

# WINDSHIRE PARK METROPOLITAN DISTRICT NO. 1

## 2022 ANNUAL REPORT

Pursuant to section 32-1-207(3)(c), C.R.S., Windshire Park Metropolitan District No. 1 (the “District”), hereby submits the following annual report for the year ending December 31, 2022:

A. Boundary changes made.

None.

B. Intergovernmental agreements entered into or terminated with other governmental entities.

None.

C. Access information to obtain a copy of rules and regulations adopted by the Board.

A copy of the rules and regulations adopted by the Board can be obtained by visiting the District’s website: [www.windshirparkmetrodistrict.com](http://www.windshirparkmetrodistrict.com) and clicking on the “Covenants and Guidelines” tab under the “Documents” heading.

D. A summary of litigation involving public improvements owned by the District.

None.

E. The status of the construction of public improvements by the District.

All public improvements have been constructed.

F. A list of facilities or improvements constructed by the District that were conveyed or dedicated to the county or municipality.

None.

G. The final assessed valuation of the District as of December 31 of the reporting year.

\$660.00

H. A copy of the current year’s budget.

Windshire Park Metropolitan District No. 1		2023 FINAL Budget				
Statement of Revenues & Expenditures with 2021 Actual, 2022 Adopted Budget						
Year-to-date Actual Budget and Variance through December 31, 2022						
2023 FINAL Budget						
	Modified Accrual Budgetary Basis					
GENERAL FUND	2021	2022	2022	Variance	YTD Act	2023
	Audited	Unaudited	Actual	Through	as % of	Budget
Revenues	Actuals	Budget	12/31/2022	12/31/2022	Budget	
Property taxes	\$ -	\$ -	\$ 2.00	\$ 2.00		\$ 2.00
Specific Ownership Taxes	\$ 2.00	\$ -	\$ -	\$ -		\$ -
Admin Trans fees	\$ 6,050.00	\$ 5,500.00	\$ 10,084.00	\$ 4,584.00	183%	\$ 4,000.00
Service Fees from District No. 2	\$ 520,312.00	\$ 627,522.00	\$ 623,216.00	\$ (4,306.00)		\$ 612,898.00
Operations, Maintenance Fee	\$ 398,145.00	\$ 457,448.00	\$ 458,215.00	\$ 767.00	100%	\$ 457,448.00
Pool Fees (outside District)	\$ 4,340.00	\$ 2,500.00	\$ 4,515.00	\$ 2,015.00		\$ 4,000.00
Water Usage Revenues	\$ 101,202.00	\$ 100,560.00	\$ 108,027.00	\$ 7,467.00	107%	\$ 139,584.00
Other Income (Bank Int)	\$ 145.00	\$ -	\$ -	\$ -	0%	\$ -
