

Winston Trails (East)
Community Development District

**Proposed Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

CONTENTS

- I PROPOSED BUDGET**
- II DETAILED PROPOSED BUDGET**
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

PROPOSED BUDGET
WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET	
REVENUES		
O & M Assessments		60,920
Debt Assessments		238,779
Other Revenues		0
Interest Income		600
TOTAL REVENUES	\$	300,299
EXPENDITURES		
Supervisor Fees		4,000
Payroll Taxes (Employer)		320
Engineering/Inspections		3,000
Management		18,000
Legal		2,000
Assessment Roll		5,000
Audit Fees		3,700
Insurance		7,100
Legal Advertisements		1,000
Miscellaneous		700
Postage		175
Office Supplies		325
Dues & Subscriptions		175
Trustee Fee		5,100
Website Management		2,000
Contingency		5,270
TOTAL EXPENDITURES	\$	57,865
REVENUES LESS EXPENDITURES	\$	242,434
Payment To Trustee		(224,452)
BALANCE	\$	17,982
County Appraiser & Tax Collector Fee		(5,994)
Discounts For Early Payments		(11,988)
EXCESS/ (SHORTFALL)	\$	-
Carryover From Prior Year		0
NET EXCESS/ (SHORTFALL)	\$	-

DETAILED PROPOSED BUDGET
WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
O & M Assessments	58,870	61,505	60,920	Expenditures Less Interest & Carryover/.94
Debt Assessments	242,041	238,259	238,779	Payment To Trustee/.94
Other Revenues	0	0	0	
Interest Income	5,284	180	600	Projected At \$50.00 Per Month
TOTAL REVENUES	\$ 306,195	\$ 299,944	\$ 300,299	
EXPENDITURES				
Supervisor Fees	2,600	4,000	4,000	No Change From 2023/2024 Budget
Payroll Taxes (Employer)	199	320	320	Projected At 8% Of Supervisor Fees
Engineering/Inspections	3,358	2,500	3,000	\$500 Increase From 2023/2024 Budget
Management	18,000	18,000	18,000	As Per Contract
Legal	3,163	1,500	2,000	\$500 Increase From 2023/2024 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	3,500	3,600	3,700	\$100 Increase From 2023/2024 Budget
Insurance	6,134	6,800	7,100	Fiscal Year 2023/2024 Expenditure Was \$6,594
Legal Advertisements	414	1,000	1,000	No Change From 2023/2024 Budget
Miscellaneous	668	700	700	No Change From 2023/2024 Budget
Postage	92	175	175	No Change From 2023/2024 Budget
Office Supplies	153	325	325	No Change From 2023/2024 Budget
Dues & Subscriptions	175	175	175	No Change From 2023/2024 Budget
Trustee Fee	5,099	5,100	5,100	No Change From 2023/2024 Budget
Website Management	2,000	2,000	2,000	No Change From 2023/2024 Budget
Contingency	0	6,800	5,270	Contingency
TOTAL EXPENDITURES	\$ 50,555	\$ 57,995	\$ 57,865	
REVENUES LESS EXPENDITURES	\$ 255,640	\$ 241,949	\$ 242,434	
Payment To Trustee	(230,586)	(223,964)	(224,452)	2025 Principal & Interest Payments Less Interest
BALANCE	\$ 25,054	\$ 17,985	\$ 17,982	
County Appraiser & Tax Collector Fee	(2,282)	(5,995)	(5,994)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(11,370)	(11,990)	(11,988)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 11,402	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 11,402	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET

WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024/2025

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	5,639	50	500	Projected Interest For FY 2024/2025
NAV Tax Collection	230,586	223,964	224,452	2025 Principal & Interest Payments Less Interest
Total Revenues	\$ 236,225	\$ 224,014	\$ 224,952	
EXPENDITURES				
Principal Payments	175,000	180,000	190,000	Principal Payment Due In 2025
Interest Payments	56,707	44,014	34,952	Interest Payments Due In 2025
Total Expenditures	\$ 231,707	\$ 224,014	\$ 224,952	
Excess/ (Shortfall)	\$ 4,518	\$ -	\$ -	

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 1/1/24 =	\$1,000,000		

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

	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Projected Assessment*
Administrative For Fifty Foot Lots	\$ 117.51	\$ 113.27	\$ 118.74	\$ 117.61
<u>Debt For Fifty Foot Lots</u>	<u>\$ 361.74</u>	<u>\$ 364.76</u>	<u>\$ 359.21</u>	<u>\$ 360.00</u>
Total	\$ 479.25	\$ 478.03	\$ 477.95	\$ 477.61
Administrative For Sixty Four Foot Lots	\$ 117.51	\$ 113.27	\$ 118.74	\$ 117.61
<u>Debt For Sixty Four Foot Lots</u>	<u>\$ 463.02</u>	<u>\$ 466.90</u>	<u>\$ 459.79</u>	<u>\$ 460.80</u>
Total	\$ 580.53	\$ 580.17	\$ 578.53	\$ 578.41
Administrative For Sixty Five Foot Lots	\$ 117.51	\$ 113.27	\$ 118.74	\$ 117.61
<u>Debt For Sixty Five Foot Lots</u>	<u>\$ 470.26</u>	<u>\$ 474.19</u>	<u>\$ 466.98</u>	<u>\$ 468.00</u>
Total	\$ 587.77	\$ 587.46	\$ 585.72	\$ 585.61
Administrative For Seventy Foot Lots	\$ 117.51	\$ 113.27	\$ 118.74	\$ 117.61
<u>Debt For Seventy Foot Lots</u>	<u>\$ 506.43</u>	<u>\$ 510.67</u>	<u>\$ 502.90</u>	<u>\$ 504.00</u>
Total	\$ 623.94	\$ 623.94	\$ 621.64	\$ 621.61

* 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.