

Windshire Park Metropolitan District No. 1		FINAL 2014 Budget						11/12/2013
Statement of Revenues & Expenditures with Budget December 31, 2012 Actual, 2013 Adopted Budget								
Year-to-date Actual Budget and Variance through August 31, 2013								
2014 Proposed Budget								
Modified Accrual Budgetary Basis								
GENERAL FUND	2012	2013	Actual	Variance	YTD Act	2013	2014	Formulas &
	Audited	Unaudited	Through	Through	as % of	Projected	Budget	Comments
Revenues	Actuals	Budget	8/31/2013	8/31/2013	Budget	Budget (11/12/13)		
Property taxes	\$ 1.00	\$ 1.00	\$ 1.00	\$ -	100%	\$ 1.00	\$ 1.00	\$40 AV @ 35 mills
Specific Ownership Taxes	\$ 6,392.00	\$ -	\$ -	\$ -		\$ -	\$ -	
Interest Income/Other Income	\$ 13,741.00	\$ 15,000.00	\$ 2,303.00	\$ (12,697.00)	15%	\$ 534.00	\$ -	
Service Fees from District No. 2	\$ 119,109.00	\$ 137,867.00	\$ 135,775.00	\$ (2,092.00)	98%	\$ 138,851.00	\$ -	
Operations, Maintenance Fee	\$ 120,875.00	\$ 130,140.00	\$ 95,233.00	\$ (34,907.00)	73%	\$ 127,428.00	\$ 130,140.00	241x\$540/lot
Pool Fees (outside District)	\$ 35,099.00	\$ 37,125.00	\$ 34,000.00	\$ (3,125.00)	92%	\$ 34,000.00	\$ 17,000.00	OD40x425=
Water Usage Revenues	\$ 16,472.00	\$ 20,520.00	\$ 29,034.00	\$ 8,514.00	141%	\$ 29,484.00	\$ 36,150.00	241res x \$150(May- Oct)
Developer/Builder Advance	\$ -	\$ -	\$ -	\$ -		\$ -	\$ 165,413.00	
Covenant/Admin Charges	\$ 2,125.00	\$ 1,000.00	\$ 1,720.00	\$ 720.00	0%	\$ 4,790.00	\$ 1,500.00	
Total Revenues	\$ 313,814.00	\$ 341,653.00	\$ 298,066.00	\$ (43,587.00)	87%	\$ 335,088.00	\$ 350,204.00	
Expenditures								
Accounting and Finance	\$ 50.00	\$ 8,400.00	\$ 5,655.00	\$ (2,745.00)	67%	\$ 7,755.00	\$ 8,500.00	
Audit	\$ 1,240.00	\$ 5,500.00	\$ 4,812.00	\$ (688.00)	87%	\$ 4,812.00	\$ 8,500.00	Audit req if exp >500k
Treasurer Fees	\$ -	\$ 2,000.00	\$ -	\$ (2,000.00)		\$ -	\$ -	
Community Actives	\$ 2,648.00	\$ 2,100.00	\$ 1,047.00	\$ (1,053.00)		\$ 1,428.00	\$ 2,100.00	
Contingency	\$ -	\$ 10,063.00	\$ -	\$ (10,063.00)		\$ -	\$ 15,800.00	3% Tabor rsv & Contingency
District Admin & Management	\$ 48,000.00	\$ 40,000.00	\$ 22,770.00	\$ (17,230.00)	57%	\$ 36,080.00	\$ 38,000.00	
District Engineer	\$ 375.00	\$ 1,000.00	\$ -	\$ (1,000.00)		\$ -	\$ 1,000.00	Mapping, general
Elections	\$ 5,781.00	\$ 750.00	\$ -	\$ (750.00)		\$ -	\$ 7,500.00	**
Fence Repair/Staining	\$ 1,335.00	\$ 4,363.00	\$ 838.00	\$ (3,525.00)	19%	\$ 1,018.00	\$ 19,937.00	
Insurance	\$ 7,937.00	\$ 8,317.00	\$ 8,317.00	\$ -	100%	\$ 8,316.00	\$ 8,215.00	
Landscape Maint & Snow removal	\$ 67,896.00	\$ 77,415.00	\$ 10,930.00	\$ (66,485.00)	14%	\$ 38,302.00	\$ 83,591.00	