Covenant/Late Charges	\$ 5,294.00	\$ 2,500.00	\$ 6,240.00	\$ 3,740.00	0%	\$ 5,000.00
Transfer from Reserves	\$ 2,090.00	\$ 205,000.00	\$ 200,500.00	\$ (4,500.00)		\$ -
<b>Total Revenues</b>	<b>\$ 1,037,580.00</b>	<b>\$ 1,401,030.00</b>	<b>\$ 1,410,799.00</b>	<b>\$ 9,769.00</b>	<b>101%</b>	<b>\$ 1,222,932.00</b>
<b>Expenditures</b>						
Merchant Serv/IPN Fees	\$ 10,347.00	\$ 12,000.00	\$ 12,130.00	\$ 130.00		\$ 12,000.00
Accounting and Finance	\$ 17,800.00	\$ 19,200.00	\$ 19,200.00	\$ -	100%	\$ 24,000.00
Audit	\$ 11,000.00	\$ 12,000.00	\$ 11,000.00	\$ (1,000.00)	92%	\$ 12,000.00
Treasurer Fees	\$ -	\$ -	\$ -	\$ -		\$ -
Community Actives/Garage Sale	\$ 3,043.00	\$ 3,500.00	\$ 2,966.00	\$ (534.00)		\$ 3,500.00
Contingency	\$ -	\$ 42,031.00	\$ -	\$ (42,031.00)		\$ 36,688.00
District Admin & Management	\$ 35,000.00	\$ 34,800.00	\$ 34,800.00	\$ -	100%	\$ 40,000.00
District Engineer/Landscape Archt	\$ -	\$ -	\$ -	\$ -		\$ -
Elections	\$ -	\$ 5,000.00	\$ 1,921.00	\$ (3,079.00)		\$ 25,000.00
Fence Repair/Staining	\$ 23,965.00	\$ 48,000.00	\$ 24,922.00	\$ (23,078.00)	52%	\$ 18,200.00
Insurance	\$ 15,845.00	\$ 13,467.00	\$ 13,467.00	\$ -	100%	\$ 21,173.00
Landscape Maint & Snow removal	\$ 151,943.00	\$ 148,065.00	\$ 226,874.00	\$ 78,809.00	153%	\$ 165,647.00
Legal	\$ 10,577.00	\$ 10,000.00	\$ 26,052.00	\$ 16,052.00	261%	\$ 18,000.00
Office, Dues, Newsletters & Other	\$ 11,627.00	\$ 11,400.00	\$ 4,157.00	\$ (7,243.00)	36%	\$ 3,800.00
Pool Operating Expense	\$ 155,831.00	\$ 141,500.00	\$ 166,979.00	\$ 25,479.00	118%	\$ 124,550.00
Irrigation System Utilities & Maint	\$ 71,916.00	\$ 55,486.00	\$ 85,464.00	\$ 29,978.00	154%	\$ 82,131.00
Pond Liner from Reserves	\$ -	\$ 205,000.00	\$ 216,535.00	\$ 11,535.00		\$ -
Transfer to District #2	\$ -	\$ -	\$ -	\$ -		\$ -
Long Term Reserve/Replacement	\$ -	\$ 12,059.00	\$ -	\$ (12,059.00)		\$23,345.00
Loan Payment/Paying Agent Fee	\$ 380,225.00	\$ 627,522.00	\$ 380,225.00	\$ (247,297.00)		\$ 612,898.00
<b>Total Operating Expenditures</b>	<b>\$ 899,119.00</b>	<b>\$ 1,401,030.00</b>	<b>\$ 1,226,692.00</b>	<b>\$ (174,468.00)</b>		<b>\$ 1,222,932.00</b>
<b>Revenues over/under Expend</b>	<b>\$138,461.00</b>	<b>\$0.00</b>	<b>\$ 184,107.00</b>	<b>\$ -</b>		<b>\$0.00</b>
Beginning Fund Balance	\$44,113.00		\$182,574.00			\$366,681.00
Ending Fund Balance	\$182,574.00		\$366,681.00			\$366,681.00

