

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024
PROPOSED BUDGET**

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
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**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: gross	\$ 1,042,689				\$ 1,488,825
Allowable discounts (4%)	(41,708)				(59,553)
Assessment levy: net	1,000,981	\$ 921,797	\$ 124,284	\$ 1,046,081	1,429,272
Assessments off-roll	251,270	64,253	142,857	207,110	153,293
Lot closings	-	883	-	883	-
Total revenues	1,252,251	986,933	267,141	1,254,074	1,582,565
EXPENDITURES					
Professional & administration					
Supervisors	6,000	1,000	4,000	5,000	6,000
FICA	459	77	306	383	459
District engineer	10,000	-	3,000	3,000	10,000
General counsel	24,000	3,806	3,000	6,806	24,000
District manager	51,500	25,750	25,750	51,500	51,500
Debt service fund accounting: 2016 master bonds	5,034	2,508	2,526	5,034	5,069
Debt service fund accounting: 2016 sub bonds	2,466	1,242	1,224	2,466	2,431
Debt service fund accounting: Lennar bonds	3,500	1,750	1,750	3,500	3,500
Arbitrage rebate calculation	750	1,000	-	1,000	1,000
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Trustee	10,500	10,500	-	10,500	10,500
Audit	6,220	-	6,220	6,220	6,438
Postage	750	447	303	750	750
Insurance - GL, POL	13,500	12,825	-	12,825	14,110
Legal advertising	1,200	494	706	1,200	1,200
Mailed notices	1,600	-	1,600	1,600	1,600
Miscellaneous- bank charges	750	-	750	750	750
Website					
Hosting	705	-	705	705	705
ADA compliance	210	-	210	210	210
Annual district filing fee	175	175	-	175	175
Contingencies	500	-	500	500	500
Total professional & admin	141,819	62,574	53,550	116,124	\$142,897
Field Operations					
Accounting	7,500	3,750	3,750	7,500	7,500
Landscape maintenance					
Field operations manager	9,600	-	-	-	9,600
Landscape and irrigation maintenance	419,480	199,063	220,417	419,480	486,027
Pond bank maintenance	85,000	-	85,000	85,000	85,000
Tree/plant/irrigation replacement	-	-	-	-	69,000
Tree care	107,720	7,213	100,507	107,720	109,989
Sod replacement	-	19,923	10,000	29,923	-
Annuals rotation	23,500	32,680	9,400	42,080	42,000
Mulch	104,200	-	104,200	104,200	104,200

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
Irrigation water	295,000	154,330	140,670	295,000	295,000
Albany Bay irrigation cost share	-	-	-	-	18,000
Back flow prevention	-	-	-	-	1,000
Aquatic maintenance	22,575	10,722	11,853	22,575	22,575
Monument maintenance	-	9,966	-	9,966	-
Road maintenance	15,000	-	15,000	15,000	15,000
Entry fountains	-	-	-	-	110,000
Beachwalk channel letters	-	-	-	-	12,000
Landscape lighting	-	-	-	-	20,000
General maintenance	-	2,743	-	2,743	-
Signage maintenance	-	1,250	-	1,250	3,000
Total field operations	<u>1,089,575</u>	<u>441,640</u>	<u>700,797</u>	<u>1,142,437</u>	<u>1,409,891</u>
Other fees and charges					
Tax collector	20,854	18,408	3,385	21,793	29,777
Total other fees & charges	<u>20,854</u>	<u>18,408</u>	<u>2,446</u>	<u>21,793</u>	<u>29,777</u>
Total expenditures	<u>1,252,248</u>	<u>522,622</u>	<u>756,793</u>	<u>1,280,354</u>	<u>1,582,565</u>
Net increase/(decrease) of fund balance	3	464,311	(489,652)	(26,280)	-
Fund balance - beginning (unaudited)	905,572	694,722	1,159,033	694,722	668,442
Fund balance - ending (projected):					
Assigned:					
3 months working capital	323,187	-	-	-	406,224
Lake bank erosion	-	-	-	-	10,000
Stormwater clean out	-	-	-	-	25,600
Unassigned	582,388	1,159,033	669,381	668,442	226,618
Fund balance - ending (projected)	<u>\$ 905,575</u>	<u>\$ 1,159,033</u>	<u>\$ 669,381</u>	<u>\$ 668,442</u>	<u>\$ 668,442</u>

