 20	17														
4.042 Asphalt Pavement, Mill and Overlay, Neighborhoods, Phase 3		2044	15 to 20	20														
4.043 Asphalt Pavement, Mill and Overlay, Shearwater Parkway, Phase 1 (Incl.		2036	15 to 20	12													394,716	
4.044 Asphalt Pavement, Mill and Overlay, Shearwater Parkway, Phase 2		2039	15 to 20	15														
4.045 Asphalt Pavement, Mill and Overlay, Shearwater Parkway, Phase 3 (Incl.		2043	15 to 20	19														
4.080 Asphalt Pavement, Multi-Use Paths, Total Replacement, Phase 1		2035	15 to 20	11												162,933		
4.081 Asphalt Pavement, Multi-Use Paths, Total Replacement, Phase 2		2039	15 to 20	15														
4.082 Asphalt Pavement, Multi-Use Paths, Total Replacement, Phase 3		2043	15 to 20	19														
4.085 Boardwalks, Wood, Inspections and Capital Repairs, Phase 1 (Incl. Dock		2031	to 15	7 to 30+								30,124						
4.086 Boardwalks, Wood, Inspections and Capital Repairs, Phase 2, Partial		2034	to 15	10 to 30+											16,603			
4.087 Boardwalks, Wood, Inspections and Capital Repairs, Phase 3 (Incl. Dock		2039	to 15	15 to 30+														
4.088 Boardwalks, Wood, Replacement, Phase 1 (Incl. Dock)		2046	to 30	22														
4.089 Boardwalks, Wood, Replacement, Phase 2		2049	to 30	25														
4.090 Boardwalks, Wood, Replacement, Phase 3 (Incl. Dock)		2054	to 30	30														
4.091 Bulkhead, Masonry, Stone, Inspections and Capital Repairs		2031	to 15	7								12,652						
4.100 Catch Basins, Inspections and Capital Repairs, Phased		2036	15 to 20	12 to 18													106,301	
4.110 Concrete Curbs and Gutters, Partial		2038	to 65	14 to 30+														
4.140 Concrete Sidewalks, Non-Residential, Partial		2029	to 65	5 to 30+						64,929					76,373			
4.141 Concrete Sidewalks, Residential, Partial		2029	to 65	5 to 30+						8,009			8,828			9,732		
4.161 Dog Park and Garden Area, Phased (Incl. Shade Structures), Phased		2025	15 to 20	1 to 3		9,000								40,181		42,877		
4.220 Fences, Chain Link, Dog Park and Garden Area		2041	to 25	17														
4.260 Fences, Vinyl, Entry		2035	15 to 20	11												79,837		
4.301 Golf Carts, Phased		2025	to 8	1 to 3														



