

**TAMARINDO
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2025**

**TAMARINDO
COMMUNITY DEVELOPMENT DISTRICT
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**TAMARINDO
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted
	Adopted Budget FY 2024	Actual through 03/31/24	Projected through 09/30/24	Total Actual & Projected	Budget FY 2025
REVENUES					
Assessment levy: on-roll - gross	\$ 74,259				\$ 82,561
Allowable discounts (4%)	(2,970)				(3,302)
Assessment levy: on-roll - net	71,289	\$70,317	\$ 972	\$ 71,289	79,259
Total revenues	71,289	70,317	972	71,289	79,259
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	38,000	19,000	19,000	38,000	38,000
Legal	7,500	374	5,000	5,374	7,500
Engineering	3,500	-	1,500	1,500	3,500
Audit	4,000	-	4,000	4,000	6,000
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	500	500	1,000	2,000
Trustee	4,000	-	4,000	4,000	8,000
Telephone	400	200	200	400	400
Postage	750	109	641	750	750
Printing & binding	750	375	375	750	750
Legal advertising	1,000	274	726	1,000	1,000
Annual special district fee	175	175	-	175	175
Insurance	5,700	5,786	-	5,786	6,364
Contingencies/bank charges	250	83	167	250	250
Website			-	-	
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	210	-	210	210
Property appraiser and Tax collector	2,599	2,905	-	2,905	2,905
Total expenditures	71,289	30,696	36,859	67,555	79,259
Net increase/(decrease) of fund balance	-	39,621	(35,887)	3,734	-
Fund balance - beginning (unaudited)	1,098	4,676	44,297	4,676	8,410
Fund balance - ending (projected)	\$ 1,098	\$ 44,297	\$ 8,410	\$ 8,410	\$ 8,410

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

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 38,000
Wrathell, Hunt and Associates, LLC (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.	
Legal	7,500
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.	
Engineering	3,500
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.	
Audit	6,000
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
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 Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	8,000
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	400
Telephone and fax machine.	
Postage	750
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	750
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,364
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	250
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210
Property appraiser and Tax collector	2,905
Total expenditures	<u><u>\$ 79,259</u></u>

TAMARINDO
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021
FISCAL YEAR 2025

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual through 03/31/24	Projected through 09/30/24	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 313,168				\$ 313,168
Allowable discounts (4%)	(12,527)				(12,527)
Net assessment levy - on-roll	300,641	\$ 296,491	\$ 4,150	\$ 300,641	300,641
Interest	-	7,176	-	7,176	-
Total revenues	300,641	303,667	4,150	307,817	300,641
EXPENDITURES					
Debt service					
Principal	110,000	-	110,000	110,000	115,000
Interest	177,056	88,528	88,528	177,056	174,444
Property appraiser and Tax collector	10,961	5,925	5,036	10,961	10,961
Total expenditures	298,017	94,453	203,564	298,017	300,405
Excess/(deficiency) of revenues over/(under) expenditures	2,624	209,214	(199,414)	9,800	236
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(3,576)	-	(3,576)	-
Total other financing sources/(uses)	-	(3,576)	-	(3,576)	-
Fund balance:					
Net increase/(decrease) in fund balance	2,624	205,638	(199,414)	6,224	236
Beginning fund balance (unaudited)	243,000	250,342	455,980	250,342	256,566
Ending fund balance (projected)	\$245,624	\$ 455,980	\$ 256,566	\$ 256,566	256,802
Use of fund balance:					
Debt service reserve account balance (required)					(144,841)
Interest expense - November 1, 2025					(85,856)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 26,105

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	-
Total	4,870,000.00		2,969,681.36	7,839,681.36	

**TAMARINDO
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

On-Roll Assessments					
	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
SF	251	\$ 328.93	\$ 1,247.68	\$ 1,576.61	\$ 1,543.53
Total	251				