

**Winter Farm Metropolitan District No. 2****2022 Budget****General Operating Fund**

Accounting Basis: Modified Accrual	2020 Actual	2021	2021	2022
		Budget	Estimated Actual	Budget
<b>Beginning Fund Balance</b>	(13,699)	6,819	43,331	43,331
<b>Income</b>				
Fines	75	-	100	-
Interest Revenue	186	-	566	-
Design Review Fees	1,800	1,000	1,100	1,000
Setup and Transfer Fees	13,650	7,550	11,450	10,000
Property Taxes	183,398	186,117	186,117	163,129
Specific Ownership Taxes	8,705	9,306	9,339	9,788
Intergovernmental Revenue	6,242	-	-	-
Transfer In	15,000	-	-	32,308
Tax Related Interest	214	-	139	-
<b>Total Income</b>	<b>229,270</b>	<b>203,973</b>	<b>208,811</b>	<b>216,225</b>
<b>Expense</b>				
Management & Accounting Services	24,000	25,800	25,800	27,840
Design Review Fees	1,800	1,000	1,100	1,000
Setup & Transfer Fees	12,600	7,550	10,450	10,000
Setup & Transfer Fees - District	900	1,000	1,000	-
Legal	14,276	20,000	12,930	15,000
Audit/Tax Prep	13,102	9,500	8,500	10,750
Election	2,880	-	-	7,500
Insurance	8,611	9,450	8,163	8,571
Treasurers Fees	2,754	2,792	2,794	2,447
Bank Fees	3	-	-	-
Office	822	2,000	2,155	2,000
Dues and Compliance	875	-	576	605
Contingency	-	2,521	-	5,000
Landscape Contract	61,986	63,860	63,726	70,099
Landscape - Repairs	7,335	15,000	2,712	15,000
Landscape Projects	2,880	20,000	4,650	10,000
Snow Removal	3,198	6,000	3,195	6,000
Pest Control	1,640	2,500	2,590	3,000
Sprinklers	5,807	10,000	13,000	10,000
Trees/ Bushes	6,771	5,000	5,000	5,000
Non-potable water system	-	-	-	-
Intergovernmental service fees	-	-	-	-
<b>Total Expenses</b>	<b>172,240</b>	<b>203,973</b>	<b>168,341</b>	<b>209,812</b>
<b>Excess Revenue (Expenses)</b>	<b>57,030</b>	<b>-</b>	<b>40,470</b>	<b>6,413</b>
Gain (loss) transfer of operations	-	-	-	-
<b>Ending Fund Balance</b>	<b>43,331</b>	<b>6,819</b>	<b>83,801</b>	<b>49,744</b>

**Winter Farm Metropolitan District No. 2  
2022 Budget**

**Special Fund**

Accounting Basis: Modified Accrual	2020 Actual	2021		2022 Budget
		2021 Budget	Estimated Actual	
<b>Beginning Fund Balance</b>	3,389	-	42,673	61,482
<b>Income</b>				
Irrigation Water Fees	167,750	170,190	170,675	170,495
Late Fees	24	-	-	-
Interest Charges	74	-	1,263	-
Interest Revenue	372	-	12	-
Other Income	470	-	-	-
<b>Total Income</b>	168,690	170,190	171,950	170,495
<b>Expense</b>				
Management	15,000	18,600	18,600	20,160
Mgmt Software Fee	2,125	-	-	-
Bank Fees	64	250	-	100
Bad Debt	-	-	66	-
Office Expenses	1,017	1,500	800	1,500
Contingency	-	5,000	-	5,870
Electric	33,082	37,311	35,000	38,057
Utility Locates	6,123	9,000	4,530	5,500
Irrigation System Repairs	2,889	20,000	1,642	20,000
Irrigation System Monitoring	1,200	-	1,030	2,000
Pumphouse	-	10,000	1,473	10,000
Transfer Out - Operating	-	-	-	32,308
Transfer Out	67,906	68,529	90,000	35,000
<b>Total Expenses</b>	129,406	170,190	153,141	170,495
<b>Excess Revenues (Expenses)</b>	39,284	-	18,809	-
<b>Ending Fund Balance</b>	42,673	-	61,482	61,482

**Winter Farm Metropolitan District No. 2  
2022 Budget**

**Debt Service Fund**

Accounting Basis: Modified Accrual	2020 Actual	2021		2022 Budget
		Budget	Estimated Actual	
<b>Beginning Fund Balance</b>	36,993	56,389	56,840	65,505
<b>Income</b>				
Interest Revenue	1,148	500	35	-
Property Tax	502,351	496,043	496,043	489,387
Specific Ownership Tax	23,844	24,802	25,000	29,363
Tax Related Interest	586	-	371	-
<b>Total Income</b>	<b>527,929</b>	<b>521,345</b>	<b>521,449</b>	<b>518,750</b>
<b>Expense</b>				
Treasurers Fees	7,544	7,441	7,446	7,341
Principal - Bonds	130,000	140,000	140,000	145,000
Interest - Bonds	370,138	364,938	364,938	359,338
Insurance	-	-	-	-
Costs of Issuance	-	-	-	-
Bank fees	400	-	400	-
Contingency	-	7,500	-	2,500
<b>Total Expenses</b>	<b>508,082</b>	<b>519,879</b>	<b>512,784</b>	<b>514,179</b>
<b>Excess Revenues (Expenses)</b>	<b>19,847</b>	<b>1,466</b>	<b>8,665</b>	<b>4,571</b>
<b>Bond Proceeds</b>	-	-	-	-
<b>Premium on Bonds</b>	-	-	-	-
<b>Bond Refunding</b>	-	-	-	-
<b>Ending Fund Balance</b>	<b>56,840</b>	<b>57,855</b>	<b>65,505</b>	<b>70,076</b>

**Winter Farm Metropolitan District No. 2  
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**Capital Fund**

Accounting Basis: Modified Accrual	2020 Actual	2021 Budget	2021	2022 Budget
			Estimated Actual	
<b>Beginning Fund Balance</b>	68,071	68,071	142,733	247,738
<b>Income</b>				
Tap Fees	42,900	39,000	39,000	-
Interest Revenue	305	-	38	-
Gain transfer of operations	-	-	-	-
Transfer In	52,906	68,529	90,000	35,000
<b>Total Income</b>	<b>96,111</b>	<b>107,529</b>	<b>129,038</b>	<b>35,000</b>
<b>Expense</b>				
Principal	14,000	-	6,000	-
Contingency	-	20,000	-	-
Irrigation System Repairs	-	-	-	54,636
Earthwork	-	30,000	12,275	-
Meter Equipment	7,449	11,000	5,758	10,000
<b>Total Exepenses</b>	<b>21,449</b>	<b>61,000</b>	<b>24,033</b>	<b>64,636</b>
<b>Excess Revenues (Expenses)</b>	<b>74,662</b>	<b>46,529</b>	<b>105,005</b>	<b>(29,636)</b>
<b>Ending Fund Balance</b>	<b>142,733</b>	<b>114,600</b>	<b>247,738</b>	<b>218,102</b>