

Wyndam Park
Community Development District

**Proposed Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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PROPOSED BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
O & M Assessments	74,010
Debt Assessments	178,328
Other Revenues	0
Interest Income	180
TOTAL REVENUES	\$ 252,518
EXPENDITURES	
Supervisor Fees	4,000
Payroll Taxes (Employer)	320
Engineering/Inspections	2,000
Management	27,192
Legal	7,000
Assessment Roll	6,000
Audit Fees	3,600
Insurance	6,000
Legal Advertisements	1,400
Miscellaneous	650
Postage	175
Office Supplies	325
Dues & Subscriptions	175
Trustee Fee	3,600
Continuing Disclosure Fee	350
Website Management	200
Reserve	6,762
TOTAL EXPENDITURES	\$ 69,749
REVENUES LESS EXPENDITURES	\$ 182,769
Bond Payments	(167,628)
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 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
O & M Assessments	72,170	70,187	74,010	Expenditures Less Interest & Carryover/.94
Debt Assessments	180,268	182,151	178,328	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	177	180	180	Interest Projected At \$15 Per Month
TOTAL REVENUES	\$ 252,615	\$ 252,518	\$ 252,518	
EXPENDITURES				
Supervisor Fees	2,800	4,000	4,000	No Change From 2021/2022 Budget
Payroll Taxes (Employer)	214	320	320	Projected At 8% Of Supervisor Fees
Engineering/Inspections	1,515	2,000	2,000	No Change From 2021/2022 Budget
Management	26,040	26,400	27,192	CPI Adjustment (Capped At 3%)
Legal	5,975	7,000	7,000	No Change From 2021/2022 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2021/2022 Audit
Insurance	5,513	6,000	6,000	Insurance Estimate
Legal Advertisements	781	1,500	1,400	\$100 Decrease From 2021/2022 Budget
Miscellaneous	298	650	650	No Change From 2021/2022 Budget
Postage	51	175	175	No Change From 2021/2022 Budget
Office Supplies	166	350	325	\$25 Decrease From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fee	3,547	3,600	3,600	No Change From 2021/2022 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2021/2022 Budget
Website Management	200	200	200	No Change From 2021/2022 Budget
Reserve	0	3,935	6,762	Reserve
TOTAL EXPENDITURES	\$ 57,025	\$ 66,155	\$ 69,749	
REVENUES LESS EXPENDITURES	\$ 195,590	\$ 186,363	\$ 182,769	
Bond Payments	(171,616)	(171,222)	(167,628)	2023 P & I Payments Less Earned Interest
BALANCE	\$ 23,974	\$ 15,141	\$ 15,141	
County Appraiser & Tax Collector Fee	(1,711)	(5,047)	(5,047)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(9,705)	(10,094)	(10,094)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 12,558	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 12,558	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Interest Income	10	25	10	Projected Interest For FY 2022/2023
NAV Tax Collection	171,616	171,222	167,628	2023 P & I Payments Less Earned Interest
Total Revenues	\$ 171,626	\$ 171,247	\$ 167,638	
EXPENDITURES				
Principal Payments	100,000	105,000	105,000	Principal Payment Due In 2023
Interest Payments	71,269	66,247	62,638	Interest Payments Due In 2023
Total Expenditures	\$ 171,269	\$ 171,247	\$ 167,638	
Excess/ (Shortfall)	\$ 357	\$ -	\$ -	

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 1/1/22 =	\$1,715,000		

Wyndam Park Community Development District Assessment Comparison

	Original Projected Assessment	Fiscal Year 2019/2020 Assessment	Fiscal Year 2020/2021 Assessment	Fiscal Year 2021/2022 Assessment	Fiscal Year 2022/2023 Projected Assessment
O & M	\$ 171.58	\$ 200.81	\$ 211.53	\$ 205.83	\$ 217.04
<u>Debt</u>	<u>\$ 659.90</u>	<u>\$ 539.19</u>	<u>\$ 528.47</u>	<u>\$ 534.17</u>	<u>\$ 522.96</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.