

Wyndam Park
Community Development District

**Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

CONTENTS

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

FINAL BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O & M Assessments	72,491
Debt Assessments	179,847
Other Revenues	0
Interest Income	960
TOTAL REVENUES	\$ 253,298
EXPENDITURES	
Supervisor Fees	6,000
Payroll Taxes (Employer)	480
Engineering/Inspections	2,000
Management	29,652
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,600
Insurance	7,300
Legal Advertisements	1,350
Miscellaneous	600
Postage	100
Office Supplies	350
Dues & Subscriptions	175
Trustee Fee	3,700
Continuing Disclosure Fee	350
Website Management	200
Reserve	0
TOTAL EXPENDITURES	\$ 69,857
REVENUES LESS EXPENDITURES	\$ 183,441
Bond Payments	(169,056)
BALANCE	\$ 14,385
County Appraiser & Tax Collector Fee	(5,047)
Discounts For Early Payments	(10,094)
EXCESS/ (SHORTFALL)	\$ (756)
Carryover From Prior Year	756
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
O & M Assessments	73,219	72,491	72,491	Expenditures Less Interest & Carryover/.94
Debt Assessments	179,417	179,847	179,847	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	9,559	600	960	Interest Projected At \$80 Per Month
TOTAL REVENUES	\$ 262,195	\$ 252,938	\$ 253,298	
EXPENDITURES				
Supervisor Fees	4,800	6,000	6,000	No Change From 2024/2025 Budget
Payroll Taxes (Employer)	367	480	480	Projected At 8% Of Supervisor Fees
Engineering/Inspections	2,023	2,000	2,000	No Change From 2024/2025 Budget
Management	27,996	28,824	29,652	CPI Adjustment
Legal	7,620	8,000	8,000	No Change From 2024/2025 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2024/2025 Audit
Insurance	6,594	7,000	7,300	FY 2024/2025 Expenditure Was \$6,858
Legal Advertisements	835	1,375	1,350	\$25 Decrease From 2024/2025 Budget
Miscellaneous	424	612	600	\$12 Decrease From 2024/2025 Budget
Postage	63	100	100	No Change From 2024/2025 Budget
Office Supplies	440	325	350	\$25 Increase From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	3,548	3,800	3,700	\$100 Decrease From 2024/2025 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2024/2025 Budget
Website Management	200	200	200	No Change From 2024/2025 Budget
Reserve	650	0	0	Reserve
TOTAL EXPENDITURES	\$ 65,485	\$ 68,741	\$ 69,857	
REVENUES LESS EXPENDITURES	\$ 196,710	\$ 184,197	\$ 183,441	
Bond Payments	(170,871)	(169,056)	(169,056)	2026 P & I Payments Less Earned Interest
BALANCE	\$ 25,839	\$ 15,141	\$ 14,385	
County Appraiser & Tax Collector Fee	(1,480)	(5,047)	(5,047)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(9,606)	(10,094)	(10,094)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 14,753	\$ -	\$ (756)	
Carryover From Prior Year	0	0	756	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 14,753	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	9,761	600	1,120	Projected Interest For FY 2025/2026
NAV Tax Collection	170,871	169,056	169,056	2026 P & I Payments Less Earned Interest
Total Revenues	\$ 180,632	\$ 169,656	\$ 170,176	
EXPENDITURES				
Principal Payments	110,000	115,000	120,000	Principal Payment Due In 2026
Interest Payments	60,800	54,656	50,176	Interest Payments Due In 2026
Total Expenditures	\$ 170,800	\$ 169,656	\$ 170,176	
Excess/ (Shortfall)	\$ 9,832	\$ -	\$ -	

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 1/1/25 = \$1,395,000

Wyndam Park Community Development District Assessment Comparison

	Original Projected Assessment	Fiscal Year 2022/2023 Assessment	Fiscal Year 2023/2024 Assessment	Fiscal Year 2024/2025 Assessment	Fiscal Year 2025/2026 Projected Assessment
O & M	\$ 171.58	\$ 217.04	\$ 213.99	\$ 212.59	\$ 212.59
<u>Debt</u>	<u>\$ 659.90</u>	<u>\$ 522.96</u>	<u>\$ 526.01</u>	<u>\$ 527.41</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.