

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026
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
Amortization Schedule - Series 2016A-2	7
Debt Service Fund Budget - Series 2018	8
Amortization Schedule - Series 2018	9
Projected Assessments	10 - 11

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: gross	\$ 1,632,033				\$ 1,631,904
Allowable discounts (4%)	(65,281)				(65,276)
Assessment levy: net	1,566,752	\$ 1,507,662	\$ 59,090	\$ 1,566,752	1,566,628
Assessments off-roll	168,112	153,296	14,816	168,112	168,106
Interest and miscellaneous	-	1,500	-	1,500	-
Total revenues	1,734,864	1,662,458	73,906	1,736,364	1,734,734
EXPENDITURES					
Professional & administration					
Supervisors	6,000	2,800	3,200	6,000	8,000
FICA	459	214	245	459	612
District engineer	10,000	6,443	3,500	9,943	10,000
General counsel	24,000	13,695	15,000	28,695	50,000
District manager	52,530	26,265	26,265	52,530	53,581
Debt service fund accounting: 2016 master bonds	5,163	2,581	2,582	5,163	5,238
Debt service fund accounting: 2016 sub bonds	2,337	1,169	1,168	2,337	2,262
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	7,000	3,500	10,500	10,500
Audit	6,450	-	6,450	6,450	6,450
Postage	750	467	283	750	750
Insurance - GL, POL	14,672	15,236	-	15,236	16,105
Legal advertising	1,200	157	1,043	1,200	1,200
Mailed notices	1,600	-	1,600	1,600	1,600
Miscellaneous- bank charges	750	-	750	750	1,250
Website					
Hosting	705	-	705	705	705
ADA compliance	210	-	210	210	210
Annual district filing fee	175	175	-	175	175
Contingencies	500	415	85	500	500
Total professional & admin	144,501	80,367	69,336	149,703	\$175,638

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
Field operations					
Accounting	7,500	3,750	3,750	7,500	7,500
Property insurance	-	67,833	-	67,833	74,125
Field operations manager	9,600	10,833	20,016	30,849	28,800
Landscape and irrigation maintenance	727,886	242,628	288,778	531,406	511,826
Tree/plant/irrigation replacement	111,265	33,036	35,000	68,036	
Tree care	-	-	-	-	35,000
Tree replacement	-	-	-	-	30,000
Sod replacement	30,000	-	-	-	30,000
Annuals rotation	42,000	11,132	8,702	19,834	25,127
Landscape enhancement	30,000	25,587	6,000	31,587	71,000
Mulch	84,000	82,955	-	82,955	79,670
Irrigation repairs	-	6,662	63,000	69,662	15,500
Irrigation water	375,000	98,536	98,536	197,072	195,000
Albany Bay irrigation cost share	18,000	-	18,000	18,000	18,000
Back flow prevention	1,000	-	1,000	1,000	1,000
Animal nuisance control	-	-	-	-	2,500
Lake maintenance	22,200	9,250	12,950	22,200	22,200
Fountain service	105,000	42,915	62,085	105,000	105,000
Fountain maintenance	5,000	-	5,000	5,000	7,500
Monument maintenance	17,000	-	22,000	22,000	2,500
Monument lighting maintenance	8,670	-	8,670	8,670	-
Beachwalk channel letters	-	1,716	-	1,716	-
Median lighting maintenance	7,600	-	7,600	7,600	-
Road maintenance	15,000	-	15,000	15,000	3,500
Sidewalk repairs	10,000	-	-	-	5,000
Holiday lighting	15,000	9,973	-	9,973	22,000
Porter services	-	-	-	-	2,704
Consulting services	-	-	19,600	19,600	-
Contingencies	16,000	13,700	4,000	17,700	16,000
Capital outlay	121,000	-	-	-	-
Fountain repairs	75,000	14,890	22,500	37,390	78,500
Monument lighting repairs	-	-	-	-	85,000
Sidewalk & cart path striping	54,000	-	54,803	54,803	115,000
Total field operations	1,907,721	675,396	776,990	1,452,386	1,589,952
Other fees and charges					
Tax collector	32,641	30,087	2,554	32,641	32,638
Total other fees & charges	32,641	30,087	2,554	32,641	32,638
Total expenditures	2,084,863	785,850	848,880	1,634,730	\$1,798,228
Net increase/(decrease) of fund balance	(349,999)	876,608	(774,974)	101,634	(63,494)
Fund balance - beginning (unaudited)	896,011	808,302	1,684,910	808,302	909,936
Fund balance - ending (projected):					
Assigned:					
3 months working capital	406,224	406,224	406,224	406,224	406,224
Fountain repairs	-	-	-	-	100,000
Unassigned	139,788	1,278,686	503,712	503,712	340,218
Fund balance - ending (projected)	\$ 546,012	\$ 1,684,910	\$ 909,936	\$ 909,936	\$ 846,442

