

Windshire Park Metropolitan District No. 1		Final 2016 Budget				01/25/2016jj	
Statement of Revenues & Expenditures with Budget December 31, 2014 Actual, 2015 Adopted Budget							
Year-to-date Actual Budget and Variance through December 31, 2015							
2016 Proposed Budget							
		Modified Accrual Budgetary Basis					
GENERAL FUND	2014	2015	Actual	Variance	YTD Act	2016	Formulas &
	Audited	Unaudited	Through	Through	as % of	Budget	Comments
	Actuals	Budget	12/31/2015	12/31/2015	Budget		
Revenues							
Escrow for Landscaping	\$ -	\$ -	\$ -	\$ -		\$ -	
Property taxes	\$ -	\$ 1.00	\$ -	\$ (1.00)	0%	\$ 1.00	\$40 AV @ 35 mills
Deposit to ColoTrust for pmnt	\$ -	\$ -	\$ -	\$ -		\$ -	
Specific Ownership Taxes	\$ -	\$ -	\$ -	\$ -		\$ -	
Interest/Other Income/Admin Trans fees	\$ 1,412.00	\$ 2,500.00	\$ 2,311.00	\$ (189.00)	92%	\$ 1,500.00	
Service Fees from District No. 2	\$ -	\$ -	\$ -	\$ -		\$ -	
Operations, Maintenance Fee	\$ 129,865.00	\$ 159,060.00	\$ 159,225.00	\$ 165.00	100%	\$ 159,060.00	241x\$660/lot
Pool Fees (outside District)	\$ 31,541.00	\$ 38,750.00	\$ 33,294.00	\$ (5,456.00)	86%	\$ 54,000.00	TR 150*\$305 + OD20x450=
Water Usage Revenues	\$ 39,559.00	\$ 46,880.00	\$ 38,906.00	\$ (7,974.00)	83%	\$ 45,500.00	241res x \$180(May- Oct) + \$2150(LH)
Developer/Builder Advance	\$ 130,000.00	\$ 90,000.00	\$ 90,000.00	\$ -		\$ 95,000.00	
Covenant/Admin/Late Charges	\$ 3,925.00	\$ -	\$ 3,150.00	\$ 3,150.00	0%	\$ 1,300.00	
Total Revenues	\$ 336,302.00	\$ 337,191.00	\$ 326,886.00	\$ (10,305.00)	97%	\$ 356,361.00	
Expenditures							
IPN Fees	\$ -	\$ -	\$ 839.00	\$ 839.00		\$ 1,000.00	
Accounting and Finance	\$ 9,188.00	\$ 12,000.00	\$ 12,015.00	\$ 15.00	100%	\$ 12,000.00	
Audit	\$ 9,286.00	\$ 6,000.00	\$ 1,000.00	\$ (5,000.00)	17%	\$ 6,000.00	Audit req if exp >500k
Treasurer Fees	\$ -	\$ -	\$ -	\$ -		\$ -	
Community Actives	\$ 2,193.00	\$ 2,500.00	\$ 2,591.00	\$ 91.00		\$ 2,500.00	
Contingency	\$ -	\$ 10,116.00	\$ -	\$ (10,116.00)		\$ 10,483.00	3% Labor rsv & Contingency
District Admin & Management	\$ 36,400.00	\$ 35,000.00	\$ 32,350.00	\$ (2,650.00)	92%	\$ 31,000.00	
District Engineer	\$ -	\$ 1,000.00	\$ -	\$ (1,000.00)		\$ 1,000.00	Mapping, general
Elections	\$ 2,161.00	\$ 2,500.00	\$ -	\$ (2,500.00)		\$ 6,500.00	
Fence Repair/Staining	\$ 18,803.00	\$ 22,000.00	\$ 20,970.00	\$ (1,030.00)	95%	\$ 42,000.00	
Insurance	\$ 8,213.00	\$ 8,419.00	\$ 8,419.00	\$ -	100%	\$ 9,592.00	
Landscape Maint & Snow removal	\$ 84,281.00	\$ 91,294.00	\$ 89,486.00	\$ (1,808.00)	98%	\$ 89,631.00	
Legal	\$ 4,040.00	\$ 4,000.00	\$ 14,198.00	\$ 10,198.00	355%	\$ 5,000.00	Attorney Estimate