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

EXPENDITURES

Professional & administration

Supervisors	\$ 6,000
Statutorily set at \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
FICA	459
As per federal law, this expenditure is currently 7.65% of gross wages.	
District engineer	10,000
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	51,500
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	5,069
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	2,431
Debt service fund accounting: Lennar bonds	3,500
Arbitrage rebate calculation	1,000
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Audit	6,438
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	14,110
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	
Contingencies	
Meeting room rental, etc.	500
Field Operations	
Accounting	7,500
Landscape maintenance	
Field operations manager	9,600
Landscape and irrigation maintenance	486,027
Pond bank maintenance	85,000
Tree/plant/irrigation replacement	69,000
Tree care	109,989
Annuals rotation	42,000
4 rotations per year	
Mulch	104,200
Irrigation water	295,000
Albany Bay irrigation cost share	18,000
Back flow prevention	1,000
Aquatic maintenance	22,575
Road maintenance	15,000
Entry fountains	110,000
Beachwalk channel letters	12,000
Landscape lighting	20,000
Signage maintenance	3,000
Other fees and charges	
Tax collector	29,777
The tax collector's fee is 2% of assessments collected.	
Total expenditures	<u><u>\$ 1,582,565</u></u>

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2016 BANS & 2016 BONDS BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: gross	\$ 1,820,776				\$ 1,960,714
Allowable discounts (4%)	(72,831)				(78,429)
Assessment levy: net	1,747,945	\$ 1,557,859	\$ 227,162	\$ 1,785,021	1,882,285
Assessments off-roll 2016A-1	224,070	118,690	69,076	187,766	88,446
Assessments prepayment	-	699,829	101,019	800,848	-
Lot closings	-	1,024	-	1,024	-
Interest	-	46,548	-	46,548	-
Total revenues	1,972,015	2,423,950	397,257	2,821,207	1,970,731
EXPENDITURES					
Debt service					
Principal BAN	-	5,000	-	5,000	-
Principal 2016A-1	270,000	270,000	-	270,000	275,000
Principal 2016A-2	135,000	135,000	-	135,000	120,000
Principal prepayment 2016A-1	-	270,000	360,000	630,000	-
Principal prepayment 2016A-2	-	75,000	385,000	460,000	-
Interest 2016A-1	1,007,550	506,832	500,718	1,007,550	952,075
Interest 2016A-2	493,900	248,434	245,466	493,900	456,863
Total debt service	1,906,450	1,510,266	1,491,184	3,001,450	1,803,938
Other fees and charges					
Tax collector	36,416	31,111	6,077	37,188	39,214
Total other fees & charges	36,416	31,111	6,077	37,188	39,214
Total expenditures	1,942,866	1,541,377	1,497,261	3,038,638	1,843,152
Net increase/(decrease) of fund balance	29,149	882,573	(1,100,004)	(217,431)	127,579
Fund balance - beginning (unaudited)	2,900,847	3,181,479	4,064,052	3,181,479	2,964,048
Fund balance - ending (projected)	\$ 2,929,996	\$ 4,064,052	\$ 2,964,048	\$ 2,964,048	3,091,627
Use of fund balance:					
Debt service reserve account balance (required)					(1,716,918)
Principal and Interest expense 2016 A-1 - November 1, 2024					(762,600)
Principal and Interest expense 2016 A-2 - November 1, 2024					(366,931)
Projected fund balance surplus/(deficit) as of September 30, 2024					\$ 245,178

