

WINDSOR HIGHLANDS METRO DISTRICT NO. 5		FINAL Budget				1/25/2021	
Statement of Revenues & Expenditures with Budget							
December 31, 2019 Actual, 2020 Amended Budget							
Year-to-date Actual Budget and Variance through December 31, 2020							
2021 FINAL Budget							
District #5							
		Modified Accrual Budgetary Basis					
GENERAL FUND	2019	2020	Actual	Variance	YTD Act	2021	Formulas &
	Audited	Unaudited	Through	Through	as % of	Budget	Comments
	Actual 12/31/2019	Budget	12/31/2020	12/31/2020	Budget		
Revenues							
Property Taxes/Spec Owner Gen	\$ 25.00	\$ 25.00	\$ 25.00	\$ -	100%	\$ 3.00	
Property Taxes/Spec Owner Debit	\$ -	\$ -	\$ 2.00	\$ 2.00		\$ 19.00	
Interest Income/Admin Closing Fees	\$ 23,222.00	\$ 5,000.00	\$ 8,288.00	\$ 3,288.00	166%	\$ 5,000.00	
Service Fees from #1 General	\$ 206,233.00	\$ 239,552.00	\$ 361,488.00	\$ 121,936.00	151%	\$ 38,398.00	
Service Fees from #1 Debit	\$ -	\$ -	\$ -	\$ -		\$ 200,926.00	\$ 239,324.00
Service Fees from #2 General	\$ 259,154.00	\$ 311,384.00	\$ 312,794.00	\$ 1,410.00	100%	\$ 42,856.00	
Service Fees from #2 Debit	\$ -	\$ -	\$ -	\$ -		\$ 268,775.00	\$ 311,631.00
Service Fees from #3 General	\$ 233,431.00	\$ 295,591.00	\$ 297,449.00	\$ 1,858.00	101%	\$ 42,091.00	
Service Fees from #3 Debit	\$ -	\$ -	\$ -	\$ -		\$ 263,977.00	\$ 306,068.00
Service Fees from #4 General	\$ 331,576.00	\$ 446,108.00	\$ 328,311.00	\$ (117,797.00)	74%	\$ 63,209.00	\$ 186,554.00
Service Fees from #4 Debit	\$ -	\$ -	\$ -	\$ -		\$ 396,424.00	\$ 459,633.00 \$ 1,130,102.00
O & M Fees	\$ 32,848.00	\$ 32,074.00	\$ 32,277.00	\$ 203.00	101%	\$ 39,500.00	\$250 @ 158/units
Pool Revenue	\$ 31,795.00	\$ 23,750.00	\$ -	\$ (23,750.00)	0%	\$ -	OD30 *475
Pool Facility Rentals/Other Income	\$ 950.00	\$ 500.00	\$ 2,758.00	\$ 2,258.00	552%	\$ -	One time fee
Irrigation Water Revenues	\$ 58,008.00	\$ 55,000.00	\$ 1,060.00	\$ (53,940.00)	2%	\$ -	
Contribution from #4	\$ -	\$ -	\$ -	\$ -		\$ -	
Developer Advance 6-10	\$ -	\$ -	\$ -	\$ -		\$ -	
Transfer from Reserves for Improve	\$ -	\$ -	\$ -	\$ -		\$ -	
Loan Proceeds/Debit Service	\$ -	\$ -	\$ -	\$ -		\$ -	
Total Revenues	\$ 1,177,217.00	\$ 1,408,959.00	\$ 1,344,452.00	\$ (64,507.00)	95%	\$ 1,361,178.00	
Expenditures							
Accounting and Finance	\$ 13,400.00	\$ 16,800.00	\$ 15,400.00	\$ (1,400.00)	92%	\$ 19,200.00	
Audit	\$ 12,250.00	\$ 12,250.00	\$ 13,250.00	\$ 1,000.00	108%	\$ 12,000.00	Audit req if exp >500k
Treasurer Fees	\$ 511.00	\$ 100.00	\$ -	\$ (100.00)		\$ -	
Community Activities	\$ 665.00	\$ 500.00	\$ -	\$ (500.00)		\$ 500.00	
3% Tabor	\$ -	\$ 42,270.00	\$ -	\$ (42,270.00)	0%	\$ 40,835.00	\$ 40,835.34
District Management and Admin	\$ 47,600.00	\$ 45,600.00	\$ 47,900.00	\$ 2,300.00	105%	\$ 46,800.00	
