

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022
ADOPTED BUDGET**

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Debt Service Fund Budget - Series 2016	5
Amortization Schedule - Series 2016A-1	6 - 7
Amortization Schedule - Series 2016A-2	8 - 9
Debt Service Fund Budget - Series 2018	10
Amortization Schedule - Series 2018	11 - 12
Projected Assessments	13 - 14

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

	Fiscal Year 2021			Total Actual & Projected	FY 2022 Adopted Budget
	Adopted Budget	Actual through 3/31/2021	Projected through 9/30/2021		
REVENUES					
Assessment levy: gross	\$ 641,145				\$ 849,081
Allowable discounts (4%)	(25,646)				(33,963)
Assessment levy: net	615,499	\$ 411,111	\$ 204,388	\$ 615,499	815,118
Assessments off-roll	482,226	222,407	250,869	473,276	226,729
Lot closings	-	481,867	-	481,867	-
Total revenues	1,097,725	1,115,385	455,257	1,570,642	1,041,847
EXPENDITURES					
Professional & administration					
Supervisors	4,000	1,600	2,400	4,000	4,000
FICA	306	122	184	306	306
District engineer	5,000	-	5,000	5,000	5,000
General counsel	24,000	11,600	12,400	24,000	24,000
District manager	50,000	25,000	25,000	50,000	50,000
Debt service fund accounting: 2016 master bonds	5,183	2,575	2,608	5,183	5,017
Debt service fund accounting: 2016 sub bonds	2,317	1,175	1,142	2,317	2,483
Debt service fund accounting: Lennar bonds	3,500	1,750	1,750	3,500	3,500
Arbitrage rebate calculation	750	-	750	750	750
Audit	5,835	-	5,835	5,835	6,010
Postage	750	354	396	750	750
Insurance - GL, POL	13,175	11,527	-	11,527	13,175
Legal advertising	1,200	610	590	1,200	1,200
Mailed notices	1,600	-	1,600	1,600	1,600
Miscellaneous- bank charges	750	341	409	750	750
Website					
Hosting	705	-	705	705	705
ADA compliance	210	-	210	210	210
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Annual district filing fee	175	175	-	175	175
Trustee	10,500	10,500	-	10,500	10,500
Total professional & admin	131,956	68,329	61,979	130,308	\$132,131
Field Operations					
Landscape maintenance					
Field operations manager	9,600	2,400	7,200	9,600	9,600
Beachwalk Blvd (inc. main entries)	323,346	145,344	145,344	290,688	350,000
CR 210 - median	30,000	-	30,000	30,000	30,000
Tree/plant replacement	50,000	-	50,000	50,000	50,000
Annuals rotation	18,000	-	18,000	18,000	18,000
Mulch	171,000	-	100,000	100,000	171,000
Irrigation repairs	12,000	-	12,000	12,000	12,000
Irrigation water	295,000	52,668	242,332	295,000	295,000
Aquatic maintenance	21,500	8,935	12,509	21,444	21,500
Road maintenance	15,000	-	15,000	15,000	15,000
Accounting	7,500	3,750	3,750	7,500	7,500
Total field operations	952,946	213,097	636,135	849,232	979,600

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET**

	Fiscal Year 2021			FY 2022 Adopted Budget
	Adopted Budget	Actual through 3/31/2021	Projected through 9/30/2021	
Other fees and charges				
Tax collector	12,823	6,671	6,152	12,823
Total other fees & charges	12,823	6,671	6,152	12,823
Total expenditures	1,097,725	288,097	704,266	1,128,713
Net increase/(decrease) of fund balance	-	827,288	(249,009)	578,279
Fund balance - beginning (unaudited)	220,741	13,086	840,374	591,365
Fund balance - ending (projected):				
Assigned:				
3 months working capital	-	-	-	292,060
Unassigned	220,741	840,374	591,365	212,439
Fund balance - ending (projected)	\$ 220,741	\$ 840,374	\$ 591,365	\$ 504,499

