

Wyndam Park
Community Development District

**Proposed Budget For
Fiscal Year 2017/2018
October 1, 2017 - September 30, 2018**

CONTENTS

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

PROPOSED BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2017/2018 BUDGET
REVENUES	
O & M Assessments	68,116
Debt Assessments	184,222
Other Revenues	0
Interest Income	60
TOTAL REVENUES	\$ 252,398
EXPENDITURES	
Supervisor Fees	4,000
Payroll Taxes (Employer)	320
Engineering/Inspections	2,000
Management	25,000
Secretarial	0
Legal	7,000
Assessment Roll	6,000
Audit Fees	3,400
Insurance	6,356
Legal Advertisements	1,400
Miscellaneous	700
Postage	250
Office Supplies	450
Dues & Subscriptions	175
Trustee Fee	3,600
Continuing Disclosure Fee	500
Website Management	0
Reserve	5,912
TOTAL EXPENDITURES	\$ 67,063
REVENUES LESS EXPENDITURES	\$ 185,335
Bond Payments	(170,194)
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 PROPOSED BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2015/2016 ACTUAL	FISCAL YEAR 2016/2017 BUDGET	FISCAL YEAR 2017/2018 BUDGET	COMMENTS
REVENUES				
O & M Assessments	72,792	74,691	68,116	Expenditures Less Interest & Carryover/.94
Debt Assessments	183,101	181,057	184,222	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	47	60	60	Interest Projected At \$5 Per Month
TOTAL REVENUES	\$ 255,940	\$ 255,808	\$ 252,398	
EXPENDITURES				
Supervisor Fees	2,200	4,000	4,000	No Change From 2016/2017 Budget
Payroll Taxes (Employer)	168	320	320	Projected At 8% Of Supervisor Fees
Engineering/Inspections	1,514	2,000	2,000	No Change From 2016/2017 Budget
Management	26,304	26,304	25,000	\$2,083.33 Per Month
Secretarial	4,200	4,200	0	Line Item Has Been Eliminated
Legal	6,251	7,000	7,000	No Change From 2016/2017 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,400	3,400	3,400	Accepted Amount For 2016/2017 Audit
Insurance	5,665	6,000	6,356	Insurance Company Estimate
Legal Advertisements	925	1,500	1,400	\$100 Decrease From 2016/2017 Budget
Miscellaneous	295	800	700	\$100 Decrease From 2016/2017 Budget
Postage	59	275	250	\$25 Decrease From 2016/2017 Budget
Office Supplies	397	450	450	No Change From 2016/2017 Budget
Dues & Subscriptions	175	175	175	No Change From 2016/2017 Budget
Trustee Fee	3,225	3,800	3,600	\$200 Decrease From 2016/2017 Budget
Continuing Disclosure Fee	500	500	500	No Change From 2016/2017 Budget
Website Management	1,000	1,000	0	Line Item Has Been Eliminated
Reserve	0	2,545	5,912	Reserve
TOTAL EXPENDITURES	\$ 62,278	\$ 70,269	\$ 67,063	
REVENUES LESS EXPENDITURES	\$ 193,662	\$ 185,539	\$ 185,335	
Bond Payments	(174,025)	(170,194)	(170,194)	2018 P & I Payments Less Earned Interest
BALANCE	\$ 19,637	\$ 15,345	\$ 15,141	
County Appraiser & Tax Collector Fee	(1,205)	(5,115)	(5,047)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(9,403)	(10,230)	(10,094)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 9,029	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 9,029	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2015/2016 ACTUAL	FISCAL YEAR 2016/2017 BUDGET	FISCAL YEAR 2017/2018 BUDGET	COMMENTS
REVENUES				
Interest Income	10	25	25	Projected Interest For FY 2017/2018
NAV Tax Collection	174,025	170,194	173,169	2018 P & I Payments Less Earned Interest
Total Revenues	\$ 174,035	\$ 170,219	\$ 173,194	
EXPENDITURES				
Principal Payments	90,000	90,000	95,000	Principal Payment Due In 2018
Interest Payments	82,975	80,219	78,194	Interest Payments Due In 2018
Total Expenditures	\$ 172,975	\$ 170,219	\$ 173,194	
Excess/ (Shortfall)	\$ 1,060	\$ -	\$ -	

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		

Wyndam Park Community Development District Assessment Comparison

	Original Projected Assessment	Fiscal Year 2014/2015 Assessment	Fiscal Year 2015/2016 Assessment	Fiscal Year 2016/2017 Assessment	Fiscal Year 2017/2018 Projected Assessment
O & M	\$ 171.58	\$ 223.80	\$ 213.33	\$ 219.04	\$ 199.75
<u>Debt</u>	<u>\$ 659.90</u>	<u>\$ 526.20</u>	<u>\$ 536.67</u>	<u>\$ 530.96</u>	<u>\$ 540.25</u>
Total	\$ 831.48	\$ 750.00	\$ 750.00	\$ 750.00	\$ 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.