

Wyndam Park
Community Development District

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

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FINAL 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 FINAL 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 FINAL 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.