

Wyndam Park Community Development District

**Proposed Budget For
Fiscal Year 2021/2022
October 1, 2021 - September 30, 2022**

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PROPOSED BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET
REVENUES	
O & M Assessments	70,187
Debt Assessments	182,151
Other Revenues	0
Interest Income	180
TOTAL REVENUES	\$ 252,518
EXPENDITURES	
Supervisor Fees	4,000
Payroll Taxes (Employer)	320
Engineering/Inspections	2,000
Management	26,400
Legal	7,000
Assessment Roll	6,000
Audit Fees	3,500
Insurance	6,000
Legal Advertisements	1,500
Miscellaneous	650
Postage	175
Office Supplies	350
Dues & Subscriptions	175
Trustee Fee	3,600
Continuing Disclosure Fee	350
Website Management	200
Reserve	3,935
TOTAL EXPENDITURES	\$ 66,155
REVENUES LESS EXPENDITURES	\$ 186,363
Bond Payments	(171,222)
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 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
REVENUES				
O & M Assessments	68,555	72,131	70,187	Expenditures Less Interest & Carryover/.94
Debt Assessments	183,941	180,207	182,151	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	164	180	180	Interest Projected At \$15 Per Month
TOTAL REVENUES	\$ 252,660	\$ 252,518	\$ 252,518	
EXPENDITURES				
Supervisor Fees	2,000	4,000	4,000	No Change From 2020/2021 Budget
Payroll Taxes (Employer)	153	320	320	Projected At 8% Of Supervisor Fees
Engineering/Inspections	3,045	2,000	2,000	No Change From 2020/2021 Budget
Management	25,464	26,040	26,400	CPI Adjustment
Legal	6,045	7,000	7,000	No Change From 2020/2021 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,300	3,400	3,500	Accepted Amount For 2020/2021 Audit
Insurance	5,251	6,000	6,000	Insurance Estimate
Legal Advertisements	1,421	1,500	1,500	No Change From 2020/2021 Budget
Miscellaneous	278	675	650	\$25 Decrease From 2020/2021 Budget
Postage	43	200	175	\$25 Decrease From 2020/2021 Budget
Office Supplies	155	375	350	\$25 Decrease From 2020/2021 Budget
Dues & Subscriptions	175	175	175	No Change From 2020/2021 Budget
Trustee Fee	3,548	3,600	3,600	No Change From 2020/2021 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2020/2021 Budget
Website Management	200	200	200	No Change From 2020/2021 Budget
Reserve	0	6,148	3,935	Reserve
TOTAL EXPENDITURES	\$ 57,428	\$ 67,983	\$ 66,155	
REVENUES LESS EXPENDITURES	\$ 195,232	\$ 184,535	\$ 186,363	
Bond Payments	(175,135)	(169,394)	(171,222)	2022 P & I Payments Less Earned Interest
BALANCE	\$ 20,097	\$ 15,141	\$ 15,141	
County Appraiser & Tax Collector Fee	(1,449)	(5,047)	(5,047)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(9,696)	(10,094)	(10,094)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 8,952	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 8,952	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
REVENUES				
Interest Income	1,234	250	25	Projected Interest For FY 2021/2022
NAV Tax Collection	175,135	169,394	171,222	2022 P & I Payments Less Earned Interest
Total Revenues	\$ 176,369	\$ 169,644	\$ 171,247	
EXPENDITURES				
Principal Payments	100,000	100,000	105,000	Principal Payment Due In 2022
Interest Payments	74,394	69,644	66,247	Interest Payments Due In 2022
Total Expenditures	\$ 174,394	\$ 169,644	\$ 171,247	
Excess/ (Shortfall)	\$ 1,975	\$ -	\$ -	

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 1/1/21 =	\$1,815,000		

Wyndam Park Community Development District Assessment Comparison

	Original Projected Assessment	Fiscal Year 2018/2019 Assessment	Fiscal Year 2019/2020 Assessment	Fiscal Year 2020/2021 Assessment	Fiscal Year 2021/2022 Projected Assessment
O & M	\$ 171.58	\$ 207.43	\$ 200.81	\$ 211.53	\$ 205.83
<u>Debt</u>	<u>\$ 659.90</u>	<u>\$ 532.57</u>	<u>\$ 539.19</u>	<u>\$ 528.47</u>	<u>\$ 534.17</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.