

**TWIN CREEKS NORTH  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025  
PROPOSED BUDGET**

**TWIN CREEKS NORTH  
COMMUNITY DEVELOPMENT DISTRICT  
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**TWIN CREEKS NORTH  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: gross	\$ 1,488,823				\$ 2,180,554
Allowable discounts (4%)	(59,553)				(87,222)
Assessment levy: net	1,429,270	\$ 1,352,557	\$ 76,713	\$ 1,429,270	2,093,332
Assessments off-roll	153,295	-	153,295	153,295	224,829
Total revenues	1,582,565	1,352,557	230,008	1,582,565	2,318,161
<b>EXPENDITURES</b>					
<b>Professional &amp; administration</b>					
Supervisors	6,000	1,000	5,000	6,000	6,000
FICA	459	77	382	459	459
District engineer	10,000	5,874	4,126	10,000	10,000
General counsel	24,000	14,620	9,380	24,000	24,000
District manager	51,500	25,750	25,750	51,500	52,530
Debt service fund accounting: 2016 master bonds	5,080	2,540	2,540	5,080	5,163
Debt service fund accounting: 2016 sub bonds	2,420	1,210	1,210	2,420	2,337
Debt service fund accounting: Lennar bonds	3,500	1,750	1,750	3,500	3,500
Arbitrage rebate calculation	1,000	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	6,438	-	6,438	6,438	6,450
Postage	750	445	305	750	750
Insurance - GL, POL	14,110	13,338	-	13,338	14,672
Legal advertising	1,200	191	1,009	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	503	-	503	500
Total professional & admin	142,897	79,973	62,155	142,128	\$144,501
<b>Field Operations</b>					
Accounting	7,500	3,750	3,750	7,500	7,500
Field operations manager	9,600	1,250	8,350	9,600	9,600
Landscape and irrigation maintenance	571,027	303,285	363,943	667,228	727,886
Tree/plant/irrigation replacement	69,000	56,178	12,822	69,000	69,000
Tree care	109,989	-	-	-	-
Sod replacement	-	58,115	-	58,115	30,000
Annuals rotation	42,000	11,132	30,868	42,000	42,000
Mulch	104,200	5,171	83,000	88,171	90,000
Landscape enhancement	-	10,515	30,000	40,515	20,000
Irrigation repairs	-	10,378	-	10,378	-

**TWIN CREEKS NORTH  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
Irrigation water	295,000	130,022	164,978	295,000	295,000
Albany Bay irrigation cost share	18,000	6,000	12,000	18,000	18,000
Back flow prevention	1,000	-	1,000	1,000	1,000
Aquatic maintenance	22,575	10,722	11,853	22,575	22,575
Fountain service	-	18,556	-	18,556	105,000
Fountain maintenance	-	-	-	-	5,000
Monument maintenance	-	1,500	-	1,500	17,000
Monument lighting maintenance	-	-	-	-	7,600
Median lighting maintenance	-	-	-	-	8,670
Road maintenance	15,000	-	7,500	7,500	15,000
Sidewalk repairs	-	8,985	8,700	17,685	10,000
Entry fountains	110,000	-	76,176	76,176	-
Beachwalk channel letters	12,000	-	5,000	5,000	-
Signage maintenance - wayfinding	3,000	2,484	516	3,000	6,500
Holiday lighting	-	4,680	-	4,680	15,000
General maintenance	-	-	2,000	2,000	2,500
Stormwater clean out	-	-	41,200	41,200	-
Capital outlay				-	
Fountain repairs	-	-	-	-	30,000
Sidewalk & cart path striping	-	-	-	-	150,354
Landscape lighting - median project	20,000	-	-	-	181,700
Monument lighting project	-	-	-	-	243,160
Total field operations	1,409,891	642,723	863,656	1,506,379	2,130,045
<b>Other fees and charges</b>					
Tax collector	29,776	26,979	3,736	30,715	43,611
Total other fees & charges	29,776	26,979	3,736	30,715	43,611
Total expenditures	1,582,564	749,675	929,547	1,679,222	\$2,318,157
Net increase/(decrease) of fund balance	1	602,882	(699,539)	(96,657)	4
Fund balance - beginning (unaudited)	668,442	1,007,390	1,610,272	1,007,390	910,733
Fund balance - ending (projected):					
Assigned:					
3 months working capital	406,224	406,224	406,224	406,224	590,543
Lake bank erosion	10,000	10,000	10,000	10,000	-
Stormwater clean out	25,600	25,600	25,600	25,600	-
Unassigned	226,619	1,168,448	468,909	468,909	320,194
Fund balance - ending (projected)	\$ 668,443	\$ 1,610,272	\$ 910,733	\$ 910,733	\$ 910,737

