

Windshire Park Metropolitan District No. 1		FINAL BUDGET				01/17/2020jj	
Statement of Revenues & Expenditures with Budget December 31, 2018 Actual, 2019 Adopted Budget							
Year-to-date Actual Budget and Variance through December 31, 2019							
2019 Amended Budget & 2020 FINAL Budget							
		Modified Accrual		Budgetary Basis			
GENERAL FUND	2018	2019	Actual	Variance	YTD Act	2020	Formulas &
	Audited	Unaudited	Through	Through	as % of	Budget	Comments
Revenues	Actuals	Budget	12/31/2019	12/31/2019	Budget		
Escrow for Landscaping	\$ -	\$ -	\$ -	\$ -		\$ -	
Property taxes	\$ 2.00	\$ 1.00	\$ 1.00	\$ -	100%	\$ 2.00	\$40@38.965mills gal.
Specific Ownership Taxes	\$ -	\$ -	\$ -	\$ -		\$ -	
Interest/Other Income/Admin Trans fee	\$ 23,433.00	\$ 10,000.00	\$ 24,512.00	\$ 14,512.00	245%	\$ 7,000.00	
Service Fees from District No. 2	\$ 245,139.00	\$ 313,238.00	\$ 310,420.00	\$ (2,818.00)		\$ 447,935.00	
Operations, Maintenance Fee	\$ 299,153.00	\$ 343,318.00	\$ 379,348.00	\$ 36,030.00	110%	\$ 403,248.00	542 lots @\$744
Pool Fees (outside District)	\$ 25,620.00	\$ 4,750.00	\$ 23,138.00	\$ 18,388.00	487%	\$ 5,000.00	10*500
Water Usage Revenues	\$ 68,539.00	\$ 73,070.00	\$ 65,573.00	\$ (7,497.00)	90%	\$ 84,650.00	180*450 + 2150 Apt + 1500
Reserve Advance	\$ -	\$ -	\$ -	\$ -		\$ 20,000.00	
Mineral Rights Income	\$ -	\$ -	\$ -	\$ -	0%	\$ -	
Covenant/Admin/Late Charges	\$ 3,858.00	\$ 1,600.00	\$ 6,646.00	\$ 5,046.00	0%	\$ 500.00	
Debit Proceeds from Dist #2	\$ -	\$ -	\$ -	\$ -		\$ -	
Total Revenues	\$ 665,744.00	\$ 745,977.00	\$ 809,638.00	\$ 63,661.00	109%	\$ 968,335.00	
Expenditures							
IPN Fees	\$ 1,962.00	\$ 1,800.00	\$ 4,243.00	\$ 2,443.00		\$ 4,500.00	
Accounting and Finance	\$ 12,000.00	\$ 13,200.00	\$ 12,000.00	\$ (1,200.00)	91%	\$ 14,400.00	1200*12
Audit	\$ 10,190.00	\$ 12,000.00	\$ 10,000.00	\$ (2,000.00)	83%	\$ 11,000.00	Audit req if exp >750k
Treasurer Fees	\$ -	\$ -	\$ -	\$ -		\$ -	
Community Actives/Garage Sale	\$ 2,919.00	\$ 3,500.00	\$ 2,504.00	\$ (996.00)		\$ 3,500.00	
Contingency	\$ -	\$ 22,380.00	\$ -	\$ (22,380.00)		\$ 29,051.00	
District Admin & Management	\$ 31,200.00	\$ 37,600.00	\$ 31,200.00	\$ (6,400.00)	83%	\$ 34,800.00	
District Engineer	\$ 201.00	\$ 1,000.00	\$ 1,418.00	\$ 418.00		\$ 1,000.00	
Elections	\$ 297.00	\$ 2,500.00	\$ 84.00	\$ (2,416.00)		\$ 20,207.00	
Fence Repair/Staining	\$ 5,773.00	\$ 65,530.00	\$ 66,590.00	\$ 1,060.00	102%	\$ 41,000.00	
Insurance	\$ -	\$ 14,842.00	\$ 14,842.00	\$ -	100%	\$ 15,416.00	
Landscape Maint & Snow removal	\$ 84,245.00	\$ 109,512.00	\$ 99,491.00	\$ (10,021.00)	91%	\$ 132,630.00	
Legal	\$ 27,470.00	\$ 8,000.00	\$ 6,026.00	\$ (1,974.00)	75%	\$ 5,999.00	
Office, Dues, Newsletters & Other	\$ 24,558.00	\$ 15,637.00	\$ 14,880.00	\$ (757.00)	95%	\$ 15,047.00	Rent, phones,copies
Pool Operating Expense	\$ 85,284.00	\$ 93,350.00	\$ 94,881.00	\$ 1,531.00	102%	\$ 107,450.00	
Irrigation System Utilities & Maint	\$ 52,251.00	\$ 31,888.00	\$ 92,836.00	\$ 60,948.00	291%	\$ 84,400.00	
Transfer to District #2	\$ 749,450.00	\$ -	\$ -	\$ -		\$ -	
Repair/Replacement Reserve	\$ -	\$ -	\$ -	\$ -		\$ -	
Developer Repay	\$ -	\$ -	\$ -	\$ -		\$ 0.00	
Loan Payment/Paying Agent Fee	\$ (369,225.00)	\$ 313,238.00	\$ 317,892.00	\$ 4,654.00		\$ 447,935.00	
Total Operating Expenditures	\$ 718,575.00	\$ 745,977.00	\$ 768,887.00	\$ 20,467.00		\$ 968,335.00	
Revenues over/under Expend	-\$52,831.00	\$0.00	\$ 40,751.00	\$ -		\$0.00	