

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2023**

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
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**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 2/28/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Developer contribution	\$ 94,890	\$ 49,225	\$ 59,549	\$ 108,774	\$97,290
Total revenues	<u>94,890</u>	<u>49,225</u>	<u>59,549</u>	<u>108,774</u>	<u>97,290</u>
EXPENDITURES					
Professional & administrative					
Supervisors	-	800	800	1,600	2,400
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	15,000	4,287	7,500	11,787	15,000
Engineering	10,000	4,750	7,500	12,250	10,000
Audit	5,000	-	5,000	5,000	5,000
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	-	1,000	1,000	1,000
Trustee	4,000	-	4,000	4,000	4,000
Telephone	400	167	233	400	400
Postage	750	-	750	750	750
Printing & binding	750	312	438	750	750
Legal advertising	2,000	580	2,500	3,080	2,000
Annual special district fee	175	-	175	175	175
Insurance	5,500	5,000	-	5,000	5,500
Contingencies/bank charges	650	291	359	650	650
Website					
Hosting & maintenance	705	1,680	-	1,680	705
ADA compliance	210	-	210	210	210
Total expenditures	<u>94,890</u>	<u>37,867</u>	<u>59,215</u>	<u>97,082</u>	<u>97,290</u>
Net increase/(decrease) of fund balance	-	11,358	334	11,692	-
Fund balance - beginning (unaudited)	-	(11,692)	(334)	(11,692)	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ (334)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Total number of units	1,332
Professional & admin amount per unit (GF)	\$ 73.04

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 2,400
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	48,000
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	15,000
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	10,000
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	5,000
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	1,000
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	4,000
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	2,000
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	5,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	650
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210
Total expenditures	<u><u>\$ 97,290</u></u>

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2022 NOTE BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 2/28/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ -	-	-	-	\$ 252,368
Total revenues	-	-	-	-	252,368
EXPENDITURES					
Debt service					
Interest	-	-	89,719	89,719	489,375
Cost of issuance	-	110,918	-	110,918	-
Underwriter's discount	-	270,000	-	270,000	-
Total expenditures	-	380,918	89,719	470,637	489,375
Excess/(deficiency) of revenues over/(under) expenditures	-	(380,918)	(89,719)	(470,637)	(237,007)
OTHER FINANCING SOURCES/(USES)					
Note proceeds	-	1,611,957	-	1,611,957	-
Original issue discount	-	(142,290)	-	(142,290)	-
Total other financing sources/(uses)	-	1,469,667	-	1,469,667	-
Fund balance:					
Net increase/(decrease) in fund balance	-	1,088,749	(89,719)	999,030	(237,007)
Beginning fund balance (unaudited)	-	(27,960)	1,060,789	(27,960)	971,070
Ending fund balance (projected)	\$ -	\$1,060,789	\$ 971,070	\$ 971,070	734,063
Use of fund balance:					
Debt service reserve account balance (required)					(489,375)
Interest expense - November 1, 2023					(244,688)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ -</u>

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 NOTE AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/22			89,718.75	89,718.75	13,500,000.00
11/01/22			244,687.50	244,687.50	13,500,000.00
05/01/23			244,687.50	244,687.50	13,500,000.00
11/01/23			244,687.50	244,687.50	13,500,000.00
05/01/24			244,687.50	244,687.50	13,500,000.00
11/01/24			244,687.50	244,687.50	13,500,000.00
05/01/25			244,687.50	244,687.50	13,500,000.00
11/01/25			244,687.50	244,687.50	13,500,000.00
05/01/26			244,687.50	244,687.50	13,500,000.00
11/01/26			244,687.50	244,687.50	13,500,000.00
05/01/27			244,687.50	244,687.50	13,500,000.00
11/01/27			244,687.50	244,687.50	13,500,000.00
05/01/28			244,687.50	244,687.50	13,500,000.00
11/01/28			244,687.50	244,687.50	13,500,000.00
05/01/29			244,687.50	244,687.50	13,500,000.00
11/01/29			244,687.50	244,687.50	13,500,000.00
05/01/30			244,687.50	244,687.50	13,500,000.00
11/01/30			244,687.50	244,687.50	13,500,000.00
05/01/31			244,687.50	244,687.50	13,500,000.00
11/01/31			244,687.50	244,687.50	13,500,000.00
05/01/32	13,500,000.00	3.625%	244,687.50	13,744,687.50	-
Total	13,500,000.00		4,983,468.75	18,483,468.75	

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2022 BOND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Adopted Budget FY 2023	
	Adopted Budget FY 2022	Actual through 2/28/2022	Projected through 9/30/2022		Total Actual & Projected
REVENUES					
Assessment levy: off-roll	\$ -	-	-	-	\$ 547,737
Total revenues	-	-	-	-	547,737
EXPENDITURES					
Debt service					
Principal	-	-	-	-	180,000
Interest	-	-	67,345	67,345	367,338
Cost of issuance	-	77,221	-	77,221	-
Underwriter's discount	-	192,000	-	192,000	-
Total expenditures	-	269,221	67,345	336,566	547,338
Excess/(deficiency) of revenues over/(under) expenditures	-	(269,221)	(67,345)	(336,566)	399
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	1,046,453	-	1,046,453	-
Premium	-	37,595	-	37,595	-
Total other financing sources/(uses)	-	1,084,048	-	1,084,048	-
Fund balance:					
Net increase/(decrease) in fund balance	-	814,827	(67,345)	747,482	399
Beginning fund balance (unaudited)	-	-	814,827	-	747,482
Ending fund balance (projected)	\$ -	\$ 814,827	\$ 747,482	\$ 747,482	747,881
Use of fund balance:					
Debt service reserve account balance (required)					(547,738)
Principal expense - November 1, 2023					-
Interest expense - November 1, 2023					(180,969)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 19,174</u>

