TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027
PROPOSED BUDGET

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT

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TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 4/30/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Assessment levy: gross	$ 1,631,904				$ 2,348,162
Allowable discounts (4%)	(65,276)				(93,926)
Assessment levy: net	1,566,628	$ 1,604,837	$ -	$ 1,604,837	2,254,236
Assessments off-roll	168,106	-	168,106	168,106	-
Interest and miscellaneous	-	10,050	-	-	-
Total Club revenue	-	-	-	-	-
Total F&B revenue	-	-	-	-	-
Banquest revenue	-	-	-	-	-
Market revenue	-	-	-	-	-
Other revenue	-	-	-	-	-
Activities revenue	-	-	-	-	-
Club discounts and refunds	-	-	-	-	-
Total revenues	1,734,734	1,614,887	168,106	1,772,943	2,254,236
EXPENDITURES					
Professional & administration					
Supervisors	8,000	5,000	5,000	10,000	8,000
FICA	612	383	383	766	612
District engineer	10,000	4,563	5,437	10,000	10,000
General counsel	50,000	71,684	37,500	109,184	50,000
District manager	53,581	31,255	22,326	53,581	63,939
Debt service fund accounting: 2016 master bonds	5,238	3,056	2,182	5,238	5,155
Debt service fund accounting: 2016 sub bonds	2,262	1,319	943	2,262	2,345
Debt service fund accounting: Lennar bonds	3,500	2,042	1,458	3,500	3,500
Arbitrage rebate calculation	1,000	1,000	-	1,000	1,000
Dissemination agent	2,000	1,167	833	2,000	2,000
Trustee	10,500	12,000	-	12,000	12,000
Audit	6,450	-	6,450	6,450	6,550
Postage	750	425	325	750	750
Insurance - GL, POL	16,105	15,553		15,553	16,174
Legal advertising	1,200	133	1,067	1,200	1,200
Mailed notices	1,600	-	1,600	1,600	1,600
Miscellaneous- bank charges	1,250	-	1,250	1,250	1,250
Website					
Hosting	705	-	705	705	705
ADA compliance	210	-	145	145	145
Annual district filing fee	175	175	-	175	175
Contingencies	500	28	125	153	500
Total professional & admin	175,638	149,783	87,729	237,512	$187,600

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 4/30/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
Field operations					
Accounting	7,500	4,375	3,125	7,500	12,500
Property insurance	74,125	66,954	-	66,954	63,606
Field operations manager	28,800	18,000	20,016	38,016	43,200
Landscape and irrigation maintenance	511,826	293,063	218,763	511,826	511,826
Tree/plant/irrigation replacement	-	-	35,000	35,000	-
Tree care	35,000	-	35,000	35,000	85,000
Tree replacement	30,000	22,161	7,839	30,000	30,000
Sod replacement	30,000	837	29,163	30,000	85,000
Annuals rotation	25,127	16,901	8,702	25,603	35,000
Landscape enhancement	71,000	75,880	106,000	181,880	85,000
Mulch	79,670	-	79,670	79,670	159,341
Irrigation control system project	-	67,671	160,560	228,231	-
Irrigation repairs	15,500	6,461	6,500	12,961	15,500
Irrigation water	195,000	166,195	28,805	195,000	195,000
Albany Bay irrigation cost share	18,000	11,563	6,437	18,000	-
Back flow prevention	1,000	-	1,000	1,000	1,000
Animal nuisance control	2,500	89	1,250	1,339	2,500
Lake maintenance	22,200	13,250	8,950	22,200	23,000
Fountain service	105,000	52,875	42,125	95,000	105,000
Fountain maintenance	7,500	-	7,500	7,500	7,500
Monument maintenance	2,500	-	-	-	-
Monument lighting maintenance-fountains	-	-	-	-	3,000
Beachwalk channel letters	-	-	-	-	2,500
Median lighting maintenance	-	-	-	-	-
Road maintenance	3,500	-	-	-	3,500
Sidewalk repairs	5,000	-	-	-	5,000
Holiday lighting	22,000	8,800	13,200	22,000	22,000
Porter services	2,704	1,612	1,092	2,704	2,704
Consulting services	-	16,600	-	16,600	-
Contingencies	16,000	-	16,000	16,000	16,000
Fountain repairs-project	78,500	323,217	-	323,217	-
Sidewalk & cart path striping project	115,000	-	146,125	146,125	25,000
Landscape lighting - median project	-	-	-	-	205,000
Monument lighting project	-	-	-	-	80,000
Atlantic Isles cost share	-	1,673		1,673	-
Security patrol	-	14,128	35,000	49,128	15,000
Total field operations	1,504,952	1,182,305	982,822	2,149,326	1,839,677