**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, conveyances and	
District manager	52,530
<b>Wrathell, Hunt and Associates, LLC</b> 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 maintains the assets of the District	
Debt service fund accounting: 2016 master bonds	5,163
<b>Wrathell, Hunt and Associates, LLC</b> , 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	2,337
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.	
Dissemination agent	2,000
Trustee	10,500
Annual fees paid for services provided as trustee, paying agent and registrar.	
Audit	6,450
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 General.	
Postage	750
Mailing agenda packages, overnight deliveries, correspondence, etc.	
Insurance - GL, POL	14,672
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
Annual district filing fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Contingencies	500
<b>Field Operations</b>	
Accounting	7,500
<b>Landscape maintenance</b>	
Field operations manager	9,600
Landscape and irrigation maintenance	727,886
Landscape, irrigation, tree care maintenance along Beachwalk Blvd, CR-210, Albany Bay Blvd and pond banks	
Tree/plant/irrigation replacement	69,000
Sod replacement	30,000
Annuals rotation	42,000
4 rotations per year	
Mulch	90,000
Landscape enhancement	20,000
Misc. landscape improvement projects	
Irrigation water	295,000
Albany Bay irrigation cost share	18,000
water cost-share for CDD zones within Albany Bay/The Reef water meter	
Back flow prevention	1,000
Aquatic maintenance	22,575
Fountain service	105,000
FECC #1, LLC agreement for weekly servicing of chemicals and repair of fountains	
Fountain maintenance	5,000
Misc. fountain repairs	
Monument maintenance	17,000
Beachwalk channel letters, tile repair, tile cleaning, etc	
Monument lighting maintenance	7,600
2x per year maintenance program with NiteLites for all four entrance monuments lighting	
Median lighting maintenance	8,670
2x per year maintenance program with NiteLites for all lighting within Beachwalk Blvd medians	
Road maintenance	15,000
Potholes and roadway striping	
Sidewalk repairs	10,000
ADA mats and tripping hazards	
Signage maintenance - wayfinding	6,500
Repairs for wayfinding signs throughout community on CDD property	
Holiday lighting	15,000
General maintenance	2,500
Capital outlay	
Fountain repairs	30,000
Sidewalk & cart path striping	150,354
Landscape lighting - median project	181,700
Electrical project for landscape median landscape lighting	
Monument lighting project	243,160
Electrical project for all four monuments	
<b>Other fees and charges</b>	
Tax collector	43,611
The tax collector's fee is 2% of assessments collected.	
Total expenditures	<u><u>\$2,318,157</u></u>