District Engineer	\$ 2,782.00	\$ 1,500.00	\$ 249.00	\$ (1,251.00)	17%	\$ 1,000.00	
Elections	\$ 126.00	\$ 20,000.00	\$ 2,859.00	\$ (17,141.00)		\$ 4,000.00	
Fence Staining & Repair	\$ 90,194.00	\$ 65,000.00	\$ 54,733.00	\$ (10,267.00)	84%	\$ 10,000.00	
Insurance	\$ 29,642.00	\$ 26,983.00	\$ 22,802.00	\$ (4,181.00)	85%	\$ 26,783.00	
Landscape Maint, Rep & Snow remova	\$ 179,437.00	\$ 194,475.00	\$ 143,075.00	\$ (51,400.00)	74%	\$ 179,510.00	
Legal	\$ 3,303.00	\$ 7,000.00	\$ 14,786.00	\$ 7,786.00	211%	\$ 7,000.00	
Office, Dues and other	\$ 18,310.00	\$ 19,700.00	\$ 15,354.00	\$ (4,346.00)	78%	\$ 13,600.00	SDA dues, Website, etc.
Pool Operations	\$ 114,305.00	\$ 130,200.00	\$ 138,118.00	\$ 7,918.00	106%	\$ 118,900.00	See detail budget
Service Plan Amendment & Election	\$ -	\$ -	\$ -	\$ -		\$ -	
Utilities/Repairs Irrigation	\$ 117,983.00	\$ 130,300.00	\$ 119,413.00	\$ (10,887.00)	92%	\$ 122,700.00	
Transfer to Capital Projects Fund	\$ -	\$ -	\$ -	\$ -		\$ -	
Interest Expense, Debt Services	\$ -	\$ 473,350.00	\$ 472,545.00	\$ (805.00)		\$ 553,350.00	
Paying Agent Fees	\$ (2,055.00)	\$ 25,000.00	\$ 2,000.00	\$ (23,000.00)		\$ 25,000.00	
Debt Service Princ Loan Payment	\$ -	\$ 160,000.00	\$ 160,000.00	\$ -	0%	\$ 180,000.00	\$ 758,350.00
Developer Repay	\$ -	\$ -	\$ -	\$ -		\$ -	
Reserves for Landscape/fence/pool/clubhouse	\$ -	\$ 37,956.00	\$ -	\$ (37,956.00)		\$ -	
Reconciliation Discrep	\$ -	\$ -	\$ -	\$ -		\$ -	
Development of 6-10	\$ -	\$ -	\$ -	\$ -		\$ -	
Loan Proceeds/Debit Service	\$ 3,393,616.00	\$ -	\$ -	\$ -		\$ -	
Loan Proceeds/Cost of Issuance	\$ -	\$ -	\$ -	\$ -		\$ -	
Total Operating Expenditures	\$ 4,022,069.00	\$ 1,408,984.00	\$ 1,222,484.00	\$ (186,500.00)	87%	\$ 1,361,178.00	
Revenues over/(under) Expenditures	\$ (2,844,852.00)	\$ (25.00)	\$ 121,968.00			\$ -	

Windsor Highlands Metro District No 1			FIANL Budget	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							
2021 Final Budget							
District No 1 Modified Accrual Budgetary Basis							
GENERAL FUND	2019	2020	Actual	Variance	YTD Act	2021	Formulas &
	Audited	Unaudited	Through	Through	as % of	Budget	Comments
	12/31/2019	Budget	12/31/2020	12/31/2020	Budget		
Revenues							
Property taxes	\$ 191,882.00	\$ 230,604.00	\$ 230,757.00	\$ 153.00	100%	\$ 230,385.00	33.397 gal mills of \$6,898,051
Specific Ownership taes	\$ 16,600.00	\$ 13,837.00	\$ 15,186.00	\$ 1,349.00	110%	\$ 13,823.00	6% of Property taxes
Interest & Other	\$ 73.00	\$ -	\$ 52.00	\$ 52.00		\$ -	
Total Revenues	\$ 208,555.00	\$ 244,441.00	\$ 245,995.00	\$ 1,554.00	101%	\$ 244,208.00	
Expenditures							
Services Fees to No 5 Debit	\$ 202,962.00	\$ 239,552.00	\$ 241,379.00	\$ 1,827.00	101%	\$ 200,926.00	191988+13823+4884