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23	275,000.00	5.000%	479,475.00	754,475.00	18,755,000.00
05/01/24	-		472,600.00	472,600.00	18,755,000.00
11/01/24	290,000.00	5.750%	472,600.00	762,600.00	18,465,000.00
05/01/25	-		464,262.50	464,262.50	18,465,000.00
11/01/25	305,000.00	5.750%	464,262.50	769,262.50	18,160,000.00
05/01/26	-		455,493.75	455,493.75	18,160,000.00
11/01/26	320,000.00	5.750%	455,493.75	775,493.75	17,840,000.00
05/01/27	-		446,293.75	446,293.75	17,840,000.00
11/01/27	340,000.00	5.750%	446,293.75	786,293.75	17,500,000.00
05/01/28	-		436,518.75	436,518.75	17,500,000.00
11/01/28	360,000.00	5.750%	436,518.75	796,518.75	17,140,000.00
05/01/29	-		426,168.75	426,168.75	17,140,000.00
11/01/29	380,000.00	6.375%	426,168.75	806,168.75	16,760,000.00
05/01/30	-		414,056.25	414,056.25	16,760,000.00
11/01/30	405,000.00	6.375%	414,056.25	819,056.25	16,355,000.00
05/01/31	-		401,146.88	401,146.88	16,355,000.00
11/01/31	430,000.00	6.375%	401,146.88	831,146.88	15,925,000.00
05/01/32	-		387,440.63	387,440.63	15,925,000.00
11/01/32	460,000.00	6.375%	387,440.63	847,440.63	15,465,000.00
05/01/33	-		372,778.13	372,778.13	15,465,000.00
11/01/33	490,000.00	6.375%	372,778.13	862,778.13	14,975,000.00
05/01/34	-		357,159.38	357,159.38	14,975,000.00
11/01/34	520,000.00	6.375%	357,159.38	877,159.38	14,455,000.00
05/01/35	-		340,584.38	340,584.38	14,455,000.00
11/01/35	550,000.00	6.375%	340,584.38	890,584.38	13,905,000.00
05/01/36	-		323,053.13	323,053.13	13,905,000.00
11/01/36	590,000.00	6.375%	323,053.13	913,053.13	13,315,000.00
05/01/37	-		304,246.88	304,246.88	13,315,000.00
11/01/37	625,000.00	6.375%	304,246.88	929,246.88	12,690,000.00
05/01/38	-		284,325.00	284,325.00	12,690,000.00
11/01/38	665,000.00	6.375%	284,325.00	949,325.00	12,025,000.00
05/01/39	-		263,128.13	263,128.13	12,025,000.00
11/01/39	705,000.00	6.375%	263,128.13	968,128.13	11,320,000.00
05/01/40	-		240,656.25	240,656.25	11,320,000.00
11/01/40	755,000.00	6.375%	240,656.25	995,656.25	10,565,000.00
05/01/41	-		216,590.63	216,590.63	10,565,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/41	800,000.00	6.375%	216,590.63	1,016,590.63	9,765,000.00
05/01/42	-		191,090.63	191,090.63	9,765,000.00
11/01/42	850,000.00	6.375%	191,090.63	1,041,090.63	8,915,000.00
05/01/43	-		163,996.88	163,996.88	8,915,000.00
11/01/43	905,000.00	6.375%	163,996.88	1,068,996.88	8,010,000.00
05/01/44	-		135,150.00	135,150.00	8,010,000.00
11/01/44	965,000.00	6.375%	135,150.00	1,100,150.00	7,045,000.00
05/01/45	-		104,390.63	104,390.63	7,045,000.00
11/01/45	1,025,000.00	6.375%	104,390.63	1,129,390.63	6,020,000.00
05/01/46	-		71,718.75	71,718.75	6,020,000.00
11/01/46	1,090,000.00	6.375%	71,718.75	1,161,718.75	4,930,000.00
05/01/47	-		36,975.00	36,975.00	4,930,000.00
11/01/47	1,160,000.00	6.375%	36,975.00	1,196,975.00	3,770,000.00
Total	15,260,000.00		15,099,125.12	30,359,125.12	