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

EXPENDITURES

Professional & administration

Supervisors	\$ 8,000
Statutorily set at \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800, per Supervisor, for each fiscal year.	
FICA	612
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	50,000
Kilinsky I Van Wyk will provide legal representation for issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
District manager	53,581
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 maintains the assets of the District.	
Debt service fund accounting: 2016 master bonds	5,238
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	2,262
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	16,105
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.	
Mailed notices	1,600
Miscellaneous- bank charges	1,250
Bank charges, automated AP routing and other miscellaneous expenses	

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

EXPENDITURES (continued)

Website	
Hosting	705
ADA compliance	210
Annual district filing fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Contingencies	500
Field operations	
Accounting	7,500
Property insurance	74,125
Landscape maintenance	
Field operations manager	28,800
Agreement with TPAM for field operations support	
Landscape and irrigation maintenance	511,826
Landscape and irrigation maintenance along Beachwalk Blvd, CR-210, Albany Bay Blvd and pond banks	
Tree care	35,000
Tree pruning of palms in excess of 10 feet	
Tree replacement	30,000
Replacement of trees around CDD property	
Sod replacement	30,000
Annuals rotation	25,127
Four rotations per year	
Mulch	79,670
One annual rotation	
Landscape enhancement	71,000
Misc. landscape improvement projects	
Irrigation repairs	15,500
Irrigation water	195,000
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
Animal nuisance control	2,500
Lake maintenance	22,200
Lake Doctors Agreement for water treatment services of CDD-owned lakes	
Fountain service	105,000
FECC #1, LLC agreement for weekly servicing of chemicals and repair of fountains	
Fountain maintenance	7,500
Misc. fountain repairs outside of weekly maintenance agreement	
Monument maintenance	2,500
Beachwalk channel letters, basin lighting, tile repair, tile cleaning	
Road maintenance	3,500
Potholes and roadway striping	
Sidewalk repairs	5,000
ADA mats and tripping hazards	
Holiday lighting	22,000
Porter services	2,704
Four dog stations	
Contingencies	16,000
Capital outlay	
Fountain repairs	78,500
Monument lighting repairs	85,000
Sidewalk & cart path striping	115,000
Other fees and charges	
Tax collector	32,638
The tax collector's fee is 2% of assessments collected.	
Total expenditures	<u><u>\$1,798,228</u></u>

