

Winston Trails (East)
Community Development District

**Proposed Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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PROPOSED BUDGET
WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
O & M Assessments	58,670
Debt Assessments	241,940
Other Revenues	0
Interest Income	120
TOTAL REVENUES	\$ 300,731
EXPENDITURES	
Supervisor Fees	4,000
Payroll Taxes (Employer)	320
Engineering/Inspections	2,500
Management	18,000
Legal	1,800
Assessment Roll	5,000
Audit Fees	3,500
Insurance	6,000
Legal Advertisements	1,000
Miscellaneous	700
Postage	200
Office Supplies	325
Dues & Subscriptions	175
Trustee Fee	5,100
Website Management	2,000
Contingency	4,650
TOTAL EXPENDITURES	\$ 55,270
REVENUES LESS EXPENDITURES	\$ 245,461
Payment To Trustee	(227,424)
BALANCE	\$ 18,036
County Appraiser & Tax Collector Fee	(6,012)
Discounts For Early Payments	(12,024)
EXCESS/ (SHORTFALL)	\$ (0)
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ (0)

DETAILED PROPOSED BUDGET
WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
O & M Assessments	63,848	60,867	58,670	Expenditures Less Interest & Carryover/.94
Debt Assessments	237,862	239,932	241,940	Payment To Trustee/.94
Other Revenues	0	0	0	
Interest Income	155	120	120	Projected At \$10.00 Per Month
TOTAL REVENUES	\$ 301,865	\$ 300,919	\$ 300,731	
EXPENDITURES				
Supervisor Fees	2,800	4,000	4,000	No Change From 2021/2022 Budget
Payroll Taxes (Employer)	214	320	320	Projected At 8% Of Supervisor Fees
Engineering/Inspections	2,168	2,500	2,500	No Change From 2021/2022 Budget
Management	18,000	18,000	18,000	As Per Contract
Legal	745	2,000	1,800	\$200 Decrease From 2021/2022 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	3,300	3,400	3,500	Accepted Amount For 2021/2022 Audit
Insurance	5,513	6,000	6,000	Insurance Estimate
Legal Advertisements	784	1,000	1,000	No Change From 2021/2022 Budget
Miscellaneous	394	725	700	\$25 Decrease From 2021/2022 Budget
Postage	60	225	200	\$25 Decrease From 2021/2022 Budget
Office Supplies	190	350	325	\$25 Decrease From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fee	5,100	5,100	5,100	No Change From 2021/2022 Budget
Website Management	2,000	2,000	2,000	No Change From 2021/2022 Budget
Contingency	0	6,540	4,650	Contingency
TOTAL EXPENDITURES	\$ 46,443	\$ 57,335	\$ 55,270	
REVENUES LESS EXPENDITURES	\$ 255,422	\$ 243,584	\$ 245,461	
Payment To Trustee	(226,633)	(225,536)	(227,424)	2023 Principal & Interest Payments Less Interest
BALANCE	\$ 28,789	\$ 18,048	\$ 18,036	
County Appraiser & Tax Collector Fee	(2,282)	(6,016)	(6,012)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(11,360)	(12,032)	(12,024)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 15,147	\$ 0	\$ (0)	
Carryover From Prior Year	0	0	0	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 15,147	\$ 0	\$ (0)	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Interest Income	8	25	25	Projected Interest For FY 2022/2023
NAV Tax Collection	226,633	225,631	227,424	2023 Principal & Interest Payments Less Interest
Total Revenues	\$ 226,641	\$ 225,656	\$ 227,449	
EXPENDITURES				
Principal Payments	155,000	165,000	175,000	Principal Payment Due In 2023
Interest Payments	72,150	60,656	52,449	Interest Payments Due In 2023
Total Expenditures	\$ 227,150	\$ 225,656	\$ 227,449	
Excess/ (Shortfall)	\$ (510)	\$ -	\$ -	

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 1/1/22 =	\$1,340,000		

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

	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Projected Assessment*
Administrative For Fifty Foot Lots	\$ 118.92	\$ 122.92	\$ 117.51	\$ 113.27
<u>Debt For Fifty Foot Lots</u>	<u>\$ 362.01</u>	<u>\$ 357.87</u>	<u>\$ 361.74</u>	<u>\$ 364.76</u>
Total	\$ 480.93	\$ 480.79	\$ 479.25	\$ 478.03
Administrative For Sixty Four Foot Lots	\$ 118.92	\$ 122.92	\$ 117.51	\$ 113.27
<u>Debt For Sixty Four Foot Lots</u>	<u>\$ 463.37</u>	<u>\$ 458.08</u>	<u>\$ 463.02</u>	<u>\$ 466.90</u>
Total	\$ 582.29	\$ 581.00	\$ 580.53	\$ 580.17
Administrative For Sixty Five Foot Lots	\$ 118.92	\$ 122.92	\$ 117.51	\$ 113.27
<u>Debt For Sixty Five Foot Lots</u>	<u>\$ 470.61</u>	<u>\$ 465.24</u>	<u>\$ 470.26</u>	<u>\$ 474.19</u>
Total	\$ 589.53	\$ 588.16	\$ 587.77	\$ 587.46
Administrative For Seventy Foot Lots	\$ 118.92	\$ 122.92	\$ 117.51	\$ 113.27
<u>Debt For Seventy Foot Lots</u>	<u>\$ 506.82</u>	<u>\$ 501.03</u>	<u>\$ 506.43</u>	<u>\$ 510.67</u>
Total	\$ 625.74	\$ 623.95	\$ 623.94	\$ 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.