**TWIN CREEKS NORTH  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND SERIES 2016 BANS & 2016 BONDS BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Actual & Projected	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024		
<b>REVENUES</b>					
Assessment levy: gross	\$ 1,820,477				\$ 1,820,477
Allowable discounts (4%)	(72,819)				(72,819)
Assessment levy: net	1,747,658	\$ 1,625,560	\$ 122,098	\$ 1,747,658	1,747,658
Assessments off-roll 2016A-1	88,446	-	88,446	88,446	88,446
Assessments prepayment	-	627,484	-	627,484	-
Interest	-	70,175	-	70,175	-
Total revenues	1,836,104	2,323,219	210,544	2,533,763	1,836,104
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal 2016A-1	265,000	265,000	-	265,000	275,000
Principal 2016A-2	130,000	130,000	-	130,000	125,000
Principal prepayment 2016A-1	165,000	532,266	-	532,266	-
Principal prepayment 2016A-2	175,000	470,000	-	470,000	-
Interest 2016A-1	943,344	477,344	466,000	943,344	900,438
Interest 2016A-2	448,975	228,630	220,345	448,975	407,325
Total debt service	2,127,319	2,103,240	686,345	2,789,585	1,707,763
<b>Other fees and charges</b>					
Tax collector	36,410	32,425	3,985	36,410	36,410
Total other fees & charges	36,410	32,425	3,985	36,410	36,410
Total expenditures	2,163,729	2,135,665	690,330	2,825,995	1,744,173
Net increase/(decrease) of fund balance	(327,625)	187,554	(479,786)	(292,232)	91,931
Fund balance - beginning (unaudited)	3,234,027	3,716,943	3,904,497	3,716,943	3,424,711
Fund balance - ending (projected)	\$ 2,906,402	\$ 3,904,497	\$ 3,424,711	\$ 3,424,711	3,516,642
Use of fund balance:					
Debt service reserve account balance (required)					(1,416,526)
Principal and Interest expense 2016 A-1 - November 1, 2025					(736,266)
Principal and Interest expense 2016 A-2 - November 1, 2025					(331,788)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 1,032,062</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/24	275,000.00	5.750%	454,171.88	729,171.88	18,490,000.00
05/01/25	-		446,265.63	446,265.63	18,490,000.00
11/01/25	290,000.00	5.750%	446,265.63	736,265.63	18,200,000.00
05/01/26	-		437,928.13	437,928.13	18,200,000.00
11/01/26	310,000.00	5.750%	437,928.13	747,928.13	17,890,000.00
05/01/27	-		429,015.63	429,015.63	17,890,000.00
11/01/27	325,000.00	5.750%	429,015.63	754,015.63	17,565,000.00
05/01/28	-		419,671.88	419,671.88	17,565,000.00
11/01/28	345,000.00	5.750%	419,671.88	764,671.88	17,220,000.00
05/01/29	-		409,753.13	409,753.13	17,220,000.00
11/01/29	365,000.00	6.375%	409,753.13	774,753.13	16,855,000.00
05/01/30	-		398,118.75	398,118.75	16,855,000.00
11/01/30	390,000.00	6.375%	398,118.75	788,118.75	16,465,000.00
05/01/31	-		385,687.50	385,687.50	16,465,000.00
11/01/31	415,000.00	6.375%	385,687.50	800,687.50	16,050,000.00
05/01/32	-		372,459.38	372,459.38	16,050,000.00
11/01/32	440,000.00	6.375%	372,459.38	812,459.38	15,610,000.00
05/01/33	-		358,434.38	358,434.38	15,610,000.00
11/01/33	470,000.00	6.375%	358,434.38	828,434.38	15,140,000.00
05/01/34	-		343,453.13	343,453.13	15,140,000.00
11/01/34	500,000.00	6.375%	343,453.13	843,453.13	14,640,000.00
05/01/35	-		327,515.63	327,515.63	14,640,000.00
11/01/35	530,000.00	6.375%	327,515.63	857,515.63	14,110,000.00
05/01/36	-		310,621.88	310,621.88	14,110,000.00
11/01/36	565,000.00	6.375%	310,621.88	875,621.88	13,545,000.00
05/01/37	-		292,612.50	292,612.50	13,545,000.00
11/01/37	600,000.00	6.375%	292,612.50	892,612.50	12,945,000.00
05/01/38	-		273,487.50	273,487.50	12,945,000.00
11/01/38	640,000.00	6.375%	273,487.50	913,487.50	12,305,000.00
05/01/39	-		253,087.50	253,087.50	12,305,000.00
11/01/39	680,000.00	6.375%	253,087.50	933,087.50	11,625,000.00
05/01/40	-		231,412.50	231,412.50	11,625,000.00
11/01/40	725,000.00	6.375%	231,412.50	956,412.50	10,900,000.00
05/01/41	-		208,303.13	208,303.13	10,900,000.00



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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/41	770,000.00	6.375%	208,303.13	978,303.13	10,130,000.00
05/01/42	-		183,759.38	183,759.38	10,130,000.00
11/01/42	820,000.00	6.375%	183,759.38	1,003,759.38	9,310,000.00
05/01/43	-		157,621.88	157,621.88	9,310,000.00
11/01/43	870,000.00	6.375%	157,621.88	1,027,621.88	8,440,000.00
05/01/44	-		129,890.63	129,890.63	8,440,000.00
11/01/44	925,000.00	6.375%	129,890.63	1,054,890.63	7,515,000.00
05/01/45	-		100,406.25	100,406.25	7,515,000.00
11/01/45	985,000.00	6.375%	100,406.25	1,085,406.25	6,530,000.00
05/01/46	-		69,009.38	69,009.38	6,530,000.00
11/01/46	1,050,000.00	6.375%	69,009.38	1,119,009.38	5,480,000.00
05/01/47	-		35,540.63	35,540.63	5,480,000.00
11/01/47	1,115,000.00	6.375%	35,540.63	1,150,540.63	4,365,000.00
<b>Total</b>	<b>14,400,000.00</b>		<b>13,602,284.54</b>	<b>28,002,284.54</b>	