Services Fees to No 5 General	\$ -	\$ -	\$ -	\$ 4,599.00		\$ 38,398.00	
Treasurer's fees	\$ 5,593.00	\$ 4,889.00	\$ 4,616.00	\$ (273.00)	94%	\$ 4,884.00	
Contingency	\$ -	\$ -	\$ -	\$ -		\$ -	
Total Operating Expenditures	\$ 5,593.00	\$ 4,889.00	\$ 245,995.00	\$ 241,106.00	5032%	\$ 244,208.00	
Revenues over/(under)A Expend	\$ 202,962.00		\$ -	\$ (239,552.00)		\$ -	
Beginning Fund Balance	\$ -		\$ -	\$ -			
Ending Fund Balance	\$ -		\$ -	\$ -			

Windsor Highlands Metropolitan District NO 2		FINAL Budget				1/24/2021	
Statement of Revenues & Expenditures with Budget							
December 31, 2019 Actual, 2020 Adopted Budget							
Year-to-date Actual Budget and Variance through December 31, 2020							
2021 FINAL Budget							
District No 2	Modified Accrual Budgetary Basis				YTD Actual as % of Budget	2021 Budget	Formulas & Comments
GENERAL FUND	2019 Audited Actual 12/31/2019	2020 Unaudited Budget	Actual Through 12/31/2020	Variance Through 12/31/2020			
Revenues							
Property taxes	\$ 243,227.00	\$ 299,754.00	\$ 299,517.00	\$ (237.00)	100%	\$ 299,992.00	38.694gal mills of \$7,698,995
Specific Ownership taes	\$ 16,603.00	\$ 17,985.00	\$ 19,739.00	\$ 1,754.00	110%	\$ 17,999.00	6% of Property taxes
Interest & Other	\$ 12.00	\$ -	\$ 28.00	\$ 28.00		\$ -	
Total Revenues	\$ 259,842.00	\$ 317,739.00	\$ 319,284.00	\$ 1,545.00	100%	\$ 317,991.00	
Expenditures							
Service Fees to No 5 Debit	\$ 254,977.00	\$ 311,384.00	\$ 311,039.00	\$ (345.00)	100%	\$ 268,775.00	257136+17999-6000
Service Fees to No 5 General	\$ -	\$ -	\$ -	\$ -		\$ 42,856.00	
Treasurer's fees	\$ 4,865.00	\$ 6,355.00	\$ 8,245.00	\$ 1,890.00	130%	\$ 6,360.00	2%
Contingency	\$ -	\$ -	\$ -	\$ -		\$ -	
Total Operating Expenditures	\$ 4,865.00	\$ 6,355.00	\$ 319,284.00	\$ 312,929.00	5024%	\$ 317,991.00	
Revenues over/(under)A Expe	\$ 254,977.00		\$ -	\$ (311,384.00)		\$ -	
Beginning Fund Balance	\$ -		\$ -	\$ -			
Ending Fund Balance	\$ -		\$ -	\$ -			

Windsor Highlands Metropolitan District No 3		FINAL BUDGET			1/24/2021		
Statement of Revenues & Expenditures with Budget							
December 31, 2019 Actual, 2020 Adopted Budget							
Year-to-date Actual Budget and Variance through December 31, 2020							
2021 FINAL Budget							
District No 3		Modified Accrual Budgetary Basis					
GENERAL FUND	2019	2020	Actual	Variance	YTD Actual	2021	Formulas &
	Audited	Unaudited	Through	Through	as % of	Budget	Comments
	Actual 12/31/2019	Budget	12/31/2020	12/31/2020	Budget		
Revenues							
Property taxes	\$ 202,305.00	\$ 217,736.00	\$ 272,642.00	\$ 54,906.00	125%	\$294,636.00	38.694gal mills of \$7,561,541
Specific Ownership Tax	\$ 35,018.00	\$ 13,064.00	\$ 17,380.00	\$ 4,316.00	133%	\$ 17,678.00	6% of Property taxes
