

Wyndam Park
Community Development District

**Proposed Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

CONTENTS

- I PROPOSED BUDGET**
- II DETAILED PROPOSED BUDGET**
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

PROPOSED BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

| | FISCAL YEAR 2024/2025 BUDGET |
|--------------------------------------|---|
| REVENUES | |
| O & M Assessments | 72,491 |
| Debt Assessments | 179,847 |
| Other Revenues | 0 |
| Interest Income | 600 |
| TOTAL REVENUES | \$ 252,938 |
| EXPENDITURES | |
| Supervisor Fees | 6,000 |
| Payroll Taxes (Employer) | 480 |
| Engineering/Inspections | 2,000 |
| Management | 28,824 |
| Legal | 8,000 |
| Assessment Roll | 6,000 |
| Audit Fees | 3,500 |
| Insurance | 7,000 |
| Legal Advertisements | 1,375 |
| Miscellaneous | 612 |
| Postage | 100 |
| Office Supplies | 325 |
| Dues & Subscriptions | 175 |
| Trustee Fee | 3,800 |
| Continuing Disclosure Fee | 350 |
| Website Management | 200 |
| Reserve | 0 |
| TOTAL EXPENDITURES | \$ 68,741 |
| REVENUES LESS EXPENDITURES | \$ 184,197 |
| Bond Payments | (169,056) |
| 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 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

| | FISCAL YEAR 2022/2023 ACTUAL | FISCAL YEAR 2023/2024 BUDGET | FISCAL YEAR 2024/2025 BUDGET | COMMENTS |
|--------------------------------------|------------------------------------|------------------------------------|------------------------------------|--|
| REVENUES | | | | |
| O & M Assessments | 74,402 | 72,970 | 72,491 | Expenditures Less Interest & Carryover/.94 |
| Debt Assessments | 178,991 | 179,368 | 179,847 | Bond Payments/.94 |
| Other Revenues | 0 | 0 | 0 | |
| Interest Income | 6,198 | 300 | 600 | Interest Projected At \$50 Per Month |
| TOTAL REVENUES | \$ 259,591 | \$ 252,638 | \$ 252,938 | |
| EXPENDITURES | | | | |
| Supervisor Fees | 5,000 | 4,000 | 6,000 | \$2,000 Increase From 2023/2024 Budget |
| Payroll Taxes (Employer) | 383 | 320 | 480 | Projected At 8% Of Supervisor Fees |
| Engineering/Inspections | 189 | 2,000 | 2,000 | No Change From 2023/2024 Budget |
| Management | 27,192 | 27,996 | 28,824 | CPI Adjustment (Capped At 3%) |
| Legal | 7,260 | 7,000 | 8,000 | \$1,000 Increase From 2023/2024 Budget |
| Assessment Roll | 6,000 | 6,000 | 6,000 | As Per Contract |
| Audit Fees | 3,600 | 3,700 | 3,500 | Accepted Amount For 2023/2024 Audit |
| Insurance | 6,134 | 6,500 | 7,000 | FY 2023/2024 Expenditure Was \$6,594 |
| Legal Advertisements | 899 | 1,400 | 1,375 | \$25 Decrease From 2023/2024 Budget |
| Miscellaneous | 395 | 625 | 612 | \$13 Decrease From 2023/2024 Budget |
| Postage | 75 | 150 | 100 | \$50 Decrease From 2023/2024 Budget |
| Office Supplies | 323 | 325 | 325 | No Change From 2023/2024 Budget |
| Dues & Subscriptions | 175 | 175 | 175 | No Change From 2023/2024 Budget |
| Trustee Fee | 3,548 | 3,800 | 3,800 | No Change From 2023/2024 Budget |
| Continuing Disclosure Fee | 350 | 350 | 350 | No Change From 2023/2024 Budget |
| Website Management | 200 | 200 | 200 | No Change From 2023/2024 Budget |
| Reserve | 0 | 4,350 | 0 | Reserve |
| TOTAL EXPENDITURES | \$ 61,723 | \$ 68,891 | \$ 68,741 | |
| REVENUES LESS EXPENDITURES | \$ 197,868 | \$ 183,747 | \$ 184,197 | |
| Bond Payments | (170,456) | (168,606) | (169,056) | 2025 P & I Payments Less Earned Interest |
| BALANCE | \$ 27,412 | \$ 15,141 | \$ 15,141 | |
| County Appraiser & Tax Collector Fee | (1,720) | (5,047) | (5,047) | Two Percent Of Total Assessment Roll |
| Discounts For Early Payments | (9,661) | (10,094) | (10,094) | Four Percent Of Total Assessment Roll |
| EXCESS/ (SHORTFALL) | \$ 16,031 | \$ - | \$ - | |
| Carryover From Prior Year | 0 | 0 | 0 | Carryover Balance From Prior Years |
| NET EXCESS/ (SHORTFALL) | \$ 16,031 | \$ - | \$ - | |

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

| | FISCAL YEAR 2022/2023 | FISCAL YEAR 2023/2024 | FISCAL YEAR 2024/2025 | |
|----------------------------|--------------------------|--------------------------|--------------------------|--|
| REVENUES | ACTUAL | BUDGET | BUDGET | COMMENTS |
| Interest Income | 7,307 | 200 | 600 | Projected Interest For FY 2024/2025 |
| NAV Tax Collection | 170,456 | 168,606 | 169,056 | 2025 P & I Payments Less Earned Interest |
| Total Revenues | \$ 177,763 | \$ 168,806 | \$ 169,656 | |
| EXPENDITURES | | | | |
| Principal Payments | 105,000 | 110,000 | 115,000 | Principal Payment Due In 2025 |
| Interest Payments | 64,475 | 58,806 | 54,656 | Interest Payments Due In 2025 |
| Total Expenditures | \$ 169,475 | \$ 168,806 | \$ 169,656 | |
| Excess/ (Shortfall) | \$ 8,288 | \$ - | \$ - | |

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 1/1/24 = \$1,505,000

Wyndam Park Community Development District Assessment Comparison

| | Original Projected Assessment | Fiscal Year 2021/2022 Assessment | Fiscal Year 2022/2023 Assessment | Fiscal Year 2023/2024 Assessment | Fiscal Year 2024/2025 Projected Assessment |
|--------------|-------------------------------------|--|--|--|--|
| O & M | \$ 171.58 | \$ 205.83 | \$ 217.04 | \$ 213.99 | \$ 212.59 |
| <u>Debt</u> | <u>\$ 659.90</u> | <u>\$ 534.17</u> | <u>\$ 522.96</u> | <u>\$ 526.01</u> | <u>\$ 527.41</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.