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administration

Supervisors	\$ 4,000
Statutorily set at \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
FICA	306
As per federal law, this expenditure is currently 7.65% of gross wages.	
District engineer	5,000
The District engineer will provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
General counsel	24,000
Billing, Cochran, Lyles, Mauro & Ramsey, PA will provide legal representation for issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications,	
District manager	50,000
Wrathell, Hunt and Associates, LLC specializes in managing special districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develops financing programs, administers the issuance of tax exempt bond financings and operates and	
Debt service fund accounting: 2016 master bonds	5,017
Wrathell, Hunt and Associates, LLC , will administer the District's lien book and the assessment process pursuant to the requirements of Chapter 170, FS and the assessment methodology.	
Debt service fund accounting: 2016 sub bonds	2,483
Debt service fund accounting: Lennar bonds	3,500
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Audit	6,010
The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor	
Postage	750
Mailing agenda packages, overnight deliveries, correspondence, etc.	
Insurance - GL, POL	13,175
The District carries general liability and public officials liability insurance. The limit of liability is set at \$5,000,000 for general liability and \$5,000,000 for public officials liability.	
Legal advertising	1,200
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc. After bonds are issued, many of the required public hearings will be completed. For future years, legal advertising could be reduced to \$1,500 to \$2,000 range.	

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Mailed notices	1,600
Miscellaneous- bank charges	750
Bank charges, automated AP routing and other miscellaneous expenses	
Website	
Hosting	705
ADA compliance	210
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities &	
Annual district filing fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Trustee	10,500
Annual fees paid for services provided as trustee, paying agent and	
Field Operations	
Landscape maintenance	
Field operations manager	9,600
Beachwalk Blvd (inc. main entries)	350,000
CR 210 - median	30,000
Tree/plant replacement	50,000
Annuals rotation	18,000
Mulch	171,000
Irrigation repairs	12,000
Irrigation water	295,000
Aquatic maintenance	21,500
Road maintenance	15,000
Accounting	7,500
Other fees and charges	
Tax collector	16,982
The tax collector's fee is 2% of assessments collected.	
Total expenditures	<u><u>\$ 1,128,713</u></u>

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2016 BANS & 2016 BONDS BUDGET**

	Fiscal Year 2021			Total Actual & Projected	FY 2022 Adopted Budget
	Adopted Budget	Actual through 3/31/2021	Projected through 9/30/2021		
REVENUES					
Assessment levy: gross	\$ 1,760,660				\$ 1,820,776
Allowable discounts (4%)	(70,426)				(72,831)
Assessment levy: net	1,690,234	\$ 1,119,425	\$ 570,809	\$ 1,690,234	1,747,945
Assessments off-roll 2016A-1	508,230	75,351	161,111	236,462	224,070
Assessments prepayment	-	2,413,766	-	2,413,766	-
Lot closings	-	101,729	-	101,729	-
Interest	-	135	-	135	-
Total revenues	<u>2,198,464</u>	<u>3,710,406</u>	<u>731,920</u>	<u>4,442,326</u>	<u>1,972,015</u>
EXPENDITURES					
Debt service					
Principal 2016A-1	290,000	290,000	-	290,000	285,000
Principal 2016A-2	130,000	130,000	-	130,000	130,000
Principal prepayment 2016A-1	-	170,000	2,280,000	2,450,000	-
Principal prepayment 2016A-2	-	140,000	160,000	300,000	-
Interest 2016A-1	1,199,563	603,406	606,099	1,209,505	1,031,969
Interest 2016A-2	536,056	269,653	267,041	536,694	510,825
Total debt service	<u>2,155,619</u>	<u>1,603,059</u>	<u>3,313,140</u>	<u>4,916,199</u>	<u>\$1,957,794</u>
Other fees and charges					
Tax collector	35,213	23,939	11,274	35,213	36,416
Total other fees & charges	<u>35,213</u>	<u>23,939</u>	<u>11,274</u>	<u>35,213</u>	<u>36,416</u>
Total expenditures	<u>2,190,832</u>	<u>1,626,998</u>	<u>3,324,414</u>	<u>4,951,412</u>	<u>1,994,210</u>
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(668)	668	-	-
Total other financing sources	<u>-</u>	<u>(668)</u>	<u>668</u>	<u>-</u>	<u>-</u>
Net increase/(decrease) of fund balance	7,632	2,082,740	(2,591,826)	(509,086)	(22,195)
Fund balance - beginning (unaudited)	3,327,318	3,568,973	5,651,713	3,568,973	3,059,887
Fund balance - ending (projected)	<u>\$ 3,334,950</u>	<u>\$ 5,651,713</u>	<u>\$ 3,059,887</u>	<u>\$ 3,059,887</u>	<u>3,037,692</u>
Use of fund balance:					
Debt service reserve account balance (required)					(1,786,998)
Principal and Interest expense 2016 A-1 - November 1, 2022					(787,422)
Principal and Interest expense 2016 A-2 - November 1, 2022					(388,788)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 74,484</u>