I. A copy of the audited financial statements, if required by the “Colorado Local Government Audit Law”, Part 6 of Article 1 of Title 29, or the application for exemption from audit, as applicable.

See attached.

J. Notice of any uncured defaults existing for more than ninety days under any debt instrument of the District.

None.

K. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.

None.

Dated: September 21, 2023

WINDSHIRE PARK METROPOLITAN DISTRICT NO. 1



/s/

By: Shana Morgan

Its: Manager

*This annual report must be electronically filed with the governing body with jurisdiction over the special district, the division, and the state auditor, and such report must be electronically filed with the county clerk and recorder for public inspection, and a copy of the report must be made available by the special district on the special district's website pursuant to section 32-1-104.5 (3).*

## WINDSHIRE PARK METROPOLITAN DISTRICT NO. 2

### 2022 ANNUAL REPORT

Pursuant to section 32-1-207(3)(c), C.R.S., Windshire Park Metropolitan District No. 1 (the “District”), hereby submits the following annual report for the year ending December 31, 2022:

A. Boundary changes made.

None.

B. Intergovernmental agreements entered into or terminated with other governmental entities.

None.

C. Access information to obtain a copy of rules and regulations adopted by the Board.

A copy of the rules and regulations adopted by the Board can be obtained by visiting the District’s website: [www.windshireparkmetrodistrict.com](http://www.windshireparkmetrodistrict.com) and clicking on the “Covenants and Guidelines” tab under the “Documents” heading.

D. A summary of litigation involving public improvements owned by the District.

None.

E. The status of the construction of public improvements by the District.

All public improvements have been constructed.

F. A list of facilities or improvements constructed by the District that were conveyed or dedicated to the county or municipality.

None.

G. The final assessed valuation of the District as of December 31 of the reporting year.

\$15,060,100.00

H. A copy of the current year’s budget.

Windshire Park Metropolitan District No 2		2023 FINAL BUDGET					12/31/2022
Statement of Revenues & Expenditures with Budget December 31, 2021 Actual, 2022 Adopted Budget							
Year-to-date Actual Budget and Variance through December 31, 2022							
2023 Budget							
Modified Accrual Budgetary Basis							
GENERAL FUND	2021	2022	Actual	Actual	Variance	YTD Act	2023
	Audited	Unaudited	Through	Through	Through	as % of	
Revenues	Actual	Budget	4/1/2011	12/31/2022	12/31/2022	Budget	Budget
Property Taxes	\$ 503,114.00	\$ 601,017.00	\$ 78,473.00	\$ 610,289.00			\$ 586,817.00
Specific Ownership taxes	\$ 26,812.00	\$ 36,061.00	\$ -	\$ 34,110.00	\$ (1,951.00)	-5%	\$ 35,209.00
Transfer from District #1	\$ -	\$ -	\$ 90.00	\$ -	\$ -		\$ -
Interest and other/Contingency	\$ 23.00	\$ -	\$ 90.00	\$ 158.00	\$ 158.00		\$ -
<b>Total Revenues</b>	<b>\$ 529,949.00</b>	<b>\$ 637,078.00</b>	<b>\$ 78,653.00</b>	<b>\$ 644,557.00</b>	<b>\$ 7,479.00</b>	<b>1%</b>	<b>\$ 622,026.00</b>
<b>Expenditures</b>							
Treasurer's fee	\$ 7,547.00	\$ 9,556.00	\$ 1,187.00	\$ 9,157.00	\$ (399.00)	-4%	\$ 9,330.00
Transfer to Dist #1	\$ 522,402.00	\$ 627,522.00	\$ -	\$ 635,400.00	\$ 7,878.00		\$ -
Bank Note/Pymt Transferred to Dist#1	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 612,696.00
Paying Agent Fee	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Interest/Loan Note Payable	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Deferred Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
<b>Total Operating Expenditures</b>	<b>\$ 529,949.00</b>	<b>\$ 637,078.00</b>	<b>\$ 1,187.00</b>	<b>\$ 644,557.00</b>	<b>\$ 7,479.00</b>	<b>1%</b>	<b>\$ 622,026.00</b>
<b>Revenues over/(under) Expenditures</b>	<b>\$ 0.00</b>	<b>\$ -</b>	<b>\$ 77,466.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ -</b>
Beginning Fund Balance	\$ -			\$ -			\$ -
Ending Fund Balance	\$ -			\$ -			\$ -

I. A copy of the audited financial statements, if required by the “Colorado Local Government Audit Law”, Part 6 of Article 1 of Title 29, or the application for exemption from audit, as applicable.

See attached.

J. Notice of any uncured defaults existing for more than ninety days under any debt instrument of the District.

None.

K. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.

None.

Dated: September 21, 2023

WINDSHIRE PARK METROPOLITAN DISTRICT NO. 1



/s/

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By: Shana Morgan

Its: Manager

*This annual report must be electronically filed with the governing body with jurisdiction over the special district, the division, and the state auditor, and such report must be electronically filed with the county clerk and recorder for public inspection, and a copy of the report must be made available by the special district on the special district's website pursuant to section 32-1-104.5 (3).*