Interest & Other	\$ 399.00	\$ -	\$ 189.00	\$ 189.00		\$ -	
Total Revenues	\$ 237,722.00	\$ 230,800.00	\$ 290,211.00	\$ 59,411.00	126%	\$312,314.00	
Expenditures							
Service Fees to No 5 Debit	\$ 233,668.00	\$ 226,445.00	\$ 284,754.00	\$ 58,309.00	126%	\$263,977.00	252545+17678-6246
Service Fees to No 5 General	\$ -	\$ -	\$ -	\$ -		\$42,091.00	
Treasurer's fees	\$ 4,054.00	\$ 4,355.00	\$ 5,457.00	\$ 1,102.00	125%	\$ 6,246.00	
Contingency	\$ -	\$ -	\$ -	\$ -		\$ -	
Total Operating Expenditures	\$ 4,054.00	\$ 4,355.00	\$ 290,211.00	\$ 285,856.00	6664%	\$312,314.00	
Revenues over/(under)A) Expe	\$ 233,668.00		\$ -	\$ -		\$ -	
Beginning Fund Balance	\$ -		\$ -	\$ -			
Ending Fund Balance	\$ -		\$ -	\$ -			

Windsor Highlands Metropolitan District No 4		FINAL BUDGET				1/24/2021	
Statement of Revenues & Expenditures with Budget							
December 31, 2019 Actual, 2020 Adopted Budget							
Year-to-date Actual Budget and Variance through December 31, 2020							
2021 FINAL Budget							
District No 4							
GENERAL FUND	Modified Accrual Budgetary Basis			Variance Through 12/31/2020	YTD Actual as % of Budget	2021 Budget	Formulas & Comments
	2019 Audited 12/31/2019	2020 Unaudited Budget	Actual Through 12/31/2020				
Revenues							
Property taxes	\$ 310,712.00	\$ 429,385.00	\$428,970.00	\$ (415.00)	100%	\$ 442,465.00	38.694 mills of \$11,355,454
Specific Ownership taes	\$ 26,898.00	\$ 25,763.00	\$28,276.00	\$ 2,513.00	110%	\$ 26,548.00	6% of Property taxes
Interest & Other	\$ 6,481.00	\$ -	\$74.00	\$ 74.00		\$ -	
Reserve 4002	\$ -		\$0.00				
Sub Oblig Pay Fund 4003	\$ -		\$0.00				
Property Tax Receivable	\$ -		\$0.00				
Proceeds from Issu of Debit	\$ 12,715,000.00		\$0.00				
Contribution from #5	\$ 374,384.00		\$0.00				
Total Revenues	\$ 13,433,475.00	\$ 455,148.00	\$457,320.00	\$ 2,172.00	100%	\$ 469,013.00	
Expenditures							
Service Fees to No 5 Debit	\$ 331,576.00	\$ 446,108.00	\$448,737.00	\$ 2,629.00	101%	\$ 396,424.00	379256+26548-9380
Service Fees to No 5 Genera	\$ -	\$ -	\$0.00	\$ -		\$ 63,209.00	
Treasurer's fees	\$ 6,218.00	\$ 9,040.00	\$8,583.00	\$ (457.00)	95%	\$ 9,380.00	\$ 9,380.26
Deferred Prop Tax	\$ -	\$ -	\$0.00	\$ -		\$ -	
Interest Exp Debit Serv	\$ 394,572.00		\$0.00				
Principal Exp Debit Serv	\$ 8,958,204.00		\$0.00				
Cost of Issuance	\$ 349,300.00		\$0.00				
Transfer to #8			\$0.00				
Reserve Fund			\$0.00				
Transfer to #5	\$ 3,393,616.00		\$0.00				
Total Operating Expenditures	\$ 13,433,486.00	\$ 455,148.00	\$457,320.00	\$ 2,172.00	100%	\$ 469,013.00	
Revenues over/(under)A	\$ (11.00)	\$ -	\$0.00	\$ -		\$ -	
Beginning Fund Balance	\$ -		\$0.00	\$ -			
Ending Fund Balance	\$ -		\$0.00	\$ -			