Office, Dues, Newsletters & Other	\$ 15,285.00	\$ 15,250.00	\$ 14,273.00	\$ (977.00)	94%	\$ 16,000.00	Rent, phones,copies
Pool Operating Expense	\$ 77,757.00	\$ 73,701.00	\$ 90,137.00	\$ 16,436.00	122%	\$ 79,375.00	
Irrigation System Utilities & Maint	\$ 41,112.00	\$ 46,037.00	\$ 73,608.00	\$ 27,571.00	160%	\$ 44,280.00	Utilities & UNCC
Transfer to District #2	\$ 809.00	\$ -	\$ -	\$ -		\$ -	
Repair/Replacement Reserve	\$ -	\$ 7,000.00	\$ -	\$ (7,000.00)		\$ -	fence/pool/O&M Inc
Bank Note	\$ -	\$ 374.00	\$ -	\$ (374.00)		\$ -	**see Dist #2**
Principle Payment	\$ -	\$ -	\$ -	\$ -		\$ -	
Interest Payment	\$ -	\$ -	\$ -	\$ -		\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -		\$ -	
Recon Discrep	\$ -	\$ -	\$ -	\$ -		\$ -	
Total Operating Expenditures	\$ 309,528.00	\$ 337,191.00	\$ 359,886.00	\$ (22,695.00)		\$ 356,361.00	
Revenues over/under Expend	26774	\$0.00	\$ (33,000.00)	\$ -		\$0.00	
Beginning Fund Balance	\$ 289,860.00	\$ 135,718.00	\$ 135,718.00	\$ -		\$ 135,718.00	
Ending Fund Balance	\$ 336,302.00	\$ 135,718.00		\$ -		\$ 135,718.00	

Windshire Park Metropolitan District No 2			Final 2016 Budget		01/25/2016jj		
Statement of Revenues & Expenditures with Budget December 31, 2014 Actual, 2015 Adopted Budget							
Year-to-date Actual Budget and Variance through December 31, 2015							
2016 Budget							
		Modified Accrual Budgetary Basis					
GENERAL FUND	2014	2015	Actual	Variance	YTD Act	2016	Formulas &
	Audited	Unaudited	Through	Through	as % of		Comments
Revenues	Actual	Budget	12/31/2015	12/31/2015	Budget	Budget	
Property taxes Receivables	\$ -	\$ -		\$ -		\$ -	
Property Taxes	\$ 169,174.00	\$ 176,108.00	\$ 177,855.00			\$ 208,687.00	\$5,962,490 AV x 35mills
Specific Ownership taxes	\$ 11,831.00	\$ 10,567.00	\$ 10,368.00	\$ (199.00)	-2%	\$ 12,521.00	6% of Prop Taxes
Transfer from District #1	\$ -	\$ 374.00	\$ -	\$ (374.00)		\$ -	Contingency
Interest and other/Contingency	\$ 1,018.00	\$ 1,000.00	\$ (130.10)	\$ (1,130.10)		\$ 1,000.00	Contingency
Total Revenues	\$ 182,023.00	\$ 188,049.00	\$ 188,092.90	\$ 43.90	0%	\$ 222,208.00	
Expenditures							
Treasurer's fee	\$ 2,509.69	\$ 2,642.00	\$ 2,452.00	\$ (190.00)	-7%	\$ 3,130.00	1.5% of Prop Taxes
Bank Note/Payment	\$ 93,375.00	\$ 185,407.00	\$ 52,376.00	\$ (133,031.00)		\$ 143,903.00	Prin\$40,000 Int\$103,903.34.
Paying Agent Fee	\$ 2,000.00	\$ -	\$ -	\$ -		\$ 2,000.00	
Interest/Loan Note Payable	\$ 53,083.00	\$ -	\$ -	\$ -		\$ -	
Add funds rec'd/applied to loan	\$ -		\$ -	\$ -		\$ 73,175.00	
Total Operating Expenditures	\$ 150,967.69	\$188,049.00	\$ 54,828.00	\$ (133,221.00)	-71%	\$222,208.00	
Revenues over/(under) Expenditures	31055.31	0	133264.9	133264.9		0	