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 4/30/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
Clubhouse					
F&B expenses	-	-	-	-	-
Banquet expenses	-	-	-	-	-
Market expenses	-	-	-	-	-
Activities expenses	-	-	-	-	-
Payroll	-	-	-	-	-
Payroll expenses	-	-	-	-	-
Alarm monitoring	-	-	-	-	-
Operational expenses	-	-	-	-	-
Outside services	-	-	-	-	-
Repair and maintenance	-	-	-	-	-
Marketing and advertising	-	-	-	-	-
Utilities	-	-	-	-	-
General including administrative,credit card, IT	-	-	-	-	-
Other expenses	-	-	-	-	-
Total clubhouse	-	-	-	-	-
Other fees and charges					
Tax collector	32,638	30,560	2,078	32,638	46,963
Total other fees & charges	32,638	30,560	2,078	32,638	46,963
Total expenditures	1,713,228	1,362,648	1,072,629	2,419,476	$2,074,240
Net increase/(decrease) of fund balance	(63,494)	252,239	(904,523)	(646,533)	179,996
Fund balance - beginning (unaudited)	909,936	981,164	1,233,403	981,164	334,631
Fund balance - ending (projected):					
Assigned:					
3 months working capital	406,224	406,224	406,224	406,224	406,224
Fountain repair project contingency	100,000	-	-	-	-
Unassigned	340,218	827,179	(77,344)	(71,593)	108,403
Fund balance - ending (projected)	$ 846,442	$ 1,233,403	$ 328,880	$ 334,631	$ 514,627

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	63,939
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	5,155
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	2,345
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	12,000
Annual fees paid for services provided as trustee, paying agent and registrar.	
Audit	6,550
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	16,174
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	
Website	
Hosting	705
ADA compliance	145
Annual district filing fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Contingencies	500

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)	
Field operations	
Accounting	12,500
Property insurance	63,606
Landscape maintenance	
Field operations manager	43,200
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	85,000
Tree pruning of palms in excess of 10 feet	
Tree replacement	30,000
Replacement of trees around CDD property	
Sod replacement	85,000
Annuals rotation	35,000
Four rotations per year	
Landscape enhancement	85,000
Misc. landscape improvement projects	
Mulch	159,341
One annual rotation	
Irrigation repairs	15,500
Irrigation water	195,000
Back flow prevention	1,000
Animal nuisance control	2,500
Lake maintenance	23,000
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 lighting maintenance-fountains	3,000
2x per year maintenance program with NiteLites for all four entrance monuments lighting	
Beachwalk channel letters	2,500
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
Sidewalk & cart path striping project	25,000
Landscape lighting - median project	205,000
Electrical project for landscape median landscape lighting	
Monument lighting project	80,000
Electrical project for all four monuments	
Security patrol	15,000
Other fees and charges	
Tax collector	46,963
The tax collector's fee is 2% of assessments collected.	
Total expenditures	$ 2,074,240

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2016 BANS & 2016 BONDS BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 4/30/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Assessment levy: gross	$ 1,675,832				$ 1,743,418
Allowable discounts (4%)	(67,033)				(69,737)
Assessment levy: net	1,608,799	$ 1,495,677	$ 113,122	$ 1,608,799	1,673,681
Assessments off-roll 2016A-1	88,446	-	88,446	88,446	-
Assessments prepayment	-	290,153	-	290,153	-
Interest 2016A-1	-	40,349	-	40,349	-
Interest 2016A-2	-	21,911	-	21,911	-
Total revenues	1,697,245	1,848,090	201,568	2,049,658	1,673,681
EXPENDITURES					
Debt service					
Principal 2016A-1	280,000	280,000	-	280,000	295,000
Principal 2016A-2	120,000	120,000	-	120,000	120,000
Principal prepayment 2016A-1	-	360,000	-	360,000	-
Principal prepayment 2016A-2	-	50,000	-	50,000	-
Interest 2016A-1	857,638	426,819	430,819	857,638	797,113
Interest 2016A-2	369,675	176,709	192,966	369,675	369,675
Total debt service	1,627,313	1,413,528	623,785	2,037,313	1,581,788
Other fees and charges					
Tax collector	33,517	28,482	5,035	33,517	34,868
Total other fees & charges	33,517	28,482	5,035	33,517	34,868
Total expenditures	1,660,830	1,442,010	628,820	2,070,830	1,616,656
OTHER FINANCING SOURCES/(USES)					
Transfers in 2016A-1	-	1,071	-	1,071	-
Total other financing sources	-	1,071	-	1,071	-
Net increase/(decrease) of fund balance	36,415	407,151	(427,252)	(20,101)	57,025
Fund balance - beginning (unaudited)	3,278,265	3,278,576	3,685,727	3,278,576	3,258,475
Fund balance - ending (projected)	$ 3,314,680	$ 3,685,727	$ 3,258,475	$ 3,258,475	3,315,500

