

Wyndam Park
Community Development District

**Proposed Budget For
Fiscal Year 2019/2020
October 1, 2019 - September 30, 2020**

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PROPOSED BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2019/2020 BUDGET
REVENUES	
O & M Assessments	68,475
Debt Assessments	183,863
Other Revenues	0
Interest Income	180
TOTAL REVENUES	\$ 252,518
EXPENDITURES	
Supervisor Fees	4,000
Payroll Taxes (Employer)	320
Engineering/Inspections	2,000
Management	25,464
Legal	7,000
Assessment Roll	6,000
Audit Fees	3,300
Insurance	6,356
Legal Advertisements	1,250
Miscellaneous	700
Postage	225
Office Supplies	400
Dues & Subscriptions	175
Trustee Fee	3,600
Continuing Disclosure Fee	350
Website Management	200
Reserve	3,456
TOTAL EXPENDITURES	\$ 64,796
REVENUES LESS EXPENDITURES	\$ 187,722
Bond Payments	(172,581)
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 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
REVENUES				
O & M Assessments	67,973	70,732	68,475	Expenditures Less Interest & Carryover/.94
Debt Assessments	183,798	181,606	183,863	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	255	120	180	Interest Projected At \$15 Per Month
TOTAL REVENUES	\$ 252,026	\$ 252,458	\$ 252,518	
EXPENDITURES				
Supervisor Fees	2,000	4,000	4,000	No Change From 2018/2019 Budget
Payroll Taxes (Employer)	153	320	320	Projected At 8% Of Supervisor Fees
Engineering/Inspections	3,059	2,000	2,000	No Change From 2018/2019 Budget
Management	25,000	25,000	25,464	CPI Adjustment
Legal	5,950	7,000	7,000	No Change From 2018/2019 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,400	3,500	3,300	Accepted Amount For 2019 Audit
Insurance	5,778	6,356	6,356	Insurance Estimate
Legal Advertisements	932	1,300	1,250	\$50 Decrease From 2018/2019 Budget
Miscellaneous	199	700	700	No Change From 2018/2019 Budget
Postage	106	225	225	No Change From 2018/2019 Budget
Office Supplies	189	425	400	\$25 Decrease From 2018/2019 Budget
Dues & Subscriptions	175	175	175	No Change From 2018/2019 Budget
Trustee Fee	3,225	3,600	3,600	No Change From 2018/2019 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2018/2019 Budget
Website Management	0	0	200	For ADA Compliance
Reserve	0	5,656	3,456	Reserve
TOTAL EXPENDITURES	\$ 56,516	\$ 66,607	\$ 64,796	
REVENUES LESS EXPENDITURES	\$ 195,510	\$ 185,851	\$ 187,722	
Bond Payments	(175,117)	(170,710)	(172,581)	2020 P & I Payments Less Earned Interest
BALANCE	\$ 20,393	\$ 15,141	\$ 15,141	
County Appraiser & Tax Collector Fee	(1,520)	(5,047)	(5,047)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(9,499)	(10,094)	(10,094)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 9,374	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 9,374	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
REVENUES				
Interest Income	1,812	50	250	Projected Interest For FY 2019/2020
NAV Tax Collection	175,117	170,710	172,581	2020 P & I Payments Less Earned Interest
Total Revenues	\$ 176,929	\$ 170,760	\$ 172,831	
EXPENDITURES				
Principal Payments	95,000	95,000	100,000	Principal Payment Due In 2020
Interest Payments	79,263	75,760	72,831	Interest Payments Due In 2020
Total Expenditures	\$ 174,263	\$ 170,760	\$ 172,831	
Excess/ (Shortfall)	\$ 2,666	\$ -	\$ -	

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 1/1/19 =	\$2,010,000		

Wyndam Park Community Development District Assessment Comparison

	Original Projected Assessment	Fiscal Year 2016/2017 Assessment	Fiscal Year 2017/2018 Assessment	Fiscal Year 2018/2019 Assessment	Fiscal Year 2019/2020 Projected Assessment
O & M	\$ 171.58	\$ 219.04	\$ 199.75	\$ 207.43	\$ 200.81
<u>Debt</u>	<u>\$ 659.90</u>	<u>\$ 530.96</u>	<u>\$ 540.25</u>	<u>\$ 532.57</u>	<u>\$ 539.19</u>
Total	\$ 831.48	\$ 750.00	\$ 740.00	\$ 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.