

Windshire Park Metropolitan District No. 1		2015 FINAL BUDGET				01/29/2015 jj	
Statement of Revenues & Expenditures with Budget December 31, 2013 Actual, 2014 Adopted Budget							
Year-to-date Actual Budget and Variance through December 31, 2014							
2015 Budget							
Modified Accrual Budgetary Basis							
GENERAL FUND	2013	2014	Actual	Variance	YTD Act	2015	Formulas &
	Audited	Unaudited	Through	Through	as % of	Budget	Comments
Revenues	Actuals	Budget	12/31/2014	12/31/2014	Budget		
Escrow for Landscaping	\$ 29,944.00	\$ -	\$ -	\$ -		\$ -	
Property taxes	\$ 1.00	\$ 1.00	\$ -	\$ (1.00)	0%	\$ 1.00	\$40 AV @ 35 mills
Deposit to ColoTrust for pmnt	\$ 139,660.00	\$ -	\$ -	\$ -		\$ -	
Specific Ownership Taxes	\$ -	\$ -	\$ -	\$ -		\$ -	
Interest/Other Income/Admin Trans fees	\$ 3,587.00	\$ 1,500.00	\$ 5,411.00	\$ 3,911.00	361%	\$ 2,500.00	
Service Fees from District No. 2	\$ 2,851,500.00	\$ -	\$ -	\$ -		\$ -	
Operations, Maintenance Fee	\$ 127,428.00	\$ 130,140.00	\$ 129,865.00	\$ (275.00)	100%	\$ 159,060.00	241x\$660/lot
Pool Fees (outside District)	\$ 34,000.00	\$ 17,000.00	\$ 31,542.00	\$ 14,542.00	186%	\$ 38,750.00	TR 80*\$325 + OD30x425=
Water Usage Revenues	\$ 29,484.00	\$ 36,150.00	\$ 39,559.00	\$ 3,409.00	109%	\$ 46,880.00	241res x \$180(May- Oct) + \$3500(LH)
Developer/Builder Advance	\$ 566,974.00	\$ 165,413.00	\$ 130,000.00	\$ -		\$ 90,000.00	
Total Revenues	\$ 3,782,578.00	\$ 350,204.00	\$ 336,377.00	\$ 21,586.00	96%	\$ 337,191.00	
Expenditures							
Accounting and Finance	\$ 8,455.00	\$ 8,500.00	\$ 8,178.00	\$ (322.00)	96%	\$ 12,000.00	
Audit	\$ 4,812.00	\$ 8,500.00	\$ 9,286.00	\$ 786.00	109%	\$ 6,000.00	Audit req if exp >500k
Treasurer Fees	\$ -	\$ -	\$ -	\$ -		\$ -	
Community Actives	\$ 1,696.00	\$ 2,100.00	\$ 2,193.00	\$ 93.00		\$ 2,500.00	
Contingency	\$ -	\$ 15,800.00	\$ -	\$ (15,800.00)		\$ 10,116.00	3% Tabor rsv & Contingency
District Admin & Management	\$ 39,080.00	\$ 38,000.00	\$ 37,400.00	\$ (600.00)	98%	\$ 35,000.00	
District Engineer	\$ -	\$ 1,000.00	\$ -	\$ (1,000.00)		\$ 1,000.00	Mapping, general
Elections	\$ -	\$ 7,500.00	\$ 2,161.00	\$ (5,339.00)		\$ 2,500.00	
Fence Repair/Staining	\$ 2,398.00	\$ 19,937.00	\$ 18,803.00	\$ (1,134.00)	94%	\$ 22,000.00	
Insurance	\$ 8,316.00	\$ 8,215.00	\$ 8,213.00	\$ (2.00)	100%	\$ 8,419.00	
Landscape Maint & Snow removal	\$ 78,102.00	\$ 83,591.00	\$ 84,281.00	\$ 690.00	101%	\$ 91,294.00	
Legal	\$ 6,253.00	\$ 4,500.00	\$ 4,040.00	\$ (460.00)	90%	\$ 4,000.00	Attorney Estimate
Mosquito Control	\$ -	\$ -	\$ -	\$ -		\$ -	
Office, Dues, Newsletters & Other	\$ 14,759.00	\$ 15,900.00	\$ 15,285.00	\$ (615.00)	96%	\$ 15,250.00	Rent, phones,copies
Pool Operating Expense	\$ 74,158.00	\$ 71,750.00	\$ 77,757.00	\$ 6,007.00	108%	\$ 73,701.00	