Use of fund balance:	
Debt service reserve account balance (required)	(1,416,526)
Principal and Interest expense 2016 A-1 - November 1, 2027	(689,316)
Principal and Interest expense 2016 A-2 - November 1, 2027	(314,138)
Projected fund balance surplus/(deficit) as of September 30, 2027	$ 895,520

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%	422,228.13	702,228.13	18,220,000.00
05/01/26			402,796.88	402,796.88	12,725,000.00
11/01/26	295,000.00	5.750%	402,796.88	697,796.88	12,430,000.00
05/01/27	-		394,315.63	394,315.63	12,430,000.00
11/01/27	295,000.00	5.750%	394,315.63	689,315.63	12,135,000.00
05/01/28	-		385,834.38	385,834.38	12,135,000.00
11/01/28	310,000.00	5.750%	385,834.38	695,834.38	11,825,000.00
05/01/29	-		376,921.88	376,921.88	11,825,000.00
11/01/29	335,000.00	6.375%	376,921.88	711,921.88	11,490,000.00
05/01/30	-		366,243.75	366,243.75	11,490,000.00
11/01/30	360,000.00	6.375%	366,243.75	726,243.75	11,130,000.00
05/01/31	-		354,768.75	354,768.75	11,130,000.00
11/01/31	380,000.00	6.375%	354,768.75	734,768.75	10,750,000.00
05/01/32	-		342,656.25	342,656.25	10,750,000.00
11/01/32	405,000.00	6.375%	342,656.25	747,656.25	10,345,000.00
05/01/33	-		329,746.88	329,746.88	10,345,000.00
11/01/33	430,000.00	6.375%	329,746.88	759,746.88	9,915,000.00
05/01/34	-		316,040.63	316,040.63	9,915,000.00
11/01/34	460,000.00	6.375%	316,040.63	776,040.63	9,455,000.00
05/01/35	-		301,378.13	301,378.13	9,455,000.00
11/01/35	490,000.00	6.375%	301,378.13	791,378.13	8,965,000.00
05/01/36	-		285,759.38	285,759.38	8,965,000.00
11/01/36	520,000.00	6.375%	285,759.38	805,759.38	8,445,000.00
05/01/37	-		269,184.38	269,184.38	8,445,000.00
11/01/37	555,000.00	6.375%	269,184.38	824,184.38	7,890,000.00
05/01/38	-		251,493.75	251,493.75	7,890,000.00
11/01/38	590,000.00	6.375%	251,493.75	841,493.75	7,300,000.00
05/01/39	-		232,687.50	232,687.50	7,300,000.00
11/01/39	625,000.00	6.375%	232,687.50	857,687.50	6,675,000.00
05/01/40	-		212,765.63	212,765.63	6,675,000.00
11/01/40	665,000.00	6.375%	212,765.63	877,765.63	6,010,000.00
05/01/41	-		191,568.75	191,568.75	6,010,000.00
11/01/41	710,000.00	6.375%	191,568.75	901,568.75	5,300,000.00
05/01/42	-		168,937.50	168,937.50	5,300,000.00
11/01/42	755,000.00	6.375%	168,937.50	923,937.50	4,545,000.00
05/01/43	-		144,871.88	144,871.88	4,545,000.00
11/01/43	800,000.00	6.375%	144,871.88	944,871.88	3,745,000.00
05/01/44	-		119,371.88	119,371.88	3,745,000.00
11/01/44	850,000.00	6.375%	119,371.88	969,371.88	2,895,000.00
05/01/45	-		92,278.13	92,278.13	2,895,000.00
11/01/45	905,000.00	6.375%	92,278.13	997,278.13	1,990,000.00
05/01/46	-		63,431.25	63,431.25	1,990,000.00
11/01/46	965,000.00	6.375%	63,431.25	1,028,431.25	1,025,000.00
05/01/47	-		32,671.88	32,671.88	1,025,000.00
11/01/47	1,025,000.00	6.375%	32,671.88	1,057,671.88	-
Total	**13,005,000.00**		**11,693,678.27**	**24,698,678.27**	

