

Wyndam Park
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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PROPOSED BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O & M Assessments	72,491
Debt Assessments	179,847
Other Revenues	0
Interest Income	1,200
TOTAL REVENUES	\$ 253,538
EXPENDITURES	
Supervisor Fees	6,000
Payroll Taxes (Employer)	480
Engineering/Inspections	3,000
Management	30,444
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,700
Insurance	8,000
Legal Advertisements	1,325
Miscellaneous	575
Postage	100
Office Supplies	325
Dues & Subscriptions	175
Trustee Fee	3,850
Continuing Disclosure Fee	350
Website Management	200
Reserve	0
TOTAL EXPENDITURES	\$ 72,524
REVENUES LESS EXPENDITURES	\$ 181,014
Bond Payments	(169,056)
BALANCE	\$ 11,958
County Appraiser & Tax Collector Fee	(5,047)
Discounts For Early Payments	(10,094)
EXCESS/ (SHORTFALL)	\$ (3,183)
Carryover From Prior Year	3,183
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
O & M Assessments	72,681	72,491	72,491	Expenditures Less Interest & Carryover/.94
Debt Assessments	179,863	179,847	179,847	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	7,531	960	1,200	Interest Projected At \$100 Per Month
TOTAL REVENUES	\$ 260,075	\$ 253,298	\$ 253,538	
EXPENDITURES				
Supervisor Fees	3,000	6,000	6,000	No Change From 2025/2026 Budget
Payroll Taxes (Employer)	230	480	480	Projected At 8% Of Supervisor Fees
Engineering/Inspections	3,505	2,000	3,000	\$100 Increase From 2025/2026 Budget
Management	28,824	29,652	30,444	CPI Adjustment
Legal	5,975	8,000	8,000	No Change From 2025/2026 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
Insurance	6,858	7,300	8,000	FY 2025/2026 Expenditure Was \$7,269
Legal Advertisements	674	1,350	1,325	\$25 Decrease From 2025/2026 Budget
Miscellaneous	339	600	575	\$25 Decrease From 2025/2026 Budget
Postage	27	100	100	No Change From 2025/2026 Budget
Office Supplies	170	350	325	\$25 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	3,816	3,700	3,850	\$150 Increase From 2025/2026 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2025/2026 Budget
Website Management	200	200	200	No Change From 2025/2026 Budget
Reserve	0	0	0	Reserve
TOTAL EXPENDITURES	\$ 63,643	\$ 69,857	\$ 72,524	
REVENUES LESS EXPENDITURES	\$ 196,432	\$ 183,441	\$ 181,014	
Bond Payments	(171,259)	(169,056)	(169,056)	2027 P & I Payments Less Earned Interest
BALANCE	\$ 25,173	\$ 14,385	\$ 11,958	
County Appraiser & Tax Collector Fee	(1,432)	(5,047)	(5,047)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(9,643)	(10,094)	(10,094)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 14,098	\$ (756)	\$ (3,183)	
Carryover From Prior Year	0	756	3,183	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 14,098	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Interest Income	7,876	1,120	1,216	Projected Interest For FY 2026/2027
NAV Tax Collection	171,259	169,056	169,056	2027 P & I Payments Less Earned Interest
Total Revenues	\$ 179,135	\$ 170,176	\$ 170,272	
EXPENDITURES				
Principal Payments	115,000	120,000	125,000	Principal Payment Due In 2027
Interest Payments	56,812	50,176	45,272	Interest Payments Due In 2027
Total Expenditures	\$ 171,812	\$ 170,176	\$ 170,272	
Excess/ (Shortfall)	\$ 7,323	\$ -	\$ -	

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 1/1/26 =	\$1,280,000		

Wyndam Park Community Development District Assessment Comparison

	Fiscal Year 2022/2023 <u>Assessment</u>	Fiscal Year 2023/2024 <u>Assessment</u>	Fiscal Year 2024/2025 <u>Assessment</u>	Fiscal Year 2025/2026 <u>Assessment</u>	Fiscal Year 2026/2027 <u>Projected Assessment</u>
O & M	\$ 217.04	\$ 213.99	\$ 212.59	\$ 212.59	\$ 212.59
<u>Debt</u>	<u>\$ 522.96</u>	<u>\$ 526.01</u>	<u>\$ 527.41</u>	<u>\$ 527.41</u>	<u>\$ 527.41</u>
Total	\$ 740.00	\$ 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.