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/24	125,000.00	6.000%	205,537.50	330,537.50	8,615,000.00
05/01/25	-		201,787.50	201,787.50	8,615,000.00
11/01/25	130,000.00	6.000%	201,787.50	331,787.50	8,485,000.00
05/01/26	-		197,887.50	197,887.50	8,485,000.00
11/01/26	140,000.00	6.000%	197,887.50	337,887.50	8,345,000.00
05/01/27	-		193,687.50	193,687.50	8,345,000.00
11/01/27	145,000.00	6.000%	193,687.50	338,687.50	8,200,000.00
05/01/28	-		189,337.50	189,337.50	8,200,000.00
11/01/28	155,000.00	6.000%	189,337.50	344,337.50	8,045,000.00
05/01/29	-		184,687.50	184,687.50	8,045,000.00
11/01/29	165,000.00	6.000%	184,687.50	349,687.50	7,880,000.00
05/01/30	-		179,737.50	179,737.50	7,880,000.00
11/01/30	175,000.00	6.000%	179,737.50	354,737.50	7,705,000.00
05/01/31	-		174,487.50	174,487.50	7,705,000.00
11/01/31	185,000.00	6.000%	174,487.50	359,487.50	7,520,000.00
05/01/32	-		168,937.50	168,937.50	7,520,000.00
11/01/32	200,000.00	6.375%	168,937.50	368,937.50	7,320,000.00
05/01/33	-		162,562.50	162,562.50	7,320,000.00
11/01/33	215,000.00	6.375%	162,562.50	377,562.50	7,105,000.00
05/01/34	-		155,709.38	155,709.38	7,105,000.00
11/01/34	225,000.00	6.375%	155,709.38	380,709.38	6,880,000.00
05/01/35	-		148,537.50	148,537.50	6,880,000.00
11/01/35	240,000.00	6.375%	148,537.50	388,537.50	6,640,000.00
05/01/36	-		140,887.50	140,887.50	6,640,000.00
11/01/36	255,000.00	6.375%	140,887.50	395,887.50	6,385,000.00
05/01/37	-		132,759.38	132,759.38	6,385,000.00
11/01/37	275,000.00	6.375%	132,759.38	407,759.38	6,110,000.00
05/01/38	-		123,993.75	123,993.75	6,110,000.00
11/01/38	290,000.00	6.375%	123,993.75	413,993.75	5,820,000.00
05/01/39	-		114,750.00	114,750.00	5,820,000.00
11/01/39	310,000.00	6.375%	114,750.00	424,750.00	5,510,000.00
05/01/40	-		104,868.75	104,868.75	5,510,000.00
11/01/40	330,000.00	6.375%	104,868.75	434,868.75	5,180,000.00
05/01/41	-		94,350.00	94,350.00	5,180,000.00

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/41	350,000.00	6.375%	94,350.00	444,350.00	4,830,000.00
05/01/42	-		83,193.75	83,193.75	4,830,000.00
11/01/42	370,000.00	6.375%	83,193.75	453,193.75	4,460,000.00
05/01/43	-		71,400.00	71,400.00	4,460,000.00
11/01/43	395,000.00	6.375%	71,400.00	466,400.00	4,065,000.00
05/01/44	-		58,809.38	58,809.38	4,065,000.00
11/01/44	420,000.00	6.375%	58,809.38	478,809.38	3,645,000.00
05/01/45	-		45,421.88	45,421.88	3,645,000.00
11/01/45	445,000.00	6.375%	45,421.88	490,421.88	3,200,000.00
05/01/46	-		31,237.50	31,237.50	3,200,000.00
11/01/46	475,000.00	6.375%	31,237.50	506,237.50	2,725,000.00
05/01/47	-		16,096.88	16,096.88	2,725,000.00
11/01/47	505,000.00	6.375%	16,096.88	521,096.88	2,220,000.00
<b>Total</b>	<b>6,520,000.00</b>		<b>6,155,793.80</b>	<b>12,675,793.80</b>	

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

	Fiscal Year 2025				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: gross	\$ 210,833				\$ 210,833
Allowable discounts (4%)	(8,433)				(8,433)
Assessment levy: net	202,400	\$ 191,543	\$ 10,857	\$ 202,400	202,400
Interest	-	5,477	-	5,477	-
Total revenues	202,400	197,020	10,857	207,877	202,400
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	60,000	-	60,000	60,000	65,000
Interest	137,769	68,884	68,885	137,769	135,444
Total debt service	197,769	68,884	128,885	197,769	200,444
<b>Other fees and charges</b>					
Tax collector	4,217	3,821	396	4,217	4,217
Total other fees & charges	4,217	3,821	396	4,217	4,217
Total expenditures	201,986	72,705	129,281	201,986	204,661
Net increase/(decrease) of fund balance	414	124,315	(118,424)	5,891	(2,261)
Fund balance - beginning (unaudited)	225,081	235,538	359,853	235,538	241,429
Fund balance - ending (projected)	\$ 225,495	\$ 359,853	\$ 241,429	\$ 241,429	239,168
Use of fund balance:					
Debt service reserve account balance (required)					(101,507)
Interest expense - December 15, 2025					(66,259)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 71,402

