

**TAMARINDO  
COMMUNITY DEVELOPMENT DISTRICT  
ADOPTED BUDGET  
FISCAL YEAR 2023**

**TAMARINDO  
COMMUNITY DEVELOPMENT DISTRICT  
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**TAMARINDO  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 03/31/22	Projected through 09/30/22	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ -				\$ 74,259
Allowable discounts (4%)	-				(2,970)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	71,289
Assessment levy: off-roll	71,540	27,074	44,466	71,540	-
Developer contribution	-	-	6,356	6,356	-
Total revenues	<u>71,540</u>	<u>27,074</u>	<u>50,822</u>	<u>77,896</u>	<u>71,289</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording	38,000	19,000	19,000	38,000	38,000
Legal	10,000	2,857	7,143	10,000	10,000
Engineering	1,000	157	843	1,000	1,000
Audit	4,000	-	4,000	4,000	4,000
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	4,000	-	4,000	4,000	4,000
Telephone	400	200	200	400	400
Postage	750	16	734	750	750
Printing & binding	750	375	375	750	750
Legal advertising	1,500	301	500	801	1,000
Annual special district fee	175	175	-	175	175
Insurance	5,300	5,175	125	5,300	5,300
Contingencies/bank charges	3,000	140	500	640	650
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	-	210	210	210
Property appraiser and Tax collector	-	-	-	-	2,599
Total professional & administrative	<u>71,540</u>	<u>29,601</u>	<u>38,880</u>	<u>68,481</u>	<u>71,289</u>
Total expenditures	<u>71,540</u>	<u>29,601</u>	<u>38,880</u>	<u>68,481</u>	<u>71,289</u>
Net increase/(decrease) of fund balance	-	(2,527)	11,942	9,415	-
Fund balance - beginning (unaudited)	-	(6,356)	(8,883)	(6,356)	3,059
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ (8,883)</u>	<u>\$ 3,059</u>	<u>\$ 3,059</u>	<u>\$ 3,059</u>

**TAMARINDO  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording	\$ 38,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	10,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	1,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	4,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	750
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt &amp; Associates serves as dissemination agent.</p>	
Trustee	4,000
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	400
<p>Telephone and fax machine.</p>	
Postage	750
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	750
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,000
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,300
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	650
<p>Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.</p>	
Website	
Hosting & maintenance	705
ADA compliance	210
Property appraiser and Tax collector	2,599
Total expenditures	<u><u>\$ 71,289</u></u>

**TAMARINDO  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2021  
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 03/31/22	Projected through 09/30/22	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ -				\$ 313,168
Allowable discounts (4%)	-				(12,527)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	300,641
Assessment levy: off-roll	289,679	-	289,679	289,679	-
Interest	-	6	-	6	-
Total revenues	<u>289,679</u>	<u>6</u>	<u>289,679</u>	<u>289,685</u>	<u>300,641</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	105,000	-	105,000	105,000	110,000
Interest	193,801	102,719	91,082	193,801	179,669
Property appraiser and Tax collector	-	-	-	-	10,961
Total expenditures	<u>298,801</u>	<u>102,719</u>	<u>196,082</u>	<u>298,801</u>	<u>300,630</u>
Excess/(deficiency) of revenues over/(under) expenditures	(9,122)	(102,713)	93,597	(9,116)	11
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers in	-	(5)	-	(5)	-
Total other financing sources/(uses)	<u>-</u>	<u>(5)</u>	<u>-</u>	<u>(5)</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	(9,122)	(102,718)	93,597	(9,121)	11
Beginning fund balance (unaudited)	247,235	244,761	142,043	244,761	235,640
Ending fund balance (projected)	<u>\$238,113</u>	<u>\$ 142,043</u>	<u>\$ 235,640</u>	<u>\$ 235,640</u>	<u>235,651</u>
Use of fund balance:					
Debt service reserve account balance (required)					(144,841)
Interest expense - November 1, 2023					(88,528)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 2,282</u>