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23	120,000.00	5.000%	229,931.25	349,931.25	8,750,000.00
05/01/24	-		226,931.25	226,931.25	8,750,000.00
11/01/24	140,000.00	6.000%	226,931.25	366,931.25	8,610,000.00
05/01/25	-		222,731.25	222,731.25	8,610,000.00
11/01/25	145,000.00	6.000%	222,731.25	367,731.25	8,465,000.00
05/01/26	-		218,381.25	218,381.25	8,465,000.00
11/01/26	155,000.00	6.000%	218,381.25	373,381.25	8,310,000.00
05/01/27	-		213,731.25	213,731.25	8,310,000.00
11/01/27	165,000.00	6.000%	213,731.25	378,731.25	8,145,000.00
05/01/28	-		208,781.25	208,781.25	8,145,000.00
11/01/28	175,000.00	6.000%	208,781.25	383,781.25	7,970,000.00
05/01/29	-		203,531.25	203,531.25	7,970,000.00
11/01/29	185,000.00	6.000%	203,531.25	388,531.25	7,785,000.00
05/01/30	-		197,981.25	197,981.25	7,785,000.00
11/01/30	195,000.00	6.000%	197,981.25	392,981.25	7,590,000.00
05/01/31	-		192,131.25	192,131.25	7,590,000.00
11/01/31	210,000.00	6.000%	192,131.25	402,131.25	7,380,000.00
05/01/32	-		185,831.25	185,831.25	7,380,000.00
11/01/32	220,000.00	6.375%	185,831.25	405,831.25	7,160,000.00
05/01/33	-		178,818.75	178,818.75	7,160,000.00
11/01/33	235,000.00	6.375%	178,818.75	413,818.75	6,925,000.00
05/01/34	-		171,328.13	171,328.13	6,925,000.00
11/01/34	250,000.00	6.375%	171,328.13	421,328.13	6,675,000.00
05/01/35	-		163,359.38	163,359.38	6,675,000.00
11/01/35	265,000.00	6.375%	163,359.38	428,359.38	6,410,000.00
05/01/36	-		154,912.50	154,912.50	6,410,000.00
11/01/36	280,000.00	6.375%	154,912.50	434,912.50	6,130,000.00
05/01/37	-		145,987.50	145,987.50	6,130,000.00
11/01/37	300,000.00	6.375%	145,987.50	445,987.50	5,830,000.00
05/01/38	-		136,425.00	136,425.00	5,830,000.00
11/01/38	320,000.00	6.375%	136,425.00	456,425.00	5,510,000.00
05/01/39	-		126,225.00	126,225.00	5,510,000.00
11/01/39	340,000.00	6.375%	126,225.00	466,225.00	5,170,000.00
05/01/40	-		115,387.50	115,387.50	5,170,000.00
11/01/40	360,000.00	6.375%	115,387.50	475,387.50	4,810,000.00
05/01/41	-		103,912.50	103,912.50	4,810,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/41	385,000.00	6.375%	103,912.50	488,912.50	4,425,000.00
05/01/42	-		91,640.63	91,640.63	4,425,000.00
11/01/42	410,000.00	6.375%	91,640.63	501,640.63	4,015,000.00
05/01/43	-		78,571.88	78,571.88	4,015,000.00
11/01/43	435,000.00	6.375%	78,571.88	513,571.88	3,580,000.00
05/01/44	-		64,706.25	64,706.25	3,580,000.00
11/01/44	460,000.00	6.375%	64,706.25	524,706.25	3,120,000.00
05/01/45	-		50,043.75	50,043.75	3,120,000.00
11/01/45	490,000.00	6.375%	50,043.75	540,043.75	2,630,000.00
05/01/46	-		34,425.00	34,425.00	2,630,000.00
11/01/46	525,000.00	6.375%	34,425.00	559,425.00	2,105,000.00
05/01/47	-		17,690.63	17,690.63	2,105,000.00
11/01/47	555,000.00	6.375%	17,690.63	572,690.63	1,550,000.00
Total	7,320,000.00		7,236,862.55	14,556,862.55	

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

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUES					
Assessment levy: gross	\$ 210,833				\$ 210,833
Allowable discounts (4%)	(8,433)				(8,433)
Assessment levy: net	202,400	\$ 178,352	\$ 24,048	\$ 202,400	202,400
Interest	-	3,975	-	3,975	-
Total revenues	202,400	182,327	24,048	206,375	202,400
EXPENDITURES					
Debt service					
Principal	60,000	-	60,000	60,000	60,000
Interest	140,094	70,047	70,047	140,094	137,769
Total debt service	200,094	70,047	130,047	200,094	197,769
Other fees and charges					
Tax collector	4,217	3,563	654	4,217	4,217
Total other fees & charges	4,217	3,563	654	4,217	4,217
Total expenditures	204,311	73,610	130,701	204,311	201,986
Net increase/(decrease) of fund balance	(1,911)	108,717	(106,653)	2,064	414
Fund balance - beginning (unaudited)	202,653	223,017	331,734	223,017	225,081
Fund balance - ending (projected)	<u>\$ 200,742</u>	<u>\$ 331,734</u>	<u>\$ 225,081</u>	<u>\$ 225,081</u>	<u>225,495</u>
Use of fund balance:					
Debt service reserve account balance (required)					(101,507)
Interest expense - December 15, 2024					(67,722)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 56,266</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	2,825,000.00		2,169,825.12	4,994,825.12	

