

Winston Trails (East)
Community Development District

**Proposed Budget For
Fiscal Year 2021/2022
October 1, 2021 - September 30, 2022**

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PROPOSED BUDGET
WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET
REVENUES	
O & M Assessments	60,867
Debt Assessments	239,932
Other Revenues	0
Interest Income	120
TOTAL REVENUES	\$ 300,919
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	3,400
Insurance	6,000
Legal Advertisements	1,000
Miscellaneous	725
Postage	225
Office Supplies	350
Dues & Subscriptions	175
Trustee Fee	5,100
Website Management	2,000
Contingency	6,540
TOTAL EXPENDITURES	\$ 57,335
REVENUES LESS EXPENDITURES	\$ 243,584
Payment To Trustee	(225,536)
BALANCE	\$ 18,048
County Appraiser & Tax Collector Fee	(6,016)
Discounts For Early Payments	(12,032)
EXCESS/ (SHORTFALL)	\$ 0
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ 0

DETAILED PROPOSED BUDGET
WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
REVENUES				
O & M Assessments	61,552	63,670	60,867	Expenditures Less Interest & Carryover/.94
Debt Assessments	239,793	237,371	239,932	Payment To Trustee/.94
Other Revenues	0	0	0	
Interest Income	126	120	120	Projected At \$10.00 Per Month
TOTAL REVENUES	\$ 301,471	\$ 301,161	\$ 300,919	
EXPENDITURES				
Supervisor Fees	3,000	4,000	4,000	No Change From 2020/2021 Budget
Payroll Taxes (Employer)	230	320	320	Projected At 8% Of Supervisor Fees
Engineering/Inspections	2,343	2,500	2,500	No Change From 2020/2021 Budget
Management	18,000	18,000	18,000	As Per Contract
Legal	1,933	2,000	2,000	No Change From 2020/2021 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	3,200	3,300	3,400	Accepted Amount For 2020/2021 Audit
Insurance	5,251	6,000	6,000	Insurance Estimate
Legal Advertisements	1,359	1,000	1,000	No Change From 2020/2021 Budget
Miscellaneous	313	750	725	\$25 Decrease From 2020/2021 Budget
Postage	54	250	225	\$25 Decrease From 2020/2021 Budget
Office Supplies	214	375	350	\$25 Decrease From 2020/2021 Budget
Dues & Subscriptions	175	175	175	No Change From 2020/2021 Budget
Trustee Fee	5,099	5,100	5,100	No Change From 2020/2021 Budget
Website Management	2,000	2,000	2,000	No Change From 2020/2021 Budget
Contingency	0	9,200	6,540	Contingency
TOTAL EXPENDITURES	\$ 48,171	\$ 59,970	\$ 57,335	
REVENUES LESS EXPENDITURES	\$ 253,300	\$ 241,191	\$ 243,584	
Payment To Trustee	(228,562)	(223,129)	(225,536)	2022 Principal & Interest Payments Less Interest
BALANCE	\$ 24,738	\$ 18,062	\$ 18,048	
County Appraiser & Tax Collector Fee	(1,982)	(6,021)	(6,016)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(11,224)	(12,041)	(12,032)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 11,532	\$ -	\$ 0	
Carryover From Prior Year	0	0	0	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 11,532	\$ -	\$ 0	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
REVENUES				
Interest Income	943	250	25	Projected Interest For FY 2021/2022
NAV Tax Collection	228,562	223,129	225,631	2022 Principal & Interest Payments Less Interest
Total Revenues	\$ 229,505	\$ 223,379	\$ 225,656	
EXPENDITURES				
Principal Payments	150,000	155,000	165,000	Principal Payment Due In 2022
Interest Payments	79,607	68,379	60,656	Interest Payments Due In 2022
Total Expenditures	\$ 229,607	\$ 223,379	\$ 225,656	
Excess/ (Shortfall)	\$ (102)	\$ -	\$ -	

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 1/1/21 =	\$1,495,000		

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

	Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Projected Assessment*	Fiscal Year 2021/2022 Projected Assessment*
Administrative For Fifty Foot Lots	\$ 126.76	\$ 118.92	\$ 122.92	\$ 117.51
<u>Debt For Fifty Foot Lots</u>	<u>\$ 356.48</u>	<u>\$ 362.01</u>	<u>\$ 357.87</u>	<u>\$ 361.74</u>
Total	\$ 483.24	\$ 480.93	\$ 480.79	\$ 479.25
Administrative For Sixty Four Foot Lots	\$ 126.76	\$ 118.92	\$ 122.92	\$ 117.51
<u>Debt For Sixty Four Foot Lots</u>	<u>\$ 456.30</u>	<u>\$ 463.37</u>	<u>\$ 458.08</u>	<u>\$ 463.02</u>
Total	\$ 583.06	\$ 582.29	\$ 581.00	\$ 580.53
Administrative For Sixty Five Foot Lots	\$ 126.76	\$ 118.92	\$ 122.92	\$ 117.51
<u>Debt For Sixty Five Foot Lots</u>	<u>\$ 463.43</u>	<u>\$ 470.61</u>	<u>\$ 465.24</u>	<u>\$ 470.26</u>
Total	\$ 590.19	\$ 589.53	\$ 588.16	\$ 587.77
Administrative For Seventy Foot Lots	\$ 126.76	\$ 118.92	\$ 122.92	\$ 117.51
<u>Debt For Seventy Foot Lots</u>	<u>\$ 499.08</u>	<u>\$ 506.82</u>	<u>\$ 501.03</u>	<u>\$ 506.43</u>
Total	\$ 625.84	\$ 625.74	\$ 623.95	\$ 623.94

* 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.