TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023 ADOPTED BUDGET

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TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND BUDGET

Total Actual & Adopted Actual & Projected Projected Projected Projected Projected Projected Projected Projected Projected Budget Hrough FY 2022 3/31/2022 9/30/2022 Expenditures FY 2023 REVENUES \$ 849.081 S1.042.689 Assessment levy: gross Assessment levy: net \$ 849.081 \$ 1.042.689 Assessments levy: net 615,118 \$ 687,749 \$ 216,066 \$ 903.815 Assessment levy: net 615,118 \$ 687,749 \$ 216,066 \$ 903.815 1,002,891 Assessment levy: net 615,118 \$ 687,749 \$ 216,066 \$ 903.815 1,000,881 Assessments ad administration 226,729 29,990 196,736 226,729 251,270 Supervisors 4,000 - 2,400 6,000 10,000 10,000 10,000 General counsel 24,000 4,313 2,000 6,313 24,000 Debt service fund accounting: 2016 master bonds 5,017 2,508 2,509 5,017 5,030 3,600 Arbitrage rebastic aciulation 750 750 750 750 750 750 750 750 750 1,		Fiscal Year 2022						
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Annuals rotation18,000-18,00018,00023,500Mulch171,000-171,000171,000104,200Irrigation repairs12,000-12,000Irrigation water295,00084,284210,716295,000295,000Aquatic maintenance21,5008,93512,56521,50022,575Road maintenance15,000-15,00015,00015,000Accounting7,5003,7503,7507,5007,500	Tree/plant replacement		50,000		-	50,000	50,000	-
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Irrigation repairs12,000-12,00012,000-Irrigation water295,00084,284210,716295,000295,000Aquatic maintenance21,5008,93512,56521,50022,575Road maintenance15,000-15,00015,00015,000Accounting7,5003,7503,7507,5007,500					-			
Irrigation water295,00084,284210,716295,000295,000Aquatic maintenance21,5008,93512,56521,50022,575Road maintenance15,000-15,00015,00015,000Accounting7,5003,7503,7507,5007,500	Mulch				-	,		104,200
Aquatic maintenance21,5008,93512,56521,50022,575Road maintenance15,000-15,00015,00015,000Accounting7,5003,7503,7507,5007,500	Irrigation repairs		12,000		-	12,000		-
Road maintenance 15,000 - 15,000 15,000 15,000 Accounting 7,500 3,750 3,750 7,500 7,500	Irrigation water		295,000		84,284	210,716	295,000	295,000
Accounting 7,500 3,750 3,750 7,500 7,500	•				8,935			
					-			
Total field operations 979,600 242,313 737,287 979,600 1,089,575	-							
	Total field operations		979,600		242,313	737,287	979,600	1,089,575

TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND BUDGET

	Fiscal Year 2022				
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2023
Other fees and charges					
Tax collector	16,982	13,757	3,225	16,982	20,854
Total other fees & charges	16,982	13,757	3,225	16,982	20,854
Total expenditures	1,128,713	315,349	797,832	1,113,181	1,252,248
Net increase/(decrease) of fund balance Fund balance - beginning (unaudited)	(86,866) 591,365	402,390 888,209	(385,027) 1,290,599	17,363 888,209	3 905,572
Fund balance - ending (projected): Assigned:					
3 months working capital	292,060	292,060	292,060	292,060	323,187
Unassigned	212,439	998,539	613,512	613,512	582,388
Fund balance - ending (projected)	\$ 504,499	\$ 1,290,599	\$ 905,572	\$ 905,572	\$ 905,575

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.	Ψ	0,000
		450
FICA		459
As per federal law, this expenditure is currently 7.65% of gross wages.		40.000
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,		54 500
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		F 004
Debt service fund accounting: 2016 master bonds		5,034
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		2,466
Debt service fund accounting: Lennar bonds		3,500
Arbitrage rebate calculation		750
To ensure the District's compliance with all tax regulations, annual		750
computations are necessary to calculate the arbitrage rebate liability.		
Audit		6,220
The District is required to undertake an independent examination of its		0,220
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.		100
Insurance - GL, POL		13,500
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		1,200
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	
Landscape maintenance	
Field operations manager	9,600
Beachwalk Blvd (inc. main entries)	419,480
Pond bank maintenance	85,000
Tree care	107,720
Annuals rotation	23,500
4 rotations per year	
Mulch	104,200
Pine bark, 1x at 24-month intervals	
Irrigation water	295,000
Aquatic maintenance	22,575
Road maintenance	15,000
Accounting	7,500
Other fees and charges	
Tax collector	20,854
The tax collector's fee is 2% of assessments collected.	A 4 A F A 4 C
Total expenditures	\$1,252,248