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016A-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/21	285,000.00	5.000%	519,546.88	804,546.88	19,300,000.00
05/01/22	-		512,421.88	512,421.88	19,300,000.00
11/01/22	275,000.00	5.000%	512,421.88	787,421.88	19,025,000.00
05/01/23	-		505,546.88	505,546.88	19,025,000.00
11/01/23	290,000.00	5.000%	505,546.88	795,546.88	18,735,000.00
05/01/24	-		498,296.88	498,296.88	18,735,000.00
11/01/24	305,000.00	5.750%	498,296.88	803,296.88	18,430,000.00
05/01/25	-		489,528.13	489,528.13	18,430,000.00
11/01/25	320,000.00	5.750%	489,528.13	809,528.13	18,110,000.00
05/01/26	-		480,328.13	480,328.13	18,110,000.00
11/01/26	340,000.00	5.750%	480,328.13	820,328.13	17,770,000.00
05/01/27	-		470,553.13	470,553.13	17,770,000.00
11/01/27	360,000.00	5.750%	470,553.13	830,553.13	17,410,000.00
05/01/28	-		460,203.13	460,203.13	17,410,000.00
11/01/28	380,000.00	5.750%	460,203.13	840,203.13	17,030,000.00
05/01/29	-		449,278.13	449,278.13	17,030,000.00
11/01/29	400,000.00	6.375%	449,278.13	849,278.13	16,630,000.00
05/01/30	-		436,528.13	436,528.13	16,630,000.00
11/01/30	425,000.00	6.375%	436,528.13	861,528.13	16,205,000.00
05/01/31	-		422,981.25	422,981.25	16,205,000.00
11/01/31	455,000.00	6.375%	422,981.25	877,981.25	15,750,000.00
05/01/32	-		408,478.13	408,478.13	15,750,000.00
11/01/32	485,000.00	6.375%	408,478.13	893,478.13	15,265,000.00
05/01/33	-		393,018.75	393,018.75	15,265,000.00
11/01/33	515,000.00	6.375%	393,018.75	908,018.75	14,750,000.00
05/01/34	-		376,603.13	376,603.13	14,750,000.00
11/01/34	545,000.00	6.375%	376,603.13	921,603.13	14,205,000.00
05/01/35	-		359,231.25	359,231.25	14,205,000.00
11/01/35	580,000.00	6.375%	359,231.25	939,231.25	13,625,000.00
05/01/36	-		340,743.75	340,743.75	13,625,000.00
11/01/36	620,000.00	6.375%	340,743.75	960,743.75	13,005,000.00
05/01/37	-		320,981.25	320,981.25	13,005,000.00
11/01/37	660,000.00	6.375%	320,981.25	980,981.25	12,345,000.00
05/01/38	-		299,943.75	299,943.75	12,345,000.00
11/01/38	700,000.00	6.375%	299,943.75	999,943.75	11,645,000.00
05/01/39	-		277,631.25	277,631.25	11,645,000.00
11/01/39	745,000.00	6.375%	277,631.25	1,022,631.25	10,900,000.00
05/01/40	-		253,884.38	253,884.38	10,900,000.00
11/01/40	795,000.00	6.375%	253,884.38	1,048,884.38	10,105,000.00
05/01/41	-		228,543.75	228,543.75	10,105,000.00