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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
<b>Total</b>	<b>2,765,000.00</b>		<b>2,032,056.36</b>	<b>4,797,056.36</b>	

**TWIN CREEKS NORTH  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

<b>On-Roll Assessments</b>						
<b>Parcel</b>	<b>Product</b>	<b>Sq. Ft. /Units</b>	<b>FY 2025 O&amp;M Assessment per 1,000 Sq. Ft./Unit</b>	<b>FY 2025 DS Assessment per 1,000 Sq. Ft./Unit</b>	<b>FY 2025 Total Assessment per 1,000 Sq. Ft./Unit</b>	<b>FY 2024 Total Assessment per 1,000 Sq. Ft./Unit</b>
<b><u>Non-Residential</u></b>						
Commercial Parcel 5	Retail	105,070	869.74	-	869.74	593.02
Commercial Parcel 5	Hotel	100	521.85	-	521.85	355.81
Commercial Parcel 6	Retail	73,310	869.74	-	869.74	593.02
Commercial Parcel 7	Retail	100,000	869.74	386.21	1,255.95	979.23
<b>Total</b>		<b>278,480</b>				
<b><u>Residential</u></b>						
Residential Parcel 1	TH 22.5'	206	1,739.49	1,088.02	2,827.51	2,274.02
Residential Parcel 2/3	SF 40'	184	1,759.40	2,690.15	4,449.55	3,896.09
Residential Parcel 2/3- Prepaid	SF 40'	3	1,759.40	-	1,759.40	1,205.95
Residential Parcel 4	MF	348	521.85	-	521.85	355.81
Residential Parcel 5	MF	298	521.85	-	521.85	355.81
Residential Parcel 10/11	SF 63'	47	1,744.52	3,104.13	4,848.65	4,295.37
Residential Parcel 10/11 - Reduced	SF 63'	13	1,744.52	2,604.21	4,348.73	3,795.45
Residential Parcel 10/11 - Prepaid	SF 63'	2	1,744.52	-	1,744.52	1,191.24
Residential Parcel 10/11	Villa 37.5'	26	1,744.52	3,114.80	4,859.32	4,306.04
Residential Parcel 10/11- Reduced	Villa 37.5'	2	1,744.52	2,719.05	4,463.57	3,910.29
Residential Parcel 10/11- Prepaid	Villa 37.5'	4	1,744.52	-	1,744.52	1,191.24
Residential Parcel 12	Villa 37.5'	61	1,744.52	3,114.80	4,859.32	4,306.04
Residential Parcel 12 - Reduced	Villa 37.5'	18	1,744.52	2,719.05	4,463.57	3,910.29
Residential Parcel 12 - Prepaid	Villa 37.5'	55	1,744.52	-	1,744.52	1,191.24
Residential Parcel 13	SF 53'	83	1,744.52	3,227.14	4,971.66	4,418.38
Residential Parcel 13 - Reduced	SF 53'	47	1,744.52	2,816.73	4,561.25	4,007.97
Residential Parcel 13 - Prepaid	SF 53'	17	1,744.52	-	1,744.52	1,191.24
Residential Parcel 14	SF 73'	102	1,744.52	3,575.24	5,319.76	4,766.48
Residential Parcel 14 - Prepaid A-2	SF 73'	2	1,744.52	1,770.17	3,514.69	2,961.41
Residential Parcel 14 - Prepaid	SF 73'	15	1,744.52	-	1,744.52	1,191.24
<b>Total</b>		<b>1,533</b>				

**TWIN CREEKS NORTH  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

<b>Off-Roll Assessments</b>
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Product/Parcel	Product	Sq. Ft. /Units	FY 2025 O&M Assessment per 1,000 Sq. Ft./Unit	FY 2025 DS Assessment per 1,000 Sq. Ft./Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./Unit	FY 2024 Total Assessment per 1,000 Sq. Ft./Unit
<b><u>Non-Residential</u></b>						
Commercial Parcel 8	Retail	175,000	817.56	363.34	1,180.90	920.78
Office Parcel 9	Office	100,000	817.56	248.61	1,066.17	920.78
<b>Total</b>		<b>275,000</b>				

**Note:** The exact number of units that will be assessed on-roll and off-roll will be updated after June 2024 based on information received from the St. Johns County Property Appraiser's Office