

Windshire Park Metropolitan District No. 1			2017 FINAL Budget				01/13/2017jj	
Statement of Revenues & Expenditures with Budget December 31, 2015 Actual, 2016 Adopted Budget								
Year-to-date Actual Budget and Variance through August 31,2016								
2017 Budget								
		Modified Accrual Budgetary Basis						
GENERAL FUND	2015	2016	Actual	Variance	YTD Act	2017	Formulas &	
	Audited	Unaudited	Through	Through	as % of	Budget	Comments	
Revenues	Actuals	Budget	8/31/2016	8/31/2016	Budget			
Escrow for Landscaping	\$ -	\$ -	\$ -	\$ -		\$ -		
Property taxes	\$ -	\$ 1.00	\$ -	\$ (1.00)	0%	\$ 1.00	\$40@35 mills	
Deposit to ColoTrust for pmnt	\$ -	\$ -	\$ -	\$ -		\$ -		
Specific Ownership Taxes	\$ -	\$ -	\$ -	\$ -		\$ -		
Interest/Other Income/Admin Trans fees	\$ 2,301.26	\$ 1,500.00	\$ 1,534.00	\$ 34.00	102%	\$ 4,000.00		
Service Fees from District No. 2	\$ -	\$ -	\$ -	\$ -		\$ -		
Operations, Maintenance Fee	\$ 159,225.00	\$ 159,060.00	\$ 119,050.00	\$ (40,010.00)	75%	\$ 227,292.00	280x\$744/lot+34 3 quarters (186 each qu) \$18972	
Pool Fees (outside District)	\$ 33,294.00	\$ 54,000.00	\$ 54,554.00	\$ 554.00	101%	\$ 9,000.00	OD20x450=	
Water Usage Revenues	\$ 38,906.38	\$ 45,500.00	\$ 40,335.00	\$ (5,165.00)	89%	\$ 48,950.00	318res x \$180(May- Oct) + \$2150(LH)	
Developer/Builder Advance	\$ 90,000.00	\$ 95,000.00	\$ -	\$ -		\$ 60,000.00		
Mineral Rights Income	\$ -	\$ -	\$ -	\$ -	0%	\$ 465,075.00		
Covenant/Admin/Late Charges	\$ 3,159.50	\$ 1,300.00	\$ 2,739.00	\$ 1,439.00	0%	\$ 1,300.00		
Total Revenues	\$ 326,886.14	\$ 356,361.00	\$ 218,212.00	\$ (43,149.00)	61%	\$ 815,618.00		
Expenditures								
IPN Fees	\$ 998.44	\$ 1,000.00	\$ 656.00	\$ (344.00)		\$ 1,000.00		
Accounting and Finance	\$ 12,195.00	\$ 12,000.00	\$ 10,000.00	\$ (2,000.00)	83%	\$ 12,000.00		
Audit	\$ 1,000.00	\$ 6,000.00	\$ 5,750.00	\$ (250.00)	96%	\$ 10,000.00	Audit req if exp >500k	
Treasurer Fees	\$ -	\$ -	\$ -	\$ -		\$ -		
Community Actives	\$ 2,591.45	\$ 2,500.00	\$ 1,346.00	\$ (1,154.00)		\$ 2,500.00		
Contingency	\$ -	\$ 10,483.00	\$ -	\$ (10,483.00)		\$ 10,600.00	3% Tabor rsv & Contingency	
District Admin & Management	\$ 32,350.00	\$ 31,000.00	\$ 27,185.00	\$ (3,815.00)	88%	\$ 34,000.00		
District Engineer	\$ -	\$ 1,000.00	\$ -	\$ (1,000.00)		\$ 1,000.00	Mapping, general	
Elections	\$ -	\$ 6,500.00	\$ 468.00	\$ (6,032.00)		\$ 2,000.00		
Fence Repair/Staining	\$ 20,970.01	\$ 42,000.00	\$ 45,842.00	\$ 3,842.00	109%	\$ 12,000.00		
Insurance	\$ 8,418.77	\$ 9,592.00	\$ 9,505.00	\$ (87.00)	99%	\$ 9,749.00		
Landscape Maint & Snow removal	\$ 89,485.63	\$ 89,631.00	\$ 62,941.00	\$ (26,690.00)	70%	\$ 116,787.00		
Legal	\$ 14,198.27	\$ 5,000.00	\$ 3,824.00	\$ (1,176.00)	76%	\$ 4,000.00	Attorney Estimate	
Office, Dues, Newsletters & Other	\$ 14,273.17	\$ 16,000.00	\$ 11,459.00	\$ (4,541.00)	72%	\$ 15,550.00	Rent, phones,copies	
Pool Operating Expense	\$ 90,137.40	\$ 79,375.00	\$ 63,268.00	\$ (16,107.00)	80%	\$ 74,650.00		
Irrigation System Utilities & Maint	\$ 73,607.74	\$ 44,280.00	\$ 49,338.00	\$ 5,058.00	111%	\$ 74,137.00	Utilities & UNCC	
Transfer to District #2	\$ -	\$ -	\$ -	\$ -				
Repair/Replacement Reserve	\$ -	\$ -	\$ -	\$ -		\$ 130,000.00	fence/pool/O&M inc	
Developer Repay						\$305,645.00		
Principle Payment	\$ -	\$ -	\$ -	\$ -		\$ -		
Interest Payment	\$ -	\$ -	\$ -	\$ -		\$ -		
Capital Outlay	\$ -	\$ -	\$ -	\$ -		\$ -		
Recon Discrep	\$ (180.00)	\$ -	\$ -	\$ -		\$ -		
Total Operating Expenditures	\$ 360,045.88	\$ 356,361.00	\$ 291,582.00	\$ (64,435.00)		\$ 815,618.00		
Revenues over/under Expend	-33159.74	\$0.00	\$ (73,370.00)	\$ -		\$0.00		
Beginning Fund Balance	\$ 289,860.00	\$ 135,718.00	\$ 135,718.00	\$ -		\$ 135,718.00		
Ending Fund Balance	\$ 326,886.14	\$ 135,718.00	\$ -	\$ -		\$ 135,718.00		