

Wyndam Park
Community Development District

**Proposed Budget For
Fiscal Year 2020/2021
October 1, 2020 - September 30, 2021**

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PROPOSED BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 BUDGET
REVENUES	
O & M Assessments	72,131
Debt Assessments	180,207
Other Revenues	0
Interest Income	180
TOTAL REVENUES	\$ 252,518
EXPENDITURES	
Supervisor Fees	4,000
Payroll Taxes (Employer)	320
Engineering/Inspections	2,000
Management	26,040
Legal	7,000
Assessment Roll	6,000
Audit Fees	3,400
Insurance	6,000
Legal Advertisements	1,500
Miscellaneous	675
Postage	200
Office Supplies	375
Dues & Subscriptions	175
Trustee Fee	3,600
Continuing Disclosure Fee	350
Website Management	200
Reserve	6,148
TOTAL EXPENDITURES	\$ 67,983
REVENUES LESS EXPENDITURES	\$ 184,535
Bond Payments	(169,394)
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 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
REVENUES				
O & M Assessments	71,044	68,475	72,131	Expenditures Less Interest & Carryover/.94
Debt Assessments	182,307	183,863	180,207	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	305	180	180	Interest Projected At \$15 Per Month
TOTAL REVENUES	\$ 253,656	\$ 252,518	\$ 252,518	
EXPENDITURES				
Supervisor Fees	2,800	4,000	4,000	No Change From 2019/2020 Budget
Payroll Taxes (Employer)	214	320	320	Projected At 8% Of Supervisor Fees
Engineering/Inspections	1,519	2,000	2,000	No Change From 2019/2020 Budget
Management	25,000	25,464	26,040	CPI Adjustment
Legal	5,670	7,000	7,000	No Change From 2019/2020 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,200	3,300	3,400	Accepted Amount For 2019/2020 Audit
Insurance	5,000	6,356	6,000	Insurance Estimate
Legal Advertisements	1,503	1,250	1,500	\$250 Increase From 2019/2020 Budget
Miscellaneous	441	700	675	\$25 Decrease From 2019/2020 Budget
Postage	53	225	200	\$25 Decrease From 2019/2020 Budget
Office Supplies	282	400	375	\$25 Decrease From 2019/2020 Budget
Dues & Subscriptions	175	175	175	No Change From 2019/2020 Budget
Trustee Fee	3,548	3,600	3,600	No Change From 2019/2020 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2019/2020 Budget
Website Management	0	200	200	No Change From 2019/2020 Budget
Reserve	0	3,456	6,148	Reserve
TOTAL EXPENDITURES	\$ 55,755	\$ 64,796	\$ 67,983	
REVENUES LESS EXPENDITURES	\$ 197,901	\$ 187,722	\$ 184,535	
Bond Payments	(173,666)	(172,581)	(169,394)	2021 P & I Payments Less Earned Interest
BALANCE	\$ 24,235	\$ 15,141	\$ 15,141	
County Appraiser & Tax Collector Fee	(1,425)	(5,047)	(5,047)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(9,621)	(10,094)	(10,094)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 13,189	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 13,189	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
REVENUES				
Interest Income	3,269	250	250	Projected Interest For FY 2020/2021
NAV Tax Collection	173,666	172,581	169,394	2021 P & I Payments Less Earned Interest
Total Revenues	\$ 176,935	\$ 172,831	\$ 169,644	
EXPENDITURES				
Principal Payments	95,000	100,000	100,000	Principal Payment Due In 2021
Interest Payments	77,125	72,831	69,644	Interest Payments Due In 2021
Total Expenditures	\$ 172,125	\$ 172,831	\$ 169,644	
Excess/ (Shortfall)	\$ 4,810	\$ -	\$ -	

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 1/1/20 =	\$1,915,000		

Wyndam Park Community Development District Assessment Comparison

	Original Projected Assessment	Fiscal Year 2017/2018 Assessment	Fiscal Year 2018/2019 Assessment	Fiscal Year 2019/2020 Assessment	Fiscal Year 2020/2021 Projected Assessment
O & M	\$ 171.58	\$ 199.75	\$ 207.43	\$ 200.81	\$ 211.53
<u>Debt</u>	<u>\$ 659.90</u>	<u>\$ 540.25</u>	<u>\$ 532.57</u>	<u>\$ 539.19</u>	<u>\$ 528.47</u>
Total	\$ 831.48	\$ 740.00	\$ 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.