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2016 BANS & 2016 BONDS BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: gross	\$ 1,675,832				\$ 1,675,832
Allowable discounts (4%)	(67,033)				(67,033)
Assessment levy: net	1,608,799	\$ 1,546,573	\$ 62,226	\$ 1,608,799	1,608,799
Assessments off-roll 2016A-1	88,446	-	88,446	88,446	88,446
Assessments prepayment	-	258,995	-	258,995	-
Interest 2016A-1	-	38,116	-	38,116	-
Interest 2016A-2	-	22,990	-	22,990	-
Total revenues	1,697,245	1,866,674	150,672	2,017,346	1,697,245
EXPENDITURES					
Debt service					
Principal 2016A-1	275,000	265,000	-	265,000	280,000
Principal 2016A-2	125,000	115,000	-	115,000	120,000
Principal prepayment 2016A-1	-	195,000	-	195,000	-
Principal prepayment 2016A-2	-	170,000	-	170,000	-
Interest 2016A-1	900,438	441,491	458,947	900,438	857,638
Interest 2016A-2	407,325	191,113	216,212	407,325	369,675
Total debt service	1,707,763	1,377,604	675,159	2,052,763	1,627,313
Other fees and charges					
Tax collector	33,517	30,863	2,654	33,517	33,517
Total other fees & charges	33,517	30,863	2,654	33,517	33,517
Total expenditures	1,741,280	1,408,467	677,813	2,086,280	1,660,830
Net increase/(decrease) of fund balance	(44,035)	458,207	(527,141)	(68,934)	36,415
Fund balance - beginning (unaudited)	3,424,711	3,347,199	3,805,406	3,347,199	3,278,265
Fund balance - ending (projected)	<u>\$ 3,380,676</u>	<u>\$ 3,805,406</u>	<u>\$ 3,278,265</u>	<u>\$ 3,278,265</u>	<u>3,314,680</u>
Use of fund balance:					
Debt service reserve account balance (required)					(1,416,526)
Principal and Interest expense 2016 A-1 - November 1, 2026					(724,794)
Principal and Interest expense 2016 A-2 - November 1, 2026					(313,038)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 860,322</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25	280,000.00	5.750%	432,843.75	712,843.75	18,220,000.00
05/01/26			424,793.75	424,793.75	18,220,000.00
11/01/26	300,000.00	5.750%	424,793.75	724,793.75	17,920,000.00
05/01/27			416,168.75	416,168.75	17,920,000.00
11/01/27	315,000.00	5.750%	416,168.75	731,168.75	17,605,000.00
05/01/28			407,112.50	407,112.50	17,605,000.00
11/01/28	335,000.00	5.750%	407,112.50	742,112.50	17,270,000.00
05/01/29			397,481.25	397,481.25	17,270,000.00
11/01/29	355,000.00	6.375%	397,481.25	752,481.25	16,915,000.00
05/01/30			386,165.63	386,165.63	16,915,000.00
11/01/30	380,000.00	6.375%	386,165.63	766,165.63	16,535,000.00
05/01/31			374,053.13	374,053.13	16,535,000.00
11/01/31	400,000.00	6.375%	374,053.13	774,053.13	16,135,000.00
05/01/32			361,303.13	361,303.13	16,135,000.00
11/01/32	430,000.00	6.375%	361,303.13	791,303.13	15,705,000.00
05/01/33			347,596.88	347,596.88	15,705,000.00
11/01/33	455,000.00	6.375%	347,596.88	802,596.88	15,250,000.00
05/01/34			333,093.75	333,093.75	15,250,000.00
11/01/34	485,000.00	6.375%	333,093.75	818,093.75	14,765,000.00
05/01/35			317,634.38	317,634.38	14,765,000.00
11/01/35	515,000.00	6.375%	317,634.38	832,634.38	14,250,000.00
05/01/36			301,218.75	301,218.75	14,250,000.00
11/01/36	550,000.00	6.375%	301,218.75	851,218.75	13,700,000.00
05/01/37			283,687.50	283,687.50	13,700,000.00
11/01/37	585,000.00	6.375%	283,687.50	868,687.50	13,115,000.00
05/01/38			265,040.63	265,040.63	13,115,000.00
11/01/38	620,000.00	6.375%	265,040.63	885,040.63	12,495,000.00
05/01/39			245,278.13	245,278.13	12,495,000.00
11/01/39	660,000.00	6.375%	245,278.13	905,278.13	11,835,000.00
05/01/40			224,240.63	224,240.63	11,835,000.00
11/01/40	700,000.00	6.375%	224,240.63	924,240.63	11,135,000.00
05/01/41			201,928.13	201,928.13	11,135,000.00
11/01/41	745,000.00	6.375%	201,928.13	946,928.13	10,390,000.00
05/01/42			178,181.25	178,181.25	10,390,000.00
11/01/42	795,000.00	6.375%	178,181.25	973,181.25	9,595,000.00
05/01/43			152,840.63	152,840.63	9,595,000.00
11/01/43	845,000.00	6.375%	152,840.63	997,840.63	8,750,000.00
05/01/44			125,906.25	125,906.25	8,750,000.00
11/01/44	900,000.00	6.375%	125,906.25	1,025,906.25	7,850,000.00
05/01/45			97,218.75	97,218.75	7,850,000.00
11/01/45	955,000.00	6.375%	97,218.75	1,052,218.75	6,895,000.00
05/01/46			66,778.13	66,778.13	6,895,000.00
11/01/46	1,015,000.00	6.375%	66,778.13	1,081,778.13	5,880,000.00
05/01/47			34,425.00	34,425.00	5,880,000.00
11/01/47	1,080,000.00	6.375%	34,425.00	1,114,425.00	4,800,000.00
Total	13,700,000.00		12,317,137.61	26,017,137.61	

