

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	_____	_____	_____	_____	_____

**# ADDITIONAL FTE
POSITIONS (Cumulative)**

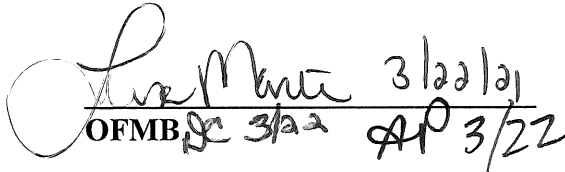
Is Item Included In Current Budget? Yes _____ No X
 Does this item include the use of Federal Funds? Yes _____ No X
 Budget Account No. Fund _____ Department _____ Unit _____ Object _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

C. Departmental Fiscal Review:

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:


_____ N/A
Contract Dev. and Control

OFMB DC 3/22 AP 3/22

B. Legal Sufficiency:



 Assistant County Attorney

C. Other Department Review:

_____ N/A
 Department Director

WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
c/o Special District Services, Inc.
2501 Burns Road, Suite A
Palm Beach Gardens, Florida 33410
561-630-4922
Fax: 561-630-4923

March 3, 2021

VIA CERTIFIED MAIL –
RETURN RECEIPT REQUESTED

Palm Beach County
Clerk & Comptroller
Finance Department
301 N. Olive Avenue, 2nd Floor
West Palm Beach, FL 33401

Re: Wyndam Park Community Development District

To Whom It May Concern:

Pursuant to Florida law, enclosed please find a copy of the following document relative to the above referenced Community Development District:

1.) Proposed 2021/2022 Fiscal Year Budget (Oct. 1, 2021– Sept. 30, 2022)

If you have any questions or comments, please do not hesitate to contact our office.

Sincerely,
SPECIAL DISTRICT SERVICES, INC.


Laura J. Archer

Enclosure

Wyndam Park
Community Development District

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

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PROPOSED BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET
REVENUES	
O & M Assessments	70,187
Debt Assessments	182,151
Other Revenues	0
Interest Income	180
TOTAL REVENUES	\$ 252,518
EXPENDITURES	
Supervisor Fees	4,000
Payroll Taxes (Employer)	320
Engineering/Inspections	2,000
Management	26,400
Legal	7,000
Assessment Roll	6,000
Audit Fees	3,500
Insurance	6,000
Legal Advertisements	1,500
Miscellaneous	650
Postage	175
Office Supplies	350
Dues & Subscriptions	175
Trustee Fee	3,600
Continuing Disclosure Fee	350
Website Management	200
Reserve	3,935
TOTAL EXPENDITURES	\$ 66,155
REVENUES LESS EXPENDITURES	\$ 186,363
Bond Payments	(171,222)
BALANCE	\$ 15,141
County Appraiser & Tax Collector Fee	(5,047)
Discounts For Early Payments	(10,094)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
WYNDAM PARK 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	68,555	72,131	70,187	Expenditures Less Interest & Carryover/.94
Debt Assessments	183,941	180,207	182,151	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	164	180	180	Interest Projected At \$15 Per Month
TOTAL REVENUES	\$ 252,660	\$ 252,518	\$ 252,518	
EXPENDITURES				
Supervisor Fees	2,000	4,000	4,000	No Change From 2020/2021 Budget
Payroll Taxes (Employer)	153	320	320	Projected At 8% Of Supervisor Fees
Engineering/Inspections	3,045	2,000	2,000	No Change From 2020/2021 Budget
Management	25,464	26,040	26,400	CPI Adjustment
Legal	6,045	7,000	7,000	No Change From 2020/2021 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,300	3,400	3,500	Accepted Amount For 2020/2021 Audit
Insurance	5,251	6,000	6,000	Insurance Estimate
Legal Advertisements	1,421	1,500	1,500	No Change From 2020/2021 Budget
Miscellaneous	278	675	650	\$25 Decrease From 2020/2021 Budget
Postage	43	200	175	\$25 Decrease From 2020/2021 Budget
Office Supplies	155	375	350	\$25 Decrease From 2020/2021 Budget
Dues & Subscriptions	175	175	175	No Change From 2020/2021 Budget
Trustee Fee	3,548	3,600	3,600	No Change From 2020/2021 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2020/2021 Budget
Website Management	200	200	200	No Change From 2020/2021 Budget
Reserve	0	6,148	3,935	Reserve
TOTAL EXPENDITURES	\$ 57,428	\$ 67,983	\$ 66,155	
REVENUES LESS EXPENDITURES	\$ 195,232	\$ 184,535	\$ 186,363	
Bond Payments	(175,135)	(169,394)	(171,222)	2022 P & I Payments Less Earned Interest
BALANCE	\$ 20,097	\$ 15,141	\$ 15,141	
County Appraiser & Tax Collector Fee	(1,449)	(5,047)	(5,047)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(9,696)	(10,094)	(10,094)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 8,952	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 8,952	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
WYNDAM PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2019/2020	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	1,234	250	25	Projected Interest For FY 2021/2022
NAV Tax Collection	175,135	169,394	171,222	2022 P & I Payments Less Earned Interest
Total Revenues	\$ 176,369	\$ 169,644	\$ 171,247	
EXPENDITURES				
Principal Payments	100,000	100,000	105,000	Principal Payment Due In 2022
Interest Payments	74,394	69,644	66,247	Interest Payments Due In 2022
Total Expenditures	\$ 174,394	\$ 169,644	\$ 171,247	
Excess/ (Shortfall)	\$ 1,975	\$ -	\$ -	

Series 2013 Bond Refunding Information

Original Par Amount =	\$2,455,000	Annual Principal Payments Due =	May 1st
Interest Rate =	1.25% - 4.125%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	April 2013		
Maturity Date =	May 2034		
Par Amount As Of 1/1/21 =	\$1,815,000		

Wyndam Park Community Development District Assessment Comparison

	Original Projected <u>Assessment</u>	Fiscal Year 2018/2019 <u>Assessment</u>	Fiscal Year 2019/2020 <u>Assessment</u>	Fiscal Year 2020/2021 <u>Assessment</u>	Fiscal Year 2021/2022 <u>Projected Assessment</u>
O & M	\$ 171.58	\$ 207.43	\$ 200.81	\$ 211.53	\$ 205.83
<u>Debt</u>	<u>\$ 659.90</u>	<u>\$ 532.57</u>	<u>\$ 539.19</u>	<u>\$ 528.47</u>	<u>\$ 534.17</u>
Total	\$ 831.48	\$ 740.00	\$ 740.00	\$ 740.00	\$ 740.00

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

Notes: There are 341 units in the Wyndam Park Community Development District.