

Windshire Park Metropolitan District No. 1			<b>FINAL BUDGET</b>				1/25/2021
Statement of Revenues & Expenditures with Budget December 31, 2019 Actual, 2020 Adopted Budget							
Year-to-date Actual Budget and Variance through December 31, 2020							
2020 Budget & 2021 FINAL Budget							
	Modified Accrual Budgetary Basis						
GENERAL FUND	2019	2020	Actual	Variance	YTD Act	2021	Formulas &
	Audited	Unaudited	Through	Through	as % of	Budget	Comments
<b>Revenues</b>	Actuals	Budget	12/31/2020	12/31/2020	Budget		
Escrow for Landscaping	\$ -	\$ -	\$ -	\$ -		\$ -	
Property taxes	\$ 1.00	\$ 2.00	\$ 2.00	\$ -	100%	\$ 2.00	<a href="#">\$40@38.965mills.gal</a>
Specific Ownership Taxes	\$ -	\$ -	\$ -	\$ -		\$ -	
Interest/Other Income/Admin Trans fe	\$ 24,780.00	\$ 7,000.00	\$ 19,080.00	\$ 12,080.00	273%	\$ 7,000.00	
Service Fees from District No. 2	\$ 314,004.00	\$ 447,935.00	\$ 440,077.00	\$ (7,858.00)		\$ 525,300.00	
Operations, Maintenance Fee	\$ 379,348.00	\$ 403,248.00	\$ 410,011.00	\$ 6,763.00	102%	\$ 403,248.00	542 lots @\$744
Pool Fees (outside District)	\$ 23,138.00	\$ 5,000.00	\$ -	\$ (5,000.00)	0%	\$ -	10*500
Water Usage Revenues	\$ 65,573.00	\$ 84,650.00	\$ 93,102.00	\$ 8,452.00	110%	\$ 101,210.00	180*542 + 2150 Apt + 1500
Advance from reserves	\$ -	\$ 20,000.00	\$ -	\$ -		\$ -	
Other Income	\$ 100,000.00	\$ -	\$ -	\$ -	0%	\$ -	
Covenant/Admin/Late Charges	\$ 6,471.00	\$ 500.00	\$ 30.00	\$ (470.00)	0%	\$ 500.00	
Debit Proceeds from Dist #2	\$ 3,174,506.00		\$ 3,131.00				
<b>Total Revenues</b>	<b>\$ 4,087,821.00</b>	<b>\$ 968,335.00</b>	<b>\$ 965,433.00</b>	<b>\$ 13,967.00</b>	<b>100%</b>	<b>\$ 1,037,260.00</b>	
<b>Expenditures</b>							
IPN Fees	\$ 4,243.00	\$ 4,500.00	\$ 7,642.00	\$ 3,142.00		\$ 7,550.00	
Accounting and Finance	\$ 12,000.00	\$ 14,400.00	\$ 14,400.00	\$ -	100%	\$ 18,000.00	1400*12
Audit	\$ 10,000.00	\$ 11,000.00	\$ 9,500.00	\$ (1,500.00)	86%	\$ 10,000.00	Audit req if exp >750k
Treasurer Fees	\$ -	\$ -	\$ -	\$ -		\$ -	
Community Actives/Garage Sale	\$ 2,504.00	\$ 3,500.00	\$ 1,787.00	\$ (1,713.00)		\$ 3,500.00	
Contingency	\$ -	\$ 29,051.00	\$ -	\$ (29,051.00)		\$ 31,118.00	
District Admin & Management	\$ 31,200.00	\$ 34,800.00	\$ 34,800.00	\$ -	100%	\$ 34,800.00	3000*12
District Engineer	\$ 1,418.00	\$ 1,000.00	\$ -	\$ (1,000.00)		\$ 500.00	
Elections	\$ 84.00	\$ 20,207.00	\$ 4,162.00	\$ (16,045.00)		\$ 4,000.00	
Fence Repair/Staining	\$ 66,590.00	\$ 41,000.00	\$ 50,765.00	\$ 9,765.00	124%	\$ 25,958.00	
Insurance	\$ 14,842.00	\$ 15,415.00	\$ 13,474.00	\$ (1,941.00)	87%	\$ 15,845.00	
Landscape Maint & Snow removal	\$ 99,491.00	\$ 132,630.00	\$ 143,717.00	\$ 11,087.00	108%	\$ 125,286.00	
Legal	\$ 6,026.00	\$ 5,999.00	\$ 7,812.00	\$ 1,813.00	130%	\$ 7,000.00	
Office, Dues, Newsletters & Other	\$ 15,195.00	\$ 15,047.00	\$ 14,188.00	\$ (859.00)	94%	\$ 12,201.00	Rent, phones,copies
Pool Operating Expense	\$ 94,880.00	\$ 107,450.00	\$ 112,163.00	\$ 4,713.00	104%	\$ 155,200.00	
Irrigation System Utilities & Maint	\$ 92,837.00	\$ 84,400.00	\$ 67,184.00	\$ (17,216.00)	80%	\$ 61,000.00	
Transfer to District #2	\$ 312,392.00	\$ -	\$ -	\$ -		\$ -	
Repair/Replacement Reserve	\$ -	\$ -	\$ -	\$ -		\$ -	
Developer Repay	\$ -	\$ -	\$ -	\$ -		\$ 0.00	
Loan Payment/Paying Agent Fee	\$ 3,280,006.00	\$ 447,935.00	\$ 443,835.00	\$ (4,100.00)		\$ 525,302.00	
<b>Total Operating Expenditures</b>	<b>\$ 4,043,708.00</b>	<b>\$ 968,334.00</b>	<b>\$ 925,429.00</b>	<b>\$ (46,047.00)</b>		<b>\$ 1,037,260.00</b>	
<b>Revenues over/under Expend</b>	<b>\$44,113.00</b>	<b>\$1.00</b>	<b>\$ 40,004.00</b>	<b>\$ -</b>		<b>\$0.00</b>	