

Wyndam Park  
Community Development District

**Final Budget For  
Fiscal Year 2023/2024  
October 1, 2023 - September 30, 2024**

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**FINAL BUDGET**  
**WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	<b>FISCAL YEAR 2023/2024 BUDGET</b>
<b>REVENUES</b>	
O & M Assessments	72,970
Debt Assessments	179,368
Other Revenues	0
Interest Income	300
<b>TOTAL REVENUES</b>	<b>\$ 252,638</b>
<b>EXPENDITURES</b>	
Supervisor Fees	4,000
Payroll Taxes (Employer)	320
Engineering/Inspections	2,000
Management	27,996
Legal	7,000
Assessment Roll	6,000
Audit Fees	3,700
Insurance	6,500
Legal Advertisements	1,400
Miscellaneous	625
Postage	150
Office Supplies	325
Dues & Subscriptions	175
Trustee Fee	3,800
Continuing Disclosure Fee	350
Website Management	200
Reserve	4,350
<b>TOTAL EXPENDITURES</b>	<b>\$ 68,891</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 183,747</b>
Bond Payments	(168,606)
<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 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M Assessments	70,018	74,010	72,970	Expenditures Less Interest & Carryover/.94
Debt Assessments	181,670	178,328	179,368	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	188	180	300	Interest Projected At \$25 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 251,876</b>	<b>\$ 252,518</b>	<b>\$ 252,638</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	2,400	4,000	4,000	No Change From 2022/2023 Budget
Payroll Taxes (Employer)	184	320	320	Projected At 8% Of Supervisor Fees
Engineering/Inspections	1,332	2,000	2,000	No Change From 2022/2023 Budget
Management	26,400	27,192	27,996	CPI Adjustment (Capped At 3%)
Legal	5,775	7,000	7,000	No Change From 2022/2023 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,500	3,600	3,700	\$100 Increase From 2022/2023 Budget
Insurance	5,706	6,000	6,500	FY 2022/2023 Expenditure Was \$6,134
Legal Advertisements	1,310	1,400	1,400	No Change From 2022/2023 Budget
Miscellaneous	376	650	625	\$25 Decrease From 2022/2023 Budget
Postage	50	175	150	\$25 Decrease From 2022/2023 Budget
Office Supplies	260	325	325	No Change From 2022/2023 Budget
Dues & Subscriptions	175	175	175	No Change From 2022/2023 Budget
Trustee Fee	3,547	3,600	3,800	\$200 Increase From 2022/2023 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2022/2023 Budget
Website Management	200	200	200	No Change From 2022/2023 Budget
Reserve	0	6,762	4,350	Reserve
<b>TOTAL EXPENDITURES</b>	<b>\$ 57,565</b>	<b>\$ 69,749</b>	<b>\$ 68,891</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 194,311</b>	<b>\$ 182,769</b>	<b>\$ 183,747</b>	
Bond Payments	(172,986)	(167,628)	(168,606)	2024 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 21,325</b>	<b>\$ 15,141</b>	<b>\$ 15,141</b>	
County Appraiser & Tax Collector Fee	(1,572)	(5,047)	(5,047)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(9,617)	(10,094)	(10,094)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 10,136</b>	<b>\$ -</b>	<b>\$ -</b>	
Carryover From Prior Year	0	0	0	Carryover Balance From Prior Years
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 10,136</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED FINAL DEBT SERVICE FUND BUDGET**  
**WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2021/2022	2022/2023	2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	475	10	200	Projected Interest For FY 2023/2024
NAV Tax Collection	172,985	167,628	168,606	2024 P & I Payments Less Earned Interest
<b>Total Revenues</b>	<b>\$ 173,460</b>	<b>\$ 167,638</b>	<b>\$ 168,806</b>	
<b>EXPENDITURES</b>				
Principal Payments	105,000	105,000	110,000	Principal Payment Due In 2024
Interest Payments	68,019	62,638	58,806	Interest Payments Due In 2024
<b>Total Expenditures</b>	<b>\$ 173,019</b>	<b>\$ 167,638</b>	<b>\$ 168,806</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 441</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 1/1/23 = \$1,610,000

## Wyndam Park Community Development District Assessment Comparison

	Original Projected Assessment	Fiscal Year 2020/2021 Assessment	Fiscal Year 2021/2022 Assessment	Fiscal Year 2022/2023 Assessment	Fiscal Year 2023/2024 Projected Assessment
O & M	\$ 171.58	\$ 211.53	\$ 205.83	\$ 217.04	\$ 213.99
<u>Debt</u>	<u>\$ 659.90</u>	<u>\$ 528.47</u>	<u>\$ 534.17</u>	<u>\$ 522.96</u>	<u>\$ 526.01</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.