

Wyndam Park
Community Development District

**Final Budget For
Fiscal Year 2018/2019
October 1, 2018 - September 30, 2019**

CONTENTS

- I FINAL BUDGET**
- II DETAILED FINAL BUDGET**
- III DETAILED FINAL DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

FINAL BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 BUDGET
REVENUES	
O & M Assessments	70,732
Debt Assessments	181,606
Other Revenues	0
Interest Income	120
TOTAL REVENUES	\$ 252,458
EXPENDITURES	
Supervisor Fees	4,000
Payroll Taxes (Employer)	320
Engineering/Inspections	2,000
Management	25,000
Legal	7,000
Assessment Roll	6,000
Audit Fees	3,500
Insurance	6,356
Legal Advertisements	1,300
Miscellaneous	700
Postage	225
Office Supplies	425
Dues & Subscriptions	175
Trustee Fee	3,600
Continuing Disclosure Fee	350
Reserve	5,656
TOTAL EXPENDITURES	\$ 66,607
REVENUES LESS EXPENDITURES	\$ 185,851
Bond Payments	(170,710)
BALANCE	\$ 15,141
County Appraiser & Tax Collector Fee	(5,047)
Discounts For Early Payments	(10,094)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
REVENUES				
O & M Assessments	74,744	68,116	70,732	Expenditures Less Interest & Carryover/.94
Debt Assessments	181,169	184,222	181,606	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	218	60	120	Interest Projected At \$10 Per Month
TOTAL REVENUES	\$ 256,131	\$ 252,398	\$ 252,458	
EXPENDITURES				
Supervisor Fees	1,800	4,000	4,000	No Change From 2017/2018 Budget
Payroll Taxes (Employer)	138	320	320	Projected At 8% Of Supervisor Fees
Engineering/Inspections	0	2,000	2,000	No Change From 2017/2018 Budget
Management	25,109	25,000	25,000	\$2,083.33 Per Month
Secretarial	350	0	0	Line Item Has Been Eliminated
Legal	5,908	7,000	7,000	No Change From 2017/2018 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,400	3,400	3,500	\$100 Increase From 2017/2018 Budget
Insurance	5,778	6,356	6,356	Insurance Estimate
Legal Advertisements	736	1,400	1,300	\$100 Decrease From 2017/2018 Budget
Miscellaneous	269	700	700	No Change From 2017/2018 Budget
Postage	60	250	225	\$25 Decrease From 2017/2018 Budget
Office Supplies	191	450	425	\$25 Decrease From 2017/2018 Budget
Dues & Subscriptions	175	175	175	No Change From 2017/2018 Budget
Trustee Fee	3,225	3,600	3,600	No Change From 2017/2018 Budget
Continuing Disclosure Fee	350	500	350	\$150 Decrease From 2017/2018 Budget
Website Management	83	0	0	Line Item Has Been Eliminated
Reserve	0	2,937	5,656	Reserve
TOTAL EXPENDITURES	\$ 53,572	\$ 64,088	\$ 66,607	
REVENUES LESS EXPENDITURES	\$ 202,559	\$ 188,310	\$ 185,851	
Bond Payments	(172,194)	(173,169)	(170,710)	2019 P & I Payments Less Earned Interest
BALANCE	\$ 30,365	\$ 15,141	\$ 15,141	
County Appraiser & Tax Collector Fee	(1,525)	(5,047)	(5,047)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(9,684)	(10,094)	(10,094)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 19,156	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 19,156	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
REVENUES				
Interest Income	452	25	50	Projected Interest For FY 2018/2019
NAV Tax Collection	172,194	173,169	170,710	2019 P & I Payments Less Earned Interest
Total Revenues	\$ 172,646	\$ 173,194	\$ 170,760	
EXPENDITURES				
Principal Payments	90,000	95,000	95,000	Principal Payment Due In 2019
Interest Payments	81,175	78,194	75,760	Interest Payments Due In 2019
Total Expenditures	\$ 171,175	\$ 173,194	\$ 170,760	
Excess/ (Shortfall)	\$ 1,471	\$ -	\$ -	

Series 2013 Bond Refunding Information

Original Par Amount =	\$2,455,000	Annual Principal Payments Due =	May 1st
Interest Rate =	1.25% - 4.125%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2013		
Maturity Date =	May 2034		
Par Amount As Of 1/1/18 =	\$2,105,000		

Wyndam Park Community Development District Assessment Comparison

	Original Projected Assessment	Fiscal Year 2015/2016 Assessment	Fiscal Year 2016/2017 Assessment	Fiscal Year 2017/2018 Assessment	Fiscal Year 2018/2019 Projected Assessment
O & M	\$ 171.58	\$ 213.33	\$ 219.04	\$ 199.75	\$ 207.43
<u>Debt</u>	<u>\$ 659.90</u>	<u>\$ 536.67</u>	<u>\$ 530.96</u>	<u>\$ 540.25</u>	<u>\$ 532.57</u>
Total	\$ 831.48	\$ 750.00	\$ 750.00	\$ 740.00	\$ 740.00

Adjusted for 1% County Tax Collector Fee, a 1% County Property Appraiser Fee and a 4% discount for early payment of taxes.

Notes: There are 341 units in the Wyndam Park Community Development District.