**TAMARINDO  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2021 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/21			102,719.41	102,719.41	5,195,000.00
05/01/22	105,000.00	2.375%	91,081.25	196,081.25	5,090,000.00
11/01/22			89,834.38	89,834.38	5,090,000.00
05/01/23	110,000.00	2.375%	89,834.38	199,834.38	4,980,000.00
11/01/23			88,528.13	88,528.13	4,980,000.00
05/01/24	110,000.00	2.375%	88,528.13	198,528.13	4,870,000.00
11/01/24			87,221.88	87,221.88	4,870,000.00
05/01/25	115,000.00	2.375%	87,221.88	202,221.88	4,755,000.00
11/01/25			85,856.25	85,856.25	4,755,000.00
05/01/26	115,000.00	2.375%	85,856.25	200,856.25	4,640,000.00
11/01/26			84,490.63	84,490.63	4,640,000.00
05/01/27	120,000.00	3.000%	84,490.63	204,490.63	4,520,000.00
11/01/27			82,690.63	82,690.63	4,520,000.00
05/01/28	125,000.00	3.000%	82,690.63	207,690.63	4,395,000.00
11/01/28			80,815.63	80,815.63	4,395,000.00
05/01/29	130,000.00	3.000%	80,815.63	210,815.63	4,265,000.00
11/01/29			78,865.63	78,865.63	4,265,000.00
05/01/30	130,000.00	3.000%	78,865.63	208,865.63	4,135,000.00
11/01/30			76,915.63	76,915.63	4,135,000.00
05/01/31	135,000.00	3.000%	76,915.63	211,915.63	4,000,000.00
11/01/31			74,890.63	74,890.63	4,000,000.00
05/01/32	140,000.00	3.375%	74,890.63	214,890.63	3,860,000.00
11/01/32			72,528.13	72,528.13	3,860,000.00
05/01/33	145,000.00	3.375%	72,528.13	217,528.13	3,715,000.00
11/01/33			70,081.25	70,081.25	3,715,000.00
05/01/34	150,000.00	3.375%	70,081.25	220,081.25	3,565,000.00
11/01/34			67,550.00	67,550.00	3,565,000.00
05/01/35	155,000.00	3.375%	67,550.00	222,550.00	3,410,000.00
11/01/35			64,934.38	64,934.38	3,410,000.00
05/01/36	160,000.00	3.375%	64,934.38	224,934.38	3,250,000.00
11/01/36			62,234.38	62,234.38	3,250,000.00
05/01/37	165,000.00	3.375%	62,234.38	227,234.38	3,085,000.00
11/01/37			59,450.00	59,450.00	3,085,000.00
05/01/38	170,000.00	3.375%	59,450.00	229,450.00	2,915,000.00
11/01/38			56,581.25	56,581.25	2,915,000.00
05/01/39	175,000.00	3.375%	56,581.25	231,581.25	2,740,000.00
11/01/39			53,628.13	53,628.13	2,740,000.00
05/01/40	185,000.00	3.375%	53,628.13	238,628.13	2,555,000.00
11/01/40			50,506.25	50,506.25	2,555,000.00
05/01/41	190,000.00	3.375%	50,506.25	240,506.25	2,365,000.00
11/01/41			47,300.00	47,300.00	2,365,000.00
05/01/42	195,000.00	4.000%	47,300.00	242,300.00	2,170,000.00
11/01/42			43,400.00	43,400.00	2,170,000.00
05/01/43	205,000.00	4.000%	43,400.00	248,400.00	1,965,000.00

**TAMARINDO  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2021 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/43			39,300.00	39,300.00	1,965,000.00
05/01/44	215,000.00	4.000%	39,300.00	254,300.00	1,750,000.00
11/01/44			35,000.00	35,000.00	1,750,000.00
05/01/45	220,000.00	4.000%	35,000.00	255,000.00	1,530,000.00
11/01/45			30,600.00	30,600.00	1,530,000.00
05/01/46	230,000.00	4.000%	30,600.00	260,600.00	1,300,000.00
11/01/46			26,000.00	26,000.00	1,300,000.00
05/01/47	240,000.00	4.000%	26,000.00	266,000.00	1,060,000.00
11/01/47			21,200.00	21,200.00	1,060,000.00
05/01/48	250,000.00	4.000%	21,200.00	271,200.00	810,000.00
11/01/48			16,200.00	16,200.00	810,000.00
05/01/49	260,000.00	4.000%	16,200.00	276,200.00	550,000.00
11/01/49			11,000.00	11,000.00	550,000.00
05/01/50	270,000.00	4.000%	11,000.00	281,000.00	280,000.00
11/01/50			5,600.00	5,600.00	280,000.00
05/01/51	280,000.00	4.000%	5,600.00	285,600.00	-
<b>Total</b>	<b>5,195,000.00</b>		<b>3,520,207.04</b>	<b>8,715,207.04</b>	

**TAMARINDO  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

On-Roll Assessments					
	Units	FY 2023 O&M Assessment per Unit	FY 2023 DS Assessment per Unit	FY 2023 Total Assessment per Unit	FY 2022 Total Assessment per Unit
SF	251	\$ 295.85	\$ 1,247.68	\$ 1,543.53	\$ 1,439.12
Total	251				