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

	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected Revenue & Expenditures	Adopted Budget FY 2023
REVENUES				!	
Assessment levy: gross	\$1,820,776				\$ 1,820,776
Allowable discounts (4%)	(72,831)				(72,831)
Assessment levy: net	1,747,945	\$1,333,622	\$ 414,323	\$ 1,747,945	1,747,945
Assessments off-roll 2016A-1	224,070	126,624	97,446	224,070	224,070
Assessments prepayment	-	118,048	-	118,048	-
Interest	-	154	-	154	-
Total revenues	1,972,015	1,578,448	511,769	2,090,217	1,972,015
EXPENDITURES					
Debt service					
Principal 2016A-1	285,000	285,000	-	285,000	270,000
Principal 2016A-2	130,000	130,000	-	130,000	135,000
Principal prepayment 2016A-1	-	170,000	-	170,000	-
Principal prepayment 2016A-2	-	165,000	-	165,000	-
Interest 2016A-1	1,031,969	522,183	507,150	1,029,333	1,007,550
Interest 2016A-2	510,825	257,038	248,638	505,676	493,900
Total debt service	1,957,794	1,529,221	755,788	2,285,009	\$1,906,450
Other fees and charges					
Tax collector	36,416	26,674	9,742	36,416	36,416
Total other fees & charges	36,416	26,674	9,742	36,416	36,416
Total expenditures	1,994,210	1,555,895	765,530	2,321,425	1,942,866
Net increase/(decrease) of fund balance	(22,195)	22,553	(253,761)	(231,208)	29,149
Fund balance - beginning (unaudited)	3,059,887	3,132,055	3,154,608	3,132,055	2,900,847
Fund balance - ending (projected)	\$3,037,692	\$3,154,608	\$2,900,847	\$ 2,900,847	2,929,996
Use of fund balance: Debt service reserve account balance (required) Principal and Interest expense 2016 A-1 - November 1, 2023 Principal and Interest expense 2016 A-2 - November 1, 2023 Projected fund balance surplus/(deficit) as of September 30, 2023					
r rojecteu funu balance surplus/(dencit) as o	September 30	, 2023			\$ 42,415

