

**TAMARINDO  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2027**

**TAMARINDO  
COMMUNITY DEVELOPMENT DISTRICT  
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**TAMARINDO  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 03/31/26	Projected through 09/30/26	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 82,561				\$ 82,182
Allowable discounts (4%)	(3,302)				(3,287)
Assessment levy: on-roll - net	79,259	\$76,517	\$ 2,742	\$ 79,259	78,895
Total revenues	79,259	76,517	2,742	79,259	78,895
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	-	-	-	-	2,700
Management/accounting/recording	38,000	19,000	19,000	38,000	38,000
Legal	7,500	1,097	2,000	3,097	7,500
Engineering	3,500	-	3,500	3,500	3,500
Audit	6,000	-	6,000	6,000	6,000
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	2,000	500	500	1,000	1,000
Trustee	8,000	-	4,300	4,300	4,300
Telephone	400	200	200	400	400
Postage	750	31	719	750	750
Printing & binding	750	375	375	750	750
Legal advertising	1,000	66	934	1,000	1,000
Annual special district fee	175	175	-	175	175
Insurance	6,364	6,376	-	6,376	7,000
Contingencies/bank charges	250	530	-	530	250
EMMA software service	-	1,000	-	1,000	1,000
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	145	65	210	210
Property appraiser and tax collector	2,905	4,830	-	4,830	2,905
Total expenditures	79,259	35,030	38,343	73,373	78,895
Net increase/(decrease) of fund balance	-	41,487	(35,601)	5,886	-
Fund balance - beginning (unaudited)	10,651	26,626	68,113	26,626	32,512
Fund balance - ending (projected)	\$ 10,651	\$ 68,113	\$ 32,512	\$ 32,512	\$ 32,512

**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	7,500
<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	3,500
<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	6,000
<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	4,300
<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	7,000
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	250
<p>Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.</p>	
EMMA software service	1,000
Website	
Hosting & maintenance	705
ADA compliance	210
Property appraiser and tax collector	2,905
Total expenditures	<u>\$ 78,895</u>

**TAMARINDO  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2021  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 03/31/26	Projected through 09/30/26	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 313,168				\$ 313,168
Allowable discounts (4%)	(12,527)				(12,527)
Net assessment levy - on-roll	300,641	\$ 290,242	\$ 10,399	\$ 300,641	300,641
Interest	-	4,759	4,759	9,518	-
Total revenues	300,641	295,001	15,158	310,159	300,641
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	115,000	-	115,000	115,000	120,000
Interest	171,713	85,856	85,857	171,713	168,981
Property appraiser and Tax collector	10,961	5,802	5,159	10,961	10,961
Total expenditures	297,674	91,658	206,016	297,674	299,942
Excess/(deficiency) of revenues over/(under) expenditures	2,967	203,343	(190,858)	12,485	699
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(2,540)	-	(2,540)	-
Total other financing sources/(uses)	-	(2,540)	-	(2,540)	-
Fund balance:					
Net increase/(decrease) in fund balance	2,967	200,803	(190,858)	9,945	699
Beginning fund balance (unaudited)	273,390	287,069	487,872	287,069	297,014
Ending fund balance (projected)	<u>\$276,357</u>	<u>\$ 487,872</u>	<u>\$ 297,014</u>	<u>\$ 297,014</u>	<u>297,713</u>
Use of fund balance:					
Debt service reserve account balance (required)					(144,841)
Interest expense - November 1, 2027					(82,691)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 70,181</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>
11/01/25			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
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>4,755,000.00</b>		<b>2,795,237.60</b>	<b>7,550,237.60</b>	

**TAMARINDO  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

On-Roll Assessments					
	Units	FY 2027 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2027 Total Assessment per Unit
SF	251	\$ 327.42	\$ 1,247.68	\$ 1,575.10	\$ 1,576.61
Total	251				