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

On-Roll Assessments						
Parcel	Product	Sq. Ft. /Units	FY 2024 O&M Assessment per 1,000 Sq. Ft./Unit	FY 2024 DS Assessment per 1,000 Sq. Ft./Unit	FY 2024 Total Assessment per 1,000 Sq. Ft./Unit	FY 2023 Total Assessment per 1,000 Sq. Ft./Unit
<u>Non-Residential</u>						
Commercial Parcel 5	Retail	105,070	593.01	-	593.01	469.79
Commercial Parcel 5	Hotel	100	355.81	-	355.81	281.87
Commercial Parcel 6	Retail	73,310	593.01	-	593.01	469.79
Commercial Parcel 7	Retail	100,000	593.01	386.21	979.22	-
Commercial Parcel 8	Retail	-	-	-	-	-
Office Parcel 9	Office	-	-	-	-	-
Total		278,480				
<u>Residential</u>						
Residential Parcel 1	TH 22.5'	206	1,186.02	1,088.02	2,274.04	2,027.59
Residential Parcel 2/3	SF 40'	184	1,205.93	2,690.15	3,896.08	3,649.64
Residential Parcel 2/3- Prepaid	SF 40'	3	1,205.93	-	1,205.93	959.49
Residential Parcel 4	MF	348	355.81	-	355.81	281.87
Residential Parcel 5	MF	298	355.81	-	355.81	281.87
Residential Parcel 10/11	SF 63'	47	1,191.26	3,104.13	4,295.39	4,049.02
Residential Parcel 10/11 - Reduced	SF 63'	13	1,191.26	2,604.21	3,795.47	3,549.10
Residential Parcel 10/11 - Prepaid	SF 63'	2	1,191.26	-	1,191.26	944.89
Residential Parcel 10/11	Villa 37.5'	30	1,191.26	3,114.80	4,306.06	4,059.69
Residential Parcel 10/11- Reduced	Villa 37.5'	2	1,191.26	2,719.05	3,910.31	3,663.94
Residential Parcel 12	Villa 37.5'	90	1,191.26	3,114.80	4,306.06	4,059.69
Residential Parcel 12 - Reduced	Villa 37.5'	21	1,191.26	2,719.05	3,910.31	3,663.94
Residential Parcel 12 - Prepaid	Villa 37.5'	23	1,191.26	-	1,191.26	944.89
Residential Parcel 13	SF 53'	84	1,191.26	3,227.14	4,418.40	4,172.03
Residential Parcel 13 - Reduced	SF 53'	48	1,191.26	2,816.73	4,007.99	3,761.62
Residential Parcel 13 - Prepaid	SF 53'	15	1,191.26	-	1,191.26	944.89
Residential Parcel 14	SF 73'	112	1,191.26	3,575.24	4,766.50	4,520.13
Residential Parcel 14 - Prepaid	SF 73'	7	1,191.26	-	1,191.26	944.89
Total		1,533				

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

Off-Roll Assessments

Product/Parcel	Product	Sq. Ft. /Units	FY 2024 O&M Assessment per 1,000 Sq. Ft./Unit	FY 2024 DS Assessment per 1,000 Sq. Ft./Unit	FY 2024 Total Assessment per 1,000 Sq. Ft./Unit	FY 2023 Total Assessment per 1,000 Sq. Ft./Unit
<u>Non-Residential</u>						
Commercial Parcel 5	Retail	-	557.43	363.34	920.77	804.94
Commercial Parcel 6	Retail	-	557.43	363.34	920.77	804.94
Commercial Parcel 7	Retail	-	557.43	363.34	920.77	804.94
Commercial Parcel 8	Retail	175,000	557.43	363.34	920.77	804.94
Office Parcel 9	Office	100,000	557.43	248.61	806.04	690.21
Total		275,000				
<u>Residential</u>						
Residential Parcel 1	TH 22.5'	-	-	-	-	1,906.81
Residential Parcel 2/3	SF 40'	-	-	-	-	-
Residential Parcel 2/3- Prepaid	SF 40'	-	-	-	-	-
Residential Parcel 4	MF	-	-	-	-	-
Residential Parcel 10/11	SF 63'	-	-	-	-	-
Residential Parcel 10/11 - Reduced	SF 63'	-	-	-	-	-
Residential Parcel 10/11	Villa 37.5'	-	-	-	-	-
Residential Parcel 12	Villa 37.5'	-	-	-	-	-
Residential Parcel 12 - Reduced	Villa 37.5'	-	-	-	-	-
Residential Parcel 12 - Prepaid	Villa 37.5'	-	-	-	-	-
Residential Parcel 13	SF 53'	-	-	-	-	-
Residential Parcel 13 - Reduced	SF 53'	-	-	-	-	-
Residential Parcel 13 - Prepaid	SF 53'	-	-	-	-	-
Residential Parcel 14	SF 73'	-	-	-	-	-
Total		-				

Note: The exact number of units that will be assessed on-roll and off-roll will be updated after June 2023 based on information received from the St. Johns County Property Appraiser's Office