Irrigation System Utilities & Maint	\$ 56,846.00	\$ 53,762.00	\$ 41,112.00	\$ (12,650.00)	76%	\$ 46,037.00	Utilities & UNCC
Transfer to District #2	\$ -	\$ 3,681.00	\$ 819.00	\$ (2,862.00)		\$ 374.00	
Repair/Replacement Reserve	\$ -	\$ 7,468.00	\$ -	\$ (7,468.00)		\$ 7,000.00	fence/pool/O&M Inc
Bank Note	\$ 9,916.00	\$ -	\$ -	\$ -		\$ -	**see Dist #2**
Principle Payment	\$ 2,195,186.00	\$ -	\$ -	\$ -		\$ -	
Interest Payment	\$ 656,313.00	\$ -	\$ -	\$ -		\$ -	
Capital Outlay	\$ 566,974.00	\$ -	\$ -	\$ -		\$ -	
Recon Discrep	\$ (550.00)	\$ -	\$ -	\$ -		\$ -	
Total Operating Expenditures	\$ 3,722,714.00	\$ 350,204.00	\$ 309,528.00	\$ (40,676.00)		\$ 337,191.00	
Revenues over/under Expend	59864	\$0.00	\$ 26,849.00	\$ -		\$0.00	
Beginning Fund Balance	\$ 289,860.00	\$ 349,724.00	\$ 358,275.00	\$ -		\$ 385,124.00	
Ending Fund Balance	\$ 349,724.00	\$ 349,724.00	\$ 385,124.00	\$ -		\$ 385,124.00	

Windshire Park Metropolitan District No 2	2015 FINAL BUDGET				01/29/2014 jj		
Statement of Revenues & Expenditures with Budget December 31, 2013 Actual, 2014 Adopted Budget							
Year-to-date Actual Budget and Variance through December 31, 2014							
2015 Budget							
Modified Accrual Budgetary Basis							
GENERAL FUND	2013	2014	Actual	Variance	YTD Act	2015	Formulas &
	Audited	Unaudited	Through	Through	as % of		Comments
Revenues	Actual	Budget	12/31/2014	12/31/2014	Budget	Budget	
Property taxes Receivables	\$ (167,700.00)	\$ 167,770.00		\$ (167,770.00)	-100%	\$ 176,108.00	\$5,031,660 AV x 35mills
Property Taxes	\$ 131,931.00		\$ 169,174.00				
Specific Ownership taxes	\$ 9,638.00	\$ 10,066.00	\$ 11,831.00	\$ 1,765.00	18%	\$ 10,567.00	6% of Prop Taxes
Interest and other/Contingency	\$ 67.00		\$ 1,018.00	\$ 1,018.00		\$ 1,000.00	Contingency
Proceeds From Debt Issuance	\$ 3,000,000.00						
Transfer from Dist#1		\$ 3,681.00				\$ 374.00	additon \$ needed to cover loan
Total Revenues	\$ 2,973,935.00	\$ 181,517.00	\$ 182,023.00	\$ 506.00	0%	\$ 188,049.00	
Expenditures							
Deferred Property Taxes	\$ (167,700.00)						
Payable to District 1	\$ (9,917.00)					\$ 0.00	
Transfers to #1 (Colo Trust)	\$ 139,660.00						
Contingency	\$ 2,851,500.00	\$ 0.00	\$ -	\$ -			
Treasurer's fee	\$ 1,976.00	\$ 2,517.00	\$ 2,510.00	\$ (7.00)	0%	\$ 2,642.00	1.5% of Prop Taxes
Loan Commitment Fee	\$ 40,000.00	\$ -	\$ -	\$ -		\$ -	
Loan Cost of Issuance	\$ 108,500.00	\$ -	\$ -	\$ -			
Paying Agent Fee			\$ 2,000.00				
Interest Expense	\$ 9,917.00	\$ 3,681.00	\$ -	\$ -			
Loan Note/Interest Payable		\$ 175,319.00	\$ 146,458.00	\$ -		\$ 185,407.00	Prin\$40,000 Int\$145406.89
Additional Taxes Rec'd pd to Bank Loan	\$ -		\$ 31,055.00	\$ 31,055.00			
Total Operating Expenditures	\$ 2,973,935.00	\$181,517.00	\$ 182,023.00	\$ 506.00	0%	\$188,049.00	
Revenues over/(under) Expenditures	0	0	0	0		0	