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016A-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/41	845,000.00	6.375%	228,543.75	1,073,543.75	9,260,000.00
05/01/42	-		201,609.38	201,609.38	9,260,000.00
11/01/42	900,000.00	6.375%	201,609.38	1,101,609.38	8,360,000.00
05/01/43	-		172,921.88	172,921.88	8,360,000.00
11/01/43	955,000.00	6.375%	172,921.88	1,127,921.88	7,405,000.00
05/01/44	-		142,481.25	142,481.25	7,405,000.00
11/01/44	1,015,000.00	6.375%	142,481.25	1,157,481.25	6,390,000.00
05/01/45	-		110,128.13	110,128.13	6,390,000.00
11/01/45	1,080,000.00	6.375%	110,128.13	1,190,128.13	5,310,000.00
05/01/46	-		75,703.13	75,703.13	5,310,000.00
11/01/46	1,150,000.00	6.375%	75,703.13	1,225,703.13	4,160,000.00
05/01/47	-		39,046.88	39,046.88	4,160,000.00
11/01/47	1,225,000.00	6.375%	39,046.88	1,264,046.88	2,935,000.00
Total	16,650,000.00		17,972,778.30	34,622,778.30	

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016A-2 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/21	130,000.00	5.000%	257,037.50	387,037.50	9,005,000.00
05/01/22	-		253,787.50	253,787.50	9,005,000.00
11/01/22	135,000.00	5.000%	253,787.50	388,787.50	8,870,000.00
05/01/23	-		250,412.50	250,412.50	8,870,000.00
11/01/23	145,000.00	5.000%	250,412.50	395,412.50	8,725,000.00
05/01/24	-		246,787.50	246,787.50	8,725,000.00
11/01/24	150,000.00	6.000%	246,787.50	396,787.50	8,575,000.00
05/01/25	-		242,287.50	242,287.50	8,575,000.00
11/01/25	160,000.00	6.000%	242,287.50	402,287.50	8,415,000.00
05/01/26	-		237,487.50	237,487.50	8,415,000.00
11/01/26	170,000.00	6.000%	237,487.50	407,487.50	8,245,000.00
05/01/27	-		232,387.50	232,387.50	8,245,000.00
11/01/27	180,000.00	6.000%	232,387.50	412,387.50	8,065,000.00
05/01/28	-		226,987.50	226,987.50	8,065,000.00
11/01/28	190,000.00	6.000%	226,987.50	416,987.50	7,875,000.00
05/01/29	-		221,287.50	221,287.50	7,875,000.00
11/01/29	200,000.00	6.000%	221,287.50	421,287.50	7,675,000.00
05/01/30	-		215,287.50	215,287.50	7,675,000.00
11/01/30	215,000.00	6.000%	215,287.50	430,287.50	7,460,000.00
05/01/31	-		208,837.50	208,837.50	7,460,000.00
11/01/31	225,000.00	6.000%	208,837.50	433,837.50	7,235,000.00
05/01/32	-		202,087.50	202,087.50	7,235,000.00
11/01/32	240,000.00	6.375%	202,087.50	442,087.50	6,995,000.00
05/01/33	-		194,437.50	194,437.50	6,995,000.00
11/01/33	255,000.00	6.375%	194,437.50	449,437.50	6,740,000.00
05/01/34	-		186,309.38	186,309.38	6,740,000.00
11/01/34	270,000.00	6.375%	186,309.38	456,309.38	6,470,000.00
05/01/35	-		177,703.13	177,703.13	6,470,000.00
11/01/35	290,000.00	6.375%	177,703.13	467,703.13	6,180,000.00
05/01/36	-		168,459.38	168,459.38	6,180,000.00
11/01/36	305,000.00	6.375%	168,459.38	473,459.38	5,875,000.00
05/01/37	-		158,737.50	158,737.50	5,875,000.00
11/01/37	325,000.00	6.375%	158,737.50	483,737.50	5,550,000.00
05/01/38	-		148,378.13	148,378.13	5,550,000.00
11/01/38	345,000.00	6.375%	148,378.13	493,378.13	5,205,000.00
05/01/39	-		137,381.25	137,381.25	5,205,000.00
11/01/39	370,000.00	6.375%	137,381.25	507,381.25	4,835,000.00
05/01/40	-		125,587.50	125,587.50	4,835,000.00
11/01/40	390,000.00	6.375%	125,587.50	515,587.50	4,445,000.00
05/01/41	-		113,156.25	113,156.25	4,445,000.00