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 BOND AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/22			67,345.21	67,345.21	9,600,000.00
11/01/22			183,668.75	183,668.75	9,600,000.00
05/01/23	180,000.00	3.000%	183,668.75	363,668.75	9,420,000.00
11/01/23			180,968.75	180,968.75	9,420,000.00
05/01/24	185,000.00	3.000%	180,968.75	365,968.75	9,235,000.00
11/01/24			178,193.75	178,193.75	9,235,000.00
05/01/25	190,000.00	3.000%	178,193.75	368,193.75	9,045,000.00
11/01/25			175,343.75	175,343.75	9,045,000.00
05/01/26	200,000.00	3.000%	175,343.75	375,343.75	8,845,000.00
11/01/26			172,343.75	172,343.75	8,845,000.00
05/01/27	205,000.00	3.000%	172,343.75	377,343.75	8,640,000.00
11/01/27			169,268.75	169,268.75	8,640,000.00
05/01/28	210,000.00	3.375%	169,268.75	379,268.75	8,430,000.00
11/01/28			165,725.00	165,725.00	8,430,000.00
05/01/29	220,000.00	3.375%	165,725.00	385,725.00	8,210,000.00
11/01/29			162,012.50	162,012.50	8,210,000.00
05/01/30	225,000.00	3.375%	162,012.50	387,012.50	7,985,000.00
11/01/30			158,215.63	158,215.63	7,985,000.00
05/01/31	235,000.00	3.375%	158,215.63	393,215.63	7,750,000.00
11/01/31			154,250.00	154,250.00	7,750,000.00
05/01/32	240,000.00	3.375%	154,250.00	394,250.00	7,510,000.00
11/01/32			150,200.00	150,200.00	7,510,000.00
05/01/33	250,000.00	4.000%	150,200.00	400,200.00	7,260,000.00
11/01/33			145,200.00	145,200.00	7,260,000.00
05/01/34	260,000.00	4.000%	145,200.00	405,200.00	7,000,000.00
11/01/34			140,000.00	140,000.00	7,000,000.00
05/01/35	270,000.00	4.000%	140,000.00	410,000.00	6,730,000.00
11/01/35			134,600.00	134,600.00	6,730,000.00
05/01/36	280,000.00	4.000%	134,600.00	414,600.00	6,450,000.00
11/01/36			129,000.00	129,000.00	6,450,000.00
05/01/37	295,000.00	4.000%	129,000.00	424,000.00	6,155,000.00
11/01/37			123,100.00	123,100.00	6,155,000.00
05/01/38	305,000.00	4.000%	123,100.00	428,100.00	5,850,000.00
11/01/38			117,000.00	117,000.00	5,850,000.00
05/01/39	315,000.00	4.000%	117,000.00	432,000.00	5,535,000.00
11/01/39			110,700.00	110,700.00	5,535,000.00
05/01/40	330,000.00	4.000%	110,700.00	440,700.00	5,205,000.00
11/01/40			104,100.00	104,100.00	5,205,000.00
05/01/41	345,000.00	4.000%	104,100.00	449,100.00	4,860,000.00
11/01/41			97,200.00	97,200.00	4,860,000.00
05/01/42	360,000.00	4.000%	97,200.00	457,200.00	4,500,000.00
11/01/42			90,000.00	90,000.00	4,500,000.00
05/01/43	375,000.00	4.000%	90,000.00	465,000.00	4,125,000.00
11/01/43			82,500.00	82,500.00	4,125,000.00
05/01/44	390,000.00	4.000%	82,500.00	472,500.00	3,735,000.00
11/01/44			74,700.00	74,700.00	3,735,000.00
05/01/45	405,000.00	4.000%	74,700.00	479,700.00	3,330,000.00

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 BOND AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/45			66,600.00	66,600.00	3,330,000.00
05/01/46	420,000.00	4.000%	66,600.00	486,600.00	2,910,000.00
11/01/46			58,200.00	58,200.00	2,910,000.00
05/01/47	435,000.00	4.000%	58,200.00	493,200.00	2,475,000.00
11/01/47			49,500.00	49,500.00	2,475,000.00
05/01/48	455,000.00	4.000%	49,500.00	504,500.00	2,020,000.00
11/01/48			40,400.00	40,400.00	2,020,000.00
05/01/49	475,000.00	4.000%	40,400.00	515,400.00	1,545,000.00
11/01/49			30,900.00	30,900.00	1,545,000.00
05/01/50	495,000.00	4.000%	30,900.00	525,900.00	1,050,000.00
11/01/50			21,000.00	21,000.00	1,050,000.00
05/01/51	515,000.00	4.000%	21,000.00	536,000.00	535,000.00
11/01/51			10,700.00	10,700.00	535,000.00
05/01/52	535,000.00	4.000%	10,700.00	545,700.00	-
Total	9,600,000.00		7,018,526.47	16,618,526.47	

**TUCKER'S POINTE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

Off-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
<u>Phase 1</u>					
Townhome	-	\$ -	\$ -	\$ -	\$ -
SF 40'	99	-	1,265.71	1,265.71	-
SF 50'	195	-	1,582.14	1,582.14	-
SF 60'	60	-	1,898.57	1,898.57	-
	354				
<u>Future Phases</u>					
Townhome	372	\$ -	\$ 181.95	\$ 181.95	\$ -
SF 40'	142	-	242.60	242.60	-
SF 50'	307	-	303.25	303.25	-
SF 60'	157	-	363.90	363.90	-
Total	978				
Grand Total	1,332				