

Wyndam Park
Community Development District

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

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FINAL 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 FINAL 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 FINAL DEBT SERVICE FUND 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				
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.