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

	Principal	Coupon Boto	Interest	Daht Sarviaa	Bond Balance
44/04/00	Principal	Coupon Rate	Interest	Debt Service	
11/01/22	270,000.00	5.000%	507,150.00	777,150.00	19,030,000.00
05/01/23	-	F 000%	500,400.00	500,400.00	19,030,000.00
11/01/23	285,000.00	5.000%	500,400.00	785,400.00	18,745,000.00
05/01/24	-		493,275.00	493,275.00	18,745,000.00
11/01/24	300,000.00	5.750%	493,275.00	793,275.00	18,445,000.00
05/01/25	-	E 3500/	484,650.00	484,650.00	18,445,000.00
11/01/25	315,000.00	5.750%	484,650.00	799,650.00	18,130,000.00
05/01/26	-		475,593.75	475,593.75	18,130,000.00
11/01/26	335,000.00	5.750%	475,593.75	810,593.75	17,795,000.00
05/01/27	-		465,962.50	465,962.50	17,795,000.00
11/01/27	355,000.00	5.750%	465,962.50	820,962.50	17,440,000.00
05/01/28	-		455,756.25	455,756.25	17,440,000.00
11/01/28	375,000.00	5.750%	455,756.25	830,756.25	17,065,000.00
05/01/29	-		444,975.00	444,975.00	17,065,000.00
11/01/29	395,000.00	6.375%	444,975.00	839,975.00	16,670,000.00
05/01/30	-		432,384.38	432,384.38	16,670,000.00
11/01/30	420,000.00	6.375%	432,384.38	852,384.38	16,250,000.00
05/01/31	-		418,996.88	418,996.88	16,250,000.00
11/01/31	450,000.00	6.375%	418,996.88	868,996.88	15,800,000.00
05/01/32	-		404,653.13	404,653.13	15,800,000.00
11/01/32	480,000.00	6.375%	404,653.13	884,653.13	15,320,000.00
05/01/33	-		389,353.13	389,353.13	15,320,000.00
11/01/33	510,000.00	6.375%	389,353.13	899,353.13	14,810,000.00
05/01/34	-		373,096.88	373,096.88	14,810,000.00
11/01/34	540,000.00	6.375%	373,096.88	913,096.88	14,270,000.00
05/01/35	-		355,884.38	355,884.38	14,270,000.00
11/01/35	575,000.00	6.375%	355,884.38	930,884.38	13,695,000.00
05/01/36	-		337,556.25	337,556.25	13,695,000.00
11/01/36	615,000.00	6.375%	337,556.25	952,556.25	13,080,000.00
05/01/37	-		317,953.13	317,953.13	13,080,000.00
11/01/37	655,000.00	6.375%	317,953.13	972,953.13	12,425,000.00
05/01/38	-		297,075.00	297,075.00	12,425,000.00
11/01/38	695,000.00	6.375%	297,075.00	992,075.00	11,730,000.00
05/01/39	-		274,921.88	274,921.88	11,730,000.00
11/01/39	740,000.00	6.375%	274,921.88	1,014,921.88	10,990,000.00
05/01/40	-		251,334.38	251,334.38	10,990,000.00
11/01/40	785,000.00	6.375%	251,334.38	1,036,334.38	10,205,000.00
05/01/41	-		226,312.50	226,312.50	10,205,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/41	835,000.00	6.375%	226,312.50	1,061,312.50	9,370,000.00
05/01/42	-		199,696.88	199,696.88	9,370,000.00
11/01/42	890,000.00	6.375%	199,696.88	1,089,696.88	8,480,000.00
05/01/43	-		171,328.13	171,328.13	8,480,000.00
11/01/43	945,000.00	6.375%	171,328.13	1,116,328.13	7,535,000.00
05/01/44	-		141,206.25	141,206.25	7,535,000.00
11/01/44	1,005,000.00	6.375%	141,206.25	1,146,206.25	6,530,000.00
05/01/45	-		109,171.88	109,171.88	6,530,000.00
11/01/45	1,070,000.00	6.375%	109,171.88	1,179,171.88	5,460,000.00
05/01/46	-		75,065.63	75,065.63	5,460,000.00
11/01/46	1,140,000.00	6.375%	75,065.63	1,215,065.63	4,320,000.00
05/01/47	-		38,728.13	38,728.13	4,320,000.00
11/01/47	1,215,000.00	6.375%	38,728.13	1,253,728.13	3,105,000.00
Total	16,480,000.00	-	17,799,487.64	34,279,487.64	

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22	135,000.00	5.000%	248,637.50	383,637.50	8,870,000.00
05/01/23	-		245,262.50	245,262.50	8,870,000.00
11/01/23	140,000.00	5.000%	245,262.50	385,262.50	8,730,000.00
05/01/24	-		241,762.50	241,762.50	8,730,000.00
11/01/24	145,000.00	6.000%	241,762.50	386,762.50	8,585,000.00
05/01/25	-		237,412.50	237,412.50	8,585,000.00
11/01/25	155,000.00	6.000%	237,412.50	392,412.50	8,430,000.00
05/01/26	-		232,762.50	232,762.50	8,430,000.00
11/01/26	165,000.00	6.000%	232,762.50	397,762.50	8,265,000.00
05/01/27	-		227,812.50	227,812.50	8,265,000.00
11/01/27	175,000.00	6.000%	227,812.50	402,812.50	8,090,000.00
05/01/28	-		222,562.50	222,562.50	8,090,000.00
11/01/28	185,000.00	6.000%	222,562.50	407,562.50	7,905,000.00
05/01/29	-		217,012.50	217,012.50	7,905,000.00
11/01/29	195,000.00	6.000%	217,012.50	412,012.50	7,710,000.00
05/01/30	-		211,162.50	211,162.50	7,710,000.00
11/01/30	210,000.00	6.000%	211,162.50	421,162.50	7,500,000.00
05/01/31	-		204,862.50	204,862.50	7,500,000.00
11/01/31	220,000.00	6.000%	204,862.50	424,862.50	7,280,000.00
05/01/32	-		198,262.50	198,262.50	7,280,000.00
11/01/32	235,000.00	6.375%	198,262.50	433,262.50	7,045,000.00
05/01/33	-		190,771.88	190,771.88	7,045,000.00
11/01/33	250,000.00	6.375%	190,771.88	440,771.88	6,795,000.00
05/01/34	-		182,803.13	182,803.13	6,795,000.00
11/01/34	265,000.00	6.375%	182,803.13	447,803.13	6,530,000.00
05/01/35	-		174,356.25	174,356.25	6,530,000.00
11/01/35	280,000.00	6.375%	174,356.25	454,356.25	6,250,000.00
05/01/36	-		165,431.25	165,431.25	6,250,000.00
11/01/36	300,000.00	6.375%	165,431.25	465,431.25	5,950,000.00
05/01/37	-		155,868.75	155,868.75	5,950,000.00
11/01/37	320,000.00	6.375%	155,868.75	475,868.75	5,630,000.00
05/01/38	-		145,668.75	145,668.75	5,630,000.00
11/01/38	340,000.00	6.375%	145,668.75	485,668.75	5,290,000.00
05/01/39	-		134,831.25	134,831.25	5,290,000.00
11/01/39	360,000.00	6.375%	134,831.25	494,831.25	4,930,000.00
05/01/40	-		123,356.25	123,356.25	4,930,000.00
11/01/40	385,000.00	6.375%	123,356.25	508,356.25	4,545,000.00
05/01/41	-		111,084.38	111,084.38	4,545,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/41	410,000.00	6.375%	111,084.38	521,084.38	4,135,000.00
05/01/42	-		98,015.63	98,015.63	4,135,000.00
11/01/42	435,000.00	6.375%	98,015.63	533,015.63	3,700,000.00
05/01/43	-		84,150.00	84,150.00	3,700,000.00
11/01/43	465,000.00	6.375%	84,150.00	549,150.00	3,235,000.00
05/01/44	-		69,328.13	69,328.13	3,235,000.00
11/01/44	495,000.00	6.375%	69,328.13	564,328.13	2,740,000.00
05/01/45	-		53,550.00	53,550.00	2,740,000.00
11/01/45	525,000.00	6.375%	53,550.00	578,550.00	2,215,000.00
05/01/46	-		36,815.63	36,815.63	2,215,000.00
11/01/46	560,000.00	6.375%	36,815.63	596,815.63	1,655,000.00
05/01/47	-		18,965.63	18,965.63	1,655,000.00
11/01/47	595,000.00	6.375%	18,965.63	613,965.63	1,060,000.00
Total	8,075,000.00		8,722,056.82	16,797,056.82	

TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND SERIES 2018

	Fiscal Year 2022				
				Total Actual	
	Adopted	Actual	Projected	& Projected	Adopted
	Budget	through	through	Revenue &	Budget
	FY 2022	3/31/2022	9/30/2022	Expenditures	FY 2023
REVENUES				· · ·	
Assessment levy: gross	\$210,833				\$210,833
Allowable discounts (4%)	(8,433)				(8,433)
Assessment levy: net	202,400	\$154,017	\$ 48,383	\$ 202,400	202,400
Interest	- ,	13	-	13	- ,
Total revenues	202,400	154,030	48,383	202,413	202,400
EXPENDITURES					
Debt service					
Principal	55,000	-	55,000	55,000	60,000
Principal prepayment	-	-	15,000	15,000	-
Interest	142,225	71,113	71,112	142,225	140,094
Total debt service	197,225	71,113	141,112	212,225	200,094
Other fees and charges					
Tax collector	4,217	3,079	1,138	4,217	4,217
Total other fees & charges	4,217	3,079	1,138	4,217	4,217
Total expenditures	201,442	74,192	142,250	216,442	204,311
rotal experiatures	201,442	74,132	142,230	210,442	204,311
Net increase/(decrease) of fund balance	958	79,838	(93,867)	(14,029)	(1,911)
Fund balance - beginning (unaudited)	211,504	216,682	296,520	216,682	202,653
Fund balance - ending (projected)	\$212,462	\$296,520	\$202,653	\$ 202,653	200,742
Use of fund balance:					
					(404 507)

Debt service reserve account balance (required)	(101,507)
Interest expense - December 15, 2023	(68,884)
Projected fund balance surplus/(deficit) as of September 30, 2023	\$ 30,351

TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT SERIES 2018 AMORTIZATION SCHEDULE

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

TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT SERIES 2018 AMORTIZATION SCHEDULE

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

TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON PROJECTED FISCAL YEAR 2023 ASSESSMENTS