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016A-2 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/41	415,000.00	6.375%	113,156.25	528,156.25	4,030,000.00
05/01/42	-		99,928.13	99,928.13	4,030,000.00
11/01/42	445,000.00	6.375%	99,928.13	544,928.13	3,585,000.00
05/01/43	-		85,743.75	85,743.75	3,585,000.00
11/01/43	475,000.00	6.375%	85,743.75	560,743.75	3,110,000.00
05/01/44	-		70,603.13	70,603.13	3,110,000.00
11/01/44	505,000.00	6.375%	70,603.13	575,603.13	2,605,000.00
05/01/45	-		54,506.25	54,506.25	2,605,000.00
11/01/45	535,000.00	6.375%	54,506.25	589,506.25	2,070,000.00
05/01/46	-		37,453.13	37,453.13	2,070,000.00
11/01/46	570,000.00	6.375%	37,453.13	607,453.13	1,500,000.00
05/01/47	-		19,284.38	19,284.38	1,500,000.00
11/01/47	605,000.00	6.375%	19,284.38	624,284.38	895,000.00
Total	8,240,000.00		8,887,650.08	17,127,650.08	

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2018**

	Fiscal Year 2021				FY 2022 Adopted Budget
	Adopted Budget	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy: gross	\$ 211,979				\$ 210,833
Allowable discounts (4%)	(8,479)				(8,433)
Assessment levy: net	203,500	\$ 136,442	\$ 67,058	\$ 203,500	202,400
Interest	-	11	-	11	-
Total revenues	<u>203,500</u>	<u>136,453</u>	<u>67,058</u>	<u>203,511</u>	<u>202,400</u>
EXPENDITURES					
Debt service					
Principal	55,000	-	55,000	55,000	55,000
Principal prepayment	-	-	15,000	15,000	-
Interest	147,038	72,550	72,550	145,100	142,225
Total debt service	<u>202,038</u>	<u>72,550</u>	<u>142,550</u>	<u>215,100</u>	<u>197,225</u>
Other fees and charges					
Tax collector	4,240	2,729	1,511	4,240	4,217
Total other fees & charges	<u>4,240</u>	<u>2,729</u>	<u>1,511</u>	<u>4,240</u>	<u>4,217</u>
Total expenditures	<u>206,278</u>	<u>75,279</u>	<u>144,061</u>	<u>219,340</u>	<u>201,442</u>
Net increase/(decrease) of fund balance	(2,778)	61,174	(77,003)	(15,829)	958
Fund balance - beginning (unaudited)	207,069	227,333	288,507	227,333	211,504
Fund balance - ending (projected)	<u>\$ 204,291</u>	<u>\$ 288,507</u>	<u>\$ 211,504</u>	<u>\$ 211,504</u>	<u>212,462</u>
Use of fund balance:					
Debt service reserve account balance (required)					(97,681)
Interest expense - December 15, 2022					(70,047)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 44,734</u>

