

Wyndam Park  
Community Development District

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

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

	<b>FISCAL YEAR 2021/2022 BUDGET</b>
<b>REVENUES</b>	
O & M Assessments	70,187
Debt Assessments	182,151
Other Revenues	0
Interest Income	180
<b>TOTAL REVENUES</b>	<b>\$ 252,518</b>
<b>EXPENDITURES</b>	
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
<b>TOTAL EXPENDITURES</b>	<b>\$ 66,155</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 186,363</b>
Bond Payments	(171,222)
<b>BALANCE</b>	<b>\$ 15,141</b>
County Appraiser & Tax Collector Fee	(5,047)
Discounts For Early Payments	(10,094)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL 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
<b>REVENUES</b>				
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
<b>TOTAL REVENUES</b>	<b>\$ 252,660</b>	<b>\$ 252,518</b>	<b>\$ 252,518</b>	
<b>EXPENDITURES</b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$ 57,428</b>	<b>\$ 67,983</b>	<b>\$ 66,155</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 195,232</b>	<b>\$ 184,535</b>	<b>\$ 186,363</b>	
Bond Payments	(175,135)	(169,394)	(171,222)	2022 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 20,097</b>	<b>\$ 15,141</b>	<b>\$ 15,141</b>	
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
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 8,952</b>	<b>\$ -</b>	<b>\$ -</b>	
Carryover From Prior Year	0	0	0	Carryover Balance From Prior Years
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 8,952</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED FINAL 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
<b>REVENUES</b>				
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
<b>Total Revenues</b>	<b>\$ 176,369</b>	<b>\$ 169,644</b>	<b>\$ 171,247</b>	
<b>EXPENDITURES</b>				
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
<b>Total Expenditures</b>	<b>\$ 174,394</b>	<b>\$ 169,644</b>	<b>\$ 171,247</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 1,975</b>	<b>\$ -</b>	<b>\$ -</b>	

**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	<b>\$ 831.48</b>	<b>\$ 740.00</b>	<b>\$ 740.00</b>	<b>\$ 740.00</b>	<b>\$ 740.00</b>

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.