Legal	\$ 3,807.00	\$ 6,500.00	\$ 3,501.00	\$ (2,999.00)	54%	\$ 4,941.00	\$ 4,500.00	Attorney Estimate
Mosquito Control	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	
Office, Dues, Newsletters & Other	\$ 14,233.00	\$ 15,600.00	\$ 10,527.00	\$ (5,073.00)	67%	\$ 13,224.00	\$ 15,900.00	Rent, phones,copies
Pool Operating Expense	\$ 67,182.00	\$ 71,950.00	\$ 60,357.00	\$ (11,593.00)	84%	\$ 70,259.00	\$ 71,750.00	
Irrigation System Utilities & Maint	\$ 58,934.00	\$ 62,000.00	\$ 35,127.00	\$ (26,873.00)	57%	\$ 47,178.00	\$ 53,762.00	Utilities & UNCC
Repair/Replacement Reserve	\$ -	\$ 25,695.00	\$ -	\$ (25,695.00)		\$ -	\$ 7,468.00	fence/pool/O&M Inc
Bank Note	\$ 188,538.00	\$ -	\$ -	\$ -		\$ -	\$ -	**see Dist #2**
Service Plan Amendment	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	
**Transfer to Dist#2 for Bank Note*	\$ -	\$ -	\$ -	\$ -		\$ -	\$ 3,681.00	
Total Operating Expenditures	\$ 467,956.00	\$ 341,653.00	\$ 163,881.00	\$ (177,772.00)	48%	\$ 233,313.00	\$ 350,204.00	
Revenues over/under Expend	-154142	\$0.00	\$ 134,185.00	\$ -		\$101,775.00	\$0.00	
Beginning Fund Balance	\$ 289,860.00	\$ 135,718.00	\$ 135,718.00	\$ -		\$ 135,718.00	\$ 237,493.00	
Ending Fund Balance	\$ 135,718.00	\$ 135,718.00	\$ 269,903.00	\$ -		\$ 237,493.00	\$ 237,493.00	

Windshire Park Metropolitan District No 2			FINAL 2014 Budget		11/12/2013	„	
Statement of Revenues & Expenditures with Budget December 31, 2012 Actual, 2013 Adopted Budget							
Year-to-date Actual Budget and Variance through August 31, 2013							
2014 Budget							
		Modified Accrual Budgetary Basis					
GENERAL FUND	2012	2013	Actual	Variance	YTD Act	2014	Formulas &
	Audited	Unaudited	Through	Through	as % of		Comments
Revenues	Actual	Budget	8/31/2013	8/31/2013	Budget	Budget	
Property taxes	\$ 111,561.00	\$ 131,931.00	\$ 130,972.00	\$ (959.00)	-1%	\$ 167,770.00	\$4793430 AV x 35mills
Specific Ownership taxes	\$ 9,198.00	\$ 7,916.00	\$ 5,239.00	\$ (2,677.00)	-34%	\$ 10,066.00	6% of Prop Taxes
Interest and other/Contingency	\$ 24.00	\$ 5,000.00	\$ 20.00	\$ (4,980.00)	-100%	\$ -	
Transfer from Dist #1 for Debit Service	\$ -	\$ -	\$ -	\$ -		\$ 3,681.00	
Total Revenues	\$ 120,783.00	\$ 144,847.00	\$ 136,231.00	\$ (8,616.00)	-6%	\$ 181,517.00	
Expenditures							
Bank Loan Note/Payment	\$ -	\$ -	\$ -	\$ -		\$ 177,000.00	
Paying Agent Fee	\$ -	\$ -	\$ -	\$ -		\$ 2,000.00	
Treasurer Fees	\$ 1,674.00	\$ 1,980.00	\$ -	\$ (1,980.00)		\$ 2,517.00	1.5% of Prop
	\$ -		\$ -	\$ -			
Total Operating Expenditures	\$ 120,783.00	\$ 1,980.00	\$ -	\$ (1,980.00)	-100%	\$ 181,517.00	
Revenues over/(under) Expenditures	0	142867	\$ 272,462.00	-6636		0	