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	5,795,000.00
05/01/26	-		183,037.50	183,037.50	5,795,000.00
11/01/26	130,000.00	6.000%	183,037.50	313,037.50	5,665,000.00
05/01/27	-		179,137.50	179,137.50	5,665,000.00
11/01/27	135,000.00	6.000%	179,137.50	314,137.50	5,530,000.00
05/01/28	-		175,087.50	175,087.50	5,530,000.00
11/01/28	145,000.00	6.000%	175,087.50	320,087.50	5,385,000.00
05/01/29	-		170,737.50	170,737.50	5,385,000.00
11/01/29	155,000.00	6.000%	170,737.50	325,737.50	5,230,000.00
05/01/30	-		166,087.50	166,087.50	5,230,000.00
11/01/30	160,000.00	6.000%	166,087.50	326,087.50	5,070,000.00
05/01/31	-		161,287.50	161,287.50	5,070,000.00
11/01/31	170,000.00	6.000%	161,287.50	331,287.50	4,900,000.00
05/01/32	-		156,187.50	156,187.50	4,900,000.00
11/01/32	185,000.00	6.375%	156,187.50	341,187.50	4,715,000.00
05/01/33	-		150,290.63	150,290.63	4,715,000.00
11/01/33	195,000.00	6.375%	150,290.63	345,290.63	4,520,000.00
05/01/34	-		144,075.00	144,075.00	4,520,000.00
11/01/34	210,000.00	6.375%	144,075.00	354,075.00	4,310,000.00
05/01/35	-		137,381.25	137,381.25	4,310,000.00
11/01/35	225,000.00	6.375%	137,381.25	362,381.25	4,085,000.00
05/01/36	-		130,209.38	130,209.38	4,085,000.00
11/01/36	235,000.00	6.375%	130,209.38	365,209.38	3,850,000.00
05/01/37	-		122,718.75	122,718.75	3,850,000.00
11/01/37	250,000.00	6.375%	122,718.75	372,718.75	3,600,000.00
05/01/38	-		114,750.00	114,750.00	3,600,000.00
11/01/38	270,000.00	6.375%	114,750.00	384,750.00	3,330,000.00
05/01/39	-		106,143.75	106,143.75	3,330,000.00
11/01/39	285,000.00	6.375%	106,143.75	391,143.75	3,045,000.00
05/01/40	-		97,059.38	97,059.38	3,045,000.00
11/01/40	300,000.00	6.375%	97,059.38	397,059.38	2,745,000.00
05/01/41	-		87,496.88	87,496.88	2,745,000.00
11/01/41	320,000.00	6.375%	87,496.88	407,496.88	2,425,000.00
05/01/42	-		77,296.88	77,296.88	2,425,000.00
11/01/42	345,000.00	6.375%	77,296.88	422,296.88	2,080,000.00
05/01/43	-		66,300.00	66,300.00	2,080,000.00
11/01/43	365,000.00	6.375%	66,300.00	431,300.00	1,715,000.00
05/01/44	-		54,665.63	54,665.63	1,715,000.00
11/01/44	390,000.00	6.375%	54,665.63	444,665.63	1,325,000.00
05/01/45	-		42,234.38	42,234.38	1,325,000.00
11/01/45	415,000.00	6.375%	42,234.38	457,234.38	910,000.00
05/01/46	-		29,006.25	29,006.25	910,000.00
11/01/46	440,000.00	6.375%	29,006.25	469,006.25	470,000.00
05/01/47	-		14,981.25	14,981.25	470,000.00
11/01/47	470,000.00	6.375%	14,981.25	484,981.25	-
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 2026				
	Adopted Budget FY 2026	Actual through 4/30/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Assessment levy: gross	$ 209,688				$ 209,688
Allowable discounts (4%)	(8,388)				(8,388)
Assessment levy: net	201,300	$ 185,844	$ 15,456	$ 201,300	201,300
Interest	-	5,785	-	5,785	-
Total revenues	201,300	191,629	15,456	207,085	201,300
EXPENDITURES					
Debt service					
Principal	65,000	-	65,000	65,000	70,000
Interest	132,519	66,259	66,260	132,519	129,594
Total debt service	197,519	66,259	131,260	197,519	199,594
Other fees and charges					
Tax collector	4,194	3,539	655	4,194	4,194
Total other fees & charges	4,194	3,539	655	4,194	4,194
Total expenditures	201,713	69,798	131,915	201,713	203,788
Net increase/(decrease) of fund balance	(413)	121,831	(116,459)	5,372	(2,488)
Fund balance - beginning (unaudited)	255,421	265,879	387,710	265,879	271,251
Fund balance - ending (projected)	$ 255,008	$ 387,710	$ 271,251	$ 271,251	268,763

