

Winston Trails (East)
Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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PROPOSED BUDGET
WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O & M Assessments	60,261
Debt Assessments	236,212
Other Revenues	0
Interest Income	1,200
TOTAL REVENUES	\$ 297,673
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	3,400
Insurance	7,400
Legal Advertisements	1,500
Miscellaneous	800
Postage	150
Office Supplies	300
Dues & Subscriptions	175
Trustee Fee	5,100
Website Management	2,000
Contingency	4,700
TOTAL EXPENDITURES	\$ 57,845
REVENUES LESS EXPENDITURES	\$ 239,828
Payment To Trustee	(222,039)
BALANCE	\$ 17,789
County Appraiser & Tax Collector Fee	(5,929)
Discounts For Early Payments	(11,860)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
O & M Assessments	61,826	60,920	60,261	Expenditures Less Interest & Carryover/.94
Debt Assessments	237,922	238,311	236,212	Payment To Trustee/.94
Other Revenues	0	0	0	
Interest Income	8,274	600	1,200	Projected At \$100 Per Month
TOTAL REVENUES	\$ 308,022	\$ 299,831	\$ 297,673	
EXPENDITURES				
Supervisor Fees	3,000	4,000	4,000	No Change From 2024/2025 Budget
Payroll Taxes (Employer)	230	320	320	Projected At 8% Of Supervisor Fees
Engineering/Inspections	2,199	3,000	3,000	No Change From 2024/2025 Budget
Management	18,000	18,000	18,000	As Per Contract
Legal	888	2,000	2,000	No Change From 2024/2025 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	3,600	3,700	3,400	Accepted Amount For 2024/2025 Audit
Insurance	6,594	7,100	7,400	Fiscal Year 2024/2025 Expenditure Was \$6,858
Legal Advertisements	1,523	1,000	1,500	\$500 Increase From 2024/2025 Budget
Miscellaneous	771	700	800	\$100 Increase From 2024/2025 Budget
Postage	67	175	150	\$25 Decrease From 2024/2025 Budget
Office Supplies	161	325	300	\$25 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	5,100	5,100	5,100	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
Contingency	0	5,270	4,700	Contingency
TOTAL EXPENDITURES	\$ 49,308	\$ 57,865	\$ 57,845	
REVENUES LESS EXPENDITURES	\$ 258,714	\$ 241,966	\$ 239,828	
Payment To Trustee	(226,759)	(224,012)	(222,039)	2026 Principal & Interest Payments Less Interest
BALANCE	\$ 31,955	\$ 17,954	\$ 17,789	
County Appraiser & Tax Collector Fee	(1,650)	(5,985)	(5,929)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(11,182)	(11,969)	(11,860)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 19,123	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 19,123	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET

WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	7,493	940	2,000	Projected Interest For FY 2025/2026
NAV Tax Collection	226,759	224,012	222,039	2026 Principal & Interest Payments Less Interest
Total Revenues	\$ 234,252	\$ 224,952	\$ 224,039	
EXPENDITURES				
Principal Payments	180,000	190,000	200,000	Principal Payment Due In 2026
Interest Payments	48,393	34,952	24,039	Interest Payments Due In 2026
Total Expenditures	\$ 228,393	\$ 224,952	\$ 224,039	
Excess/ (Shortfall)	\$ 5,859	\$ -	\$ -	

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 1/1/25 =	\$820,000		

WINSTON TRAILS (EAST) COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
Administrative For Fifty Foot Lots	\$ 113.27	\$ 118.74	\$ 117.61	\$ 116.34
<u>Debt For Fifty Foot Lots</u>	<u>\$ 364.76</u>	<u>\$ 359.21</u>	<u>\$ 360.00</u>	<u>\$ 357.45</u>
Total	\$ 478.03	\$ 477.95	\$ 477.61	\$ 473.79
Administrative For Sixty Four Foot Lots	\$ 113.27	\$ 118.74	\$ 117.61	\$ 116.34
<u>Debt For Sixty Four Foot Lots</u>	<u>\$ 466.90</u>	<u>\$ 459.79</u>	<u>\$ 460.80</u>	<u>\$ 456.75</u>
Total	\$ 580.17	\$ 578.53	\$ 578.41	\$ 573.09
Administrative For Sixty Five Foot Lots	\$ 113.27	\$ 118.74	\$ 117.61	\$ 116.34
<u>Debt For Sixty Five Foot Lots</u>	<u>\$ 474.19</u>	<u>\$ 466.98</u>	<u>\$ 468.00</u>	<u>\$ 463.84</u>
Total	\$ 587.46	\$ 585.72	\$ 585.61	\$ 580.18
Administrative For Seventy Foot Lots	\$ 113.27	\$ 118.74	\$ 117.61	\$ 116.34
<u>Debt For Seventy Foot Lots</u>	<u>\$ 510.67</u>	<u>\$ 502.90</u>	<u>\$ 504.00</u>	<u>\$ 499.31</u>
Total	\$ 623.94	\$ 621.64	\$ 621.61	\$ 615.65

* 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

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

64 Foot Lots Information

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

65 Foot Lots Information

Total Units	80
<u>Prepayments</u>	<u>1</u>
Billed For Debt	79