

Winston Trails (East)
Community Development District

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

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

	FISCAL YEAR 2020/2021 BUDGET
REVENUES	
O & M Assessments	63,670
Debt Assessments	237,371
Other Revenues	0
Interest Income	120
TOTAL REVENUES	\$ 301,161
EXPENDITURES	
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
TOTAL EXPENDITURES	\$ 59,970
REVENUES LESS EXPENDITURES	\$ 241,191
Payment To Trustee	(223,129)
BALANCE	\$ 18,062
County Appraiser & Tax Collector Fee	(6,021)
Discounts For Early Payments	(12,041)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL 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
REVENUES				
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
TOTAL REVENUES	\$ 302,492	\$ 301,832	\$ 301,161	
EXPENDITURES				
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
TOTAL EXPENDITURES	\$ 47,590	\$ 58,021	\$ 59,970	
REVENUES LESS EXPENDITURES	\$ 254,902	\$ 243,811	\$ 241,191	
Payment To Trustee	(225,458)	(225,708)	(223,129)	2021 Principal & Interest Payments Less Interest
BALANCE	\$ 29,444	\$ 18,103	\$ 18,062	
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
EXCESS/ (SHORTFALL)	\$ 16,226	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 16,226	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND 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
REVENUES				
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
Total Revenues	\$ 227,923	\$ 225,958	\$ 223,379	
EXPENDITURES				
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
Total Expenditures	\$ 226,146	\$ 225,958	\$ 223,379	
Excess/ (Shortfall)	\$ 1,777	\$ -	\$ -	

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>
Total	\$ 483.27	\$ 483.24	\$ 480.93	\$ 480.79
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>
Total	\$ 583.83	\$ 583.06	\$ 582.29	\$ 581.00
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>
Total	\$ 591.02	\$ 590.19	\$ 589.53	\$ 588.16
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>
Total	\$ 626.93	\$ 625.84	\$ 625.74	\$ 623.95

* 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.