RESERVE EXPENDITURES

Trout Creek
Community Development District
St. Augustine, FL

Line Item	Reserve Component Inventory	1st Year of Event	Years Useful	Years Remaining	RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034	11 2035	12 2036	13 2037
4.630	Pergola, North Creek Park Trail Install (2025 is Planned)	2025	to 25	1		45,452												
4.631	Pergolas, Adventure Park, Kayak Launch, and The Falls	2042	to 25	18														
4.650	Pipes, Subsurface Utilities, Drain Repair, Phase 3 (2024 is Planned)	2024	N/A	0	70,000													
4.660	Playground Equipment, Adventure Park	2034	15 to 20	10											31,822			
4.661	Playground Equipment, North Creek Park	2036	15 to 20	12													29,528	
4.662	Playground Equipment, Tot Lot (Incl. Kayak Club Exterior Wooden Furnit	2024	15 to 20	0	50,000													
4.663	Playground Equipment, The Falls Park	2035	15 to 20	11												30,014		
4.669	Pond Water Columns, Renovation	2035	15 to 20	11												34,302		
4.700	Ponds, Aerators, Phased	2031	10 to 15	7 to 9								23,848		25,448				
4.710	Ponds, Erosion Control, Partial	2031	to 15	7 to 30+								15,815			17,433			19,217
4.711	Ponds, Outfalls, Inspections and Capital Repairs (2025 is Planned)	2025	to 10	1		100,000	10,671										14,764	
4.740	Retaining Walls, Masonry, Inspection and Capital Repairs	2031	10 to 15	7								25,103						
4.800	Signage, Renovation, Entrance, (Incl. Entrance Fence Monuments)	2035	15 to 20	11												21,439		
4.801	Signage, Renovation, Neighborhood Entrances, (Incl. Bridge, Dog Park a	2035	15 to 20	11												25,726		
4.803	Signage, Replacement, Street and Traffic (2024 is Planned)	2024	15 to 20	0	13,400													61,005
4.820	Site Furniture, Bronze Monuments, Maintenance	2029	to 5	5						5,881					6,918			
4.840	Sport Courts, Tennis, Fence	2041	to 25	17														
4.845	Sport Courts, Tennis, Furniture (2024 is Planned)	2024	to 12	0	28,600												42,225	
4.850	Sport Courts, Tennis, Light Poles and Fixtures	2041	to 25	17														
4.855	Sport Courts, Clay, Scarify, Replenish and Laser Grade	2026	4 to 6	2			32,866					38,659					45,473	
4.865	Sport Courts, Clay, Surface Replacement	2041	to 25	17														
4.875	Underdrain at Goodhope CT and Pond 11B Bank (planned for 2025)	2025	to 25	1		83,000												
Entry Pavillion Elements																		
5.070	Air Handling and Condensing Units, Split System, Entry Pavillion	2036	15 to 20	12													9,597	
5.072	Paint Finishes, Interior, Entry Pavillion	2036	8 to 12	12													4,163	
5.073	Roofs, Metal, Entry Pavillion	2046	to 30	22														
5.074	Rest Rooms, Renovation, Entry Pavillion	2051	to 35	27														
5.075	Shutters, Aluminum, Entry Pavillion	2037	to 20	13														19,560
5.076	Walls, Masonry, Stone, Inspections and Partial Repairs, Entry Pavillion	2028	8 to 12	4					14,347									
5.077	Walls, Siding, Fiber Cement, Paint Finishes and Repairs, Entry Pavillion	2026	6 to 8	2			4,162								5,396			
5.078	Windows and Doors, Entry Pavillion	2056	to 40	32														
Fitness Center Elements																		
5.170	Air Handling and Condensing Units, Split Systems, Fitness Center	2036	15 to 20	12													42,077	
5.171	Exercise Equipment, Strength, Phased	2024	to 15	0 to 7	9,581						29,769							37,365
5.173	Floor Coverings, Rubber	2031	to 15	7								28,994						
5.174	Floor Coverings, Vinyl, Fitness Center	2031	10 to 15	7								13,179						