		On-Roll Asses	sments			
Parcel	Product	Sq. Ft. /Units	FY 2023 O&M Assessment per 1,000 Sq. Ft./Unit	FY 2023 DS Assessment per 1,000 Sq. Ft./Unit	FY 2023 Total Assessment per 1,000 Sq. Ft./Unit	FY 2022 Total Assessment per 1,000 Sq. Ft./Unit
Non-Residential						
Commercial Parcel 5	Retail	105,070	469.79	-	469.79	423.90
Commercial Parcel 5	Hotel	100	281.87	-	281.87	254.34
Commercial Parcel 6	Retail	73,310	469.79	-	469.79	423.90
Commercial Parcel 7	Retail	-	-	-	-	-
Commercial Parcel 8	Retail	-	-	-	-	-
Office Parcel 9	Office	-	-	-	-	-
Total		178,480				
Residential						
Residential Parcel 1	TH 22.5'	109	939.57	1,088.02	2,027.59	1,935.83
Residential Parcel 2/3	SF 40'	184	959.49	2,690.15	3,649.64	3,557.87
Residential Parcel 2/3- Prepaid	SF 40'	3	959.49	-	959.49	867.72
Residential Parcel 4	MF	348	281.87	-	281.87	254.34
Residential Parcel 5	MF	298	281.87	-	281.87	254.34
Residential Parcel 10/11	SF 63'	47	944.89	3,104.13	4,049.02	3,957.29
Residential Parcel 10/11 - Reduced	SF 63'	13	944.89	2,604.21	3,549.10	3,457.37
Residential Parcel 10/11 - Prepaid	SF 63'	2	944.89	-	944.89	853.16
Residential Parcel 10/11	Villa 37.5'	30	944.89	3,114.80	4,059.69	3,967.96
Residential Parcel 10/11- Reduced	Villa 37.5'	2	944.89	2,719.05	3,663.94	3,572.21
Residential Parcel 12	Villa 37.5'	90	944.89	3,114.80	4,059.69	3,967.96
Residential Parcel 12 - Reduced	Villa 37.5'	21	944.89	2,719.05	3,663.94	3,572.21
Residential Parcel 12 - Prepaid	Villa 37.5'	23	944.89	-	944.89	853.16
Residential Parcel 13	SF 53'	84	944.89	3,227.14	4,172.03	4,080.30
Residential Parcel 13 - Reduced	SF 53'	48	944.89	2,816.73	3,761.62	3,669.89
Residential Parcel 13 - Prepaid	SF 53'	15	944.89	-	944.89	853.16
Residential Parcel 14	SF 73'	112	944.89	3,575.24	4,520.13	4,428.40
Residential Parcel 14 - Prepaid	SF 73'	7	944.89	-	944.89	853.16
Total		1,436				

TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON PROJECTED FISCAL YEAR 2023 ASSESSMENTS

		Off-Roll Asses	sments			
Product/Parcel	Product	Sq. Ft. /Units	FY 2023 O&M Assessment per 1,000 Sq. Ft./Unit	FY 2023 DS Assessment per 1,000 Sq. Ft./Unit	FY 2023 Total Assessment per 1,000 Sq. Ft./Unit	FY 2022 Total Assessment per 1,000 Sg. Ft./Unit
Non-Residential	Troduct	04.11.701113	10,0110	T t./Offit	11./0111	04.11./0111
Commercial Parcel 5 Commercial Parcel 6 Commercial Parcel 7 Commercial Parcel 8 Office Parcel 9	Retail Retail Retail Retail Office	- 100,000 175,000 100.000	441.60 441.60 441.60 441.60 441.60	363.34 363.34 363.34 363.34 248.61	804.94 804.94 804.94 804.94 690.21	761.81 761.81 761.81 761.81 647.08
Total	Onioc	375,000	41.00	240.01	000.21	047.00
Residential Residential Parcel 1 Residential Parcel 2/3 Residential Parcel 2/3- Prepaid Residential Parcel 4 Residential Parcel 10/11 Residential Parcel 10/11 - Reduced Residential Parcel 10/11 Residential Parcel 12 Residential Parcel 12 - Reduced	TH 22.5' SF 40' SF 40' MF SF 63' SF 63' Villa 37.5' Villa 37.5' Villa 37.5'	97 - - - - - - - - -	883.20 - - - - - - - - - - -	1,023.61 - - - - - - - - - - - -	1,906.81 - - - - - - - - - - - -	1,820.55 - - - - - - - - - - - - - -
Residential Parcel 12 - Prepaid Residential Parcel 13 Residential Parcel 13 - Reduced Residential Parcel 13 - Prepaid Residential Parcel 14 Total	Villa 37.5' SF 53' SF 53' SF 53' SF 73'	- - - - - - - - - - - - - - - - - - -	- - - -	- - - -	- - - -	- - - -

<u>Note:</u> The exact number of units that will be assessed on-roll and off-roll will be updated after June 2022 based on information received from the St. Johns County Property Appraiser's Office