

Winston Trails (East)  
Community Development District

**Proposed Budget For  
Fiscal Year 2020/2021  
October 1, 2020 - September 30, 2021**

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**PROPOSED BUDGET**  
**WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	<b>FISCAL YEAR 2020/2021 BUDGET</b>
<b>REVENUES</b>	
O & M Assessments	63,670
Debt Assessments	237,371
Other Revenues	0
Interest Income	120
<b>TOTAL REVENUES</b>	<b>\$ 301,161</b>
<b>EXPENDITURES</b>	
Supervisor Fees	4,000
Payroll Taxes (Employer)	320
Engineering/Inspections	2,500
Management	18,000
Legal	2,000
Assessment Roll	5,000
Audit Fees	3,300
Insurance	6,000
Legal Advertisements	1,000
Miscellaneous	750
Postage	250
Office Supplies	375
Dues & Subscriptions	175
Trustee Fee	5,100
Website Management	2,000
Contingency	9,200
<b>TOTAL EXPENDITURES</b>	<b>\$ 59,970</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 241,191</b>
Payment To Trustee	(223,129)
<b>BALANCE</b>	<b>\$ 18,062</b>
County Appraiser & Tax Collector Fee	(6,021)
Discounts For Early Payments	(12,041)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M Assessments	65,744	61,597	63,670	Expenditures Less Interest & Carryover/.94
Debt Assessments	236,528	240,115	237,371	Payment To Trustee/.94
Other Revenues	0	0	0	
Interest Income	220	120	120	Projected At \$10.00 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 302,492</b>	<b>\$ 301,832</b>	<b>\$ 301,161</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	2,800	4,000	4,000	No Change From 2019/2020 Budget
Payroll Taxes (Employer)	214	320	320	Projected At 8% Of Supervisor Fees
Engineering/Inspections	2,468	2,500	2,500	No Change From 2019/2020 Budget
Management	18,000	18,000	18,000	As Per Contract
Legal	2,200	2,000	2,000	No Change From 2019/2020 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	3,500	3,600	3,300	Accepted Amount For 2019/2020 Audit
Insurance	5,000	6,356	6,000	Insurance Estimate
Legal Advertisements	719	1,000	1,000	No Change From 2019/2020 Budget
Miscellaneous	339	750	750	No Change From 2019/2020 Budget
Postage	116	275	250	\$25 Decrease From 2019/2020 Budget
Office Supplies	460	375	375	No Change From 2019/2020 Budget
Dues & Subscriptions	175	175	175	No Change From 2019/2020 Budget
Trustee Fee	5,099	5,100	5,100	No Change From 2019/2020 Budget
Website Management	1,500	2,000	2,000	No Change From 2019/2020 Budget
Contingency	0	6,570	9,200	Contingency
<b>TOTAL EXPENDITURES</b>	<b>\$ 47,590</b>	<b>\$ 58,021</b>	<b>\$ 59,970</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 254,902</b>	<b>\$ 243,811</b>	<b>\$ 241,191</b>	
Payment To Trustee	(225,458)	(225,708)	(223,129)	2021 Principal & Interest Payments Less Interest
<b>BALANCE</b>	<b>\$ 29,444</b>	<b>\$ 18,103</b>	<b>\$ 18,062</b>	
County Appraiser & Tax Collector Fee	(1,952)	(6,034)	(6,021)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(11,266)	(12,069)	(12,041)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 16,226</b>	<b>\$ -</b>	<b>\$ -</b>	
Carryover From Prior Year	0	0	0	Carryover Balance From Prior Years
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 16,226</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	FISCAL YEAR 2018/2019	FISCAL YEAR 2019/2020	FISCAL YEAR 2020/2021	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	2,465	250	250	Projected Interest For FY 2020/2021
NAV Tax Collection	225,458	225,708	223,129	2021 Principal & Interest Payments Less Interest
<b>Total Revenues</b>	<b>\$ 227,923</b>	<b>\$ 225,958</b>	<b>\$ 223,379</b>	
<b>EXPENDITURES</b>				
Principal Payments	140,000	150,000	155,000	Principal Payment Due In 2021
Interest Payments	86,146	75,958	68,379	Interest Payments Due In 2021
<b>Total Expenditures</b>	<b>\$ 226,146</b>	<b>\$ 225,958</b>	<b>\$ 223,379</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 1,777</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2008 Refunding Bonds Information**

Original Par Amount =	\$2,890,000	Annual Principal Payments Due =	May 1st
Interest Rate =	4.76%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	September 2008		
Maturity Date =	May 2028		
Par Amount As Of 1/1/20 =	\$1,645,000		

**WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON**

	Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Projected Assessment*
Administrative For Fifty Foot Lots	\$ 124.13	\$ 126.76	\$ 118.92	\$ 122.92
<u>Debt For Fifty Foot Lots</u>	<u>\$ 359.14</u>	<u>\$ 356.48</u>	<u>\$ 362.01</u>	<u>\$ 357.87</u>
<b>Total</b>	<b>\$ 483.27</b>	<b>\$ 483.24</b>	<b>\$ 480.93</b>	<b>\$ 480.79</b>
Administrative For Sixty Four Foot Lots	\$ 124.13	\$ 126.76	\$ 118.92	\$ 122.92
<u>Debt For Sixty Four Foot Lots</u>	<u>\$ 459.70</u>	<u>\$ 456.30</u>	<u>\$ 463.37</u>	<u>\$ 458.08</u>
<b>Total</b>	<b>\$ 583.83</b>	<b>\$ 583.06</b>	<b>\$ 582.29</b>	<b>\$ 581.00</b>
Administrative For Sixty Five Foot Lots	\$ 124.13	\$ 126.76	\$ 118.92	\$ 122.92
<u>Debt For Sixty Five Foot Lots</u>	<u>\$ 466.89</u>	<u>\$ 463.43</u>	<u>\$ 470.61</u>	<u>\$ 465.24</u>
<b>Total</b>	<b>\$ 591.02</b>	<b>\$ 590.19</b>	<b>\$ 589.53</b>	<b>\$ 588.16</b>
Administrative For Seventy Foot Lots	\$ 124.13	\$ 126.76	\$ 118.92	\$ 122.92
<u>Debt For Seventy Foot Lots</u>	<u>\$ 502.80</u>	<u>\$ 499.08</u>	<u>\$ 506.82</u>	<u>\$ 501.03</u>
<b>Total</b>	<b>\$ 626.93</b>	<b>\$ 625.84</b>	<b>\$ 625.74</b>	<b>\$ 623.95</b>

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Fifty Foot Lots	98
Sixty Four Foot Lots	112
Sixty Five Foot Lots	80
<u>Seventy Foot Homes</u>	<u>228</u>
Total Units	518

64 Foot Lots Information

Total Units	112
<u>Prepayments</u>	<u>1</u>
Billed For Debt	111

Includes 1% County Tax Collector Fee, a 1% County Property Appraiser Fee and a 4% Discount for early payment of taxes.