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Line Item	Reserve Component Inventory	1st Year of Event	Years Useful	Years Remaining	RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034	11 2035	12 2036	13 2037
5.176	Furnishings, Exercise Room, Phased	2036	to 20	12 to 16													7,382	
5.177	Paint Finishes, Interior, Fitness Center	2028	8 to 12	4					14,917									
5.178	Rest Rooms, Renovation, Fitness Center	2051	to 35	27														
5.179	Roofs, Metal, Fitness Center	2046	to 30	22														
5.180	Walls, Masonry, Stone, Inspections and Partial Repairs, Fitness Center	2028	8 to 12	4					9,109									
5.181	Walls, Siding, Fiber Cement, Paint Finishes and Repairs, Fitness Center	2030	6 to 8	6							6,926							
5.182	Windows and Doors, Fitness Center	2056	to 40	32														
Kayak Club Elements																		
5.270	Air Handling and Condensing Units, Split Systems, Kayak Club	2036	15 to 20	12													29,528	
5.271	Floor Coverings, Luxury Vinyl Plank, Kayak Club	2042	18 to 25	18														
5.272	Floor Coverings, Tile, Hallway	2046	to 30	22														
5.273	Furnishings, Kayak Club, Phased (2025 is Planned)	2025	to 20	1 to 10		5,000											33,587	
5.274	Kitchen, Equipment, Amenity Café Updates (2024 and 2027 is Planned),	2024	10 to 20	0 to 10	14,000			25,000								19,370		
5.275	Kitchen, Equipment, Phased	2032	10 to 20	8 to 18									32,415					38,128
5.276	Life Safety System, Control Panel, Amenity Area	2031	to 15	7								5,021						
5.277	Life Safety System, Emergency Devices, Amenity Area	2041	to 25	17														
5.279	Phone and Data Systems, Amenity Area	2029	10 to 15	5						47,050								
5.280	Rest Rooms, Renovation, Kayak Club	2041	to 35	17														
5.281	Roofs, Metal, Kayak Club, (Incl. Party Pavillion and Maintenance Building	2036	to 30	12													343,263	
5.282	Security System, Access System, Amenity Area (2024 is Planned)	2024	10 to 15	0	15,300	10,000												
5.283	Security System, Surveillance System, Amenity Area, Phased	2031	10 to 15	7 to 10								12,552	12,966	13,394	13,836			
5.285	Shutters, Aluminum, Kayak Club (Incl. Party Pavillion)	2037	to 20	13														120,561
5.286	Walls, Masonry, Stone, Inspections and Partial Repairs, Kayak Club (Incl	2028	8 to 12	4					14,234									
5.287	Walls, Siding, Fiber Cement, Paint Finishes, Kayak Club (Incl. Party Pavi	2026	6 to 8	2			30,327									39,321		
5.288	Windows and Doors, Kayak Club (Incl. Party Pavillion)	2056	to 40	32														
The Outpost Elements																		
5.152	Docks, Floating, Kayak Launch	2046	to 25	22														
5.369	Doors, Entrances, Replacement (Incl. Restroom Doors)	2046	to 30	22														
5.370	Furnishings, The Outpost, Phased	2027	to 20	3 to 15				8,818				10,041				11,434		
5.371	Rest Room, Renovation, The Outpost	2051	to 35	27														
5.372	Roofs, Metal, The Outpost	2036	to 30	12													88,584	
5.373	Screens and Frames	2031	to 15	7								27,112						
5.374	Walls, Siding, Fiber Cement, Paint Finishes and Repairs, The Outpost	2026	6 to 8	2			2,561								3,321			

Pool Elements



RESERVE EXPENDITURES

Trout Creek
Community Development District
St. Augustine, FL

Line Item	Reserve Component Inventory	1st Year of Event	Years Useful	Years Remaining	RUL = 0 FY2024	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034	11 2035	12 2036	13 2037
6.200 Deck, Pavers		2041	to 25	17														
6.400 Fence, Aluminum		2041	to 25	17														
6.500 Furniture (Incl. Shade Structures, Canvas) (2024 is Planned)		2024	to 12	0	143,000	4,300											211,125	
6.501 Furniture, Cushions		2029	5 to 7	5						23,525					27,672			
6.502 Furniture, Existing (Incl. Lanai Pool Furniture and Fire Pit Furniture)		2025	to 12	1 to 3		38,841		41,447										57,345
6.503 Furniture, Outdoor Pool Games (2024 is Planned)		2024	to 12	0	16,400												24,213	
6.599 Mechanical Equipment, Heater (2025 is Planned)		2025	to 15	1		103,300												
6.600 Mechanical Equipment, Phased (lazy river pump 2025)		2025	to 15	1 to 15		35,000				46,173								57,955
6.630 Pergola, Party Pavillion		2041	to 25	17														
6.800 Pool Finish, Plaster, Lap Pool		2026	8 to 12	2			105,535										146,016	
6.801 Pool Finish, Plaster, Lazy River		2026	8 to 12	2			196,344										271,658	
6.802 Pool Finish, Plaster, Main Pool		2026	8 to 12	2			139,895										193,556	
6.810 Pool Finish, Tile, Lap Pool		2036	15 to 25	12													18,898	
6.811 Pool Finish, Tile, Lazy River		2036	15 to 25	12													67,324	
6.812 Pool Finish, Tile, Main Pool		2036	15 to 25	12													28,347	
6.870 Pool Racing Lines & Rack & Covers		2025	8 to 12	1		7,231										10,005		
6.870 Shade Structures, Frame		2041	to 25	17														
6.890 Sound System, Pool (2024 is Planned)		2024	10 to 15	0	16,500													
6.975 Water Slide, Fiberglass, Refinishing (2024 is Planned)		2024	10 to 15	0	30,000													
6.980 Water Slide, Fiberglass, Replacement (Incl. Roof and Staircase)		2040	to 25	16														
Reserve Study Update with Site Visit		2028	to 2	2					7,174									
Anticipated Expenditures, By Year (\$23,032,972 over 30 years)					433,431	735,421	580,518	85,186	59,781	202,915	82,868	280,129	54,209	91,078	311,159	571,721	2,310,521	411,134