Use of fund balance:	
Debt service reserve account balance (required)	(101,507)
Interest expense - December 15, 2027	(63,222)
Projected fund balance surplus/(deficit) as of September 30, 2027	$ 104,034

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	2,700,000.00
06/15/26	65,000.00	4.500%	66,259.38	131,259.38	2,635,000.00
12/15/26			64,796.88	64,796.88	2,635,000.00
06/15/27	70,000.00	4.500%	64,796.88	134,796.88	2,565,000.00
12/15/27			63,221.88	63,221.88	2,565,000.00
06/15/28	70,000.00	4.500%	63,221.88	133,221.88	2,495,000.00
12/15/28			61,646.88	61,646.88	2,495,000.00
06/15/29	75,000.00	4.500%	61,646.88	136,646.88	2,420,000.00
12/15/29			59,959.38	59,959.38	2,420,000.00
06/15/30	80,000.00	4.875%	59,959.38	139,959.38	2,340,000.00
12/15/30			58,009.38	58,009.38	2,340,000.00
06/15/31	85,000.00	4.875%	58,009.38	143,009.38	2,255,000.00
12/15/31			55,937.50	55,937.50	2,255,000.00
06/15/32	85,000.00	4.875%	55,937.50	140,937.50	2,170,000.00
12/15/32			53,865.63	53,865.63	2,170,000.00
06/15/33	90,000.00	4.875%	53,865.63	143,865.63	2,080,000.00
12/15/33			51,671.88	51,671.88	2,080,000.00
06/15/34	95,000.00	4.875%	51,671.88	146,671.88	1,985,000.00
12/15/34			49,356.25	49,356.25	1,985,000.00
06/15/35	100,000.00	4.875%	49,356.25	149,356.25	1,885,000.00
12/15/35			46,918.75	46,918.75	1,885,000.00
06/15/36	105,000.00	4.875%	46,918.75	151,918.75	1,780,000.00
12/15/36			44,359.38	44,359.38	1,780,000.00
06/15/37	110,000.00	4.875%	44,359.38	154,359.38	1,670,000.00
12/15/37			41,678.13	41,678.13	1,670,000.00
06/15/38	115,000.00	4.875%	41,678.13	156,678.13	1,555,000.00
12/15/38			38,875.00	38,875.00	1,555,000.00
06/15/39	120,000.00	5.000%	38,875.00	158,875.00	1,435,000.00
12/15/39			35,875.00	35,875.00	1,435,000.00
06/15/40	130,000.00	5.000%	35,875.00	165,875.00	1,305,000.00
12/15/40			32,625.00	32,625.00	1,305,000.00
06/15/41	135,000.00	5.000%	32,625.00	167,625.00	1,170,000.00
12/15/41			29,250.00	29,250.00	1,170,000.00
06/15/42	140,000.00	5.000%	29,250.00	169,250.00	1,030,000.00
12/15/42			25,750.00	25,750.00	1,030,000.00
06/15/43	150,000.00	5.000%	25,750.00	175,750.00	880,000.00
12/15/43			22,000.00	22,000.00	880,000.00
06/15/44	160,000.00	5.000%	22,000.00	182,000.00	720,000.00
12/15/44			18,000.00	18,000.00	720,000.00
06/15/45	165,000.00	5.000%	18,000.00	183,000.00	555,000.00
12/15/45			13,875.00	13,875.00	555,000.00
06/15/46	175,000.00	5.000%	13,875.00	188,875.00	380,000.00
12/15/46			9,500.00	9,500.00	380,000.00
06/15/47	185,000.00	5.000%	9,500.00	194,500.00	195,000.00
12/15/47			4,875.00	4,875.00	195,000.00
06/15/48	195,000.00	5.000%	4,875.00	199,875.00	-
Total	**2,700,000.00**		**1,896,612.60**	**4,596,612.60**	