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2018 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
12/15/21			71,112.50	71,112.50	2,970,000.00
06/15/22	55,000.00	3.875%	71,112.50	126,112.50	2,915,000.00
12/15/22			70,046.88	70,046.88	2,915,000.00
06/15/23	60,000.00	3.875%	70,046.88	130,046.88	2,855,000.00
12/15/23			68,884.38	68,884.38	2,855,000.00
06/15/24	60,000.00	3.875%	68,884.38	128,884.38	2,795,000.00
12/15/24			67,721.88	67,721.88	2,795,000.00
06/15/25	65,000.00	4.500%	67,721.88	132,721.88	2,730,000.00
12/15/25			66,259.38	66,259.38	2,730,000.00
06/15/26	65,000.00	4.500%	66,259.38	131,259.38	2,665,000.00
12/15/26			64,796.88	64,796.88	2,665,000.00
06/15/27	70,000.00	4.500%	64,796.88	134,796.88	2,595,000.00
12/15/27			63,221.88	63,221.88	2,595,000.00
06/15/28	70,000.00	4.500%	63,221.88	133,221.88	2,525,000.00
12/15/28			61,646.88	61,646.88	2,525,000.00
06/15/29	75,000.00	4.500%	61,646.88	136,646.88	2,450,000.00
12/15/29			59,959.38	59,959.38	2,450,000.00
06/15/30	80,000.00	4.875%	59,959.38	139,959.38	2,370,000.00
12/15/30			58,009.38	58,009.38	2,370,000.00
06/15/31	85,000.00	4.875%	58,009.38	143,009.38	2,285,000.00
12/15/31			55,937.50	55,937.50	2,285,000.00
06/15/32	85,000.00	4.875%	55,937.50	140,937.50	2,200,000.00
12/15/32			53,865.63	53,865.63	2,200,000.00
06/15/33	90,000.00	4.875%	53,865.63	143,865.63	2,110,000.00
12/15/33			51,671.88	51,671.88	2,110,000.00
06/15/34	95,000.00	4.875%	51,671.88	146,671.88	2,015,000.00
12/15/34			49,356.25	49,356.25	2,015,000.00
06/15/35	100,000.00	4.875%	49,356.25	149,356.25	1,915,000.00
12/15/35			46,918.75	46,918.75	1,915,000.00
06/15/36	105,000.00	4.875%	46,918.75	151,918.75	1,810,000.00
12/15/36			44,359.38	44,359.38	1,810,000.00
06/15/37	110,000.00	4.875%	44,359.38	154,359.38	1,700,000.00
12/15/37			41,678.13	41,678.13	1,700,000.00
06/15/38	115,000.00	4.875%	41,678.13	156,678.13	1,585,000.00
12/15/38			38,875.00	38,875.00	1,585,000.00
06/15/39	120,000.00	5.000%	38,875.00	158,875.00	1,465,000.00
12/15/39			35,875.00	35,875.00	1,465,000.00
06/15/40	130,000.00	5.000%	35,875.00	165,875.00	1,335,000.00
12/15/40			32,625.00	32,625.00	1,335,000.00
06/15/41	135,000.00	5.000%	32,625.00	167,625.00	1,200,000.00
12/15/41			29,250.00	29,250.00	1,200,000.00
06/15/42	140,000.00	5.000%	29,250.00	169,250.00	1,060,000.00

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2018 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
12/15/42			25,750.00	25,750.00	1,060,000.00
06/15/43	150,000.00	5.000%	25,750.00	175,750.00	910,000.00
12/15/43			22,000.00	22,000.00	910,000.00
06/15/44	160,000.00	5.000%	22,000.00	182,000.00	750,000.00
12/15/44			18,000.00	18,000.00	750,000.00
06/15/45	165,000.00	5.000%	18,000.00	183,000.00	585,000.00
12/15/45			13,875.00	13,875.00	585,000.00
06/15/46	175,000.00	5.000%	13,875.00	188,875.00	410,000.00
12/15/46			9,500.00	9,500.00	410,000.00
06/15/47	185,000.00	5.000%	9,500.00	194,500.00	225,000.00
12/15/47			4,875.00	4,875.00	225,000.00
06/15/48	195,000.00	5.000%	4,875.00	199,875.00	30,000.00
Total	2,940,000.00		2,452,143.88	5,392,143.88	