Line Item	Reserve Component Inventory	14 2038	15 2039	16 2040	17 2041	18 2042	19 2043	20 2044	21 2045	22 2046	23 2047	24 2048	25 2049	26 2050	27 2051	28 2052	29 2053	30 2054
Property Site Elements																		
4.011	Artificial Turf, Adventure Park, Replacement																	
4.019	Asphalt Pavement, Amenity Center Parking Project (2025 is Planned)																	
4.020	Asphalt Pavement, Patch Repairs, Neighborhoods, Phase 1							17,229					20,265					
4.021	Asphalt Pavement, Patch Repairs, Neighborhoods, Phase 2									40,344					47,454			
4.022	Asphalt Pavement, Patch Repairs, Neighborhoods, Phase 3		31,328										43,345					50,985
4.023	Asphalt Pavement, Patch Repairs, Shearwater Parkway, Phase 1 (Incl. K			11,978				13,639					16,043					18,871
4.024	Asphalt Pavement, Patch Repairs, Shearwater Parkway, Phase 2								19,280					22,678				
4.025	Asphalt Pavement, Patch Repairs, Shearwater Parkway, Phase 3 (Incl. T		16,478										22,798					26,817
4.040	Asphalt Pavement, Mill and Overlay, Neighborhoods, Phase 1		798,336															
4.041	Asphalt Pavement, Mill and Overlay, Neighborhoods, Phase 2				1,829,837													
4.042	Asphalt Pavement, Mill and Overlay, Neighborhoods, Phase 3							1,903,832										
4.043	Asphalt Pavement, Mill and Overlay, Shearwater Parkway, Phase 1 (Incl.																	
4.044	Asphalt Pavement, Mill and Overlay, Shearwater Parkway, Phase 2		576,576															
4.045	Asphalt Pavement, Mill and Overlay, Shearwater Parkway, Phase 3 (Incl.							653,207										
4.080	Asphalt Pavement, Multi-Use Paths, Total Replacement, Phase 1																	
4.081	Asphalt Pavement, Multi-Use Paths, Total Replacement, Phase 2		463,820															
4.082	Asphalt Pavement, Multi-Use Paths, Total Replacement, Phase 3							457,723										
4.085	Boardwalks, Wood, Inspections and Capital Repairs, Phase 1 (Incl. Dock																	
4.086	Boardwalks, Wood, Inspections and Capital Repairs, Phase 2, Partial																	
4.087	Boardwalks, Wood, Inspections and Capital Repairs, Phase 3 (Incl. Dock		19,529															
4.088	Boardwalks, Wood, Replacement, Phase 1 (Incl. Dock)									653,668								
4.089	Boardwalks, Wood, Replacement, Phase 2												360,270					
4.090	Boardwalks, Wood, Replacement, Phase 3 (Incl. Dock)																	423,769
4.091	Bulkhead, Masonry, Stone, Inspections and Capital Repairs									20,591								
4.100	Catch Basins, Inspections and Capital Repairs, Phased		117,176					137,829										
4.110	Concrete Curbs and Gutters, Partial	565,271																
4.140	Concrete Sidewalks, Non-Residential, Partial		89,835					105,669					124,293					146,200
4.141	Concrete Sidewalks, Residential, Partial	10,727			11,825			13,034			14,368			15,837			17,458	
4.161	Dog Park and Garden Area, Phased (Incl. Shade Structures), Phased																76,919	
4.220	Fences, Chain Link, Dog Park and Garden Area				30,877													
4.260	Fences, Vinyl, Entry																	
4.301	Golf Carts, Phased				15,630		16,678						20,265		21,625			
4.410	Irrigation System, Pumps																	
4.420	Irrigation System																	
4.561	Lights, Holiday Lights and Trees																	