TWIN CREEKS NORTH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS

On-Roll Assessments

Parcel	Community Name	Product	Sq. Ft. /Units	FY 2027 O&M Assessment per 1,000 Sq. Ft./Unit	FY 2027 DS Assessment per 1,000 Sq. Ft./Unit	FY 2027 Total Assessment per 1,000 Sq. Ft./Unit	FY 2026 Total Assessment per 1,000 Sq. Ft./Unit	FY 2027 vs. FY 2026 Total Assessment Change/Unit
Non-Residential								
Commercial Parcel 5	Lowe's	Retail	105,070	843.95	-	843.95	650.32	193.63
Commercial Parcel 5		Hotel	100	506.37	-	506.37	390.19	116.18
Commercial Parcel 6	BJ's	Retail	73,310	843.95	-	843.95	650.32	193.63
Commercial Parcel 7	Senior Living	Retail	100,000	843.95	386.21	1,230.16	1,036.53	193.63
Commercial Parcel 8		Retail	175,000	843.95	386.21	1,230.16	1,036.53	193.63
Office Parcel 9		Office	100,000	843.95	-	843.95	650.32	193.63
Total			**553,480**					
Residential								
Residential Parcel 1	Grand Isles	TH 22.5'	206	1,687.90	1,088.02	2,775.92	2,388.65	387.27
Residential Parcel 2/3	The Reef	SF 40'	183	1,707.81	2,690.15	4,397.96	4,010.69	387.27
Residential Parcel 2/3- Prepaid	The Reef	SF 40'	4	1,707.81	-	1,707.81	1,320.54	387.27
Residential Parcel 4	Elysian	MF	348	506.37	-	506.37	390.19	116.18
Residential Parcel 5	Sentosa	MF	298	506.37	-	506.37	390.19	116.18
Residential Parcel 10/11	The Cove	SF 63'	46	1,692.95	3,104.13	4,797.08	4,409.63	387.45
Residential Parcel 10/11 - Reduced	The Cove	SF 63'	13	1,692.95	2,604.21	4,297.16	3,909.71	387.45
Residential Parcel 10/11 - Prepaid	The Cove	SF 63'	3	1,692.95	-	1,692.95	1,305.50	387.45
Residential Parcel 10/11	The Cove	Villa 37.5'	23	1,692.95	3,114.80	4,807.75	4,420.30	387.45
Residential Parcel 10/11- Reduced	The Cove	Villa 37.5'	2	1,692.95	2,719.05	4,412.00	4,024.55	387.45
Residential Parcel 10/11- Prepaid	The Cove	Villa 37.5'	7	1,692.95	-	1,692.95	1,305.50	387.45
Residential Parcel 12	Atlantica Isles	Villa 37.5'	24	1,692.95	3,114.80	4,807.75	4,420.30	387.45
Residential Parcel 12 - Reduced	Atlantica Isles	Villa 37.5'	16	1,692.95	2,719.05	4,412.00	4,024.55	387.45
Residential Parcel 12 - Prepaid	Atlantica Isles	Villa 37.5'	94	1,692.95	-	1,692.95	1,305.50	387.45
Residential Parcel 13	Dorado	SF 53'	83	1,692.95	3,227.14	4,920.09	4,532.64	387.45
Residential Parcel 13 - Reduced	Dorado	SF 53'	46	1,692.95	2,816.73	4,509.68	4,122.23	387.45
Residential Parcel 13 - Prepaid	Dorado	SF 53'	18	1,692.95	-	1,692.95	1,305.50	387.45
Residential Parcel 14	Seaside Estates	SF 73'	100	1,692.95	3,575.24	5,268.19	4,880.74	387.45
Residential Parcel 14 - Prepaid A-2	Seaside Estates	SF 73'	2	1,692.95	1,770.17	3,463.12	3,075.67	387.45
Residential Parcel 14 - Prepaid	Seaside Estates	SF 73'	17	1,692.95	-	1,692.95	1,305.50	387.45
Total			**1,533**					