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2022 ASSESSMENTS**

On-Roll Assessments						
Parcel	Product	Sq. Ft. /Units	FY 2022 O&M Assessment per 1,000 Sq. Ft./Unit	FY 2022 DS Assessment per 1,000 Sq. Ft./Unit	FY 2022 Total Assessment per 1,000 Sq. Ft./Unit	FY 2021 Total Assessment per 1,000 Sq. Ft./Unit
<u>Non-Residential</u>						
Commercial Parcel 5	Retail	105,070	423.90	-	423.90	-
Commercial Parcel 5	Hotel	100	254.34	-	254.34	-
Commercial Parcel 6	Retail	73,310	423.90	-	423.90	-
Commercial Parcel 7	Retail	-	-	-	-	-
Commercial Parcel 8	Retail	-	-	-	-	-
Office Parcel 9	Office	-	-	-	-	-
Total		178,480				
<u>Residential</u>						
Residential Parcel 1	TH 22.5'	109	847.81	1,088.02	1,935.83	-
Residential Parcel 2/3	SF 40'	184	867.72	2,690.15	3,557.87	3,523.07
Residential Parcel 2/3- Prepaid	SF 40'	3	867.72	-	867.72	3,523.07
Residential Parcel 4	MF	348	254.34	-	254.34	233.62
Residential Parcel 5	MF	298	254.34	-	254.34	n/a
Residential Parcel 10/11	SF 63'	47	853.16	3,104.13	3,957.29	3,922.12
Residential Parcel 10/11 - Reduced	SF 63'	13	853.16	2,604.21	3,457.37	3,422.20
Residential Parcel 10/11 - Prepaid	SF 63'	2	853.16	-	853.16	817.99
Residential Parcel 10/11	Villa 37.5'	30	853.16	3,114.80	3,967.96	3,932.79
Residential Parcel 10/11- Reduced	Villa 37.5'	2	853.16	2,719.05	3,572.21	3,537.04
Residential Parcel 12	Villa 37.5'	90	853.16	3,114.80	3,967.96	3,932.79
Residential Parcel 12 - Reduced	Villa 37.5'	21	853.16	2,719.05	3,572.21	3,537.04
Residential Parcel 12 - Prepaid	Villa 37.5'	23	853.16	-	853.16	817.99
Residential Parcel 13	SF 53'	84	853.16	3,227.14	4,080.30	4,045.13
Residential Parcel 13 - Reduced	SF 53'	48	853.16	2,816.73	3,669.89	3,634.72
Residential Parcel 13 - Prepaid	SF 53'	15	853.16	-	853.16	817.99
Residential Parcel 14	SF 73'	112	853.16	3,575.24	4,428.40	4,393.23
Residential Parcel 14 - Prepaid	SF 73'	7	853.16	-	853.16	817.99
Total		1,436				

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2022 ASSESSMENTS**

Off-Roll Assessments

Product/Parcel	Product	Sq. Ft. /Units	FY 2022 O&M Assessment per 1,000 Sq. Ft./Unit	FY 2022 DS Assessment per 1,000 Sq. Ft./Unit	FY 2022 Total Assessment per 1,000 Sq. Ft./Unit	FY 2021 Total Assessment per 1,000 Sq. Ft./Unit
<u>Non-Residential</u>						
Commercial Parcel 5	Retail	-	398.47	363.34	761.81	779.70
Commercial Parcel 6	Retail	-	398.47	363.34	761.81	779.70
Commercial Parcel 7	Retail	100,000	398.47	363.34	761.81	779.70
Commercial Parcel 8	Retail	175,000	398.47	363.34	761.81	779.70
Office Parcel 9	Office	100,000	398.47	248.61	647.08	657.95
Total		375,000				
<u>Residential</u>						
Residential Parcel 1	TH 22.5'	97	796.94	1,023.61	1,820.55	1,792.10
Residential Parcel 2/3	SF 40'	-	-	-	-	-
Residential Parcel 2/3- Prepaid	SF 40'	-	-	-	-	-
Residential Parcel 4	MF	-	-	-	-	220.83
Residential Parcel 10/11	SF 63'	-	-	-	-	3,693.68
Residential Parcel 10/11 - Reduced	SF 63'	-	-	-	-	n/a
Residential Parcel 10/11	Villa 37.5'	-	-	-	-	3,703.73
Residential Parcel 12	Villa 37.5'	-	-	-	-	3,703.73
Residential Parcel 12 - Reduced	Villa 37.5'	-	-	-	-	n/a
Residential Parcel 12 - Prepaid	Villa 37.5'	-	-	-	-	n/a
Residential Parcel 13	SF 53'	-	-	-	-	3,809.41
Residential Parcel 13 - Reduced	SF 53'	-	-	-	-	n/a
Residential Parcel 13 - Prepaid	SF 53'	-	-	-	-	n/a
Residential Parcel 14	SF 73'	-	-	-	-	4,136.91
Total		97				

Note: The exact number of units that will be assessed on-roll and off-roll will be updated after June 2021 based on information received from the St. Johns County Property Appraiser's Office