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25	120,000.00	6.000%	186,637.50	306,637.50	8,505,000.00
05/01/26	-		183,037.50	183,037.50	8,505,000.00
11/01/26	130,000.00	6.000%	183,037.50	313,037.50	8,375,000.00
05/01/27	-		179,137.50	179,137.50	8,375,000.00
11/01/27	135,000.00	6.000%	179,137.50	314,137.50	8,240,000.00
05/01/28	-		175,087.50	175,087.50	8,240,000.00
11/01/28	145,000.00	6.000%	175,087.50	320,087.50	8,095,000.00
05/01/29	-		170,737.50	170,737.50	8,095,000.00
11/01/29	155,000.00	6.000%	170,737.50	325,737.50	7,940,000.00
05/01/30	-		166,087.50	166,087.50	7,940,000.00
11/01/30	160,000.00	6.000%	166,087.50	326,087.50	7,780,000.00
05/01/31	-		161,287.50	161,287.50	7,780,000.00
11/01/31	170,000.00	6.000%	161,287.50	331,287.50	7,610,000.00
05/01/32	-		156,187.50	156,187.50	7,610,000.00
11/01/32	185,000.00	6.375%	156,187.50	341,187.50	7,425,000.00
05/01/33	-		150,290.63	150,290.63	7,425,000.00
11/01/33	195,000.00	6.375%	150,290.63	345,290.63	7,230,000.00
05/01/34	-		144,075.00	144,075.00	7,230,000.00
11/01/34	210,000.00	6.375%	144,075.00	354,075.00	7,020,000.00
05/01/35	-		137,381.25	137,381.25	7,020,000.00
11/01/35	225,000.00	6.375%	137,381.25	362,381.25	6,795,000.00
05/01/36	-		130,209.38	130,209.38	6,795,000.00
11/01/36	235,000.00	6.375%	130,209.38	365,209.38	6,560,000.00
05/01/37	-		122,718.75	122,718.75	6,560,000.00
11/01/37	250,000.00	6.375%	122,718.75	372,718.75	6,310,000.00
05/01/38	-		114,750.00	114,750.00	6,310,000.00
11/01/38	270,000.00	6.375%	114,750.00	384,750.00	6,040,000.00
05/01/39	-		106,143.75	106,143.75	6,040,000.00
11/01/39	285,000.00	6.375%	106,143.75	391,143.75	5,755,000.00
05/01/40	-		97,059.38	97,059.38	5,755,000.00
11/01/40	300,000.00	6.375%	97,059.38	397,059.38	5,455,000.00
05/01/41	-		87,496.88	87,496.88	5,455,000.00
11/01/41	320,000.00	6.375%	87,496.88	407,496.88	5,135,000.00
05/01/42	-		77,296.88	77,296.88	5,135,000.00
11/01/42	345,000.00	6.375%	77,296.88	422,296.88	4,790,000.00
05/01/43	-		66,300.00	66,300.00	4,790,000.00
11/01/43	365,000.00	6.375%	66,300.00	431,300.00	4,425,000.00
05/01/44	-		54,665.63	54,665.63	4,425,000.00
11/01/44	390,000.00	6.375%	54,665.63	444,665.63	4,035,000.00
05/01/45	-		42,234.38	42,234.38	4,035,000.00
11/01/45	415,000.00	6.375%	42,234.38	457,234.38	3,620,000.00
05/01/46	-		29,006.25	29,006.25	3,620,000.00
11/01/46	440,000.00	6.375%	29,006.25	469,006.25	3,180,000.00
05/01/47	-		14,981.25	14,981.25	3,180,000.00
11/01/47	470,000.00	6.375%	14,981.25	484,981.25	2,710,000.00
Total	5,915,000.00		5,318,981.32	11,233,981.32	

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

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: gross	\$ 209,688				\$ 209,688
Allowable discounts (4%)	(8,388)				(8,388)
Assessment levy: net	201,300	\$ 193,709	\$ 7,591	\$ 201,300	201,300
Interest	-	5,604	-	5,604	-
Total revenues	201,300	199,313	7,591	206,904	201,300
EXPENDITURES					
Debt service					
Principal	65,000	-	65,000	65,000	65,000
Interest	135,444	67,722	67,722	135,444	132,519
Total debt service	200,444	67,722	132,722	200,444	197,519
Other fees and charges					
Tax collector	4,194	3,866	328	4,194	4,194
Total other fees & charges	4,194	3,866	328	4,194	4,194
Total expenditures	204,638	71,588	133,050	204,638	201,713
Net increase/(decrease) of fund balance	(3,338)	127,725	(125,459)	2,266	(413)
Fund balance - beginning (unaudited)	241,429	253,155	380,880	253,155	255,421
Fund balance - ending (projected)	<u>\$ 238,091</u>	<u>\$ 380,880</u>	<u>\$ 255,421</u>	<u>\$ 255,421</u>	<u>255,008</u>
Use of fund balance:					
Debt service reserve account balance (required)					(101,507)
Interest expense - December 15, 2026					(64,797)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 88,704</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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
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	2,700,000.00		1,896,612.60	4,596,612.60	