RESERVE EXPENDITURES

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Line Item	14 2038	15 2039	16 2040	17 2041	18 2042	19 2043	20 2044	21 2045	22 2046	23 2047	24 2048	25 2049	26 2050	27 2051	28 2052	29 2053	30 2054
Reserve Component Inventory																	
4.630 Pergola, North Creek Park Trail Install (2025 is Planned)													102,344				
4.631 Pergolas, Adventure Park, Kayak Launch, and The Falls					236,799												
4.650 Pipes, Subsurface Utilities, Drain Repair, Phase 3 (2024 is Planned)																	
4.660 Playground Equipment, Adventure Park																	60,917
4.661 Playground Equipment, North Creek Park																	
4.662 Playground Equipment, Tot Lot (Incl. Kayak Club Exterior Wooden Furnit						209,404											
4.663 Playground Equipment, The Falls Park																	
4.669 Pond Water Columns, Renovation																	
4.700 Ponds, Aerators, Phased									38,812		41,415						
4.710 Ponds, Erosion Control, Partial			21,182			23,349			25,738			28,371			31,274		
4.711 Ponds, Outfalls, Inspections and Capital Repairs (2025 is Planned)									20,427								
4.740 Retaining Walls, Masonry, Inspection and Capital Repairs																	
4.800 Signage, Renovation, Entrance, (Incl. Entrance Fence Monuments)																	
4.801 Signage, Renovation, Neighborhood Entrances, (Incl. Bridge, Dog Park a																	
4.803 Signage, Replacement, Street and Traffic (2024 is Planned)																	
4.820 Site Furniture, Bronze Monuments, Maintenance		8,137					9,571					11,258					13,243
4.840 Sport Courts, Tennis, Fence				60,417													
4.845 Sport Courts, Tennis, Furniture (2024 is Planned)											62,341						
4.850 Sport Courts, Tennis, Light Poles and Fixtures				32,301													
4.855 Sport Courts, Clay, Scarify, Replenish and Laser Grade									62,916					74,005			
4.865 Sport Courts, Clay, Surface Replacement				277,860													
4.875 Underdrain at Goodhope CT and Pond 11B Bank (planned for 2025)																	
Entry Pavillion Elements																	
5.070 Air Handling and Condensing Units, Split System, Entry Pavillion																	
5.072 Paint Finishes, Interior, Entry Pavillion									5,760								
5.073 Roofs, Metal, Entry Pavillion									122,563								
5.074 Rest Rooms, Renovation, Entry Pavillion														102,357			
5.075 Shutters, Aluminum, Entry Pavillion																	
5.076 Walls, Masonry, Stone, Inspections and Partial Repairs, Entry Pavillion			21,182												31,274		
5.077 Walls, Siding, Fiber Cement, Paint Finishes and Repairs, Entry Pavillion					6,996								9,071				
5.078 Windows and Doors, Entry Pavillion																	
Fitness Center Elements																	
5.170 Air Handling and Condensing Units, Split Systems, Fitness Center																	
5.171 Exercise Equipment, Strength, Phased								48,448							60,810		
5.173 Floor Coverings, Rubber									47,187								
5.174 Floor Coverings, Vinyl, Fitness Center									21,449								