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments								
Parcel	Community Name	Product	Sq. Ft. /Units	FY 2026 O&M Assessment per 1,000 Sq. Ft./Unit	FY 2026 DS Assessment per 1,000 Sq. Ft./Unit	FY 2026 Total Assessment per 1,000 Sq. Ft./Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./Unit	FY 2026 vs. FY 2025 Total Assessment Change/Unit
<u>Non-Residential</u>								
Commercial Parcel 5	Lowe's	Retail	105,070	650.32	-	650.32	650.34	(0.02)
Commercial Parcel 5		Hotel	100	390.19	-	390.19	390.20	(0.01)
Commercial Parcel 6	BJ's	Retail	73,310	650.32	-	650.32	650.34	(0.02)
Commercial Parcel 7	Senior Living	Retail	100,000	650.32	386.21	1,036.53	1,036.55	(0.02)
Total			278,480					
<u>Residential</u>								
Residential Parcel 1	Grand Isles	TH 22.5'	206	1,300.63	1,088.02	2,388.65	2,388.69	(0.04)
Residential Parcel 2/3	The Reef	SF 40'	183	1,320.54	2,690.15	4,010.69	4,010.73	(0.04)
Residential Parcel 2/3- Prepaid	The Reef	SF 40'	4	1,320.54	-	1,320.54	1,320.58	(0.04)
Residential Parcel 4	Elysian	MF	348	390.19	-	390.19	390.20	(0.01)
Residential Parcel 5	Sentosa	MF	298	390.19	-	390.19	390.20	(0.01)
Residential Parcel 10/11	The Cove	SF 63'	46	1,305.50	3,104.13	4,409.63	4,409.83	(0.20)
Residential Parcel 10/11 - Reduced	The Cove	SF 63'	13	1,305.50	2,604.21	3,909.71	3,909.91	(0.20)
Residential Parcel 10/11 - Prepaid	The Cove	SF 63'	3	1,305.50	-	1,305.50	1,305.70	(0.20)
Residential Parcel 10/11	The Cove	Villa 37.5'	23	1,305.50	3,114.80	4,420.30	4,420.50	(0.20)
Residential Parcel 10/11- Reduced	The Cove	Villa 37.5'	2	1,305.50	2,719.05	4,024.55	4,024.75	(0.20)
Residential Parcel 10/11- Prepaid	The Cove	Villa 37.5'	7	1,305.50	-	1,305.50	1,305.70	(0.20)
Residential Parcel 12	Atlantica Isles	Villa 37.5'	24	1,305.50	3,114.80	4,420.30	4,420.50	(0.20)
Residential Parcel 12 - Reduced	Atlantica Isles	Villa 37.5'	16	1,305.50	2,719.05	4,024.55	4,024.75	(0.20)
Residential Parcel 12 - Prepaid	Atlantica Isles	Villa 37.5'	94	1,305.50	-	1,305.50	1,305.70	(0.20)
Residential Parcel 13	Dorado	SF 53'	83	1,305.50	3,227.14	4,532.64	4,532.84	(0.20)
Residential Parcel 13 - Reduced	Dorado	SF 53'	46	1,305.50	2,816.73	4,122.23	4,122.43	(0.20)
Residential Parcel 13 - Prepaid	Dorado	SF 53'	18	1,305.50	-	1,305.50	1,305.70	(0.20)
Residential Parcel 14	Seaside Estates	SF 73'	100	1,305.50	3,575.24	4,880.74	4,880.94	(0.20)
Residential Parcel 14 - Prepaid A-2	Seaside Estates	SF 73'	2	1,305.50	1,770.17	3,075.67	3,075.87	(0.20)
Residential Parcel 14 - Prepaid	Seaside Estates	SF 73'	17	1,305.50	-	1,305.50	1,305.70	(0.20)
Total			1,533					

**TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Off-Roll Assessments							
Product/Parcel	Product	Sq. Ft. /Units	FY 2026 O&M Assessment per 1,000 Sq. Ft./Unit	FY 2026 DS Assessment per 1,000 Sq. Ft./Unit	FY 2026 Total Assessment per 1,000 Sq. Ft./Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./Unit	
Non-Residential							
Commercial Parcel 8	Retail	175,000	611.30	363.34	974.64	974.66	(0.02)
Office Parcel 9	Office	100,000	611.30	248.61	859.91	859.93	(0.02)
Total		275,000					

Note: The exact number of units that will be assessed on-roll and off-roll will be updated after June 2025 based on information received from the St. Johns County Property Appraiser's Office