RESERVE EXPENDITURES

Trout Creek
Community Development District
St. Augustine, FL

Line Item	14 2038	15 2039	16 2040	17 2041	18 2042	19 2043	20 2044	21 2045	22 2046	23 2047	24 2048	25 2049	26 2050	27 2051	28 2052	29 2053	30 2054
Reserve Component Inventory																	
5.176 Furnishings, Exercise Room, Phased	7,877		8,406														
5.177 Paint Finishes, Interior, Fitness Center	20,638										28,555						
5.178 Rest Rooms, Renovation, Fitness Center														162,186			
5.179 Roofs, Metal, Fitness Center									398,329								
5.180 Walls, Masonry, Stone, Inspections and Partial Repairs, Fitness Center			13,449												19,856		
5.181 Walls, Siding, Fiber Cement, Paint Finishes and Repairs, Fitness Center	8,980								11,644								15,097
5.182 Windows and Doors, Fitness Center																	
Kayak Club Elements																	
5.270 Air Handling and Condensing Units, Split Systems, Kayak Club																	
5.271 Floor Coverings, Luxury Vinyl Plank, Kayak Club					70,143												
5.272 Floor Coverings, Tile, Hallway									7,967								
5.273 Furnishings, Kayak Club, Phased (2025 is Planned)	37,023			40,811			44,986										
5.274 Kitchen, Equipment, Amenity Café Updates (2024 and 2027 is Planned),		22,784					26,800					31,524					37,080
5.275 Kitchen, Equipment, Phased					44,848					52,753					62,051		
5.276 Life Safety System, Control Panel, Amenity Area									8,171								
5.277 Life Safety System, Emergency Devices, Amenity Area				53,835													
5.279 Phone and Data Systems, Amenity Area		65,098										90,068					
5.280 Rest Rooms, Renovation, Kayak Club				34,732													
5.281 Roofs, Metal, Kayak Club, (Incl. Party Pavillion and Maintenance Building																	
5.282 Security System, Access System, Amenity Area (2024 is Planned)		21,157															34,431
5.283 Security System, Surveillance System, Amenity Area, Phased									20,427	21,101	21,798	22,517					
5.285 Shutters, Aluminum, Kayak Club (Incl. Party Pavillion)																	
5.286 Walls, Masonry, Stone, Inspections and Partial Repairs, Kayak Club (Incl			21,014												31,026		
5.287 Walls, Siding, Fiber Cement, Paint Finishes, Kayak Club (Incl. Party Pavi					50,984								66,105				
5.288 Windows and Doors, Kayak Club (Incl. Party Pavillion)																	
The Outpost Elements																	
5.152 Docks, Floating, Kayak Launch									20,877								
5.369 Doors, Entrances, Replacement (Incl. Restroom Doors)									20,836								
5.370 Furnishings, The Outpost, Phased		13,020				14,825				16,881				19,222			
5.371 Rest Room, Renovation, The Outpost														33,639			
5.372 Roofs, Metal, The Outpost																	
5.373 Screens and Frames									44,123								
5.374 Walls, Siding, Fiber Cement, Paint Finishes and Repairs, The Outpost					4,305								5,582				

Pool Elements



RESERVE EXPENDITURES

Trout Creek
Community Development District
St. Augustine, FL

Line Item	14 2038	15 2039	16 2040	17 2041	18 2042	19 2043	20 2044	21 2045	22 2046	23 2047	24 2048	25 2049	26 2050	27 2051	28 2052	29 2053	30 2054
Reserve Component Inventory																	
6.200 Deck, Pavers				185,992													
6.400 Fence, Aluminum				103,850													
6.500 Furniture (Incl. Shade Structures, Canvas) (2024 is Planned)											311,705						
6.501 Furniture, Cushions		32,549					38,286					45,034					52,971
6.502 Furniture, Existing (Incl. Lanai Pool Furniture and Fire Pit Furniture)		61,192										84,663		90,343			
6.503 Furniture, Outdoor Pool Games (2024 is Planned)											35,748						
6.599 Mechanical Equipment, Heater (2025 is Planned)			168,115														
6.600 Mechanical Equipment, Phased (lazy river pump 2025)							72,743							91,305			
6.630 Pergola, Party Pavillion				17,366													
6.800 Pool Finish, Plaster, Lap Pool									202,024								
6.801 Pool Finish, Plaster, Lazy River									375,859								
6.802 Pool Finish, Plaster, Main Pool									267,800								
6.810 Pool Finish, Tile, Lap Pool																	
6.811 Pool Finish, Tile, Lazy River																	
6.812 Pool Finish, Tile, Main Pool																	
6.870 Pool Racing Lines & Rack & Covers								13,842									
6.870 Shade Structures, Frame				28,654													
6.890 Sound System, Pool (2024 is Planned)		26,853															43,701
6.975 Water Slide, Fiberglass, Refinishing (2024 is Planned)		35,804															58,268
6.980 Water Slide, Fiberglass, Replacement (Incl. Roof and Staircase)			336,229														
Reserve Study Update with Site Visit																	
Anticipated Expenditures, By Year (\$23,032,972 over 30 years)	650,517	2,399,671	601,556	2,723,987	414,075	1,375,187	2,383,617	81,570	2,488,574	105,103	501,562	920,715	221,618	642,135	236,290	94,376	982,351